



Board of Health Meeting

Tuesday, October 24, 2023, 9:00 a.m.
13307 Miami Lane, Caldwell, ID 83607

Public comments specific to an agenda item for the October 24, 2023 Board of Health meeting can be submitted [here](#) or by mail to: SWDH Board of Health, Attn: Administration Office, 13307 Miami Lane, Caldwell, ID, 83607. The period to submit public comments will close at 9:00 a.m. on Monday, October 23, 2023. The meeting will be available through live streaming on [the SWDH You Tube channel](#).

Agenda

	<u>A = Board Action Required</u>	<u>G =Guidance</u>	<u>I = Information item</u>
9:00	A	Call the Meeting to Order	Chairman Kelly Aberasturi
9:02		Pledge of Allegiance	
9:03		Roll Call	Chairman Kelly Aberasturi
9:05	I	Request for Additional Agenda Items	Chairman Kelly Aberasturi
9:07		In-Person Public Comment	
9:12	I	Open Discussion	SWDH Board Members
9:15	A	Approval of Minutes – September 19, 2023	Chairman Kelly Aberasturi
9:17	I	Introduction of New Employees	Division Administrators
9:25	I	September 2023 Expenditure and Revenue Report	Troy Cunningham
9:35	I	Quarterly Contracts Report	Troy Cunningham
9:50	I	Quarterly Western Idaho Community Crisis Center (WIDCCC) Report	Cas Adams
10:10		Break	
10:20	I	School Clinics and Medical Clinics Overview	Rick Stimpson
10:40	G	Organizational Performance Indicators	Sam Kenney
11:00	A	Opioid Settlement Spending Plan	Charlene Cariou
11:15	G	Southwest District Health Policy Position Statements	Nikki Zogg
11:30	A	Idaho Transportation Department Offer for Easement Portion	Nikki Zogg
11:40	I	Director's Report	Nikki Zogg
		- Public Health Symposium – November 28	
		- Strategic Plan Revision – County Commissioner 3-question survey	
		- Youth Behavioral Health Crisis Center Update	
11:45		Executive session pursuant to IC 74-206 (a)	
11:55	A	Action taken as a result of executive session pursuant to IC 74-206 (a)	
12:00		Adjourn	

NEXT MEETING: Tuesday, November 28, 2023

Board of Health Meeting - 9:00 a.m.

Public Health Symposium – 11:30 a.m. - 1:30 p.m.

Healthier Together

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BOARD OF HEALTH MEETING MINUTES

Thursday, September 19, 2023

BOARD MEMBERS:

Jennifer Riebe, Commissioner, Payette County – present via Zoom
Lyndon Haines, Commissioner, Washington County – present
Zach Brooks, Commissioner, Canyon County – not present
Kelly Aberasturi, Commissioner, Owyhee County – present
Viki Purdy, Commissioner, Adams County – present
Sam Summers, MD, Physician Representative – present
Bill Butticci, Commissioner, Gem County – present

STAFF MEMBERS:

In person: Nikki Zogg, Katrina Williams, Colt Dickman, Doug Doney, Troy Cunningham, Beth Kriete, Charlene Cariou

Via Zoom: Jeff Renn, Jenifer Spurling

GUESTS: No guests attended the meeting.

CALL THE MEETING TO ORDER

Chairman Kelly Aberasturi called the meeting to order at 9:00 a.m.

PLEDGE OF ALLEGIANCE

Meeting attendees participated in the pledge of allegiance.

ROLL CALL

Chairman Aberasturi – present; Dr. Summers – present; Commissioner Purdy – present; Vice Chairman Haines – present; Commissioner Brooks – not present; Commissioner Riebe – present via Zoom; Commissioner Butticci – present.

REQUEST FOR ADDITIONAL AGENDA ITEMS; APPROVAL OF AGENDA

Chairman Kelly Aberasturi asked for additional agenda items. Board members had no additional agenda items or changes to the agenda.

IN-PERSON PUBLIC COMMENT

No public comment given.

OPEN DISCUSSION

Board members had no topics for open discussion.

APPROVAL OF MEETING MINUTES – AUGUST 22, 2023

Board members reviewed meeting minutes from the meeting held August 22, 2023.

MOTION: Commissioner Haines made a motion to approve the August 22, 2023, Board of Health meeting minutes as presented. Commissioner Riebe seconded the motion. All in favor; motion passes.

INTRODUCTION OF NEW EMPLOYEES

Division administrators introduced new staff.

LUMA UPDATE AND FUND BALANCE REPORT

Troy Cunningham, SWDH Financial Manager, provided an update on the transition to Luma. Troy explained that staff are still struggling with the transition. Payments are beginning to be made to vendors. The billing is the largest struggle. In addition, Luma does not yet generate reports to show what has been spent and what revenue is coming in from a program or project standpoint, how it ties to indirect rates, and that can be used to generate reports to provide back to Department of Health and Welfare (DHW). Troy continues to look into using Cognos, a third-party platform that pulls the Luma data in and generates reports that will meet these needs. Public Health District 1 has been successful working with Cognos to perform some of the reporting functions that Luma is not.

At this point, Troy noted we are not experiencing a cash flow issue. Board members asked if Troy has an idea of a time frame for when Luma reporting issues may resolve. Troy is close to generating reports through the secondary platform Cognos and noted that ensuring transparency is a high priority.

Board members also asked if the need to supplement Luma's functions by using a third-party platform was part of the plan with Luma. Troy explained that Luma had intended to generate these data reports. Cognos has been in place for about a decade to help pull data from the systems used prior to Luma. When Troy began attending Luma training, Luma developers did not think Cognos would be needed. As teams continued to see data not being pulled, Troy initiated the use of Cognos again. Several of the health district finance managers have verbalized that Luma is not meeting data reporting needs.

STATE vs. COUNTY FISCAL YEAR DISTRIBUTION

Troy provided a summary of pros and cons associated with the Board members' request to evaluate the feasibility of moving SWDH from the state fiscal cycle to the federal fiscal cycle. One challenge would be the need to step away from Luma. Troy reviewed several other enterprise resource planning (ERP) software programs including the program Canyon County uses. The other main challenge would be the need for statute change to the shift in fiscal cycles.

Nikki asked Board members for feedback on next steps and whether the Board thinks it would be helpful to engage the Executive Council of the Idaho Association of District Boards of Health (IADBH) due to the need for statute change and the importance of consensus regarding the language for any proposed changes.

Board members asked if Boards of Health statewide are looking at same issues we are. Nikki added that the other districts have not gone this far down the path of conversing with Boards regarding fiscal year cycle change. Board members directed Nikki and Troy to put this topic for discussion at IADBH or with the Executive Council and to continue to evaluate other ERP platforms.

RV WASTE DISPOSAL LICENSING FOLLOW UP

Colt Dickman, Environmental and Community Health Services (ECHS) Division Administrator, provided additional follow up based on the Board member request to ask Department of Environmental Quality (DEQ) to clarify whether licensure requirements for an individual needing to manage a small capacity of recreational vehicle (RV) waste are the same as a large capacity pump truck or commercial provider. Colt

reached out to DEQ to see if there is consideration for varying levels of licensure. The first answer Colt received is that anyone who transports human excrement is required to be licensed through the health district. After further discussion where Colt explained to DEQ that the intent of that requirement was to apply to large amounts, DEQ has confirmed that an individual RV owner who wants to gravity drain their tank into a tote or other approved storage container and transport that to a disposal site does not require a pumpers' license.

FOOD SAFETY PROGRAM OVERVIEW

Jeff Buckingham, Community Facilities Program Manager, provided an overview of the food safety program's role, purpose, and funding. The SWDH food safety program staff also address other types of public health nuisance or health threat calls from the public such as air quality, animal bites, and mosquito abatement.

The main purpose of the food safety program is to prevent foodborne illness. The staff are responsible for inspecting and licensing retail establishments in the six-county region SWDH serves. The Food and Drug Administration (FDA) provided statistics indicating about 15% of the United States' food supply is imported. Mexico is the number one importer into the United States based on dollar amount. The single highest imported item from Mexico is tomatoes. Jeff explained the importance of ensuring proper transport, storage, and handling of food for human consumption.

The main essential public health function of the food safety program is to investigate, diagnose, and address health hazards and root causes. This work includes inspections, evaluations, training, and writing reports. Onsite inspections include evaluation of facility hygiene practices, reviewing food flow work plans to ensure proper storage, cooking, and holding temperatures and safe serving practices. Employee illness policies are also reviewed.

The SWDH food safety program team of five staff averages about 1,800 completed inspections per year equaling about 375 per employee. The FDA recommends 280 – 320 annual inspections per employee as a typical recommended workload. SWDH food program staff use Idaho Food Code as a guide. The main goal of the inspection process is to obtain voluntary compliance through education and technical assistance. Providing technical assistance during in-facility inspections helps ensure the food industry workforce has the support and education they need.

SWDH food safety program staff provide food safety education to all the food establishment operators through the Certified Food Program Manager (CFPM) program. These classes are offered monthly at SWDH, periodically in locations across the district, and quarterly in Spanish to accommodate our region's large Spanish speaking population. The new SWDH online customer portal, Hedgehog, is another method the food safety program uses to provide customers and clients with information about food safety and restaurant inspection results.

The food safety program staff are also engaging to improve and innovate by adhering to the National Retail Food Regulatory Program Standards. The staff completed self-assessments to determine which training staff need and are working on a comprehensive strategic improvement 5-to-10-year plan to reach these standards to improve the program.

The food safety program is funded through a mix of fees and district dollars. An Agreement and Memorandum of Understanding with IDHW is in place that outlines the scope and responsibilities of the

public health districts in the state's food safety program. SWDH receives funds directly from food establishments for plan review fees, license fees, variance request fees, and other fees. The licensure cycle is annual and renewal notices will be sent out at the beginning of November.

Commissioner Aberasturi asked the amount of district dollars that support the food safety program. Jeff explained that currently the program is about 48% funded through fees and the rest is through district dollars which is fairly consistent across the state. Commissioner Aberasturi also asked how the inspection requirements vary between grocery stores with multiple departments, a fast-food restaurant and a full-service restaurant. Jeff explained that each department of a large, multi-department grocery store receives its own inspection, for example deli, bakery, etc. A fast-food restaurant typically is a smaller scale, straight forward inspection process. Food trucks and mobile food vendors have varying inspection types based on limited size and space. Some mobile food vendors use a commissary kitchen for food preparation. Other self-contained mobile vendors require additional time for education and review to help prevent foodborne illnesses.

DIRECTOR'S REPORT

Food Fee Discussion with Industry Representatives

Nikki and Russ Duke, District Director of Central District Health, recently met with food industry representatives to discuss what other solutions may help recover more of the cost districts invest into the food safety program. One of the industry lobbyists is very familiar with these ongoing requests to address the food fees that are set in statute. Lobbyists are more favorable toward a statute change that would set a methodology in place and be revisited every two to three years. At the end of the conversation, some next steps have been identified. Lobbyists request transparency in how fees are determined, a standardization in the fee setting process and ensuring there is accountability, perhaps a rule change by IDHW who is the agency responsible for the state's food safety program.

The group also agreed that it will not happen in time to be brought before the upcoming legislative session but hope to have a solidified plan to present at the next meeting of the IADBH in summer 2024.

Millennium Fund Committee Update

The Millennium Fund Committee, a joint standing committee of the Idaho legislature, recommends how funds are appropriated. Several years ago, the appropriations to the health districts were nearly doubled to allow health districts to focus on youth vaping. The committee asked that the public health districts expand their work to adopt an evidence-based curriculum to work with schools and committees to address vaping prevention. The committee met last week, and Nikki presented on behalf of the districts and provided an update and an annual report.

Nikki also met with a group of stakeholders at the request of one of the legislators on the Millennium Fund Committee. The group included Nikki, SWDH staff, District 4 staff, and other organizations who have been funded in recent years. At that meeting, Nikki shared that the group learned the Millennium Fund Committee does not want to fund anything next fiscal year without a strategic plan with SMART objectives. The public health districts are developing a strategic plan with SMART objectives to submit to the committee for consideration. Nikki will bring back concerns regarding funding impacts on projects or programs to the Board.

Commissioner Buttici asked if the health districts have discretion for use of these funds. Nikki explained the wording is vague and allows tobacco prevention, vaping prevention, and more recently broad language for substance use prevention. This is important as not just nicotine is used in vaping. The direction from legislators on the Millennium Fund Committee was to adopt an evidence-based curriculum and have results to share promptly. The districts across the state found an evidence-based youth vaping prevention program, adopted it, and have moved forward with that program to deliver results as quickly as possible.

Board of Health Payroll and Reimbursements

Processing of board member payroll and mileage has been completed. Processing board member travel reimbursements is in progress.

Public Health Symposium

This is currently scheduled for October but may be moved to November due to some scheduling conflicts with key staff. Nikki will update Board members when this is scheduled. The board meeting on the day of the symposium will be shortened to allow Board members to attend the symposium.

Youth Crisis Center Update

Nikki shared that SWDH is working through delays beyond our control with the location in Nampa initially selected for the youth crisis center. The contractual deadline for opening the crisis center is approaching. The youth crisis center team has chosen to investigate other locations including one at the same location as the adult crisis center. The location is likely too small for a long-term solution but may be usable for short-term needs.

Lifeways also had a clinic in Caldwell near 10th Avenue that is now vacant and may be an option. Staff will tour that clinic space soon.

Subsurface Sewage Permit Revocation

Environmental and Community Health Services team members are still working through the process following revocation of two subsurface sewage permits issued earlier this year for new systems needing replacements. One of the property owners is pursuing a tort claim to help cover the cost of remedying the issue. The other property owner has not yet responded.

Colt met with the City of Caldwell Assistant Public Works Director for clarification on when connections to city systems are required. The vague requirements reference Idaho Plumbing Code which states a property 200 feet within a municipal designated area is required to connect to the municipal public water system and wastewater system. In this case, the properties are about 450 feet away as it goes through the public utilities. However, in the City of Caldwell, there is language requiring cooperation between adjacent property owners within a certain distance to help allow connection to that system.

Nikki will continue to keep Board members apprised of the situation.

Vaccine Record Disclosure Issue

Nikki provided information to the Board members regarding a concern Commissioner Brooks brought forward. A constituent recently posted on a social media site about a child or children in school during an immunization review whose parent received a letter from the public health district indicating they have 20 days to comply with the vaccine requirements or the child would not be allowed to attend school for

in-person instruction. The letter indicated that copies of the vaccine records from another state were obtained by SWDH and the constituent asked about the legality of that.

Commissioner Brooks asked what SWDH provides as part of the in-school vaccination clinics. Nikki explained that SWDH provides a template letter to schools who have invited SWDH on to their campuses to provide vaccines. The letter can be used by the schools to indicate when and where SWDH will be at their school. Commissioner Brooks asked for copies of the information the parent is referencing but has not yet received it.

Nikki asked that Board members to reach out to her if they receive similar questions around vaccination requirements for school attendance.

There being no further business, the meeting adjourned at 10:27 a.m.

Respectfully submitted:

Approved as written:

Nikole Zogg
Secretary to the Board

Kelly Aberasturi
Chairman

Date: October 24, 2023

OCTOBER 24, 2023



CONTRACTS & SERVICES REPORT

SOUTHWEST DISTRICT HEALTH

TROY CUNNINGHAM
SOUTHWEST DISTRICT HEALTH
13307 Miami Ln., Caldwell, ID 83676

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Purpose of Public Health

The purpose of governmental public health can be described as:

- Prevent epidemics and spread of disease
- Protect against environmental hazards
- Prevent injuries
- Promote and encourage healthy behaviors
- Respond to disasters and assist communities in recovery
- Assure the quality and accessibility of services

Foundational Public Health Services

The Foundational Public Health Services framework outlines the unique responsibilities of governmental public health and defines a minimum set of foundational capabilities and foundational areas that must be available in every community. This framework aligns with the Idaho legislature's intent for public health districts. Idaho's public health districts will provide the basic health services of public health education, physical health, environmental health, and public health administration, but this listing shall not be construed to restrict the service programs of the district solely to these categories (IC 39-409).

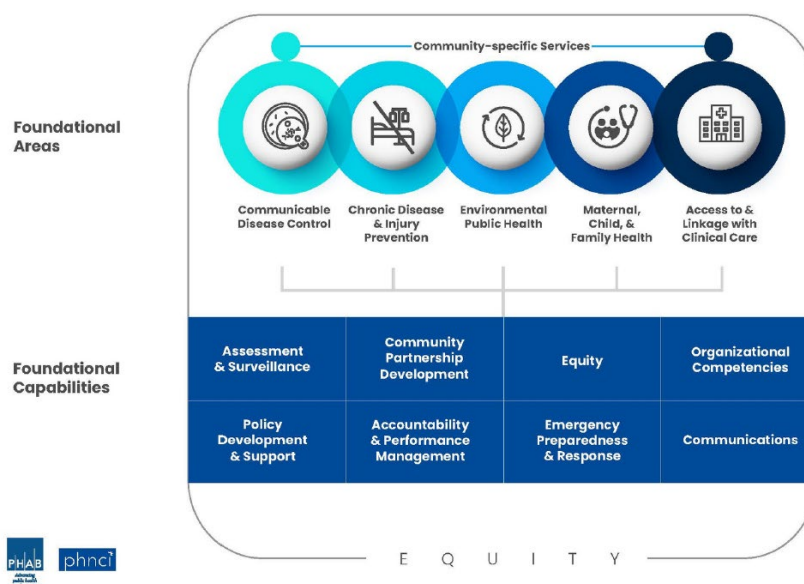
Foundational Areas

Foundational Areas are basic public health topic-specific programs and services aimed at improving the health of the community. The Foundational Areas reflect the minimum level of service that should be available in all communities.

Foundational Capabilities

Public health infrastructure consists of Foundational Capabilities that are the cross-cutting skills and capacities needed to support basic public health protections, programs, and activities key to ensuring community health and well-being.

Foundational Public Health Services



February 2022

Essential Public Health Services

The 10 Essential Public Health Services provide additional detail and serve as a framework for SWDH to ensure we are maintaining the technical skills, knowledge, and capacity to accomplish the work the public expects of its local public health authority with excellence.

1. Assess and monitor population health status, factors that influence health, and community needs and assets
2. Investigate, diagnose, and address health problems and hazards affecting the population
3. Communicate effectively to inform and educate people about health, factors that influence it, and how to improve it
4. Strengthen, support, and mobilize communities and partnerships to improve health
5. Create, champion, and implement policies, plans, and laws that impact health
6. Utilize legal and regulatory actions designed to improve and protect the public's health
7. Assure an effective system that enables equitable access to the individual services and care needed to be healthy
8. Build and support a diverse and skilled public health workforce
9. Improve and innovate public health functions through ongoing evaluation, research, and continuous quality improvement
10. Build and maintain a strong organizational infrastructure for public health

Contract Agreements & Services Summary

Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
Public Health Infrastructure	\$441,787	This subgrant provides funding for a variety of public health infrastructure purposes such as workforce development, performance management, quality improvement, and communications, and building public health capabilities like data collection, evaluation, and analytical tools.	Federal	IDHW	-	-	Accountability and Performance Management	EPHS 8, 9 & 10	2.5	HC3417	07/01/2023 - 06/30/2024
STD/HIV Prevention Activities	\$320,003	This subgrant enhances access to clinical services, HIV testing, partner services, linkage to care, and STD testing.	Federal	IDHW	-	-	Communicable Disease	EPHS 2 & 7	0.68	HC2650	01/01/2022 - 12/31/2023
Women's Health Check	\$25,000	This subgrant expands access to cancer prevention awareness through client reminders, provider referrals, small media, and collaboration with other community and non-profit organizations.	Federal	IDHW	-	-	Chronic Disease Prevention	EPHS 7	0.51	HC3531	06/30/2023 - 06/29/2024
State Supplied Immunizations and High Risk Seasonal Flu Vaccine	\$80,231	This subgrant funds activities such as marketing, promotion, and education in direct support of increasing immunization rates in Idaho, including populations at high-risk for severe illness or premature death. Funds also support site visits to immunization clinics to assess their general knowledge, provide technical assistance, and education.	Federal & State	IDHW	-	-	Communicable Disease Control	EPHS 7	1.44	HC3576	07/26/2023 - 06/30/2024
Oral Health	\$45,880	This subgrant expands capacity for dental screenings to school-based clinics and parent education.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 4 & 7	1.07	HC3539	07/01/2023 - 06/30/2024

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State Actions to Improve Oral Health	\$26,275	This subgrant expands capacity to coordinate school-based/linked dental sealant clinics to children and adolescents in elementary and middle schools to improve oral health and reduce the risk for chronic diseases.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 4 & 7	0.2	HC3188	09/01/2023 - 08/31/2024
Nurse Family Partnership	\$1,128,512	This subgrant funds a portion of the Nurse Family Partnership program, including nurses, nurse supervision, and their required training.	Federal	IDHW	-	-	Maternal, Child, & Family Health	EPHS 7	3.74	HC2745	02/01/2022 - 06/30/2024
NFP MIECHV ARPA	\$146,297	This subgrant funds a portion of the Nurse Family Partnership program, including nurses, nurse supervision, and their required training.	Federal	IDHW	-	-	Maternal, Child, & Family Health	EPHS 7	1.11	HC2726	07/07/2022 - 09/29/2024
Parents as Teachers	\$179,968	State funding supports the Parents as Teachers home visiting program to improve outcomes and reduce justice involvement for low-income and high-risk families.	State Appropriation	IDHW	-	-	Maternal, Child, & Family Health	EPHS 7	2.24	Appropriation passed through DHW	07/01/2023 - 06/30/2024
Parents as Teachers - ARPA	\$179,968	State funding supports the Parents as Teachers home visiting program to improve outcomes and reduce justice involvement for low-income and high-risk families.	Federal	IDHW	-	-	Maternal, Child, & Family Health	EPHS 7	2	HC3164	07/01/2023 - 06/30/2024
Citizen's Review Panel	\$6,000	State funded program to support the oversight of DHW's foster care program and improve outcomes of children entering the foster care system.	State Appropriation	IDHW	-	-	Maternal, Child, & Family Health	EPHS 4 & 5	0.07	Appropriation passed through DHW HC2997	07/01/2023 - 06/30/2024
Crisis Center	\$1,020,000	This subgrant increases access to adult behavioral health crisis de-escalation service by establishing a Behavioral Health Community Crisis Center in Region 3.	State	IDHW	\$977,000	Pathways of Idaho	Access to & Linkage with Clinical Care	EPHS 7	0.32	BC0281	06/29/2018 - 04/30/2024

Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
ID Juvenile Correction	\$1,500,000	This funding award increases access to behavioral health services for youth and their families by establishing a Safe Teen Assessment Center in Region 3. SWDH is serving as the backbone organization.	State	IDJC	\$1,075,000	WICAP, NFJC, AAFV, Boys & Girls Club of Nampa	Access to & Linkage with Clinical Care	EPHS 7	1.17	SWYCOLD 3	07/01/2022 - 06/30/2024
Youth Behavioral Health Community Crisis Center Grant	\$1,100,000	This subgrant increases access to youth behavioral health crisis de-escalation service by establishing a Youth Behavioral Health Community Crisis Center in Region 3. Services will support youth and their parents/guardians.	State	IDJC & IDHW/ Behavioral Health Authority	\$219,999	Pathways of Idaho	Access to & Linkage with Clinical Care	EPHS 7	1.17	IDJC	12/06/2022 - 06/30/2024
City of Caldwell	\$70,000	This funding is committed to support the renovation costs of the Youth Behavioral Health Community Crisis Center in Region 3.	City	-	-	-	Access to & Linkage with Clinical Care	EPHS 7	0	Transfer	07/01/2022 - 06/30/2024
City of Nampa	\$159,000	This funding is committed to support the renovation costs of the Youth Behavioral Health Community Crisis Center in Region 3.	City	-	-	-	Access to & Linkage with Clinical Care	EPHS 7	0	Transfer	07/01/2022 - 06/30/2024
Social Services Block Grant	\$250,000	This funding award is to support the start-up and service delivery of the Youth Behavioral Health Community Crisis Center in Region 3.	Federal	IDHW	\$0	Pathways of Idaho	Access to & Linkage with Clinical Care	EPHS 7	0	KC2985	05/01/2023 - 04/30/2024
Pre-Prosecution Diversion Grant	\$1,829,513	Canyon County in partnership with SWDH applied for and received funding to develop a pre-prosecution diversion program which aims to divert adults with behavioral health needs and law enforcement and justice system involvement out of the system and into coordinated support services, if eligible.	State	Canyon County/ IDOC	-	-	Access to & Linkage with Clinical Care	EPHS 7	0	PPD-FY23-Canyon-004	07/01/2023 - 06/30/2024
Community Health Block Grant	\$363,515	This subgrant increases access to youth behavioral health crisis de-escalation service by establishing a Youth Behavioral Health Community Crisis Center in Region 3. Services will	Federal	IDHW	\$0	Pathways of Idaho	Access to & Linkage with Clinical Care	EPHS 7	0	BC3605	07/01/2023 - 06/30/2024

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		support youth and their parents/guardians.									
Community Mental Health and Social Services Block Grant	\$369,231	This subgrant increases access to youth behavioral health crisis de-escalation service by establishing a Youth Behavioral Health Community Crisis Center in Region 3. Services will support youth and their parents/guardians.	Federal	IDHW	\$120,000	Pathways of Idaho	Access to & Linkage with Clinical Care	EPHS 7	0	BC3687	07/01/2023 - 06/30/2024
Behavioral Health Partnership for Early Diversion of Adults and Youth	\$171,571	This funding award provides capacity enhancing funds to deliver and coordinate early diversion programming at the youth and adult crisis center, via formal partnerships with first responders, schools, and community-based organizations, crisis intervention team training, and a Psychiatric Evaluation Team in Washington County.	Federal	-	-	-	Access to & Linkage with Clinical Care	EPHS 7	0	H79SM08 9492	09/30/2023 - 09/29/2024
Women, Infants, and Children (WIC)	\$1,155,142	This subgrant funds personnel for the general administration, client services, breastfeeding promotion, nutrition education, and breastfeeding peer counseling of the WIC program.	Federal	IDHW	-	-	Maternal, Child, & Family Health	EPHS 7	16.8	HC2062	10/01/2023 - 09/30/2024
FDA Program Standards Mentorship - NEHA	\$399,000	This funding develops staff competencies in the nine Voluntary National Retail Food Regulatory Program Standards. SWDH aims to be accountable to the food establishment industry and strengthen the retail food safety program.	National Environmental Health Association/ FDA	-	-	-	Environmental Public Health & Organizational Competencies	EPHS 8 & 9	0	G-BDEV1-202210-02788	07/01/2023 - 06/30/2024
Public Water Systems	\$269,331	This subgrant funding provides for the oversight, inspection, and related activities to ensure that public drinking water systems comply with applicable state and federal regulations.	Federal	IDHW	-	-	Environmental Public Health	EPHS 6	1.12	K345	07/01/2023 - 06/ 30 2025

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Child Care Health/Safety Program and Child Care Complaints	\$383,926	This subgrant funding provides for the implementation of the Child Care Health and Safety Program throughout Idaho and helps ensure that all children in child care settings are in a health and safe environment while receiving care.	Federal	IDHW	-	-	Environmental Public Health	EPHS 6	2.03	WC0899	07/01/2022 - 06/30/2026
Fit and Fall Proof	\$74,897	This subgrant funding provides for the implementation of Fit and Fall Proof fall prevention training and coordination; age friendly park assessments; childhood obesity prevention; and the promotion of child and family health.	Federal	IDHW	-	-	Chronic Disease Prevention	EPHS 3	0.85	HC3658	10/01/2023 - 09/30/2024
Diabetes	\$17,000	This subgrant funding provides for the delivery of community-based diabetes prevention programming.	Federal	IDHW	-	-	Chronic Disease Prevention	EPHS 3	0.22	HC3560	06/30/2023 - 06/29/2024
Cancer Prevention Activities	\$19,366	This subgrant funding provides for the implementation of evidence-based strategies to increase cancer screening and prevention (e.g., sun safety training, physical activity to reduce cancer risk, etc.).	Federal	IDHW	-	-	Chronic Disease Prevention	EPHS 3	0.21	HC3465	06/30/2022 - 06/29/2023
Prescription Drug Monitoring Program (PDMP)	\$114,000	This subgrant funding advances opioid prevention work through public and prescriber education, local capacity building, and public safety partnerships.	Federal	IDHW	-	-	Injury Prevention	EPHS 3	1.16	HC3878	09/22/2023 - 08/31/2024
Opioid Settlement Funds	\$815,229	The opioid settlement funding must be used for specific purposes as outlined in the settlement agreement. The Board of Health will approve all uses of the settlement funding.	Settlement	-	-	-	Injury Prevention	EPHS 1, 2, 3, 4, & 7	0	-	-
Families Talking Together	\$14,992	This subgrant will implement the Families Talking Together program to provide parents/caregivers with the tools/strategies to increase parent-child communication about sexual health topics.	Federal	IDHW	-	-	Maternal, Child, & Family Health	EPHS 3	0	NOA Received 10/11/2023	-

Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
Suicide Prevention	\$45,000	This subgrant funding supports staffing to organize and coordinate a district-wide collaborative of individuals, businesses, community members, and survivors, whose purpose is to develop a plan with strategies consistent with the Idaho State Suicide Prevention Plan to reduce deaths by suicide.	State	IDHW	-	-	Community Partnership Development	EPHS 1, 4, & 7	0.3	HC3554	07/01/2023 - 06/30/2024
Partnership for Success	\$374,455	This award supports improving positive outcomes for youth health and reducing and preventing youth use of alcohol, marijuana, and stimulants. Funds are used to support personnel, community capacity to address risk and protective factors, and community-led youth substance use prevention projects.	Federal	-	-	-	Maternal, Child, & Family Health	EPHS 3 & 4	0	H79SP083 777	09/30/2023 - 09/29/2024
Tobacco Prevention Resource Program Activities	\$68,500	This subgrant funding provides resources to prevent tobacco use among youth and young adults, eliminate secondhand smoke, promote quitting among youths and adults, and identify and eliminate tobacco related disparities among population groups.	Federal	IDHW	-	-	Chronic Disease Prevention	EPHS 3	0.43	HC3402	4/29/2023 - 4/28/2024
Millennium Fund	\$182,672	State appropriated funds to prevent tobacco use among youth and young adults, eliminate secondhand smoke, promote quitting among youths and adults, and identify and eliminate tobacco related disparities among population groups.	State Settlement	IDHW	\$10,000	Carl Rizzo, Stop Tobacco Now, Valor Health	Chronic Disease Prevention	EPHS 3 & 7	0.92	-	-
Millennium Fund	\$71,400	State appropriated funds to prevent tobacco/vape use among youth and young adults, eliminate secondhand smoke, promote quitting among youths and adults, and identify and eliminate tobacco related disparities among population groups.	State Settlement	-	-	-	Chronic Disease Prevention	EPHS 3 & 4	0	-	-

Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
ELC Cares Enhancing Support COVID-19	\$181,382	As this subgrant sun downs, the scope of work is changing. We expect the grant deliverables to be refocused on assisting vulnerable populations and healthcare workers in long term care facilities, hospitals, and in congregate care settings (day cares, correctional facilities, shelters, schools, refugee centers, etc.) An emphasis will be placed on advising the best practices to prevent, surveil, and manage, communicable diseases.	Federal	IDHW	-	-	Communicable Disease Control and Emergency Preparedness & Response	EPHS 2, 3, & 4	2	HC3253	11/20/2022 - 07/31/2024
Vaccinations Subgrant-COVID-19	\$1,341,867	We expect this amount to be reduced in the near future. As this subgrant nears its end, the scope of work has changed to focus on creating resiliency within our district so that communities are better prepared to deal with emergencies like a pandemic, in the future.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 7	6	HC2330	5/20/2021- 6/30/2024
Disease Reporting	\$82,921	This subgrant funding provides resources and capacity for epidemiologic investigation and reporting of all reportable diseases as outlined in IDAPA.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 2 & 6	0.47	HC2453	07/01/2021 - 06/30/2024
TB Elimination	\$18,802	This subgrant funding provides capacity for directly observed therapy, contact investigations, RVCT reporting, EDN reporting, and attendance at tuberculosis-specific training.	Federal & State	IDHW	-	-	Communicable Disease Control	EPHS 2, 3, & 7	0.12	HC170400 (archived)	01/01/2020 - 06/30/2023
Perinatal Hep B	\$7,050	This subgrant funding provides for the surveillance and case management of perinatal hepatitis B.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 2, 3, & 7	0.1	HC3526	07/01/2023 - 06/30/2024
Viral Hepatitis Prevention	\$8,951	This subgrant funding supports capacity for documenting and investigating reportable viral hepatitis infection cases as described in IDAPA.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 2, 3, & 7	0.12	HC3077	8/11/2022- 4/30/2024
Preparedness - Preparedness Assessment,	\$512,307	This funding provides capacity for community preparedness and recovery, incident management and	Federal	IDHW	-	-	Emergency Preparedness & Response	EPHS 4, 5, & 7	4.06	HC3513	07/01/2023 - 06/30/2024

Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
Cities Readiness Initiative		emergency operations coordination, emergency public information and warning management, medical countermeasures dispensing and administration, mass care, fatality management, and public health surveillance and epidemiologic investigation.									
NACCHO MRC	\$25,000	This award is intended to provide resources to support volunteer training to meet mission requirements, technology to support volunteer management and administrative requirements, and replenish or purchase needed response materials and supplies.	Federal	National Association of City & County Health Officials	-	-	Communicable Disease Control	EPHS 2	0.52	MRC RIS 0246	-
NACCHO Community	\$64,483	This funding provides abilities to strengthen local readiness to respond to existing or emerging infectious diseases by building capacity to create, interpret, and communicate models and outbreak analytics and to also strengthen disease forecasting and communications.	Federal	National Association of City & County Health Officials	-	-	Communicable Disease Control	EPHS 2	0.52	MRC RIS 0246	-
NACCHO Decreasing Syphilis	\$136,043	This funding provides additional capacity to build community connections to identify, reach and involve populations disproportionately affected by syphilis and mobilize public health partners to actively engage in addressing syphilis. Also, this funding will develop a community-informed plan to decrease syphilis that is tailored to the affected community and addresses the issues identified during the community engagement process.	Federal	National Association of City & County Health Officials	-	-	Communicable Disease Control	EPHS 2	0.52	2023-073105	07/01/2023 - 06/30/2024

Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
NEDSS - National Electronic Disease Surveillance System	\$120,919	This subgrant funding provides capacity for vaccine preventable disease surveillance and disease investigation data entry.	Federal	IDHW	-	-	Communicable Disease Control	EPHS 2	0.2	HC1747	12/19/2022 - 10/14/2024

Non-contract Services											
Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/ Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
Nuisance Complaints	\$69,636	SWDH responds to calls from the public about a variety of public health and safety issues including, but not limited to improper sewage disposal, open dumps, hotel, bed bugs, swimming pool/splash park, restaurant complaints and food borne illnesses, mold, rabies exposure/animal control, harmful algal blooms, chronic wasting disease, and uninhabitable housing.	Counties	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 2	0.62	-	-
Food Safety Inspections	\$534,356	SWDH permits and inspects food establishments to assure that food from regulated food facilities is safe for consumption by the State of Idaho's residents and visitors. Improperly handled food can become contaminated by microbiological, physical, or chemical constituents that can result in illness or injury.	Fees and Counties	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 6	5.6	-	-
Food Safety Training	\$19,461	SWDH offers food handler training to food services managers and workers.	Fees	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 3	0.1		
Public Pools	\$11,997	SWDH inspects public pools and investigates complaints and waterborne disease outbreaks linked to pools.	Fees and Counties	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 6	0.1	-	-
Water Quality	\$36,320	SWDH offers educational and consultation services to homeowners with private wells.	Fees and Counties	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 1, 2, 3	0.4		
Solid Waste	\$30,944	SWDH approves solid waste operations and maintenance plans and conducts annual inspections of municipal and non-municipal solid waste facilities.	Fees	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 6	0.25	-	-

Non-contract Services											
Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/ Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
Sub-surface Sewage	\$820,518	SWDH permits the installation and repair of sub-surface sewage systems, licenses and inspects septic installers and pumper trucks, to protect ground water quality and surface water quality so that ground water can continue to be used as a safe source of drinking water and that the surface waters of the state are safe for swimming, fishing, and other recreational, agricultural, commercial or industrial uses.	Fees	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 6	6.9	-	-
Land Development	\$152,954	The primary goal of the Land Development Program is to provide a reasonable process for the development of platted parcels while preventing the spread of disease and protecting current and future beneficial uses of surface and ground water.	Fees	-	-	-	Environmental Public Health & Communicable Disease Control	EPHS 6	1.2	-	-
Chief Health Strategist	\$60,594	SWDH staff lead or provide support to local community efforts to identify and address the most pressing health issues alongside residents and key community partners. SWDH staff bring expertise, data, connections to resources, and infrastructure such as grant writing to help move initiatives forward that address the community's top priorities.	Counties	-	-	-	Community Partnership Development and Communication	EPHS 4	0.47	-	-
Medical Clinic	\$1,073,414	SWDH team has family medicine practitioners who specialize in preventative care, diagnosis, and treatment of acute and chronic illnesses, as well as manage the overall health and well-being of individuals and their families.	Fees and Counties	-	-	-	Access to & Linkage with Clinical Care and Community Partnership Development	EPHS 1 & 7	9.8	-	-
School-based Clinic	\$55,754	SWDH provides a part-time nurse practitioner to the Marsing School Hub to deliver school-based medical care.	Fees and Counties	-	-	-	Access to & Linkage with Clinical Care and Community Partnership Development	EPHS 1 & 7	0.6	-	-

Non-contract Services											
Title	Amount	Brief Description	FUNDING SOURCE	Pass Through	Trustee & Benefit \$	Trustee & Benefit Org.	Foundational Area/ Capability	Essential Public Health Service (EPHS)	FTE	Contract #	Effective Dates
Dental Clinic	\$47,723	The SWDH dental program offers a range of preventive services to promote good oral health and prevent infectious and chronic disease. Services include oral health assessments, fluoride treatments, dental sealants, patient education, and referrals.	Fees and Counties	-	-	-	Access to & Linkage with Clinical Care and Community Partnership Development	EPHS 1 & 7	0.4	-	-
Immunizations	\$259,143	The SWDH immunization program offers a wide variety of vaccines, and some are not readily available to the community anywhere else (e.g., monkey pox, rabies).	Fees and Counties	-	-	-	Access to & Linkage with Clinical Care and Community Partnership Development	EPHS 1 & 7	1.9	-	-



WIDCCC

FY24 Quarter 1 Report

Purpose

- Diversion from unnecessary:
 - involvement in the justice system
 - admission to emergency departments, hospitals, and in-patient behavioral health
- Prevent future crises via referrals to community-based services
- Promote wellbeing, resilience, and self-sufficiency

Services

- Crisis stabilization services for adults
- Stay up to 23 hours and 59 minutes in a single episode of care
- De-escalation, peer support, case management, community-based referrals
- Food, water, shower, clean clothes, rest, personal care/hygiene products

Admissions

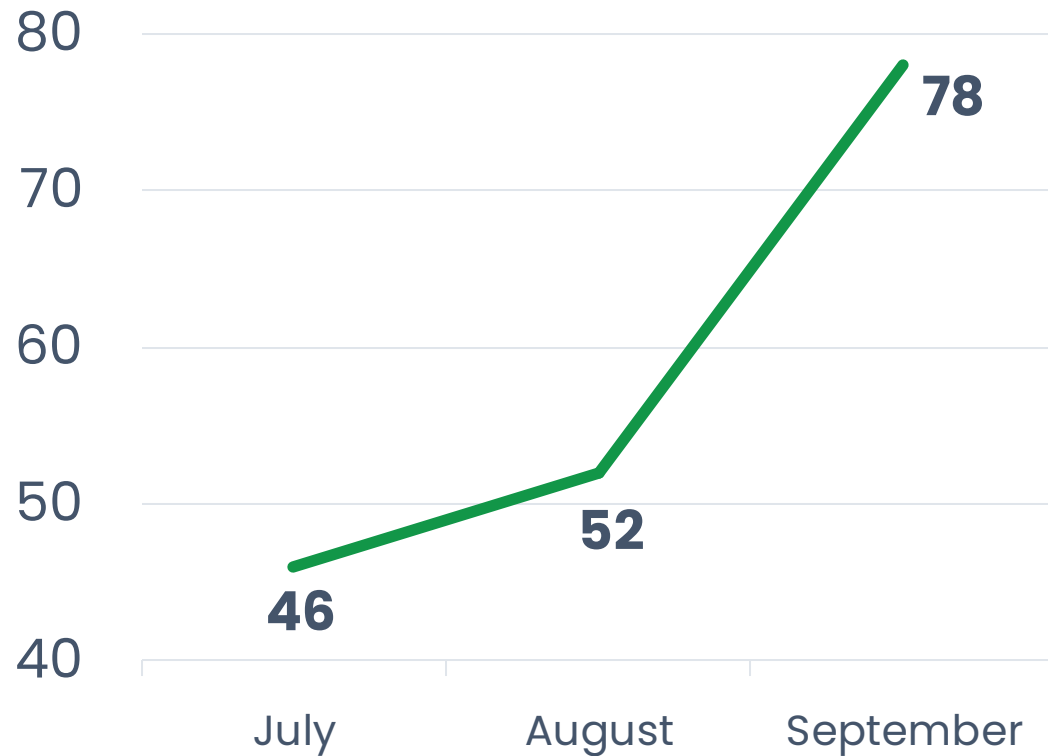
Client demographics



Census – Client Visits

- **Total:** 176
- **Unduplicated:** 157
- **Average length of stay:** 12.33 hours

Total # of client visits



Demographics



Homeless

144



Male

93



Female

80



Veterans

11

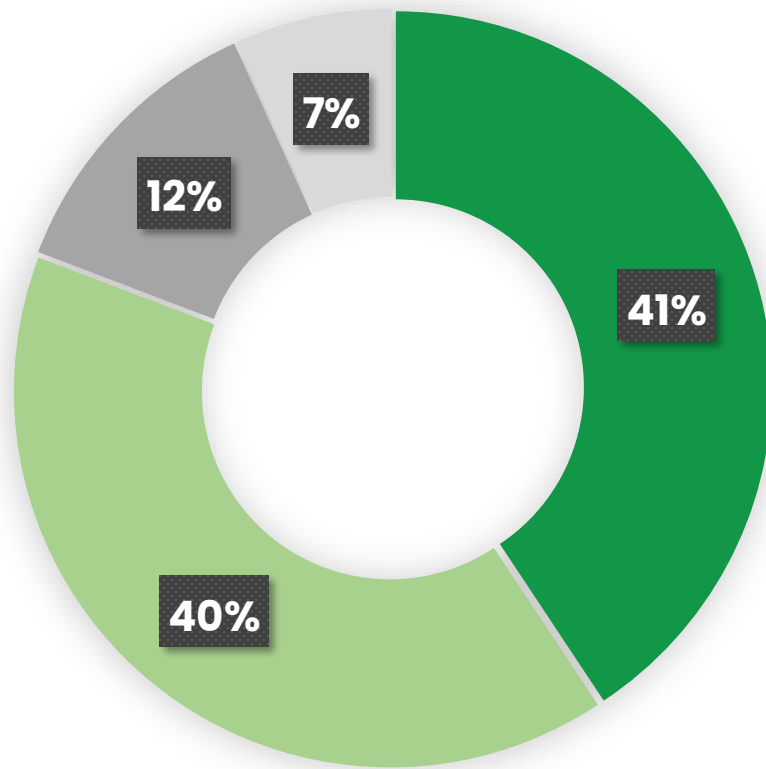


Average Age

39

- Majority of clients reside in **Canyon County**
- Small number of clients came from other Region 3 counties and counties outside our region

Diagnoses and Presenting Concerns

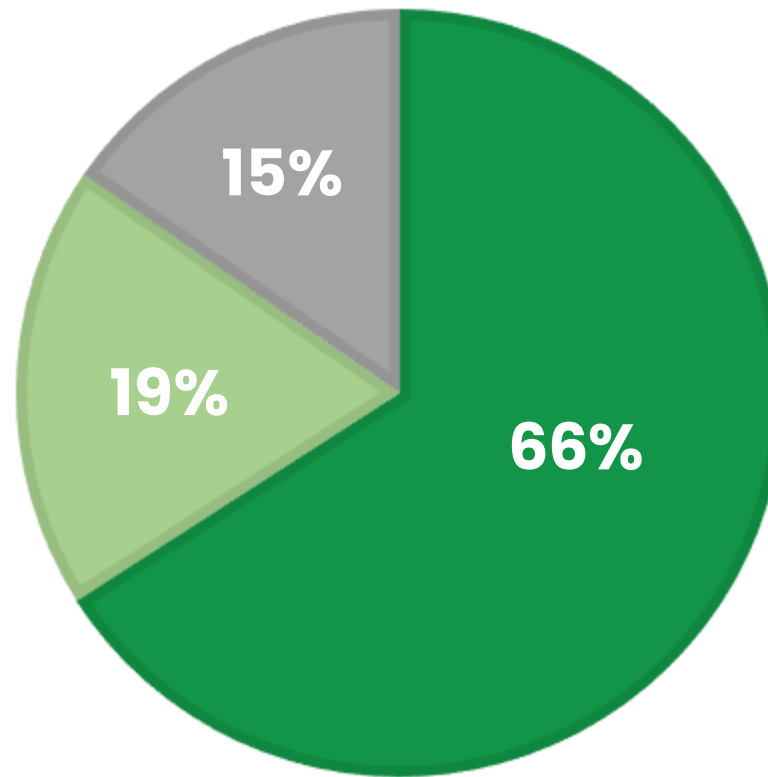


- Co-occurring Mental Health and Substance Use Concerns
- Mental Health Concerns Only
- No Mental Health and Substance Use Concerns
- Substance Use Concerns Only

Main presenting concerns: suicidal thoughts, substance use recovery, and housing

Insurance Information

■ Medicaid ■ Not Insured ■ Other Insurance

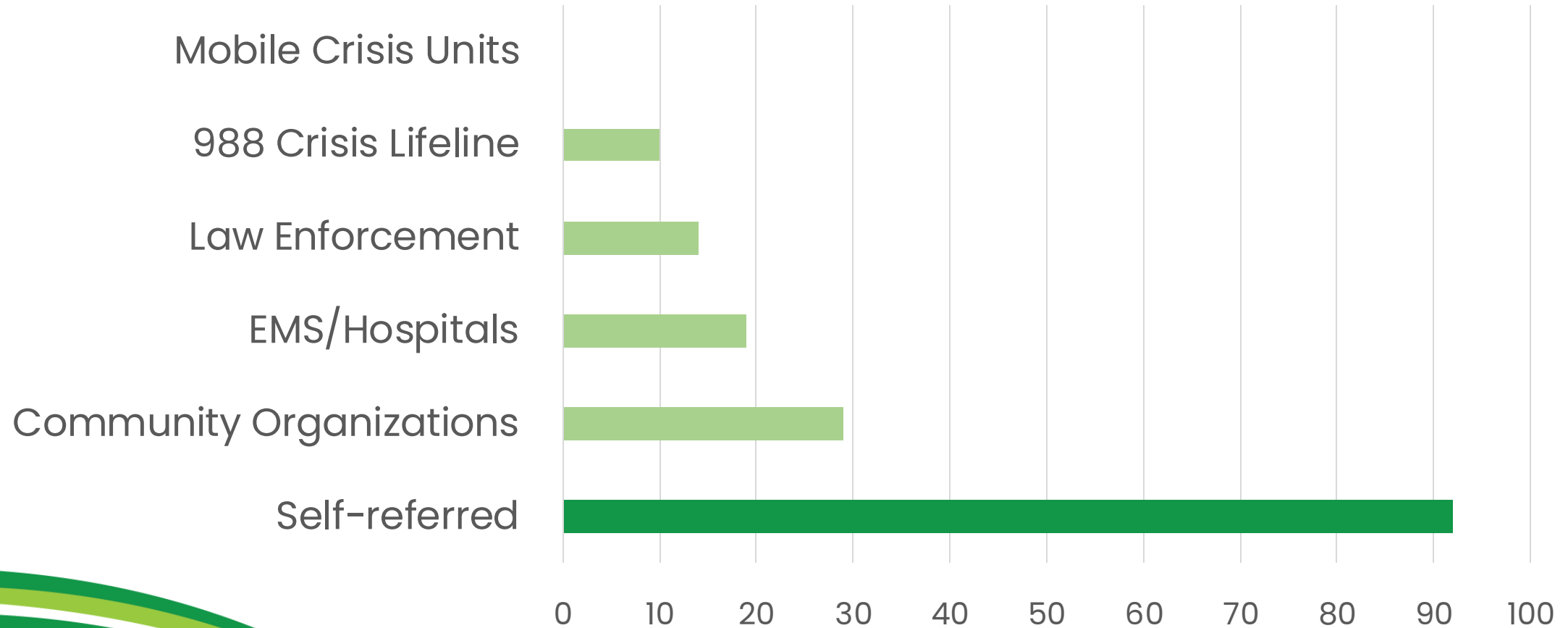


Referrals

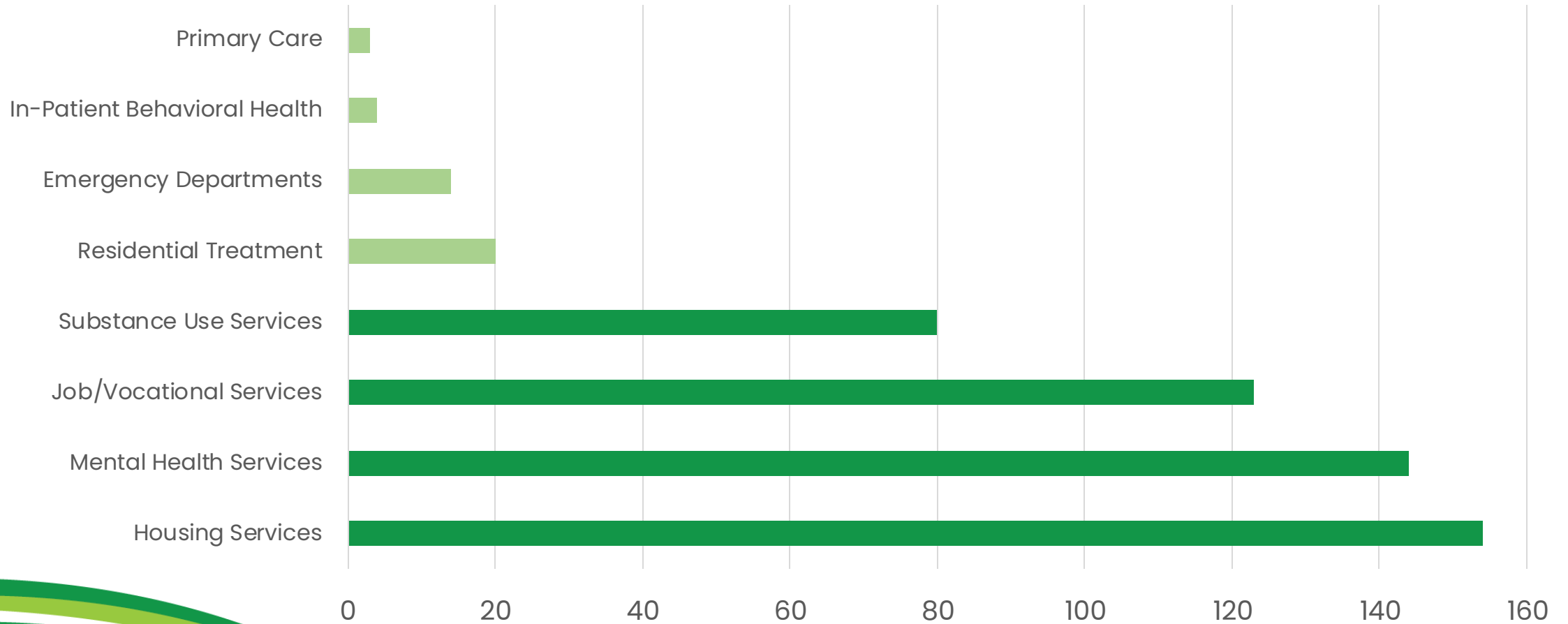
Incoming and Outgoing



Referral Sources – Incoming



Community Referrals – Outgoing



Outcomes

Satisfaction and Prevention



Client Satisfaction

- 100% would visit WIDCCC again if needed
- 100% feel their cultural needs were valued
- 95% feel confident in their wellness plan
- 95% were happy with the quality of service
- 93% feel their needs were addressed

Prevention – Where would clients be instead?

- 5% would be in in-patient care
- 11% would be in jail
- 31% would be in the hospital
- **54% would be deceased**

Cost Savings

Return on Investment



Diversion – Return on Investment

Diversion Source	# of Diversions	Cost Per Visit	Total Cost
Hospital	55	\$2,600	\$143,000
Jail	20	\$82/day – 15 days	\$24,600
Law Enforcement	12	\$1,000	\$12,000
Total:			\$179,600

With a **\$235K investment** in QTR 1 WIDCCC will work on increasing diversions and identifying other areas where cost savings are occurring.

Opportunities

Present and Future



Current Projects and Successes

- Harm Reduction Vending Machine
- Donations
- Admissions increase
- Community engagement
- Partnership development
- Vehicle for client transportation
- Trunk'r'Treat

Long-term Goals

- Partnership development with first responders in all counties
- Partnership development with community-based resources in all counties
- Continued donations of food, clothing, and personal care items
- Increase community buy-in
- Telehealth and follow-up processes

Vision: *improved outcomes & increased admissions*



Questions?

Contact: Cas Adams

cas.adams@phd3.idaho.gov





Marsing School District Project

Background

- Need/problem: Lack of access to healthcare in rural communities, especially school age children.
- Partnership formed late 2021
 - Southwest District Health (Josh Campbell)
 - Boise State University (Megan Smith)
 - Marsing School District (Norm Stewart)
 - Blue Cross of Idaho (Jackie Yarbrough)
- Marsing School Nurse Project was born

Goals

- to demonstrate that providing a school nurse in a rural school setting can be done by leveraging value-care and fee for service funding
- to determine what impact a school nurse has on student wellness

Timeline

- August 2021: Collaborative partnership began
- January 2022: Start providing Nurse at Marsing
- August 2023: Adjust project to include a Nurse Practitioner
- December 2023: Final Report

What it looks like



How it works



- Cindy Floyd, FNP
 - Monday, Wednesday, Thursday
- Exam room set up in the Marsing Hub
 - Exam table, diagnostic equipment and testing supplies

Marsing School Project

Essential Public Health Function:

- 1. Assess and monitor population health status, factors that influence health, and community needs and assets
- 3. Communicate effectively to inform and educate people about health, factors that influence it, and how to improve it.
- 4. Strengthen, support, and mobilize communities and partnerships to improve health



Funding Sources

- **Funding Source:** Blue Cross of Idaho/Fees
- **Funding Requester:** Southwest District Health/Boise State
- **Funding Recipient:** Southwest District Health
- **Funding Duration:** 24 months



Medical Clinic



About Our Clinic

- SWDH has a Family Medical Clinic
 - Serving patients ages 5 and above
 - Annual Physicals & Wellness visits
 - Same day care
 - Screenings, testing, and treatments
- Medicaid, Medicare and most insurance accepted
- Flexible payments & sliding fees for qualified patients
- Currently accepting new patients
- Clinic Locations: Caldwell (main); Emmett; Payette; Weiser



Meet Our team



Traditional Services

- Women's Health
- Family Planning
- STD Testing and Treatment



What we want to be known for:

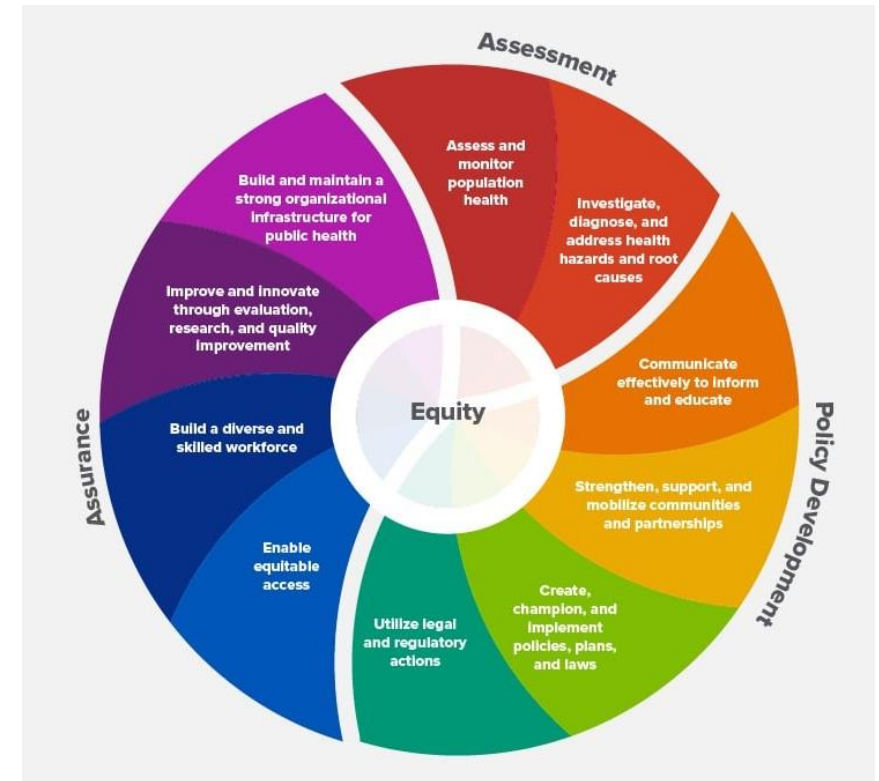
- Expanding to Primary Care
 - Adult well-person care (men and women)
 - Screenings (cancer, heart disease, DM, Substance use, mental health)
 - Immunizations
- Expanding to Chronic Disease Management
 - Diabetes
 - Hypertension
 - Hypercholesterolemia
 - Depression/Anxiety
- Expanding Urgent Care
 - Acute Illness (viral, respiratory, GI)
 - Minor Illnesses



SWDH's Clinics

Essential Public Health Function:

- 1. Assess and monitor population health status, factors that influence health, and community needs and assets
- 3. Communicate effectively to inform and educate people about health, factors that influence it, and how to improve it.
- 4. Strengthen, support, and mobilize communities and partnerships to improve health



Funding Sources

- **Funding Source:** (STD/HIV/WHC Subgrants) Fees
- **Funding Requester:** IDHW
- **Funding Recipient:** Southwest District Health
- **Funding Duration:** Annual subcontracts



Organizational performance indicators are a way for Southwest District Health (SWDH) to manage performance and quality improvement practices for the continuous improvement of SWDH's processes, programs, and services.

Performance management identifies actual results against planned or intended results and ensures that progress is being made toward district goals by systematically collecting and monitoring data to track results and identify opportunities for improvement.

In the first year of implementation, SWDH is aiming to adopt the following performance indicators.

Measure	Benchmark
Customer Service	
<ul style="list-style-type: none"> Customer satisfaction score. 	Set after year 1
Services – CHNA Priorities	
Environmental <ul style="list-style-type: none"> Average number of days it takes from receipt of subsurface sewage disposal application to contacting customer to setup site evaluation. Percent of completed annual facility inspections by first week of December. Number of follow-up facility inspections required. Behavioral Health <ul style="list-style-type: none"> Number of diversions to crisis centers from ER and law enforcement. Number of YouthROC caseworkers at case load capacity. Daily average of clients served at crisis centers each day. Access to Care <ul style="list-style-type: none"> Percent of WIC eligible that are enrolled. Average wait time for clinic visits. Number of patient encounters served by SWDH mobile, satellite, and school-based clinics. 	<ul style="list-style-type: none"> 3 working days 100% Set after year 1 Set after year 1 80% 9/day (adult) 3/day (youth) 50% < 30 days Set after year 1
Financial	
<ul style="list-style-type: none"> Financial audit results. 	<ul style="list-style-type: none"> Clean audit
Communication	
<ul style="list-style-type: none"> Number of social media impressions. Number of media impressions. 	<ul style="list-style-type: none"> Set after year 1 Set after year 1
Workforce	
<ul style="list-style-type: none"> Employee engagement score. Employee retention rate. 	<ul style="list-style-type: none"> 70% >90%

SWDH proposes to present the performance management indicators to the Board of Health twice per year.

Board of Health Request

FY24 Proposed Opioid Settlement Activities

Background

Southwest District Health is a recipient of opioid settlement funds through FY39. To date we have received \$818,229.00 and have \$ 758,611.77 on hand as of October 2023.

The Idaho Attorney General's Office oversees opioid settlement distribution and monitoring and has an approved list of activities. More information is available here: <https://www.ag.idaho.gov/consumer-protection/opioid-settlement/>

Environmental Scan Results

In preparation for developing a plan for settlement fund utilization, SWDH contracted with Rathbone Falvey Research to conduct an environmental scan to better understand community needs and perceptions, gaps and needs, and how other settlement recipients were utilizing their funds to best coordinate efforts. Through this environmental scan, community partners, community members, and other opioid settlement recipients provided input on current unmet needs. Rathbone Falvey Research summarized this input and provided the following recommendations for SWDH consideration:

- Education
 - Fund evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
- Prevention
 - Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.
 - School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
- Treatment
 - Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.
 - Support mobile intervention, treatment, and recovery services offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.

- Support mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.
- Training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
- Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
- Mental Health Services
 - Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.
- Community-Based Services
 - Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.
- Basic Needs
 - Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.
 - Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved medication with other support services.

These same community partners, members, and other settlement recipients within the SWDH region were asked what they would like to see occur after impactful investment of these settlement funds. The following three themes were identified:

1. Building stronger families
2. Creating safer communities
3. Fostering mental health

Current SWDH Activities

Prevention, support, and treatment activities already supported by SWDH programming:

- Community naloxone trainings and educational outreach
- Communities for Youth – community-led conversations and action plan development to support development of protective factors (ex. social connection, parent training and support)
- Adult and Youth Community Crisis Centers
- Basic needs and behavioral health assessment for youth – Youth Resource and Opportunity Collaborative (YouthROC)
- Behavioral health gatekeeper trainings (ex. Mental Health First Aid, QPR)
- Pilot program for community paramedic EMS diversion

FY24 Proposed SWDH Activities to Decrease and Prevent Opioid Overdose

	Proposed Activities <i>(Exhibit A – Approved Activity Reference)</i>	Measurement of Success	Resources Needed
Infrastructure	Convene and facilitate regional collaborative of settlement recipients to coordinate and collaborate on implementation efforts. <i>(Activity J.1)</i>	Awareness and coordination of regional activities to prevent and address substance misuse and opioid overdose. Identify future strategic and coordinated use of settlement funds within the SWDH region.	.10 FTE to support regional collaboration
Prevention	Fund/implement community-based family competency programs (ex. Guiding Good Choices). <i>(Activity G.8)</i>	Number of individuals participating in community-based family competency programs.	.10 FTE to oversee implementation of community-based programming.
Support & Treatment	Host SBIRT (Screening, Brief Intervention, and Referral to Treatment) training for partner agencies and healthcare providers. <i>(Activity C.2)</i>	Number of individuals and organizations trained in SBIRT.	0.05 FTE to oversee and coordinate SBIRT training
	Increase availability of overdose prevention supplies (ex. Naloxone) to people at highest risk. <i>(Activity H.1)</i>	Amount of naloxone distributed and in which counties. Decrease in overdose deaths.	.15 FTE to support regional naloxone distribution
	Regional post-overdose response team – assess feasibility of pilot program in coordination with health systems, law enforcement, and EMS agencies. <i>(Activity A.5)</i>	Decrease in overdose rates. Decrease in overdose deaths.	.15 to assess feasibility of SWDH serving as backbone entity for regional mobile response team.
	Provide mobile or telehealth counseling services. <i>(Activity B.3)</i>	Number of clients served.	.5 FTE to provide BH counselling services

Requested Budget for FY24

Item	Estimated Budget
Personnel (to include direct and indirect costs)	
0.45 Program Manager 1	\$47,453.56
0.1 Program Manager 2	\$9,826.94
0.1 Administrative Assistant 2	\$5,893.97
0.5 Behavioral Health Provider	\$32,130.37
Operating	
Naloxone	\$30,000.00
General office supplies	\$500.00
Travel (ex. Mileage)	\$500.00
General operating expenses (ex. Allocated expenses, cell phone, copier utilization, etc.)	\$1000.00
Guiding Good Choices Community Facilitator (\$1500 per cohort) – up to five cohorts	\$7,500.00
SBIRT Training Facilitator (\$400 per training) – up to twelve trainings	\$4,800.00
Total Requested	\$139,604.80



2024 Policy Position Statements

Southwest District Health’s health policy position statements respond to specific health problems across the six-county region. The policy position statements are intended to inform legislators and other local elected officials on the position SWDH holds relating to current or proposed policies. The statements are brief and concise, and intended to be used if or when needed to communicate the district’s position. They may be further accompanied by supporting data and information, when requested.

An executive summary is provided on page 2. Specific and brief position statements pertaining to issues impacting the public’s health are provided on pages 3 to 14.

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EXECUTIVE SUMMARY

Built Environment. SWDH supports policies and funding commitments that aim to improve the safety and accessibility of our built environment. The built environment includes all the human-made places and spaces where we live, work, and play. This includes neighborhoods, homes, buildings, bridges, sidewalks, parks, etc. Research shows the built environment impacts health and well-being, either positively or negatively.

Governmental Public Health. SWDH supports policies and funding commitments that aim to enhance the local public health infrastructure to assure the public has access to high-performing health districts with professional and well-trained staff who have the ability to meet customer expectations. Public health professionals should be counted on to collect, analyze, and report on the health of their community in a timely, accurate, and meaningful way, effectively plan for and respond to threats to the public's health, and form and maintain meaningful partnerships.

2023 – 2026 Public Health Priorities:

Housing. SWDH supports policies and funding commitments that aim to develop healthier housing and neighborhoods for everyone. Research shows that a network of walking paths, recreation areas, and facilities intended to foster community, as well as space to grow fresh vegetables contributes to communities living longer, happier, and healthier lives.

Behavioral Health. SWDH supports policies and funding commitments that aim to address gaps in the behavioral health care system and improve the conditions that promote well-being such as strong families, friendships, and communities.

Access to Care. SWDH supports policies and funding commitments that aim to fill gaps in the healthcare system, strengthen the coordination between healthcare organizations and providers, address workforce shortages, and improve affordability of care and access to primary prevention services (e.g., wellness exams, nutrition education, immunizations for vaccine-preventable diseases).

Family Unit. SWDH supports policies and funding commitments that aim to strengthen the family unit and reverse multi-generational trends that negatively impact the family unit such as incarceration, physical/emotional abuse, divorce, poverty, and low education attainment.

Workforce. SWDH supports policies and funding commitments that aim to improve workplace safety and reduce work-related injuries, illnesses, and deaths.

Schools/Education. SWDH supports policies and funding commitments that aim to provide children with the greatest opportunities for success and good health in a safe learning environment.

Civic Discourse. SWDH supports private and public sector collaboration and engagement. Civic engagement is critical to creating and maintaining communities that thrive.



BUILT ENVIRONMENT

SWDH supports policies and funding commitments that aim to improve our built environment. The built environment includes all the human-made places and spaces where we live, work, and play. This includes neighborhoods, homes, buildings, bridges, sidewalks, parks, etc. Research shows the built environment impacts health and well-being, either positively or negatively.

Supports accessible building standards.

Why: Seniors and people with disabilities, including many veterans have limited access to affordable and safe housing, and are at increased risk for injury when accessing services or homes that are not easily accessible.

Supports initiatives, policies, and funding decisions to help municipalities make healthier planning decisions.

Why: The built environment of a community is a direct predictor of longevity and quality of life. Physical spaces can expose people to toxins or pollutants and influence lifestyles that contribute to diabetes, coronary vascular disease, and asthma.

Supports funding for critical infrastructure that accommodates population growth (e.g., roads, bridges, schools, community spaces such as parks, libraries, and senior centers).

Why: A person's environment affects their overall physical and mental health.

Supports public transit at the state level.

Why: Public transit, when implemented effectively, can efficiently move large numbers of people from one place to another. Through public transit, Idaho can decrease traffic congestion and injury crashes, promote a cleaner environment, and increase community connectedness.

Supports multi-modal/active transportation in municipalities.

Why: Physical activity improves health outcomes while also decreasing traffic congestion, improving air quality, and decreasing long-term road maintenance/expansion costs.

Supports the use of health impact assessments to investigate how a proposed program, project, policy, or plan may impact health and well-being and inform decision-makers of these potential outcomes before the decision is made.

Why: Land use planning whether housing, transportation, infrastructure, waste management, or site revitalization, all have impacts on health in a beneficial or determinantal way in the short and in the long-term.

Supports policies that protect the groundwaters of Idaho and ensure potable water for generations to come.

Why: Idahoans across the state are experiencing unsafe levels of nitrates, arsenic, uranium, and other toxins in



their private well water systems. Without monitoring and intentional practices to protect ground water and aquifers across the state, the risk for further contamination is high.

Supports rural subdivisions on public water systems.

Why: Public water systems in rural subdivisions have deliberate controls which reduce the likelihood of exposure to drinking water contaminants. Public Water Systems can create more flexibility of design for land use.

Supports policy changes that improve and clarify the role and responsibilities of local and state governmental entities when addressing environmental issues that impact the public's health.

Why: Idaho's current statutes and rules place the burden of enforcing compliance on county prosecuting attorneys and the State's Attorney General. The case load and the return on investment make environmental compliance almost impossible to enforce. The current situation undermines local health district legitimacy and degrades morale, after trying to affect compliance, and nothing happens to offenders.



GOVERNMENTAL PUBLIC HEALTH

SWDH supports policies and funding commitments that aim to enhance the local public health infrastructure to assure the public has access to high-performing health districts with professional and well-trained staff who have the ability to collect, analyze, and report on the health of their community in a timely, accurate, and meaningful way, who can effectively plan for and respond to threats to the public's health, and who can form and maintain meaningful partnerships.

Supports funding for governmental public health infrastructure and essential services.

Why: Governmental public health works to assure critical infrastructure (e.g., safe drinking water, safe food, healthy housing, education/information for informed decision-making) is in place to prevent disease, disability, and premature death of the population.

Supports policies and funding that are targeted toward primary prevention.

Why: Primary prevention aims to prevent disease or injury before it ever occurs. This means people, young and old, have the greatest chance to live long, healthy lives, be thriving members of their community, and spend less on healthcare.

Supports policies and funding that are invested in evidence-based interventions.

Why: Innovative programs have their place, but when investing tax-payer dollars in public health efforts, evidence-based interventions have demonstrated the best opportunity for funding to deliver results.

Supports Idaho's de-centralized public health model and infrastructure to support and sustain it.

Why: In a state with many rural counties, communities are best supported with public health services through a model that leverages multi-county, state, and federal funding. This ensures even the least populated counties have access to professional services to help their communities be healthy and safe.

Supports a fully resourced Department of Environmental Quality (DEQ).

Why: While DEQ's primary focus is on protecting the environment, they do have functions that impact the public health's such as ground water protection, solid waste management, and sewage disposal. Without a fully resourced DEQ, there are greater risks to the public's health.

Supports funding that covers the cost to administer the state's food protection program.

Why: County taxpayers subsidize the cost to administer the state's food protection program. While most businesses are expected to cover the full cost of doing business, on average about 55% of the program is paid by the taxpayers of the district. This means that taxpayer dollars cannot be used for other services that may benefit the population and cannot be charged a fee (e.g., responding to animal bites) or where reduced fees are in place to increase access to healthcare for the poor, uninsured, and persons living on a fixed income.

Supports a central data system for core public health services provided across the state.

Why: Utilizing a shared central data system across the state would create efficiency and transparency in



government, improve coordination across local and state agencies, and enhance the customer experience particularly in the food protection, subsurface sewage, and daycare inspection programs.

Supports investment in public health data modernization and population health data collection.

Why: The public's expectation of understanding the behaviors, environmental, and social factors that contribute to disease, disability, and premature death are ever-increasing and public health professionals can only provide timely accurate data and information if the systems exist to effectively capture it. Well-functioning data systems also allow public health to be transparent and demonstrate fiscal accountability to taxpayers and policymakers.

Supports reinstating the Youth Risk Behavior Survey.

Why: Without the ability to collect, analyze, and report on youth behavior trends, public health is unable to determine emerging threats impacting youth, the effectiveness of education and intervention programs, and the best place to invest taxpayer dollars to improve the health of young Idahoans.

Supports public health accreditation for local public health districts.

Why: A third-party evaluation of local public health departments provides the opportunity for public health districts to improve their performance and transparency and develop trust through objective accountability. Third-party accreditation demonstrates that the public health district meets the industry standards and serves to enhance public trust.

Supports risk-based food protection inspections.

Why: Idaho requires one inspection per year of licensed food establishments. Establishments have varying levels of risk to the public's health depending on the complexity of their food handling processes. With limited resources and varying risk to the public's health, risk-based inspections would allow public health professionals to inspect facilities at a frequency that is not arbitrary, decreases risk for foodborne illnesses in the community, rewards well-performing establishments, and wisely uses taxpayer dollars to protect the public's health.

Supports collaboration across organizations and agencies that maximize resources, reduce redundancy, and expand capacity.

Why: Working collaboratively with public and private sector partners allows SWDH to build stronger relationships in the community, deliver more relevant and impactful services, and strategically use taxpayer dollars to make the greatest impact toward achieving SWDH's vision of a healthier southwest Idaho.

Supports healthy relationship education for young people starting at 6th grade with parental consent or participation.

Why: Equipping youth with the communication skills to navigate interpersonal, intimate, and family relationships is important to strengthen healthy relationships and foster youth-parent trust and reduce the risk for unplanned pregnancy, sexual disease transmission, and partner violence.



Supports healthy nutrition education for moms and their families.

Why: A healthy diet that consists mostly of whole, plant-based foods, and limited meat and animal products is a cornerstone to good physical health and mental wellbeing.

Supports vaping prevention education for young people.

Why: The tobacco and nicotine industry continues to target products toward youth. Vaping has no known medical or health benefit, and the long-term health consequences are still not entirely known.

Supports policy changes that protect and clarify governmental public health authority.

Why: Many Idaho statutes and rules exist to guide the Department of Health and Welfare, Department of Environmental Quality, and the public health districts. Responsibility and authority are often vague or unclear, which means that the public's concerns are not consistently addressed and threat's to public health may not be quickly addressed particularly when considering food safety, water quality/protection, and communicable diseases or diseases of public health significance, and emergencies or disasters that impact the public's health.



2023 – 2026 PUBLIC HEALTH PRIORITIES

HOUSING

SWDH supports policies and funding commitments that aim to develop healthier housing and neighborhoods. Research shows that a network of walking paths, recreation areas, and facilities intended to foster community, as well as space to grow fresh vegetables contributes to communities living longer, happier, and healthier lives.

Supports a housing trust fund.

Why: Housing is often unattainable for young families and seniors. A housing trust fund can be a wise investment to assist extremely low and very low-income households (e.g., young families on their journey to self-sufficiency, people with disabilities, and seniors as they live out their final years).

BEHAVIORAL HEALTH

SWDH supports policies and funding commitments that aim to address gaps in the behavioral health care system and improve the conditions that promote well-being such as strong families, friendships, and communities.

Supports evidence-based mental health care access for all ages.

Why: Idahoans of all ages attempt to access mental health services; however, many communities across the state have limited access to evidence-based providers or resources to access virtually available providers.

Supports drug overdose training and resources in our local communities.

Why: Equipping Idahoans with the knowledge and skills to respond to an overdose similar to other medical emergencies will help reduce overdose deaths and give those who experience an overdose an opportunity to achieve recovery.

Supports harm reduction practices that prevent injury, illness, and premature death, and successful recovery.

Why: Every life matters. All people struggle with addictions of various kinds and most move through those addictions and into recovery. Harm reduction practices help reduce the long-term ramifications as people work toward recovery.

Supports legalizing fentanyl test strips.

Why: Fentanyl test strips are known as one of the best tools we have today to reduce the risk for fentanyl exposure and overdose.



Supports removing kratom from stores in Idaho or raising the age to purchase to 21 years.

Why: Kratom, which is legal to purchase in Idaho, affects the same brain receptors as morphine, and appears to have properties that expose users to the risks of addiction, abuse, and dependence. In 2020, the Poison Control Centers (PCCs) found that Idaho had the highest kratom exposure rate in the U.S.

HEALTHCARE ACCESS

SWDH supports policies and funding commitments that aim to fill gaps in the healthcare system, strengthen the coordination between healthcare organizations and providers, address workforce shortages, and improve affordability of care and access to primary prevention services (e.g., wellness exams, nutrition education, immunizations vaccine-preventable diseases).

Supports innovative service models for emergency medical services in rural communities.

Why: Many rural communities across Idaho are faced with unsustainable costs and limited capacity to address the growing demand for EMS services.

Supports community health worker training and certification.

Why: Community health workers can play a vital role in filling healthcare gaps within the system and ensure community members are connected to care. A trained and certified workforce brings consistency in care and services, credibility to the profession, and pathway for ongoing professional development.

Supports Medicaid coverage for 12 months post-partum.

Why: New moms often face ongoing medical needs post-partum that extend beyond the current length of Medicaid coverage. Not having access to care puts their recovery and ability to successfully carry future pregnancies to full term at-risk. Not providing new moms access to health care places their newborns at risk.

Supports access to affordable contraception.

Why: 90% of females 18 to 64 years have used contraception at some point in their reproductive years. Women and families should have access to affordable contraception to prevent unintended pregnancies.

Supports routine newborn screening for genetic, endocrine, cardiovascular, and hearing defects or disorders.

Why: Early detection of disorders among newborns is essential to giving them the best opportunity for a healthy and thriving life.

Supports access to routine newborn medications and pre-exposure prophylaxis (e.g., hepatitis B vaccine, vitamin K injection, and erythromycin eye ointment).

Why: Pre-exposure prophylaxis and early detection and treatment for certain diseases and disorders of public health concern among newborns is essential to giving them the best opportunity for a healthy and thriving life.



Supports free-choice and access to immunizations that prevent disease, disability, and pre-mature death.

Why: Every person should have the ability to choose to be vaccinated against infectious diseases and cancers that may reduce their risk for severe illness, disability, lost work productive/time in the classroom, pre-mature death, and unnecessary healthcare related costs.

Supports reinstatement of Idaho's Maternal Mortality Review Board.

Why: Without the ability for a central body to review maternal deaths in Idaho, public health is unable to understand the drivers of maternal mortality and the complications of pregnancy in way that allows the public health and healthcare system to determine what interventions at the patient, provider, facility, system, and community levels will have the most effect on decreasing maternal mortality.

DRAFT



FAMILY UNIT

SWDH supports policies and funding commitments that aim to strengthen the family unit and reverse multi-generational trends that negatively impact the family unit such as incarceration, physical/emotional abuse, divorce, poverty, and low education attainment.

Supports expansion of home visiting programs that develop self-sufficiency and improved health outcomes for young families.

Why: Idaho's local public health district's home visiting programs work with new and young families who are motivated and driven to be self-sufficient and are seeking knowledge, expertise, and skills to help them attain their goals. These evidence-based programs have demonstrated positive results in both the short-term, but also long-term as they aim to break the cycles of poverty and justice system involvement.

Supports policies that empower parents to be the best teachers.

Why: Supportive, loving, and effective parenting can set children up for success. Government's role should be as limited as possible by being present and available when needed to support and equip parents with the necessary knowledge, tools, and resources to be successful.



WORKFORCE

SWDH supports policies and funding commitments that aim to improve workplace safety and reduce work-related injuries, illnesses, and deaths.

Supports healthy and safe work environments.

Why: Healthy and safe work environments reduce unexpected absences, reduce employer and healthcare costs, and improve retention and morale.



SCHOOLS/EDUCATION

SWDH supports policies and funding commitments that aim to provide children with the greatest opportunities for success and good health in a safe learning environment.

Supports funding for school resource officers.

Why: School resource officers play an essential role in the lives of young people by providing education and early intervention relating to internet safety, alcohol and drugs, crime, bullying, drivers' education, and the criminal justice system.

Supports kindergarten for all.

Why: Kindergarten provides a safe learning environment where children can learn and practice essential and foundational social, emotional, problem-solving, and study skills needed throughout their schooling and into adulthood and the workforce.

Supports universal school meals.

Why: Malnourished children are more likely to struggle with focusing, behavioral issues, and learning in an educational environment. As they near adulthood, they are also less likely to be physically fit due to nutritional deficiencies for some occupations, including military service.

Supports school-based health programs with parental consent policies.

Why: Schools are often the gathering place in small communities across Idaho. They are also where youth gather and collectively can receive education and information that allows them to make informed decisions about their health as a young person and into adulthood. This may include home economics, personal finance management and budget, interpersonal communication, and healthy relationships. The decisions they make as young people will have long-term impacts on their health, both positively and negatively.



CIVIC ENGAGEMENT

SWDH supports private and public sector collaboration and engagement. Civic engagement is critical to creating and maintaining communities that thrive.

Supports civic engagement of a community.

Why: Community engagement can inspire innovation and create opportunities for individual and community growth and empower them to address issues impacting their health and well-being.

Supports access to voting in accordance with the 15th Amendment of the U.S. Constitution.

Why: Voting is an important action through which citizens engage in the political process. Voting sends a signal of support or dissent for policies that ultimately shape a community's ability to thrive.

Supports health in all policies, which integrates and articulates health considerations into policymaking across sectors to improve the health of communities.

Why: A person's and a community's health is more influenced by their environment and behaviors than by the healthcare they receive. Local policymakers have the power and ability to consider the impacts on the health of their community in any policy decision they consider.

Appraisal of Real Property

**State Hwy. 55 (Karcher Rd.), Farmway to Middleton |
Parcel 029 - State of Idaho - Southwest District Health
Highway-Commercial Development Site
13307 Miami Ln.
Caldwell, Canyon County, Idaho 83607
Project No.: A022(715)**

Prepared for:
Horrocks Engineers

Effective Date of the Appraisal:
July 17, 2023

Report Format:
Appraisal Report – 2288 Format

IRR - Boise
File Number: 163-2023-0175





Google Earth Imagery.



State Hwy. 55 (Karcher Rd.), Farmway to Middleton |
Parcel 029 - State of Idaho - Southwest District Health
13307 Miami Ln.
Caldwell, Idaho



August 9, 2023

Ms. Wendy Hansen, Broker
Right-of-Way Acquisition/Relocation Manager
Horrocks Engineers
2162 West Grove Parkway, Suite 400
Pleasant Grove, UT 84062

SUBJECT: Market Value Appraisal
 State Hwy. 55 (Karcher Rd.), Farmway to Middleton |
 Parcel 029 - State of Idaho - Southwest District Health
 13307 Miami Ln.
 Caldwell, Canyon County, Idaho 83607
 Project No.: A022(715)
 IRR - Boise File No. 163-2023-0175

Dear Ms. Hansen:

Integra Realty Resources – Boise is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property rights to be acquired. The client for the assignment is Horrocks Engineers, the intended users are Horrocks Engineers and Idaho Transportation Department, and the intended use is for right-of-way acquisition purposes.

The defined subject is a single tax parcel of 8.725 acres, located on the north side of Karcher Road, one parcel east of Florida Avenue. It is currently situated at the easterly end of Miami Lane, which is a private roadway via easement over the parcel to the west. Miami Lane provides the site's only access (there is frontage on but no direct access to or from Karcher Road). The defined subject is improved with an owner-occupied government field office, the regional headquarters for Idaho Public Health District No. 3, doing business as Southwest District Health.

The parcel is presently zoned City of Caldwell C-2, Community Commercial. In the Caldwell C-2 district, agriculture, greenhouse / nursery, manufactured or mobile home, carwash, gas / service station, clinic, hospital, bakery, c-store, deli, pharmacy, grocery store, hardware

store, retail sales, bank, beauty / barber shop, health club, laundromat, offices, food trucks, restaurant, spa, vet clinic, commercial PUD, church, school, sorority, body shop, auto service, sales lot, indoor storage, outdoor storage, tire store, big box retail, building supply, equipment sales / rental, liquor store, shopping center, mall, auction yard, hotel / motel, funeral home, landscaping business, mini-storage, drive-in restaurant, bowling alley, and drinking establishment are some of the for-profit uses allowed outright or with conditional approval.

The site has favorable service/highway-commercial visibility and traffic counts, and has immediately-available electrical power, telephone, pressurized irrigation, municipal water and municipal sewer service.

It is our conclusion that the defined subject constitutes a single, standalone larger parcel, the value potential of which is best bracketed by light-industrial and service-commercial sales, with emphasis on those not located at major intersections. Further, that the subject is already annexed and already zoned for commercial development affords the subject a competitive advantage over much of the undeveloped or underdeveloped land in the Karcher corridor, but the site's potential is somewhat limited by its circuitous access.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute (AI), applicable state appraisal regulations, and the appraisal guidelines of the Idaho Transportation Department.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal. Because the property is subject to a non-complex acquisition that creates no damages to the remainder, we employ the ITD-2288 Short Form Report. The 2288 report content was designed to address specific attributes of right-of-way acquisition projects. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

We are required by the Uniform Standards of Professional Appraisal Practice (USPAP) to disclose any and all services rendered on a property within the immediately-preceding 3-year period of taking on a new engagement. We have not performed any 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.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of market value-based fair compensation is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value (Opinion of Fair Compensation)	Fee simple estate, subject to outstanding rights and reservations	July 17, 2023	\$255,447

A detail of the concluded fair compensation is tabulated following:

Compensation Summary					
State Hwy. 55 (Karcher Rd.), Farmway to Middleton Parcel 029 - State of Idaho - Southwest District Health					
			% of Fee		
Land Acquisition	Size (SF)	Value/SF	Value	Duration (yrs.)	Total
Fee Requirement	20,728.00	\$6.00	100%		\$124,368.00
Permanent Easement	0.00		0%		\$0.00
Temporary Easement	4,051.00	\$6.00	10%	1.0	\$2,430.60
Total					\$126,798.60
Improvements	Quantity	Unit	Unit Cost	Depreciation	Total
Concrete sidewalks	5,300	SF	\$5.75	10%	\$27,427.50
Concrete curbing	62	LF	\$19.00	10%	\$1,060.20
Pole-mounted lighting	3	ea.	\$2,500.00	10%	\$6,750.00
Chain link fencing	41	LF	\$28.00	10%	\$1,033.20
Trees, deciduous - large	4	ea.	\$4,005.00	0%	\$16,020.00
Trees, coniferous - large	8	ea.	\$4,005.00	0%	\$32,040.00
Trees, coniferous - medium	1	ea.	\$1,460.00	0%	\$1,460.00
Shrubs - large	16	ea.	\$295.00	0%	\$4,720.00
Shrubs - medium	12	ea.	\$100.00	0%	\$1,200.00
Shrubs - small	20	ea.	\$40.00	0%	\$800.00
Rock bark	5,000	SF	\$2.25	0%	\$11,250.00
Lawn/sod	2,350	SF	\$2.85	0%	\$6,697.50
Sprinkler/irrigation	7,350	SF	\$1.65	10%	\$10,914.75
Total					\$121,373.15
Cost to Cure	Quantity	Unit	Unit Cost		Total
ITD Contractors to restore irrigation functionality	0	0			
Any damage done in TE to be fully repaired / restored by ITD contractors	0	0			
Any mailboxes or temporary signage to be relocated by ITD contractors	0	0			
Electronic sign relocation (per vendor quote)	1	ea.	\$5,775.00		\$5,775.00
Electrical connection contingency	1	ea.	\$1,500.00		\$1,500.00
Total					\$7,275.00
Special Benefits					\$0.00
Damages					\$0.00
Total					\$255,446.75

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. To the extent reasonably applicable, any irrigation relocation and restoration of functionality necessitated by the project will be completed at no expense and minimal inconvenience to the property owner.
2. To the extent applicable, any damage to building or site improvements in any temporary easement areas incurred during or as a result of the project will be fully restored at no expense to the property owner.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None invoked.

Contrary to USPAP Standards Rule 1-2(c), the definition of market value under UASFLA does not call for the estimate of value to be "linked" to a specific "exposure time" estimate, but



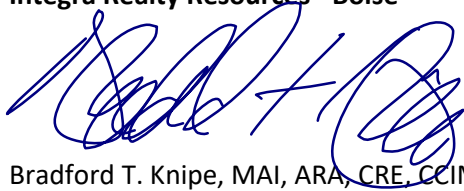
Ms. Wendy Hansen, Broker
Horrocks Engineers
August 9, 2023
Page 4

merely that the property be exposed on the open market for a "reasonable" length of time, given the character of the property and its market. Thus, the UASFLA Jurisdictional Exception is invoked for the omission of exposure time and marketing period as required under USPAP.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Boise



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C. Property Photos	
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2288 Report





Appraisal Report

ITD 2288 (Rev. 11-13)

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Property Owner's Name State of Idaho District Health Dept. 3
Address 13307 Miami Ln.
City, State, Zip Caldwell, ID 83607

Client's Name and Intended User's Name (Use of This Report by Others is Not Intended by the Appraiser)

(The Property Owner Will Receive a Copy, but is not an intended user)

The client is Horrocks Engineers. The intended users are Horrocks Engineers and Idaho Transportation Department.

Purpose and Intended Use of Appraiser's Opinions and Conclusions (As identified by the appraiser, based on communication with the client at the time of the assignment)

The purpose of the appraisal is to develop an opinion of market value of the real property rights to be acquired as a result of the project. The intended use of the appraisal is for right-of-way acquisition purposes.

Real Property Interest Being Appraised

Fee simple estate, subject to outstanding rights and reservations.

R/W Plans Date April 4 and May 11, 2023	R/W Plan Sheet Number 41, 42
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Purpose of Requirement <input type="checkbox"/> Quarry or Gravel Site <input type="checkbox"/> Maintenance Site <input type="checkbox"/> Surplus Property <input checked="" type="checkbox"/> Highway Right-of-Way <input type="checkbox"/> Other (Explain)	Requirement Total Ownership <u>8.725</u> <input checked="" type="checkbox"/> Ac <input type="checkbox"/> Sq Ft Area Required (Fee) <u>20,728</u> <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft Permanent Easement Required <u>0</u> <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft Temporary Easement Required <u>4,051</u> <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft Type of Access Control (Before and After) Before: Access is off Miami Ln., outside of the project area After: Same
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Subject Property Address or Location 13307 Miami Ln., Caldwell, ID 83607	County Canyon
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Sale History <input type="checkbox"/> Ten Year History of Title <input checked="" type="checkbox"/> Title Precedes 10 years (Give information for the last recorded sale)																
<table><tr><th><u>Date of Sale</u></th><th><u>Seller's Name</u></th><th><u>Buyer's Name</u></th><th><u>Effective Sale Price</u></th></tr><tr><td><u>12/29/09</u></td><td><u>City of Caldwell</u></td><td><u>State of Idaho District Health Dept. 3</u></td><td><u>Unknown</u></td></tr><tr><td><u> </u></td><td><u> </u></td><td><u> </u></td><td><u>\$</u></td></tr><tr><td><u> </u></td><td><u> </u></td><td><u> </u></td><td><u>\$</u></td></tr></table>	<u>Date of Sale</u>	<u>Seller's Name</u>	<u>Buyer's Name</u>	<u>Effective Sale Price</u>	<u>12/29/09</u>	<u>City of Caldwell</u>	<u>State of Idaho District Health Dept. 3</u>	<u>Unknown</u>	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>	<u> </u>	<u> </u>	<u> </u>	<u>\$</u>
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Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Date of Inspection and Invitation

We offered Doug Doney, who is the General Support Services Division Administrator, an opportunity to accompany us on our inspection of this property by ☐ personal contact ☒ telephone ☐ letter on July 25, 2023. One of his staff members, Brian Mohr, responded on his behalf. This invitation ☐ was accepted ☒ was declined ☐ garnered no response. The telephone number of the owner or representative contacted is 208-455-5376.

Bradford T. Knipe, MAI, ARA, CRE, CCIM inspected the subject property unaccompanied on July 17, 2023, and did a drive-by viewing of the property on July 17, 2023. Robin Brady, MAI inspected the subject property on July 15, 2023.

Definition of Market Value: The definition from UASFLA (Uniform Appraisal Standards for Federal Land Acquisitions), as follows shall be used: "Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property."

Description of Subject Property (Identify and provide a summary description of the real property, personal property, or tangible items appraised, such as location, physical features, area, city and neighborhood data, legal use, economic property characteristics, zoning and flood hazard statement, if applicable. Identify any personal property, trade fixtures, or intangible items that are not real property and if they are or are not part of this appraisal.)

The defined subject is a single tax parcel of 8.725 acres, located on the north side of Karcher Road, one parcel east of Florida Avenue. It is currently situated at the easterly end of Miami Lane, which is a private roadway via easement over the parcel to the west. Miami Lane provides the site's only access (there is frontage on but no direct access to or from Karcher Road). The defined subject is improved with an owner-occupied government field office, the regional headquarters for Idaho Public Health District No. 3, doing business as Southwest District Health.

The parcel is presently zoned City of Caldwell C-2, Community Commercial. In the Caldwell C-2 district, agriculture, greenhouse / nursery, manufactured or mobile home, carwash, gas / service station, clinic, hospital, bakery, c-store, deli, pharmacy, grocery store, hardware store, retail sales, bank, beauty / barber shop, health club, laundromat, offices, food trucks, restaurant, spa, vet clinic, commercial PUD, church, school, sorority, body shop, auto service, sales lot, indoor storage, outdoor storage, tire store, big box retail, building supply, equipment sales / rental, liquor store, shopping center, mall, auction yard, hotel / motel, funeral home, landscaping business, mini-storage, drive-in restaurant, bowling alley, and drinking establishment are some of the for-profit uses allowed outright or with conditional approval.

The site has favorable service/highway-commercial visibility and traffic counts, and has immediately-available electrical power, telephone, pressurized irrigation, municipal water and municipal sewer service.

It is our conclusion that the defined subject constitutes a single, standalone larger parcel, the value potential of which is best bracketed by light-industrial and service-commercial sales, with emphasis on those not located at major intersections. Further, that the subject is already annexed and already zoned for commercial development affords the subject a competitive advantage over much of the undeveloped or underdeveloped land in the Karcher corridor, but the site's potential is somewhat limited by its circuitous access.

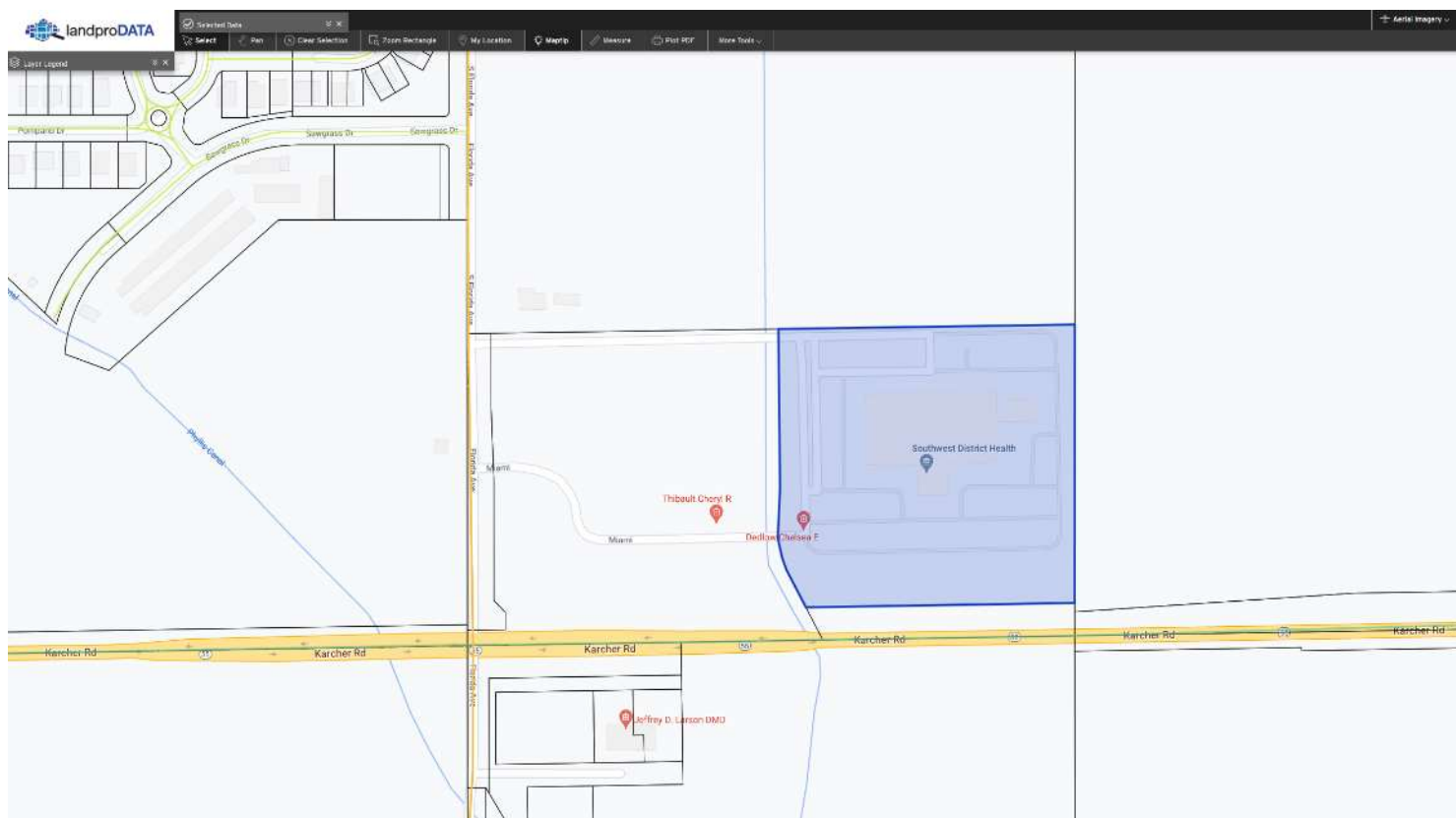
Key Number	Project Number	Parcel Number	Parcel ID Number
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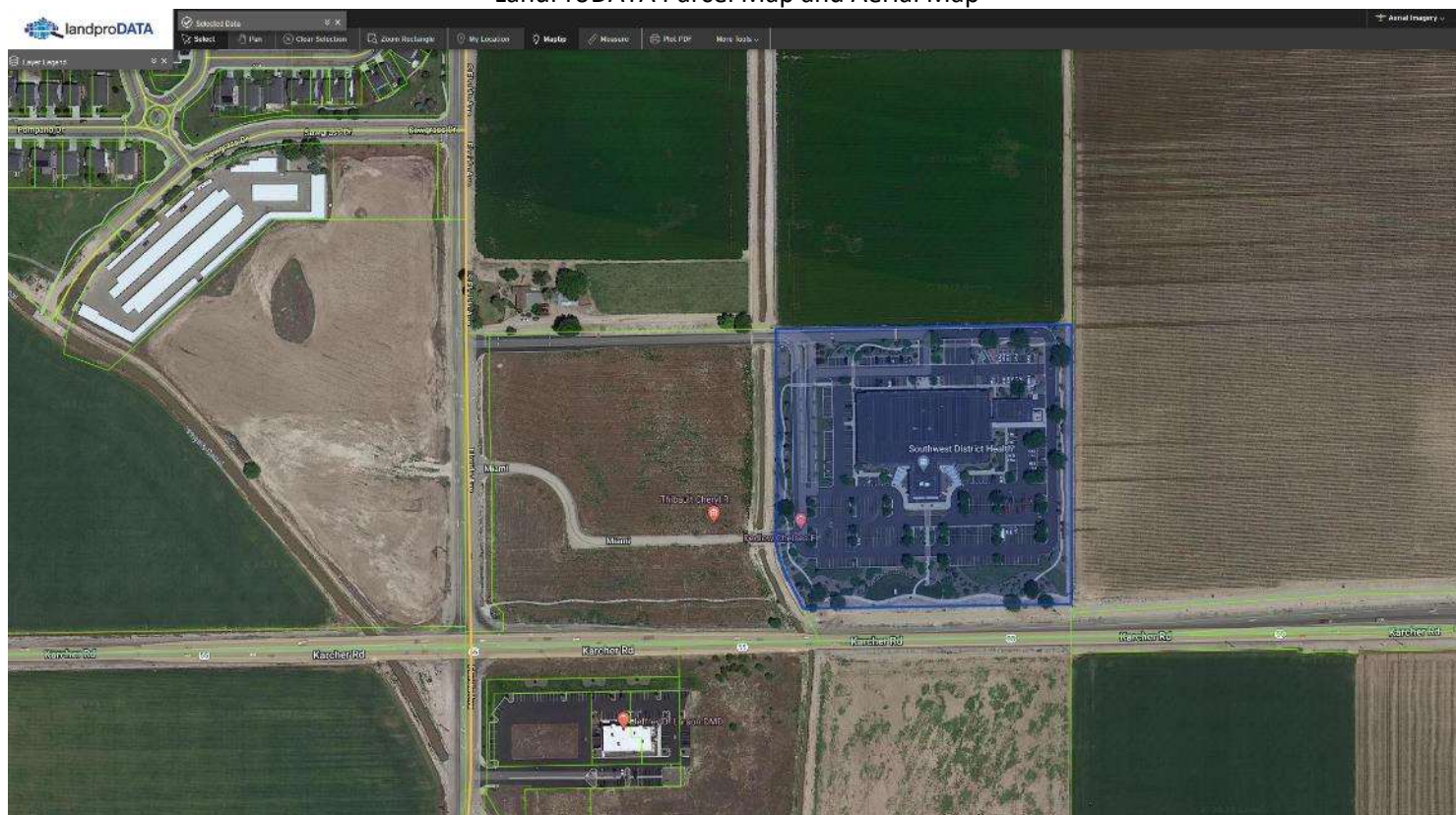
Google Earth Perspective and Street Views



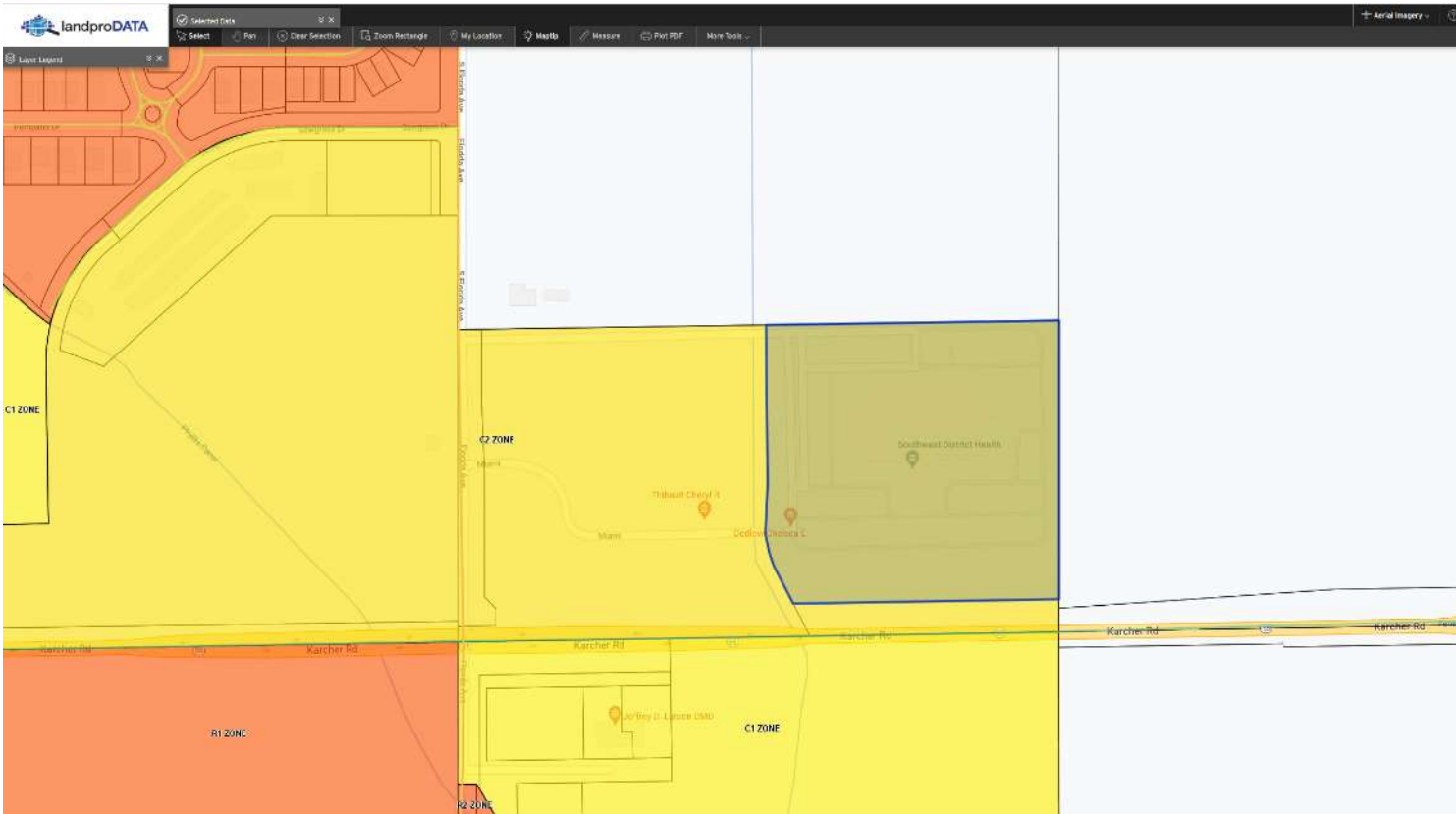
Key Number	Project Number	Parcel Number	Parcel ID Number
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LandProDATA Parcel Map and Aerial Map



Key Number	Project Number	Parcel Number	Parcel ID Number
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LandProDATA Zoning Map

Zoning Summary

Zoning Jurisdiction	City of Caldwell
Zoning Designation	C-2
Description	Community Commercial
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	

bowling alley, and drinking establishment are some of the for-profit uses allowed outright or with conditional approval.

Category	Requirement
Minimum Lot Area	None
Minimum Street Frontage (Feet)	None
Minimum Lot Width (Feet)	None
Minimum Lot Depth (Feet)	None
Minimum Setbacks (Feet)	None
Maximum Building Height	None
Maximum Site Coverage	None
Maximum Floor Area Ratio	None
Parking Requirement	Depends on use

The subject is already annexed into the City of Caldwell. Its comp plan / future land use map designation is Highway Corridor, which would make the parcel eligible for the zoning district of the same name, H-C – Highway Corridor, C-1 Neighborhood Commercial, or C-2 Community Commercial.

The defined subject is already zoned C-2. Agriculture, greenhouse / nursery, manufactured or mobile home, carwash, gas / service station, clinic, hospital, bakery, c-store, deli, pharmacy, grocery store, hardware store, retail sales, bank, beauty / barber shop, health club, laundromat, offices, food trucks, restaurant, spa, vet clinic, commercial PUD, church, school,

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Key Number	Project Number	Parcel Number	Parcel ID Number
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sorority, body shop, auto service, sales lot, indoor storage, outdoor storage, tire store, big box retail, building supply, equipment sales / rental, liquor store, shopping center, mall, auction yard, hotel / motel, funeral home, landscaping business, mini-storage, drive-in restaurant, bowling alley, and drinking establishment are some of the for-profit uses allowed outright or with conditional approval.

We reviewed a title commitment prepared by Pioneer Title Co. having Schedules A & B dated April 11, 2022. It listed 28 Schedule B-II exceptions, the first 7 of which were standard exceptions (with no specific references to the subject). Of the remainder, those worthy of note include the following:

- Possible irrigation shares in the Pioneer Irrigation District.
- Possible reservations of canal or other rights-of-way easements and/or mineral estate in the original U.S. Patent.
- Acknowledgement that Miami Lane is a private road affording legal access via perpetual easement.
- Various utility easements, including two prominent water line easements through the interior of the subject property (see Record of Survey 2010007939).
- A lease and various modifications to it between the Idaho Health Facilities Authority as lessor, and Public Health District No. 3 as the lessee.

Please note that while the documents of record would appear to suggest there to be a divided estate (leased fee vs. leasehold), that would seem to be at odds with the indicated owner of record (the owner of record would be the lessee if the lease is still valid). Regardless, our valuation is of the whole (fee simple estate), with no allocation between any divided interests of a landlord or a tenant.

We are not aware of any other easements, encumbrances, or restrictions that would adversely affect market value or marketability of the subject property, and specifically assume the subject has marketable title.

Because the state is a tax-exempt owner, the county assessor records do not track any details about the improvement. It consists of a single building of roughly 52,500 square feet, built circa-2010, with a fenced site with a high onsite parking ratio and extensive landscaping.

The 2022 assessed value and property taxes are summarized as follows:

Taxes and Assessments - 2022						
Assessed Value				Taxes and Assessments		
				Ad Valorem		
Tax ID	Land	Improvements	Total	Tax Rate	Taxes	Total
R3273701000	\$0	\$0	\$0	0.000000%	\$0.00	\$0

The 2023 assessed value is shown as follows:

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Assessor's Market Value - 2023

Tax ID	Land	Improvements	Total
R3273701000	\$0	\$0	\$0

As indicated, the property is exempt from ad-valorem taxation.

Scope of Work

Identify the problem to be solved (extent of property identification, extent of tangible property inspection)

The appraisal problem to be solved is derivation of an opinion of market value for property rights to be acquired as a result of a contemplated right-of-way project.

Bradford T. Knipe, MAI, ARA, CRE, CCIM inspected the subject property unaccompanied on July 17, 2023, and did a drive-by viewing of the property on July 17, 2023. Robin Brady, MAI inspected the subject property on July 15, 2023. These site visits included observation of the land area that is to be affected by the contemplated project, the taking of photographs, and an inventory of apparent site improvements in the project area.

We identified the subject through project right-of-way plans, ownership information and a title commitment provided by the client, a legal description of the requirement area provided by the client and/or the title company, online GIS records, and other sources. We assembled information about the characteristics of the property that are relevant to its probable highest and best use and its market value. LandProDATA identifies the parcel as 8.725 acres (AC), equating to approximately 380,061 square feet (SF). The project plans also cite the 8.725-acre figure.

Identify the type and extent of data research performed

Research of sales of reasonably similar properties was completed and an estimate of value by the sales comparison approach was made. We verified comparable market data with one or more of the following: Buyer, seller, listing agent or broker, selling agent or broker, via a third party involved in the transaction (listing coordinator or office manager for a brokerage, etc.), or a reliable source of sale information including MLS and/or CoStar records. Additional sale information was obtained via LandProDATA GIS, county GIS records, Google Earth, and/or title company records.

Identify the type and extent of analyses applied to arrive at opinions or conclusions.

We use only the sales comparison approach to develop an opinion of land value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and therefore sufficient sales data is available for analysis.

Summarize information analyzed, methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions. Give reason for exclusion of the sales comparison approach, cost approach, or income approach.

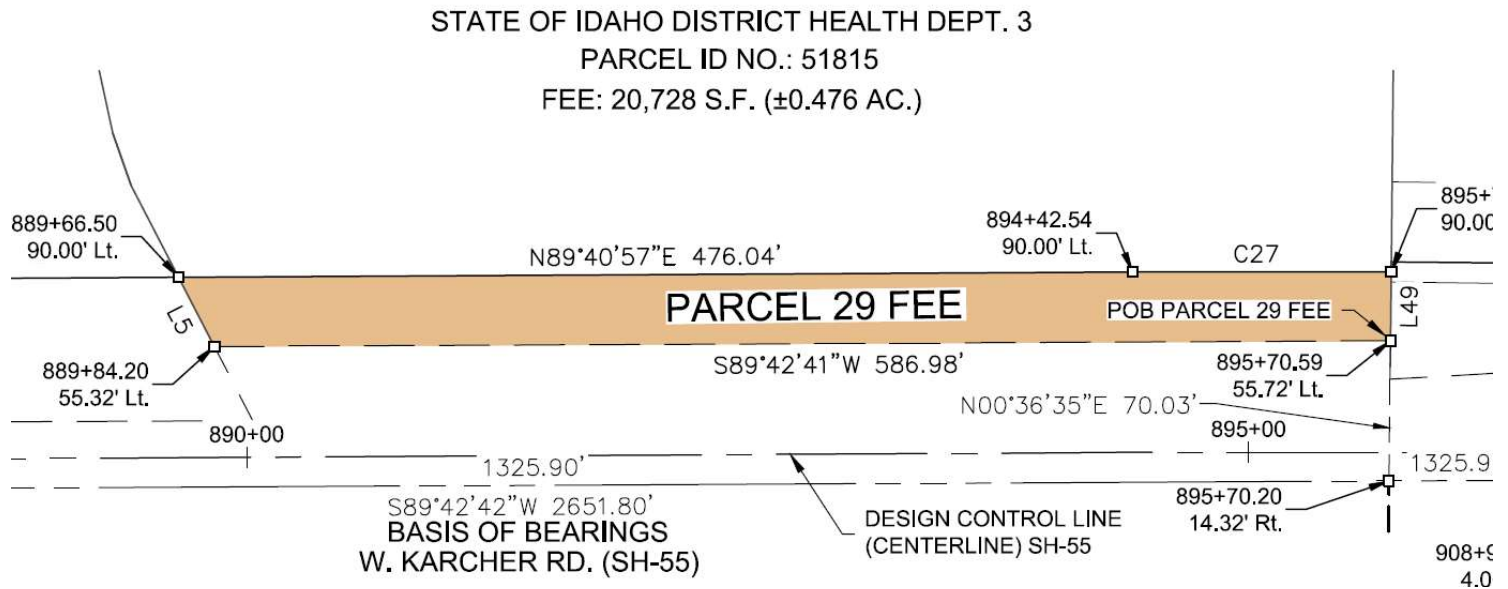
The sales comparison approach is developed to estimate land value, as it would be the sole approach relied upon by a knowledgeable buyer. The income approach is not a relevant valuation approach because a typical buyer does not value this type of property using an income approach analysis. Because vertical improvements either are immaterial to the requirement, or do not appear to be impacted by the proposed project, the cost approach is not applicable (but cost approach methods are developed to address contributory site improvements impacted by the proposed acquisition).

Description of Area to be Acquired, Remainder, Access Control Issues and Summary of Appraisal Problem

The subject site is a single tax lot, the entirety of which is developed as a government field office and health clinic.

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The area to be acquired (referred to as the “fee requirement”) is a generally rectangular-shaped strip of land along the Karcher frontage totaling 20,728 SF. Its dimensions and configuration are illustrated as follows:



In the requirement area are chain link side fencing, concrete sidewalks, concrete curbing, extensive landscaping (trees and shrubs), lawn areas, rock bark, landscape sprinklers, pole-mounted lighting, lighted signage, etc.

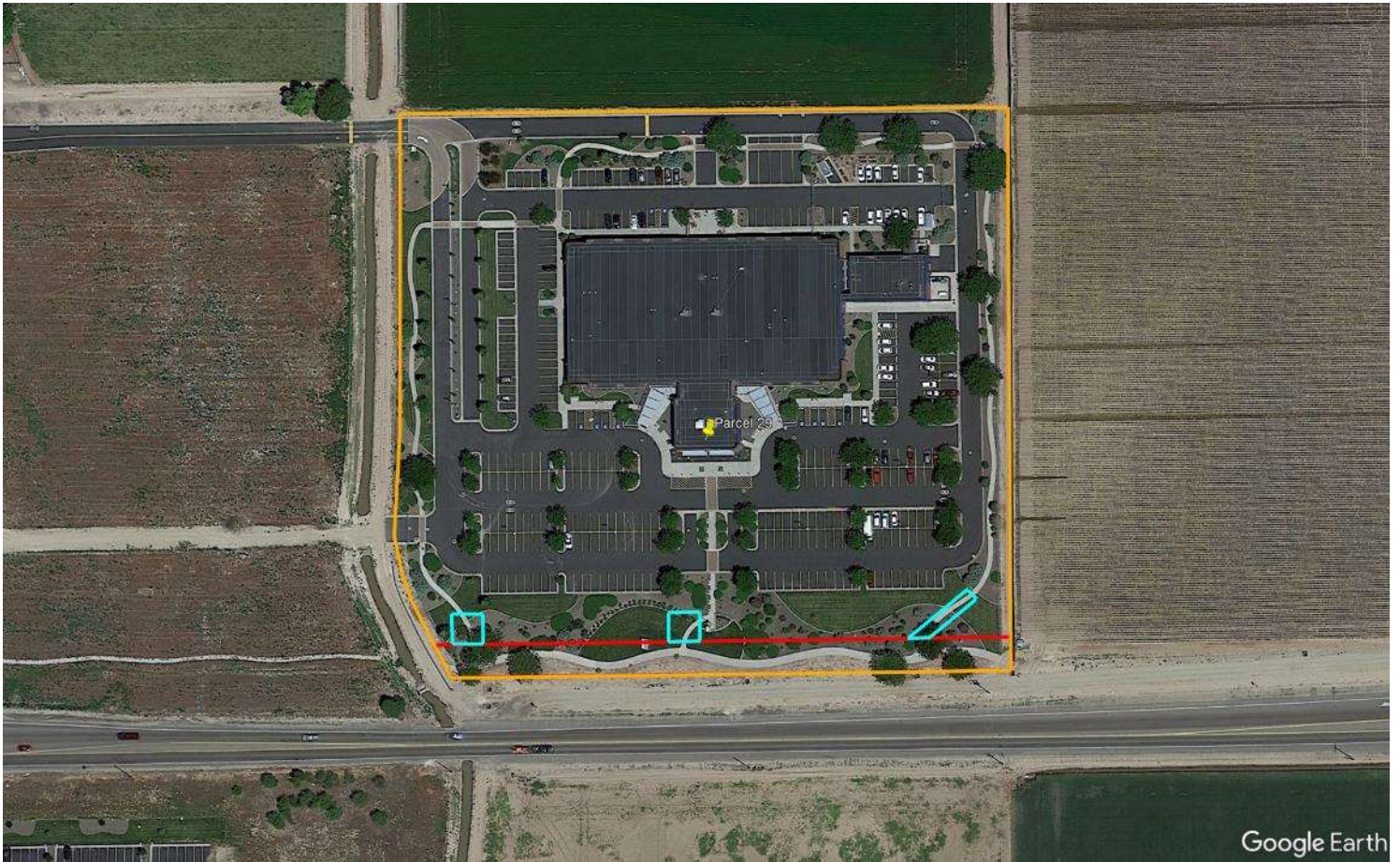
The indicated permanent easement requirement is 0 SF. In other words, no permanent easements are necessitated.

The project will require three non-contiguous temporary construction easement areas totaling approximately 4,051 SF. Each TE area is at the junction of the main sidewalk with smaller offshoots. As it is impossible to know specifically what site improvements may be damaged within the TE areas, we do not include any direct compensation for site improvements in the TE areas. Rather, any improvements damaged by ITD, their contractors or agents must be repaired and restored to at least their pre-project quality, state of repair and functionality.

Current access to the property is off Florida Avenue, via a private easement over the neighboring parcel to the west. This access is outside of the project area and will remain unchanged. After completion of the project, there will be a divided median requiring right-in, right-out access for most locations along the project corridor (which will have no impact on the subject, since it has no direct Karcher Road access now).

In the following Google Earth aerial photo, the boundaries of the subject parcel (orange), fee acquisition (red), permanent easement (green), and temporary easement (blue) are approximated (to the extent applicable):

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In many other parcels encompassed in the Karcher Road project, there are paralleling irrigation ditches or drains of consequential size, the centerline of which forms one of their parcel boundaries. In those instances, we map the approximate area of encumbrance of the tract by the ditch or drain road access and maintenance easement. We do not do so for the subject, and this warrants explanation: The centerline of the so-called 25.1 Drain which parallels the subject to the west is not the subject's westerly boundary. Rather, the drain is further west and its easement area only overlaps into the defined subject slightly, and is thus well within a typical building setback margin. In other words, the impact of the ditch or drain easement is minor and inconsequential.

Readers should be aware that the preceding exhibit is accurate in a relative sense, but not necessarily in an absolute sense: The orange parcel boundary is from county GIS layers and in at least some instances, their county parcel boundaries appear to be phase shifted. We have attempted to draw the parcel boundaries, fee and easement requirements more accurately, but they should be construed as reasonable approximations only.

Discussion of Improvements ITD does not require valuation of "unaffected improvements", i.e., houses, buildings, etc. not damaged. The government field office and clinic was constructed on the subject site circa-2010, and is situated over 200 feet north of the proposed new right-of-way line. Thus, the improvements do not appear to be impacted by the project requirement.

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Present analysis of physically possible, legally permissible, financially feasible, and maximally productive both as if “vacant” and as if “improved” for the larger parcel.

As if Vacant: The subject is zoned City of Caldwell C-2, Community Commercial. An overview of some of the potential uses under the C-2 zone follows: Agriculture, greenhouse / nursery, manufactured or mobile home, carwash, gas / service station, clinic, hospital, bakery, c-store, deli, pharmacy, grocery store, hardware store, retail sales, bank, beauty / barber shop, health club, laundromat, offices, food trucks, restaurant, spa, vet clinic, commercial PUD, church, school, sorority, body shop, auto service, sales lot, indoor storage, outdoor storage, tire store, big box retail, building supply, equipment sales / rental, liquor store, shopping center, mall, auction yard, hotel / motel, funeral home, landscaping business, mini-storage, drive-in restaurant, bowling alley, and drinking establishment are some of the for-profit uses allowed outright or with conditional approval.

We are unaware of any CC&Rs or other legal restrictions affecting allowed land uses.

It is our understanding that the subject site is already served with municipal sewer, water and pressurized irrigation.

Commercial demand tends to favor signalized and section-line major intersections, minor intersections secondarily, and interior sites thereafter. However, all else equal, growth builds upon growth, thus favoring lands closer to the Caldwell Blvd. corridor and the freeway, and the Nampa segment of Karcher Road is superior in that regard. Although an interior site, because of its location proximate to other modern commercial synergies (e.g., a self-storage facility, a showroom, and a dental office are immediate to the west and the south), the subject would likely be well received for a service-commercial (“highway-commercial”) use.

Based on our analysis of the market, there would appear to be demand for highway-commercial development in the subject’s area, with preference and value premiums afforded to signalized or other major corner sites. Though demand is limited and contingent on the continued build-out of the rooftops necessary to support it, across the full project corridor there are isolated instances of service-/highway-commercial uses ranging from convenience stores, dental office, acute-care medical clinic, upholstery shop, flex-space, landscape nursery, self-storage, and governmental office, to name some specific examples, along with single- and multi-family residential (where allowed, and where land size is sufficient to make such development practical). For the foreseeable near term, supply of lands designated for highway-commercial types of development outpaces evident demand, so parcels with one or more of the following attributes would garner a competitive advantage:

- improved parcels able to generate interim-use income during the holding period necessary to find their end-use
- parcels closest to the synergies of the Nampa-Caldwell Blvd. corridor (and most proximate to the I-84 freeway)
- parcels already annexed and already commercially zoned
- parcels at major signalized or roundabout intersections
- parcels abutting other modern commercial uses

The subject meets three of these five criteria. Thus, highway-commercial uses are considered to be financially feasible immediately or over the near- to intermediate-term horizon.

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than a use within the broader spectrum of highway-commercial development. Accordingly, this is concluded to be the maximally productive use of the property as if vacant, and we bracket the subject’s potential using a sampling of sales across a similar spectrum of intended use.

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As Improved: The subject site improved with a government field office and clinic, which falls into the spectrum of a highway-commercial / service-commercial development. Thus, the modern improvements are consistent with and contributory to the highest and best use of the land as vacant.

Most Probable Buyer: The most probable buyer is an owner-user or passive investor.

Most Probable Development Timeframe: While the supply of lands having a comp plan designation for commercial rezone and use along the Karcher Road corridor is substantial, the first to find demand would be a) sites at or by signalized or other major intersections, minor corners secondarily, and infill last; and b) sites already zoned commercial, and sites in the Nampa segment of the corridor which by definition are the closest to the freeway, to the retail-commercial synergies of the Caldwell Blvd. corridor, and that are already the most intensely developed portion of the Karcher corridor.

The subject is not at a signalized corner, and not near the Nampa end of the corridor, but it is already zoned, fully-serviced by public utilities and does enjoy some modern development synergies at its location. Thus, the development potential for the subject would be immediate to intermediate-term absent project influence.

Larger Parcel Analysis

Consideration of External Parcels: The subject is owned by State of Idaho District Health Dept. 3 (dba Southwest District Health). Our search of the LandProDATA subscription GIS service indicated that, while there are numerous parcels around the state with similar names, the defined subject is the only parcel in Idaho and Eastern Oregon under materially the same ownership:

Tools	County	Parcel	Property Address	Primary Owner	Second Owner	Property City	Subdivision
	Teton	RPA0290010058	820 VALLEY CENTRE DR	DISTRICT 7 HEALTH DEPARTMENT			VALLEY CENTRE SUB
	Madison	RPR000W1020700	314 N 3rd E	DISTRICT SEVEN HEALTH		Rexburg 83440	Walker Addition Division No. 1
	Bonnaville	HPA03300000000	1250 HOLLIPARK DR	DISTRICT SEVEN HEALTH DEPT		IDAHO FALLS 83401	BOWEN ADDITION DIV 1
	Fremont	RPS0173071011B	45 S 2ND W	EASTERN IDAHO PUBLIC HEALTH DISTRICT			1017300 ST ANTHONY
	Shoshone	RPD00000113800A	GOVERNMENT CULCH	Idaho Panhandle Health District		83837	
	Kootenai	C49050010050	2199 N IRONWOOD CENTER DR	KOOTENAI HEALTH DISTRICT INC		COEUR D'ALENE	
	Kootenai	C00000111275	2003 N KOOTENAI HEALTH WAY	KOOTENAI HOSPITAL DISTRICT		COEUR D'ALENE	
	Bonnar	RPS0793000001AA	2101 PINE ST, SANDPOINT, ID 83864	Panhandle Health District 1			530
	Elmore	RPA3506E253376	520 E 8TH N	PUBLIC HEALTH DISTRICT #4		83647	T35 REC
	Benewah	RPA01022000010	137 N 8TH ST, SAINT MARIES, ID 83861	PUBLIC HEALTH DISTRICT NO 1	DBA PANHANDLE HEALTH DISTRICT	SAINT MARIES Idaho 83861	
	Benewah	RPA01022000040	137 N 8TH ST, SAINT MARIES, ID 83861	PUBLIC HEALTH DISTRICT NO 1	DBA PANHANDLE HEALTH DISTRICT	SAINT MARIES Idaho 83861	
	Jerome	RPO857E197220A		SOUTH CENTRAL DISTRICT HEALTH DEPARTMENT			
	Minocoka	RPH07101000060	485 22ND ST	SOUTH CENTRAL PUBLIC HEALTH DISTRICT		HOYHLIN ID 83636	
	Canyon	R3273701000	13307 MIAMI LN	STATE OF IDAHO DISTRICT HEALTH DEPT 3		CALDWELL, ID 83607	

The second test of a larger parcel is that it is contiguous or reasonably proximate, and the third is that the use is financially integrated with the subject's highest and best use. However, as these tests are successive, with no parcels passing the first test of inclusion, there are none to be considered under the remaining tests.

Thus, the defined subject tax lot is concluded to constitute a single larger parcel.

Key Number	Project Number	Parcel Number	Parcel ID Number
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Consideration of Intra-Parcel Divisions: A subject parcel could consist of two or more larger parcels in certain circumstances. The best defense for an intra-parcel division is when the property that contains the defined subject is atypical in size to what is around it, when a parcel division is available via some non-speculative means (e.g., a lot line adjustment or an administrative split), and some logical division of it would result in a more homogenous saleable commodity.

To have retained rights of administrative split, a parcel typically has to be of record a significant period of time with no prior splits or alterations. Based on GIS information, it would appear that the subject’s configuration was the result of the sale to current ownership in 2009. Further, while at nearly 9 acres in size, and thus considerable, the subject site size is not at all atypical for its location: The tract to its immediate west (and from which it appears to have been split) is 9.755 acres; the tract across Florida Avenue from it is 24.374 acres; and the tract directly across Karcher south of the subject is 12.612 acres. The tract to the immediate east is 38.04 acres (with a pending development called The Charles at Karcher Sub.), and the abutting tract to the north is 20.167 acres. Thus, the defined subject is already smaller than any developable tract that is immediate to it. Lastly, the subject’s access is via a private easement, so any division would likely require approval of the owner over which that private road traverses (which for valuation purposes, we cannot simply assume).

We thus conclude that the subject appropriately reflects a single larger parcel for valuation purposes.

Additional Discussion

The Greater Boise MSA has been in an economic expansion since the end of the Great Recession in 2010. The markets have been appreciating in the range of roughly 5 to 25+ percent per year throughout most of that timeframe, notably accelerating with the onset of COVID. By mid-year 2022, however, inflation fears became the primary concern, the Federal Reserve began aggressively raising interest rates, and the result has been a flattening of market appreciation and slower sale volumes the latter half of 2022 and continuing into early 2023. The sales we employ for this analysis took place primarily over the period 2020 to late-2022, and much of that time was buoyed by COVID. As such, and in consideration of making sure the oldest sales align with the most recent sales, we apply an annual straight-line market adjustment rate of 20 percent through June 2022, and no adjustment for July 2022 to present.

The notable features of the subject valuation are those of a typical interior or minor corner site having municipal sewer and water services available. The parcel’s indirect access via easement is considered in our conclusion.

Comparative Analysis			
Sale No. Land Sale SC-01	Effective Sale Price \$875,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$12.48	Date of Sale March 2021
<p>Discussion</p> <p>March 2021 sale of tracts totaling 1.61 acres that had been improved with a television station at the signalized southeast corner of Northside (Nampa) Blvd. and 6th St. N. Buyer demolished the improvements, built a Starbucks drive-in on the commercial-zoned corner tract, and appears to have resold the easterly interior portion of the site to a multifamily developer. Demolition allowance is an IRR-Boise approximation.</p> <p>This sale is adjusted upward for market conditions (appreciation since the date of sale), downward for proximity to the freeway (Offsites & Externalities), and downward for its superior major/signalized corner siting. The impact of parcel size is considered in the reconciliation process.</p>			
Indicated Adjusted Unit Value of <u>Subject</u> \$11.02		<input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel	

Key Number	Project Number	Parcel Number	Parcel ID Number
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Sale No. Land Sale SC-02	Effective Sale Price \$885,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$4.89	Date of Sale March 2021
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Discussion

March 2021 sale of an irregular-shaped 4.152-acre tract already subdivided into 6 lots (finished with curbs, gutters and utility stubs), but surrounded on 3 sides by residential development, and a canal separating it from the back of a D&B Supply store. The site is also gently sloping south downward to the north, and the east portion of the property is in a significant depression, rendering it either a tiered development, or requiring considerable fill. To-date, the only development activity has been at the northwest corner, the most desirable lots in the development abutting the D&B store. Thus, multiple factors lessen its commercial appeal, despite lot-line adjustment flexibility, BC zoning, and highway frontage.

This sale is adjusted upward for market conditions (appreciation since the date of sale), and upward for topographical challenges of the site. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.71

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-03	Effective Sale Price \$1,550,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$7.60	Date of Sale April 2021
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Discussion

April 2021 sale of a 4.681-acre signalized minor corner site on the north side of Garrity Blvd. Had been improved with an old motel operated as apartments. Reportedly purchased for redevelopment as a car dealership. Demo allowance is an IRR-Boise estimate.

This sale is adjusted upward for market conditions (appreciation since the date of sale), and downward for its superior major/signalized corner siting. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.53

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-04	Effective Sale Price \$1,070,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$6.30	Date of Sale April 2021
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Discussion

April 2021 of 3.9 gross acres in two non-contiguous tracts, one located at the round-about of Franklin and Star, and the other interior. The corner site was later resold to Jacksons for a c-store at \$12/SF.

This sale is adjusted upward for market conditions (appreciation since the date of sale), downward for its superior major/signalized corner siting and upward for its configuration as two non-contiguous parcels. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.77

☐ Ac ☒ Sq Ft ☐ Parcel

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Sale No. Land Sale SC-05	Effective Sale Price \$1,175,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$10.22	Date of Sale July 2021
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Discussion

July 2021 sale of a nicely-landscaped 2.64-acre site at the northwest corner of Roosevelt Ave. and Middleton Rd. Marketed as a retail site, but acquired for medical clinic development.

This sale is adjusted upward for market conditions (appreciation since the date of sale), and downward for its superior major/signalized corner siting. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$9.71

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-06	Effective Sale Price \$1,140,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$6.14	Date of Sale August 2021
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Discussion

August 2021 sale of a triangulated 4.259-acre site on the north side of Karcher Road, and the west side of the I-84 freeway. Buyer made application while the site was under contract for an auto-related service-commercial complex to include an auto body shop, auto repair shop, manufacturing and fabrication. Aerial photos show buildings on the site, but the listing agent indicated that the seller had removed them prior to the sale. Buyer agent confirmed his father bought the property to do a flex type of development, some for family automotive-related use, some to lease out. He noted that there was no sewer available to this site, and that this likely had some bearing on the price.

This sale is adjusted upward for market conditions (appreciation since the date of sale), downward for immediate influence of a high concentration of retail uses and freeway access proximate, upward for lack of sewer, and upward for a triangulated parcel shape. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.97

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-07	Effective Sale Price \$605,537	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$12.99	Date of Sale October 2021
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Discussion

October 2021 sale of 1.07 net acres that had recently been rezoned from residential to light-industrial. Acquired to develop two warehouses. Site is four parcels removed from Garrity Blvd. Sale included building plans ready for submittal.

This sale is adjusted upward for market conditions (appreciation since the date of sale), and downward for entitlements (the sale included the plans for two industrial buildings). The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$11.86

☐ Ac ☒ Sq Ft ☐ Parcel

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Sale No. Land Sale SC-08	Effective Sale Price \$249,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$10.23	Date of Sale November 2021
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Discussion

November 2021 sale of 0.559 acres at the southeast corner of Ash St. and Kimball Ave. This is a low-traffic location in an older part of Caldwell, but it is proximate to a hospital. August 2021, the buyer made application for up to 10 food carts or trucks, tent pavilions, sanitation stations, porta-potties and a picnic area, but as of Spring 2023 the site remains vacant.

This sale is adjusted upward for market conditions (appreciation since the date of sale), and upward for lack of growth influences in the immediate area. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$12.72

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-09	Effective Sale Price \$1,400,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$5.44	Date of Sale January 2022
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Discussion

January 2022 sale of two rural light-industrial subdivision lots totaling 5.913 acres, located at the northeast corner of Farmway and Laurel St. Development would apparently require private well and septic. This was reported to be an off-market sale, but believed to be at market value result.

This sale is adjusted upward for market conditions (appreciation since the date of sale), upward for lack sewer service, and upward for inferior zoning. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.13

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-10	Effective Sale Price \$425,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$11.32	Date of Sale March 2022
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Discussion

March 2022 purchase of a 0.862-acre site that was zoned BC, located one parcel off the Caldwell Blvd. Though commercially zoned, buyer put in an application to develop with 28 apartment units (4 sixplex and 1 fourplex). The agent indicated they helped the seller price the offering, and the neighboring buyer acquired it subject to getting approval for the intended multifamily use.

This sale is adjusted downward slightly for conditions of sale (assemblage), upward for market conditions (appreciation since the date of sale), and upward for a neighboring adverse influence (a low-end mobile home park). The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$12.55

☐ Ac ☒ Sq Ft ☐ Parcel

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Sale No. Land Sale SC-11	Effective Sale Price \$1,500,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$10.80	Date of Sale April 2022
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Discussion

April 2022 sale of a 3.189-acre site at the northeast corner of Victory Rd. and Kings Rd., zoned Nampa BC Business Commercial. The location is a major corner, and while not signalized, it was recently upgraded to a roundabout. The broker confirmed that the eventual intended use is speculative commercial development, and while sewer was not yet to the site, it was very close by.

This sale is adjusted upward for market conditions (appreciation since the date of sale), and downward for its superior major/signalized corner siting. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$9.04

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-12	Effective Sale Price \$910,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$5.97	Date of Sale May 2022
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Discussion

May 2022 sale of an industrial-zoned site of 4.53 gross acres, and an estimated 3.5 net acres, located three parcels south of the Nampa Airport. Site is split by Mason Creek, with a small sliver of usable area on the north side, majority on the south side. Aerial photos indicate the site needed fill as well. We net out the creek and wetland areas apparent to estimate usable area.

This sale is adjusted upward for market conditions (appreciation since the date of sale), upward for configuration (the usable areas were in two separate blocks, with a creek between them), and upward for inferior zoning. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.99

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-13	Effective Sale Price \$1,800,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$13.08	Date of Sale May 2022
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Discussion

May 2022 sale of two tax lots totaling 3.16 acres, located at the southeast corner of a 4-way stop section-line intersection, planned for upgrade to a roundabout, and already in a corridor zoned Caldwell C3 service-commercial. Sold after only 33 days on the market, suggesting buyer may have been atypically motivated.

This sale is adjusted downward for conditions of sale, upward for market conditions (appreciation since the date of sale), and downward for its superior major/signalized corner siting. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$9.14

☐ Ac ☒ Sq Ft ☐ Parcel

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Sale No. Land Sale SC-14	Effective Sale Price \$2,075,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$5.59	Date of Sale June 2022
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Discussion

June 2022 sale of two parcels constituting 8.528 acres located at the southeast corner of E. Ustick and S. Florida. Parcel is in the county, but across Ustick from Caldwell R-2, and across Florida from Caldwell C-2 zoning. The north parcel had sold May 14, 2021 for \$800,000 (see MLS 98752887), and the south parcel had sold same date for \$610,000 (see CoStar 5641072). This indicates a straight-line appreciation of 42% per year. Demolition allowance is an IRR-Boise estimate.

This sale is adjusted upward for market conditions (appreciation since the date of sale), upward for inferior growth influences (though not far from the Caldwell Blvd., growth has passed this immediate area by thus far), downward for its superior major/signalized corner siting, and upward for a somewhat awkward parcel shape. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$5.63

☐ Ac ☒ Sq Ft ☐ Parcel

Sale No. Land Sale SC-15	Effective Sale Price \$2,388,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$9.00	Date of Sale August 2022
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Discussion

August 2022 sale of two contiguous tax lots constituting a 6.091-acre signalized corner site at the northwest quadrant of Middleton at Karcher Roads. Erroneously marketed as 5.28 acres, this 6.1-acre parcel sold at full asking price of \$2.1 mm. The buyer is an entity owned by Rocky Mountain Management. The buyer reported that the seller would not pay their agent's fee, so they paid it over and above the acquisition price, resulting in an acquisition basis on their books of \$2,163,000. There was a diagonal traverse of a partially-piped, partially-open irrigation ditch which the parties knew they would have to replace and relocate, which reportedly impacted the price downward by about \$200k. This site has frontage on four roadways (including Hailey Ave. to the north, and Latah Dr. to the west), and controls two corners (NWC Karcher/Middleton and NEC Karcher/Latah). The site has an irregular configuration, the minor intersection is limited to right-in right-out turns, and all the Karcher Road frontage has a divided median. Buyer has since been ground-leasing retail sites reportedly at the equivalent of about \$20 to \$24 PSF. Demo allowance for old farmstead is an IRR-Boise estimate. (Price adjustments: \$25k demo, \$63k commission, \$200k ditch relocation.)

This sale does not require adjustment for market conditions (appreciation since the date of sale), but warrants downward adjustment for its superior major/signalized corner siting, upward slightly for inferior shape. We do not adjust for the diagonal traverse of the irrigation ditch or drain encumbrance as it was addressed in the effective sale price. The impact of parcel size is considered in the reconciliation process.

Indicated Adjusted Unit Value of Subject

\$7.65

☐ Ac ☒ Sq Ft ☐ Parcel

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Sale No. Land Sale SC-16	Effective Sale Price \$2,400,000	Effective Sale Price Per <input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel \$6.07	Date of Sale October 2022
<p>Discussion</p> <p>October 2022 sale of a 9.07-acre improved equestrian setup as an interim-use while awaiting redevelopment. Situated at the 4-way stop at Eagle Rd. and Lake Hazel Rd., across the road from a large, modern PUD and the Boise Timbers/Thornes Soccer Complex. Abutting lands to east were zoned Meridian R-15 multifamily, and the hard corner likely has service-commercial/retail potential. However, there is no direct access from Eagle due to topography, the parcel having some low ridge attributes.</p> <p>This sale does not require adjustment for market conditions (appreciation since the date of sale), but warrants downward adjustment for its superior major/signalized corner siting, and upward for inferior topography (which impacts access from the hard corner). The impact of parcel size is considered in the reconciliation process.</p>			
Indicated Adjusted Unit Value of <u>Subject</u> \$6.07		<input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel	

Sale Adjustment Grids – 1 of 3

Land Sales Adjustment Grid

		SEC Northside & 6th St. N. - Starbucks	Vista Ridge Bulk Sale	Garrity Auto Dealership	SEC Franklin & Star	St. Luke's Middleton & Roosevelt Site	Karcher Auto Service Complex
SUBJECT		SC-01	SC-02	SC-03	SC-04	SC-05	SC-06
Sale Price/SF		\$12.48	\$4.89	\$7.60	\$6.30	\$10.22	\$6.14
A) Property Rights Conveyed		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price/SF		\$12.48	\$4.89	\$7.60	\$6.30	\$10.22	\$6.14
B) Financing Terms		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Comments		Cash	Cash	Cash	Cash	Cash	Cash
Adjusted Price/SF		\$12.48	\$4.89	\$7.60	\$6.30	\$10.22	\$6.14
C) Conditions of Sale		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Comments		Normal motivations	Normal motivations	Normal motivations	Normal motivations	Normal motivations	Normal motivations
Adjusted Price/SF		\$12.48	\$4.89	\$7.60	\$6.30	\$10.22	\$6.14
D) Market Conditions (Time)	Jul-23	Mar-21	Mar-21	Apr-21	Apr-21	Jul-21	Aug-21
Age of Sale (months)		28.2	28.2	26.9	26.6	23.8	23.3
Term Through	Jun-22	15.7	15.6	14.3	14.0	11.2	10.8
Adjustment	20.0%	26.14%	26.03%	23.84%	23.40%	18.74%	17.97%
Remaining Term	Jul-23	12.6	12.6	12.6	12.6	12.6	12.6
Adjustment	0.0%	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>
Adjusted Price/SF		\$15.74	\$6.17	\$9.41	\$7.77	\$12.13	\$7.25
E) Location							
Area Growth/Demographics		0%	0%	0%	0%	0%	0%
Neighborhood Homogeneity		0%	0%	0%	0%	0%	0%
Offsites & Externalities		<u>-10%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>-10%</u>
Net Adjustment		-10%	0%	0%	0%	0%	-10%
F) Physical Attributes							
Utility Availability		0%	0%	0%	0%	0%	10%
Access/Ingress & Egress		-20%	0%	-20%	-20%	-20%	0%
Parcel Shape/Configuration		0%	0%	0%	20%	0%	10%
Site Topography		<u>0%</u>	<u>25%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Net Adjustment		-20%	25%	-20%	0%	-20%	20%
G) Use Potential		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
H) Zoning & Entitlements		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Subtotal Adjustments E-H		<u>-30%</u>	<u>25%</u>	<u>-20%</u>	<u>0%</u>	<u>-20%</u>	<u>10%</u>
Adjusted Price/SF		\$11.02	\$7.71	\$7.53	\$7.77	\$9.71	\$7.97
I) Lump Sum / Other							
Other Adj.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Price/SF		\$11.02	\$7.71	\$7.53	\$7.77	\$9.71	\$7.97
J) Parcel Size AC	8.725	1.61	4.15	4.68	3.90	2.64	4.26
Adjusted Price/SF		\$11.02	\$7.71	\$7.53	\$7.77	\$9.71	\$7.97
SUBJECT		SC-01	SC-02	SC-03	SC-04	SC-05	SC-06
Adjusted Price/SF		\$11.02	\$7.71	\$7.53	\$7.77	\$9.71	\$7.97
Gross Adjustments		68%	87%	69%	94%	52%	77%
Net Adjustments		-12%	58%	-1%	23%	-5%	30%
		Minimum	Maximum	Mean		Median	
Unadjusted		\$4.89	\$13.08	\$8.63		\$8.30	
All Adjustments Except Size		\$5.63	\$12.72	\$8.84		\$7.98	

Sale Adjustment Grids – 2 of 3

Land Sales Adjustment Grid

		39th St. Light-Industrial	SEC Ash & Kimball	NEC Farmway & Laurel	Comstock Conversion	NEC Victory Rd. & Kings Rd.	Victory Rd. Industrial
SUBJECT		SC-07	SC-08	SC-09	SC-10	SC-11	SC-12
Sale Price/SF		\$12.99	\$10.23	\$5.44	\$11.32	\$10.80	\$5.97
A) Property Rights Conveyed		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price/SF		\$12.99	\$10.23	\$5.44	\$11.32	\$10.80	\$5.97
B) Financing Terms		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Comments		Cash	Cash	Cash	Cash	Cash	Cash
Adjusted Price/SF		\$12.99	\$10.23	\$5.44	\$11.32	\$10.80	\$5.97
C) Conditions of Sale		0.0%	0.0%	0.0%	-5.0%	0.0%	0.0%
Comments		Normal motivations	Normal motivations	Normal motivations	Assemblage	Normal motivations	Normal motivations
Adjusted Price/SF		\$12.99	\$10.23	\$5.44	\$10.75	\$10.80	\$5.97
D) Market Conditions (Time)	Jul-23	Oct-21	Nov-21	Jan-22	Mar-22	Apr-22	May-22
Age of Sale (months)		21.0	20.4	18.1	16.2	15.3	14.4
Term Through	Jun-22	8.5	7.8	5.6	3.7	2.8	1.8
Adjustment	20.0%	14.14%	13.04%	9.32%	6.14%	4.60%	3.01%
Remaining Term	Jul-23	12.6	12.6	12.6	12.6	12.6	12.6
Adjustment	0.0%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price/SF		\$14.83	\$11.56	\$5.94	\$11.41	\$11.30	\$6.15
E) Location							
Area Growth/Demographics		0%	10%	0%	0%	0%	0%
Neighborhood Homogeneity		0%	0%	0%	0%	0%	0%
Offsites & Externalities		0%	0%	0%	10%	0%	0%
Net Adjustment		0%	10%	0%	10%	0%	0%
F) Physical Attributes							
Utility Availability		0%	0%	10%	0%	0%	0%
Access/Ingress & Egress		0%	0%	0%	0%	-20%	0%
Parcel Shape/Configuration		0%	0%	0%	0%	0%	20%
Site Topography		0%	0%	0%	0%	0%	0%
Net Adjustment		0%	0%	10%	0%	-20%	20%
G) Use Potential		0%	0%	0%	0%	0%	0%
H) Zoning & Entitlements		-20%	0%	10%	0%	0%	10%
Subtotal Adjustments E-H		-20%	10%	20%	10%	-20%	30%
Adjusted Price/SF		\$11.86	\$12.72	\$7.13	\$12.55	\$9.04	\$7.99
I) Lump Sum / Other							
Other Adj.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Price/SF							
J) Parcel Size AC	8.725	1.07	0.56	5.91	0.86	3.19	3.50
Adjusted Price/SF		\$11.86	\$12.72	\$7.13	\$12.55	\$9.04	\$7.99
SUBJECT		SC-07	SC-08	SC-09	SC-10	SC-11	SC-12
Adjusted Price/SF		\$11.86	\$12.72	\$7.13	\$12.55	\$9.04	\$7.99
Gross Adjustments		37%	30%	64%	22%	36%	55%
Net Adjustments		-9%	24%	31%	11%	-16%	34%

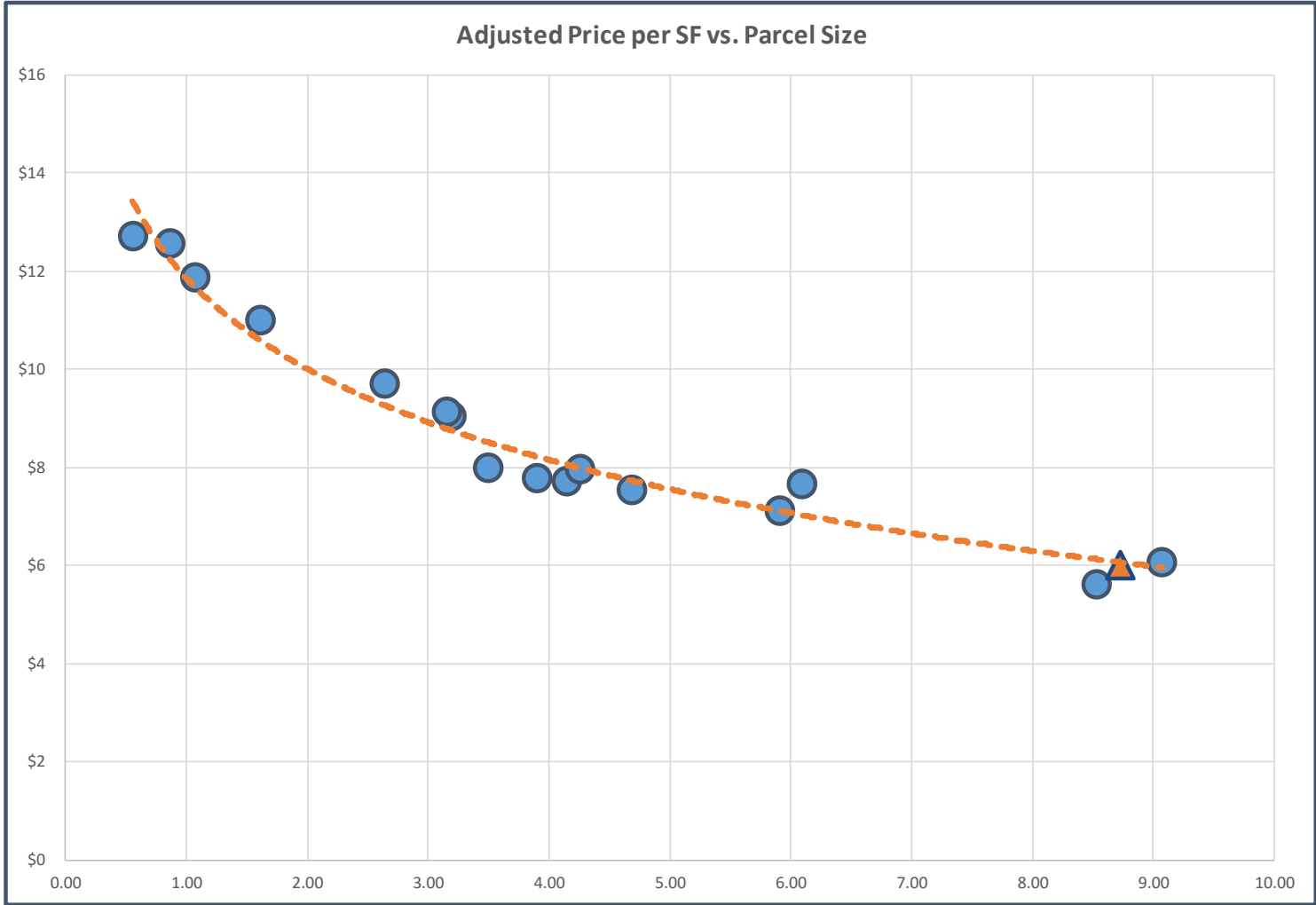
Sale Adjustment Grids – 3 of 3

Land Sales Adjustment Grid

		SEC Ustick & Middleton	SEC Ustick & Florida	NWC Karcher & Middleton	SEC Eagle & Lake Hazel
SUBJECT		SC-13	SC-14	SC-15	SC-16
Sale Price/SF		\$13.08	\$5.59	\$9.00	\$6.07
A) Property Rights Conveyed		0.0%	0.0%	0.0%	0.0%
Adjusted Price/SF		\$13.08	\$5.59	\$9.00	\$6.07
B) Financing Terms		0.0%	0.0%	0.0%	0.0%
Comments		Cash	Cash	Cash	Cash
Adjusted Price/SF		\$13.08	\$5.59	\$9.00	\$6.07
C) Conditions of Sale		-15.0%	0.0%	0.0%	0.0%
		Atypical buyer motivations	Normal motivations	Normal motivations	Normal motivations
Comments		apparent			
Adjusted Price/SF		\$11.12	\$5.59	\$9.00	\$6.07
D) Market Conditions (Time)		May-22	Jun-22	Aug-22	Oct-22
Age of Sale (months)	Jul-23	14.2	13.0	10.6	8.9
Term Through	Jun-22	1.6	0.5	0.0	0.0
Adjustment	20.0%	2.74%	0.77%	0.00%	0.00%
Remaining Term	Jul-23	12.6	12.6	10.6	8.9
Adjustment	0.0%	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>
Adjusted Price/SF		\$11.42	\$5.63	\$9.00	\$6.07
E) Location		0%	10%	0%	0%
Area Growth/Demographics		0%	10%	0%	0%
Neighborhood Homogeneity		0%	0%	0%	0%
Offsites & Externalities		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Net Adjustment		0%	10%	0%	0%
F) Physical Attributes		0%	0%	0%	0%
Utility Availability		0%	0%	0%	0%
Access/Ingress & Egress		-20%	-20%	-20%	-20%
Parcel Shape/Configuration		0%	10%	5%	0%
Site Topography		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>20%</u>
Net Adjustment		-20%	-10%	-15%	0%
G) Use Potential		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
H) Zoning & Entitlements		<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
Subtotal Adjustments E-H		<u>-20%</u>	<u>0%</u>	<u>-15%</u>	<u>0%</u>
Adjusted Price/SF		\$9.14	\$5.63	\$7.65	\$6.07
I) Lump Sum / Other					
Other Adj.		\$ -	\$ -	\$ -	\$ -
Adjusted Price/SF					
J) Parcel Size AC		8.725	3.16	8.53	6.09
Adjusted Price/SF		\$9.14	\$5.63	\$7.65	\$6.07
SUBJECT		SC-13	SC-14	SC-15	SC-16
Adjusted Price/SF		\$9.14	\$5.63	\$7.65	\$6.07
Gross Adjustments		44%	79%	45%	76%
Net Adjustments		-30%	1%	-15%	0%

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

The last adjustment category in the preceding grid has not yet been analyzed – the adjustment for parcel size. Price per square foot tends to decrease as parcel size increases in a curvilinear pattern. As shown in the following graph, there remains a clear and typical inverse trend with respect to parcel size evident in the comparable land sales, after addressing the adjustments discussed up to this point of our analysis:



The mean and median of the adjusted indicators are \$8.84 and \$7.98 per square foot, and the mean and median parcel sizes of this comp set are 3.95 and 3.70 acres, respectively. Given the subject parcel’s size of 8.725 gross acres, we would expect a conclusion well below the central tendencies. The trending of the data for the subject’s size would bracket an indication greater than \$5.50 but less than \$7 per square foot, with emphasis on the lower half of that narrowed range given the subject’s indirect access attributes. On the basis of the good trending in the data set, we conclude to a rounded unit value of \$6.00 per square foot.

Final Conclusion of Subject Unit Value

\$6.00

☐ Ac ☒ Sq Ft ☐ Parcel

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Valuation of Requirement or Total Parcel

Subtotal

Total

Fee Requirement	20,728	<input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel @ \$	x \$6.00 x 100%	= \$	\$124,368.00	
	0	<input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel @ \$		= \$		\$ \$124,368.00
Perm Easement	0	<input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel @ \$	x \$6.00 x 0%	= \$	\$0.00	
Temp Easement	4,051	<input type="checkbox"/> Ac <input checked="" type="checkbox"/> Sq Ft <input type="checkbox"/> Parcel @ \$	x \$6.00 x 10%	= \$	\$2,430.60	\$ \$2,430.60

Improvements Within Requirement (If Any)

Concrete sidewalks: 5,300 SF @ \$5.75/ SF – Less depr. @ 10%	= \$	\$27,427.50	
Concrete curbing: 62 LF @ \$19.00 – Less depr. @ 10%	= \$	\$1,060.20	
Pole-mounted lighting: 3 ea. @ \$2,500.00 – Less depr. @ 10%	= \$	\$6,750.00	
Chain link fencing: 41 LF @ \$28.00 – Less depr. @ 10%	= \$	\$1,033.20	
Trees, deciduous - large: 4 ea. @ \$4,005.00 – Less depr. @ 0%*	= \$	\$16,020.00	
Trees, coniferous - large: 8 ea. @ \$4,005.00 – Less depr. @ 0%	= \$	\$32,040.00	
Trees, coniferous - medium: 1 ea. @ \$1,460.00 – Less depr. @ 0%	= \$	\$1,460.00	
Shrubs - large: 16 ea. @ \$295.00 – Less depr. @ 0%	= \$	\$4,720.00	
Shrubs - medium: 12 ea. @ \$100.00 – Less depr. @ 0%	= \$	\$1,200.00	
Shrubs - small: 20 SF @ \$40.00 – Less depr. @ 0%	= \$	\$800.00	
Rock bark: 5,000 SF @ \$2.25 / LF – Less depr. @ 0%	= \$	\$11,250.00	\$
Lawn/sod: 2,350 SF @ \$2.85 / SF – Less depr. @ 0%	= \$	\$6,697.50	\$
Sprinkler/irrigation: 7,350 SF @ \$1.65 / SF – Less depr. @ 10%	= \$	\$10,914.75	\$ \$121,373.15



Loss in Value to Remainder (Severance/Minor Damages, Access Control Explanation)

No damages apparent	
	\$ \$0.00

Cost to Cure Items (Explain and Support)

ITD Contractors to restore irrigation functionality	
Any damage done in TE to be fully repaired / restored by ITD contractors	
Any mailboxes or temporary signage to be relocated by ITD contractors	
Electronic sign relocation (per vendor quote)**	\$5,775.00
Electrical connection contingency (appraiser allowance)	\$1,500.00
Total	\$ \$7,275.00

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Total Fair Market Value \$ <u>\$255,446.75</u>	
Signature  Bradford T. Knipe, MAI, ARA, CRE, CCIM	Signature  Robin Brady, MAI
Report Date August 9, 2023	Effective Date of Appraisal July 17, 2023
Comments: *Two of the large deciduous trees appear to already be in the right-of-way (6 total, 4 reflected in compensation). **Sign relocation quote is from Aaron at Superior Signs, Caldwell, ID, the original creators/installers. Estimate only includes a minor electrical reconnection fee; he suggested we add something for contingency in case an electrical contractor is required to relocate a junction box, etc.	

Key Number	Project Number	Parcel Number	Parcel ID Number
22715	A022(715)	29	R3273701000

Other Attachments or References (As Applicable)

☐ In box indicates required in report

☒ In box indicates include if applicable

- ☒ Letter of transmittal
- ☒ Appraiser's certification
- ☒ R/W plans sheet or map
- ☒ Assumptions and limiting conditions
- ☒ Qualifications of appraiser
- ☒ Numbered subject photos (with project lines, location map, and labeled with date and photographer) and interior photos, if affected
- ☒ Assessors valuation (must include category and value per category) and plat map
- ☒ Legal description
- ☒ Zoning information
- ☒ Comparable sales location map and sufficient directions
- ☒ Numbered photos of comparables (location map and labeled with date and photographer)
- ☒ Title report (if supplied)
- ☐ Supporting bids, if applicable
- ☐ Salvage value estimate of affected improvements, if applicable
- ☐ Sign identification, photograph(s), and location, if applicable
- ☐ Floor plan sketch, if applicable
- ☐ Sketch of property showing improvements, if applicable
- ☐ Fixture inventory (ITD 5204), if applicable
- ☐ Identify tenant-owned property and ownership within R/W requirement, if applicable
- ☐ Economic rent information of impacted improvements and rental history, if applicable
- ☒ Property owner advice of rights form
- ☐ Other _____

Insert additional information/displays as necessary after this page.

**PROPERTY OWNER
ADVICE OF RIGHTS FORM**

In accordance with Idaho Code 7-711A, 7-711, and 54-4105(5)

(1) The State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board, (State) has the power under the constitution and the laws of the state of Idaho and the United States to take private property for public use. This power is generally referred to as the power of "eminent domain" or condemnation. The power can only be exercised when:

- a) The property is needed for a public use authorized by Idaho law;
- b) The taking of the property is necessary to such use;
- c) The taking must be located in the manner which will be most compatible with the greatest public good and the least private injury.

(2) The State must negotiate with the property owner in good faith to purchase the property sought to be taken and/or to settle with the owner for any other damages which might result to the remainder of the owner's property.

(3) The owner of private property to be acquired by the State is entitled to be paid for any diminution in the value of the owner's remaining property which is caused by the taking and the use of the property taken proposed by the condemning authority. This compensation, called "severance damages," is generally measured by comparing the value of the property before the taking and the value of the property after the taking. Damages are assessed according to Idaho Code.

(4) The value of the property to be taken is to be determined based upon the highest and best use of the property.

(5) If the negotiations to purchase the property and settle damages are unsuccessful, the property owner is entitled to assessment of damages from a court, jury or referee as provided by Idaho law.

(6) The owner has the right to consult with an appraiser of the owner's choosing at any time during the acquisition process at the owner's cost and expense.

(7) The State shall deliver to the owner, upon request, a copy of all appraisal reports concerning the owner's property prepared by the State. Once a complaint for condemnation is filed, the Idaho rules of civil procedure control the disclosure of appraisals.

(8) In some cases authorized by Idaho Code a value estimate can be substituted for an appraisal. A value estimate is an accepted and legally approved method to value property when the compensation for the requirement is \$10,000 or less. All value estimates are reviewed and approved by an Idaho certified general real estate appraiser. A value estimate must be provided to an owner. If an owner does not accept a value estimate, he is entitled to an appraisal by an agent of the Idaho Transportation Department. Requests for an appraisal in lieu of a value estimate should be submitted to the Idaho Transportation Department within 35 days of receipt of this notice and sent to: Idaho Transportation Department, Right-of-way Section, Attn: Appraisal Coordinator, P.O. Box 7129, Boise, Idaho 83707.

(9) The owner has the right to consult with an attorney at any time during the acquisition process. In cases in which the State condemns property and the owner is able to establish that just compensation exceeds the last amount timely offered by the State by ten percent (10%) or more, the condemning authority may be required to pay the owner's reasonable costs and attorney's fees. The court will make the determination whether costs and fees will be awarded.

(10) The form contemplated by this section shall be deemed delivered by United States certified mail, postage prepaid, addressed to the person or persons shown in the official records of the county assessor as the owner of the property. A second copy will be attached to the appraisal at the time it is delivered to the owner.

(11) If the State desires to acquire property pursuant to this chapter, the State or any of its agents or employees shall not give the owner any timing deadline as to when the owner must respond to the initial offer which is less than thirty (30) days. A violation of the provisions of this subsection shall render any action pursuant to this chapter null and void.

(12) Nothing in this section changes the assessment of damages set forth in section 7-711, Idaho Code.

(13) If a business has been in existence for five years or more and is owned by a party whose lands are being condemned and the business is located on those lands or upon adjoining lands owned or held by the same party, then the owner of the business may be entitled to damages to the business. (A tenant, business owner does not qualify.) A business owner has the right to consult with an attorney.

The business owner has the burden of making a claim by sending it certified mail return receipt requested to the Idaho Transportation Department, Legal Section, P.O. Box 7129, Boise, Idaho 83703 no later than 90 days after service of the summons and complaint for condemnation on the property owner. The business damages claim must be clearly segregated from a claim for property damages and cannot duplicate damages paid for land or for severance damages. The business owner, a CPA, or a business damage expert, must prepare the claim. The claim must include an explanation of the nature, extent and monetary amount of damages and be supported by copies of federal and state income tax returns, state sales tax returns, balance sheets, profit and loss statements and any other records relied upon for five preceding years.

No business damages will be awarded if the loss can reasonably be prevented by a relocation of the business or by taking steps that a reasonably prudent person would take. No business damages will be paid for temporary business interruption due to construction.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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.
4. We have not performed any 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.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Bradford T. Knipe, MAI, ARA, CRE, CCIM, and Robin Brady, MAI, made a personal inspection of the property that is the subject of this report. The property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Bradford T. Knipe, MAI, ARA, CRE, CCIM, and Robin Brady, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.
15. The appraisal was developed, and the appraisal report was prepared, in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).
16. The appraisal was developed, and the appraisal report was prepared, in conformance with the Appraisal Standard Board's Uniform Standards of Professional Appraisal Practice (USPAP); and complies with USPAP's Jurisdictional Exception Rule when invoked by Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).
17. That the estimate of market value of the property rights as of July 17, 2023 is set forth following, as based on our independent appraisal and the exercise of our professional judgment:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value (Opinion of Fair Compensation)	Fee simple estate, subject to outstanding rights and reservations	July 17, 2023	\$255,447

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. To the extent reasonably applicable, any irrigation relocation and restoration of functionality necessitated by the project will be completed at no expense and minimal inconvenience to the property owner.
2. To the extent applicable, any damage to building or site improvements in any temporary easement areas incurred during or as a result of the project will be fully restored at no expense to the property owner.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None invoked.



Bradford T. Knipe, MAI, ARA, CRE, CCIM
Executive Director
Certified General Real Estate Appraiser
Idaho Certificate # CGA-117



Robin Brady, MAI
Senior Managing Director
Certified General Real Estate Appraiser
Idaho Certificate # CGA-3208

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Boise, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. Integra Realty Resources – Boise is not a building or environmental inspector. Integra Boise does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, and/or any other related work product, the Integra Parties shall not be

responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. Integra Realty Resources – Boise, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. To the extent reasonably applicable, any irrigation relocation and restoration of functionality necessitated by the project will be completed at no expense and minimal inconvenience to the property owner.
2. To the extent applicable, any damage to building or site improvements in any temporary easement areas incurred during or as a result of the project will be fully restored at no expense to the property owner.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None invoked.
-

Addendum A

Appraiser Qualifications

Bradford T. Knipe | MAI, ARA, CRE, CCIM

Experience

2022 to Present: Integra Realty Resources – Boise | Executive Director.
2006 to Present: Integra Realty Resources – Boise | Senior Managing Director.
2004 to Present: Knipe Corp. | President
2000 to Present: Knipe Janoush Knipe, LLC | Managing Member.
1993 to Present: Knipe & Knipe, Inc. | President & Designated Broker.

- Actively engaged in real estate valuation, consulting and related advisory services since 1989.
- Complementary experience in real estate brokerage, site selection, leasing, development, and investment.
- Areas of specialization and emphasis include, but are not limited to, the following:
 - Net-leased investments
 - Retail / Industrial / Governmental / Institutional
 - Medical / Surgical
 - Special-purpose
 - Land
 - Urban use / reuse analysis
 - Rec-ranch & inholding
 - Conservation easement
 - Timberland
 - Eminent domain / right-of-way
 - UASFLA (Yellow Book) Agency Acquisition & Disposition
 - Internal and external review
 - Managing large and complicated valuation projects
 - Solving complex real estate problems of all kinds

Professional Designations & Affiliations

Active Designations

MAI Designated Member: Appraisal Institute (AI)
ARA Designated Member: American Society of Farm Managers & Rural Appraisers
CRE Designated Member: The Counselors of Real Estate
CCIM Designated Member: Commercial Investment Real Estate Institute

Inactive/Retired Designations

FRICS: Fellow of the Royal Institution of Chartered Surveyors

Active Affiliate Memberships

International Right of Way Association (IRWA)
Mortgage Bankers Association
National Council of Real Estate Investment Fiduciaries (NCREIF)
Member: National/Idaho/Ada Co. Association of Realtors

Inactive Affiliate Memberships

Realtors Commercial Alliance
Urban Land Institute (ULI)
Building Owners & Managers Assn. (BOMA)

Licenses

Idaho, Certified General Appraiser, CGA 117, Expires December 2023
Idaho, Real Estate Broker's License, DB24825, Expires December 2024
Washington, Certified General Appraiser, 1101765, Expires December 2023
Oregon, Certified General Appraiser, C000861, Expires December 2023
Montana, Certified General Appraiser, 494, Expires March 2024
Wyoming, Certified General Appraiser, 1709, Expires January 2025

bknipe@irr.com | 208.342.2500

Integra Realty Resources Boise

1031 E. Park Boulevard
Boise, ID 83712

T 208.342.2500
F 208.342.2220

www.irr.com



Bradford T. Knipe | MAI, ARA, CRE, CCIM

Education

Bachelor of Science, Psychology: University of Idaho, 1985 | GPA in Major: 3.9.
Bachelor of Science, Political Science: University of Idaho, 1986 | GPA in Major: 4.0.
Pre-Med Studies: Boise State University, 1991-1992, GPA 3.9.
Adjunct Faculty, Boise State University: Master's Program, Real Estate Development.
Over 1,000 hours of specialized real estate courses and seminars from the Appraisal Institute,
American Society of Farm Managers & Rural Appraisers, Commercial Investment Real Estate
Institute, etc.

Articles and Publications

Boise Office Market Conditions, BOMA Leasing Guide, 1991, 1993, 1995, 1996, 1998.
Occasional contributor to the Idaho Statesman, Idaho Business Review.
Editor/publisher of the Southern Idaho Real Estate News - Residential Report (1994-1998).
Editor/publisher of the Southern Idaho Real Estate News - Commercial Report (1998-2000).
Editor/publisher of the Treasure Valley Market Report (2009-2010).

Miscellaneous

Southern Idaho Chapter, Appraisal Institute:
Board of Directors
Vice-President
President
Regional Representative

Seattle Chapter, The Counselors of Real Estate
Board of Directors

BOMA Boise
Director of Communications

Urban Land Institute, Idaho District Council
Membership Director

Idaho Appraiser Political Action Committee
Founder and Chairman of the Board

IRR Committees
Valuation
Structure
Development, Finance Chair
Finance
Threats/Opportunities
Thought Leadership
401k Committee - Chair
Insurance Captive Investment Committee - Chair

IRR National Board of Directors
2009-2010

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Bradford T. Knipe | MAI, ARA, CRE, CCIM

State Licenses and Certifications

Division of Occupational and Professional Licenses

Department of Self Governing Agencies

The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)

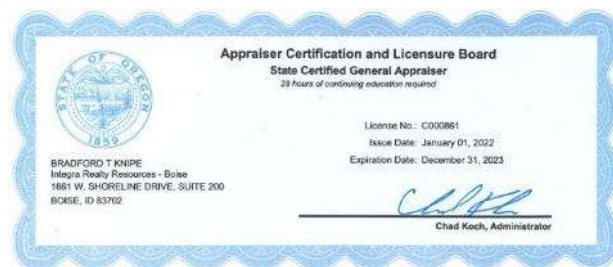
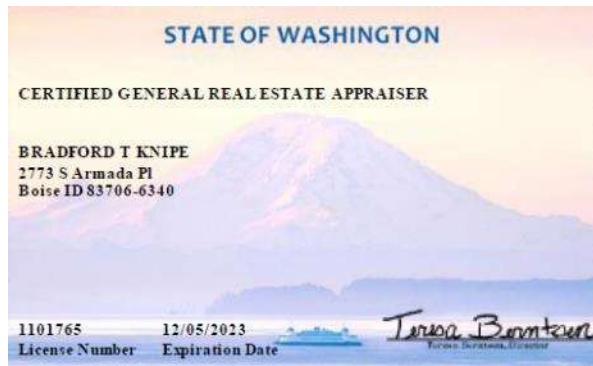
CERTIFIED GENERAL APPRAISER

BRADFORD T KNIPE
2773 S ARMADA PL
BOISE ID 83706


Russell S. Barron
Division Admin

CGA-117
Number

12/05/2023
Expires



bknipe@irr.com | 208.342.2500

Integra Realty Resources
Boise

1031 E. Park Boulevard
Boise, ID 83712

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Robin Brady, MAI

Experience

2022 to Present: Integra Realty Resources – Boise | Senior Managing Director

2015 to 2021: Integra Realty Resources – Boise | Director

2011 to 2015: Integra Realty Resources— Boise | Senior Analyst

2008 to 2011: Integra Realty Resources— Boise | Analyst

Actively engaged in real estate valuation, consulting, underwriting, and development since 2001.

Extensive experience with all major property types, including retail, office, multifamily, industrial.

Specialties include:

- Complex Commercial Properties: examples include regional malls, high-rise office buildings, mixed-use developments, LIHTC apartments (conventional and senior), HUD multifamily appraisals.
- Special-Use Properties: including surgery centers, medical office, convenience stores, auto dealerships, carwashes, hotels, golf courses, self-storage, churches, schools, mobile home parks.
- Market Studies: for proposed projects, including LIHTC applications, HUD loans, conventional loans.

Other specialized experience includes:

- Right of Way: recent examples include a 4.5-mile extension of Idaho Hwy 16 from Chinden Blvd. to I-84, impacting 68 properties. Other examples include widening of a 3.5-mile segment of road in Idaho Falls, affecting 38 parcels; and improvements to the Ustick/ Cleveland Blvd. intersection in Caldwell, involving 19 properties.
- Litigation
- Tax appeals
- Appraisal Review

Prior work experience includes:

Independent Consulting; 2004 2008: services included market studies, development and marketing programs, financial analyses, economic studies for entitlements, and other advisory services. Areas of specialty included senior housing, low-income housing, resort and hospitality, urban condominiums, retail, and fiscal and economic impact studies.

DBSI; Boise, Idaho; 2004 2008: Closed over \$20 million in land acquisitions; managed over \$100 million in real estate development projects; underwrote over \$350 million of commercial real estate acquisition and development projects. DBSI was a real estate firm with over \$2 billion in assets.

Avamere Health Services; Portland, Oregon; 2003 2004: Underwrote and co-managed over \$50 million in real estate developments and acquisitions; helped raise over \$40 million in debt and equity capital. Avamere is a regional developer and operator of over 30 senior housing facilities.

Hobson Real Estate Advisors; Portland, Oregon; 2001 2003: Completed over two dozen real estate consulting assignments, including development market studies, highest and best use studies, feasibility studies, development master plans, demand analyses, and financial pro forma analyses. Clients included public jurisdictions, developers, investors, lenders, and property owners.

Integra Realty Resources - Boise

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Boise, ID 83712

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Robin Brady, MAI

Professional Activities & Affiliations

Appraisal Institute, Member (MAI)

Licenses

Idaho, Certified General Appraiser, CGA-3208, Expires January 2024

Oregon, Certified General Appraiser, C001412, Expires January 2024

Education

University of Missouri, 1999-2001; MBA, finance and real estate; 4.0 GPA.

University of Texas-Austin Law School, 1999; completed one semester of law courses.

University of Missouri, 1994-1998; BA, economics and political science; 4.0 GPA.

Appraisal Institute, Completed 387 hours of coursework since 2009.

Integra Realty Resources - Boise

1031 E. Park Boulevard

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rbrady@irr.com - 208.472.3195



Robin Brady, MAI

State Licenses and Certifications

Division of Occupational and Professional Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled
under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED GENERAL APPRAISER

ROBIN BRADY
1031 E. PARK BLVD.
BOISE ID 83712


Russell S. Barron
Division Admin

CGA-3208
Number

01/20/2024
Expires



Integra Realty Resources
Boise

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Boise, ID 83712

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Addendum B

Right-of-Way Plans

Addenda

Parcel No.	Parcel ID No.	Record Owner	Total Ownership Assessed Ac.	Right of Way		Remainder		Easement		Sheet Number	* - INFORMATION ONLY PARCELS ** - FULL ACQUISITION OF PARCEL
				Req'd Ac.	Exlst Ac.	Left Ac.	Right Ac.	Perm Ac.	Temp Ac.		
*1	INFO ONLY	MAVERIK INC	1,475			1,475				67	
2	51785	COLE AND FAIRVIEW LLC	5,187	0,384		4,803				66,67	
3	51786	KNIGGE HARRY L	1,882	0,079		1,804			0,040	65,66,95	
4	51787	ORTHOPEDIC AND FRACTURE CLINIC PROFIT SHARING PLAN FBO CRAIG JAMISON	2,338	1,984	0,354	0,000				64,65,95	
5	51788	ORTHOPEDIC AND FRACTURE CLINIC PROFIT SHARING PLAN FBO CRAIG JAMISON	3,030	0,310		2,720			0,046	64,95	
6	51789	MOORE VIVIAN GRACE	9,974	0,503		9,471			0,229	62-64	
7	51790	WJJ REAL ESTATE INVESTMENTS LLC	0,996	0,089	0,096	0,811			0,044	62	
8	51791	WJJ REAL ESTATE INVESTMENTS LLC	3,996	0,070	0,078	3,848			0,148	62	
9	51793	CRESTWOOD ESTATES NEIGHBORHOOD ASSOC., INC.	2,784	0,032		2,752			0,815	60-62,91	
10	51794	CRESTWOOD NEIGHBORHOOD ASSOC., INC.	0,991	0,009		0,982			0,670	58-60,90	
11	51795	J.R. SCHWENKFELDER AND BONNIE P. SCHWENKFELDER, LP	2,995	0,245		2,750			0,037	57,58,90	
12	51796	JACKSONS FOOD STORES INC	3,418	0,392	0,122	2,904			0,356	56,57,88,89	
13	51797	CARPCO LLC	0,795	0,149	0,059	0,587		0,031	0,055	56,88	
14	51799	MIYAKE BOB S	14,924	0,292		14,637			0,200	54,55	
15	51800	MIYAKE BOB S	18,964	0,173		18,791		0,005	0,069	53	
16	51801	HOPKINS KENDALL	7,804	0,148		7,656			0,021	52,53	
17	51802	RIGAS DYANE M	1,928	0,057		1,871			0,031	52	
18	51803	PHIPPS DENNIS WELL DRILLING INC	5,902	0,082		5,820			0,021	51,52	
19	51804	NITCHALS BRANDON OWEN	0,596	0,090		0,506		0,005	0,143	51	
20	51805	PLUCINSKI JAMES E	2,775	0,078		2,697			0,066	51,85	
21	51806	OPEN DOOR RENTALS, LLC	1,303	0,805		0,498			0,124	50,51,85	
*22	INFO ONLY	DAKOTA CROSSING HOMEOWNERS ASSOC	2,369			2,369				50	
23	51808	PUTTER PLACE, LLC	1,502	0,170		1,332				49,50	
24	51809	HOMEOWNERS ASSOCIATION KARCHER 59, LLC,	5,118			5,118			0,408	47-49	
25	51810	BEAN RODNEY L	1,713			1,713			0,202	46,47	
*26	INFO ONLY	BEAN RODNEY L	2,628			2,628				46	
27	51812	BEAN RODNEY L	0,721	0,008		0,713				45,46,83,84	
28	51814	PINTLER CHARLES AND CAROL FAMILY TRUST	38,040	0,899	0,250	36,891		1,088	0,362	42-45,83,84	
29	51815	STATE OF IDAHO DISTRICT HEALTH DEPT #3	8,725	0,476		8,677			0,093	41,42	
30	51816	THORNTON-GALLUP LLC	9,755	1,815	0,581	7,359		0,069	0,072	40,41,80,81	
31	51817	SEDDIE CALDWELL I LLC	24,374	2,418	0,178	21,778		0,073	0,348	37-40,80,81	
32	51818	SEDDIE CALDWELL I LLC	38,352	3,293	0,128	34,931			0,541	34-37,77,78	
33	51651	ENDURANCE HOLDINGS LLC	17,774	0,682		17,092		0,224	0,320	33,34,77,78	
34	51652	LCM WIND PROPERTIES LLC	1,387	0,304		1,083			0,401	31,93	
**35	51653	LCM WIND PROPERTIES LLC	0,596	0,596		0,000				31,93	
36	51654	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	27,511	0,482	1,068	25,961		0,069	0,067	29-31,74,75,93	
37	51655	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	1,297		0,147	1,150		0,105		28,29,74,75	
38	51656	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	28,807	0,023	0,840	27,944		0,067	0,439	26-28,75	
39	51657	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS INC	9,733	0,043	0,972	8,718			0,533	23-26,71,72	
**40	51658	BRUMLEY RON AND KEETA FAMILY TRUST	0,886	0,886		0,000				23,71,72	
41	51660	PEREZ ALFREDO	0,357			0,357			0,058	23	
42	51661	MILLER JOSHUA M.	0,341			0,341			0,046	22,23	
43	51662	MC INTYRE DANISE D	0,357			0,357			0,042	22	

NO

DATE

BY

DESCRIPTION

03/30/23

NR

PARCEL 5,6,9,10,29,632 FEE

03/30/23

NR

PARCEL 11, 14, & 21 TE REVISION

03/30/23

NR

PARCEL 15 & 31 FEE, PE, & TE REVISION

DESIGNED

NR

DESIGN CHECKED

LC

DETAILED

NR

DRAWING CHECKED

SF

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY

CADD FILE NAME: 22715_TOM_T30.DGN

DRAWING DATE: MARCH 2023

IDAHO TRANSPORTATION DEPARTMENT

YOUR Safety-YOUR Mobility-YOUR Economic Opportunity

T-O ENGINEERS

PROJECT NO.

A022(715)

TOTAL OWNERSHIP MAP

SH-55, FARMWAY RD, TO MIDDLETON RD,

ENGLISH

COUNTY CANYON

KEY NUMBER 22715

SHEET 8 OF 95

REVISIONS

NO

DATE

BY

DESCRIPTION

1

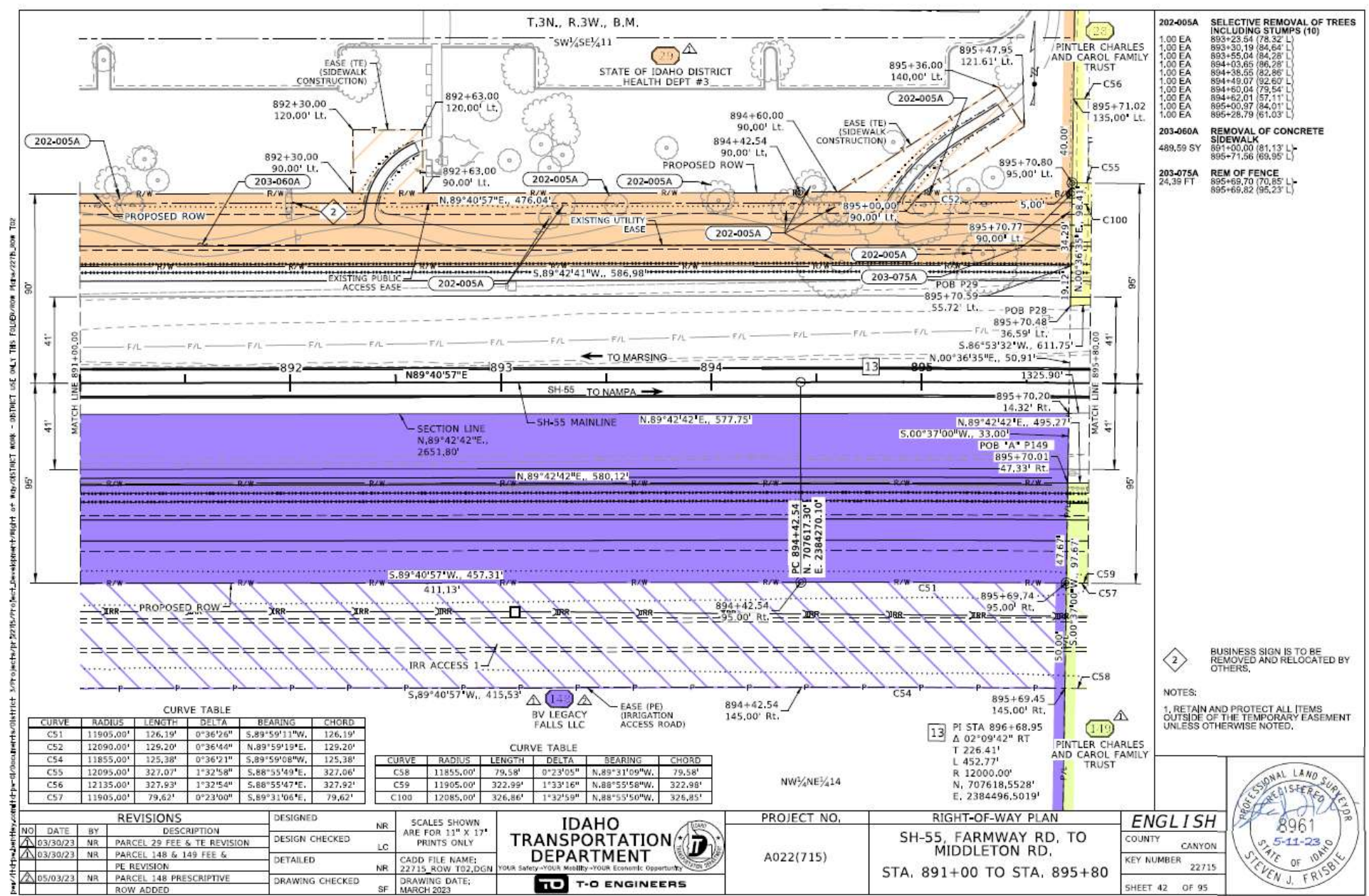
06/24/23

NR

PARCELS 4,7,8,30,36,37,38,639 PRESCRIPTIVE NOW AREA ADDED





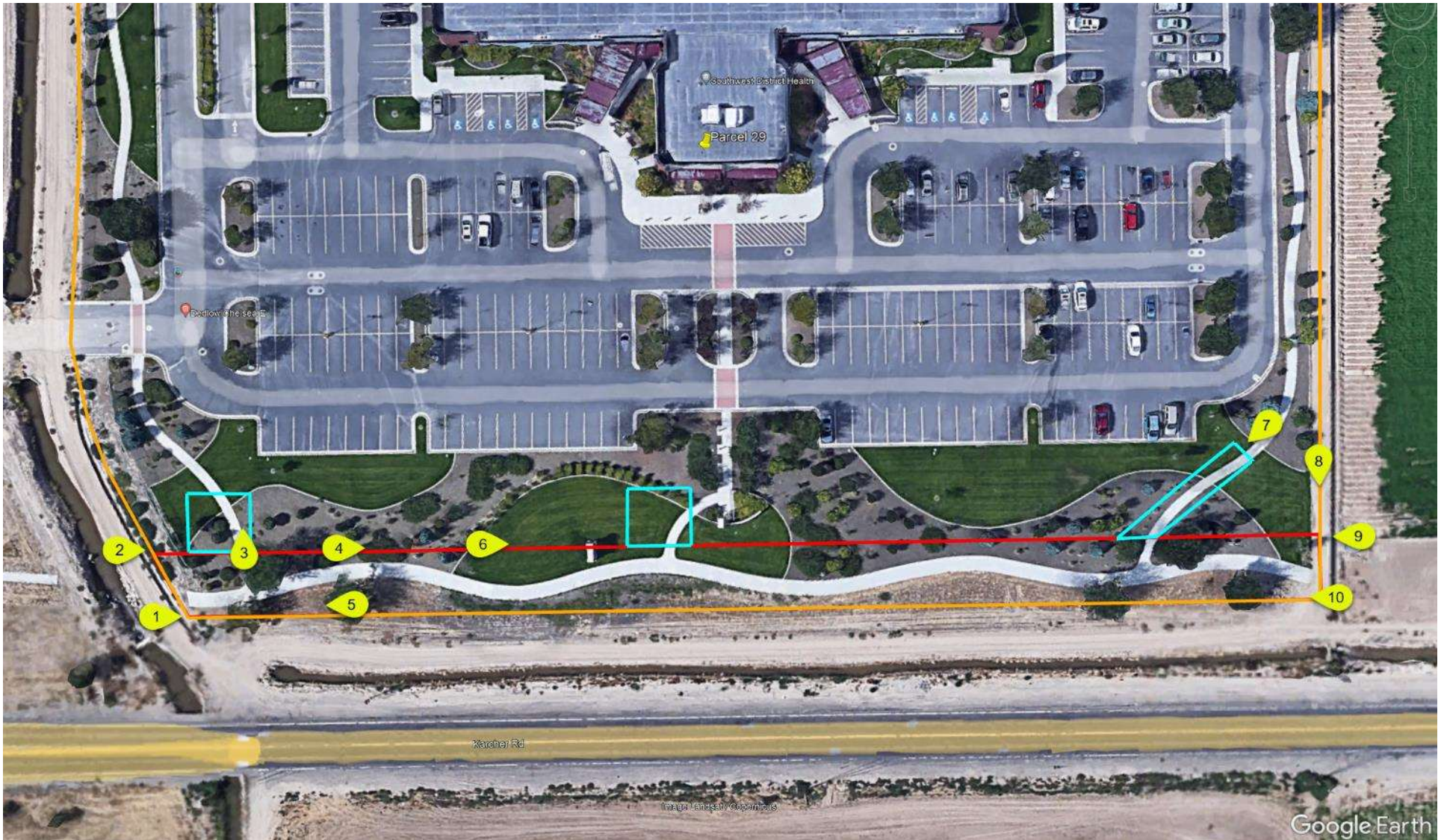


Parcel 029 - State of Idaho - Southwest District Health

Addendum C

Property Photos

Photo Map



The following photos were taken by Bradford T. Knipe, MAI, ARA, CRE, CCIM, on July 17, 2023. Photos of the proposed acquisition are rough approximations only, and to the extent applicable: Fee requirements – red, permanent easements – green, temporary construction easements - blue. Note that county GIS are phase-shifted somewhat (the boundaries shown may be a few feet off of the actual property lines).

Parcel 029 - State of Idaho - Southwest District Health

Property Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

Addendum D

Comparable Data

Sale Comparables

Summary of Land Comparables		
Effective Date	5/26/23	
Comparable	Land Sale SC-01	Land Sale SC-02
Project / Name	SEC Northside & 6th St. N. - Starbucks	Vista Ridge Bulk Sale
Recording Number	2021-017429	2021-017989
Location	7 6th St. N.	3246 12th Avenue Rd.
City, ST	Nampa, ID	Nampa, ID
Assessor Parcel No.	R1264900000, R1264901000 (now R1265000000)	R2922310100, R2922310200, R2922310300, R2922310400, R2922310500, R2922310000
Intended Use	Development: Mixed-Use	Commercial Subdivision
Seller	Thornton Gallup, LLC	Vista Venture, LLC
Buyer	Mountain Star Partners, LLC	Yick Yee 12th Ave Road, LLC
Sale Date	March 2021	March 2021
Age of Sale (years)	2.21	2.21
Sale Price	\$825,000	\$885,000
Adjustments	\$50,000	\$0
Analysis Price	\$875,000	\$885,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	1.610	4.152
Usable Site Area (AC)	1.610	4.152
Usable Site (SF)	70,132	180,861
Price Per AC	\$543,478	\$213,150
Price Per SF	\$12.48	\$4.89
Shape	Irregular	Irregular
Topography	Level	Sloping
Utilities	E, T, W, S	E, T, W, S
Zoning	Nampa BC & RP	Nampa BC
Confirmed By	B. Knipe	B. Knipe
Confirmation Date		BTK/3-23-23/Jeffrey Hall, Buyer's Agent
Inspection Date	BTK/3-11-23	BTK/3-18-23
Confirmation or Lead Source	MLS 98738876	MLS 98772841
Motivations / Circumstances / Conditions of Sale	Normal motivations	Normal motivations
Comments	<p>March 2021 sale of tracts totaling 1.61 acres that had been improved with a television station at the signalized southeast corner of Northside (Nampa) Blvd. and 6th St. N. Buyer demolished the improvements, built a Starbucks drive-in on the commercial-zoned corner tract, and appears to have resold the easterly interior portion of the site to a multifamily developer. Demolition allowance is an IRR-Boise approximation.</p>	<p>March 2021 sale of an irregular-shaped 4.152-acre tract already subdivided into 6 lots (finished with curbs, gutters and utility stubs), but surrounded on 3 sides by residential development, and a canal separating it from the back of a D&B Supply store. The site is also gently sloping south downward to the north, and the east portion of the property is in a significant depression, rendering it either a tiered development, or requiring considerable fill. To-date, the only development activity has been at the northwest corner, the most desirable lots in the development abutting the D&B store. Thus, multiple factors lessen its commercial appeal, despite lot-line adjustment flexibility, BC zoning, and highway frontage.</p>
	Land Sale SC-01	Land Sale SC-02

Summary of Land Comparables

Comparable	Land Sale SC-03	Land Sale SC-04
Project / Name	Garrity Auto Dealership	SEC Franklin & Star
Recording Number	2021-029124	2021-031178
Location	3804 Garrity Blvd.	NNA E. Franklin Rd.
City, ST	Nampa, ID	Nampa, ID
Assessor Parcel No.	R3112700000	R3047600000, R3047601200
Intended Use	Redevelopment: Auto Dealership	Speculation
Seller	Dean S. & Ann B. Leavitt	Second Lion Commercial, LLC
Buyer	Vine Estates Investments, LLC	weFranklinCorner, LLC
Sale Date	April 2021	April 2021
Age of Sale (years)	2.10	2.07
Sale Price	\$1,500,000	\$1,070,000
Adjustments	\$50,000	\$0
Analysis Price	\$1,550,000	\$1,070,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	4.681	3.900
Usable Site Area (AC)	4.681	3.900
Usable Site (SF)	203,904	169,884
Price Per AC	\$331,126	\$274,359
Price Per SF	\$7.60	\$6.30
Shape	Irregular	Two Irregular Tracts
Topography	Level	Level
Utilities	E, T, W, S	E, T, W, S
Zoning	Nampa BC	Nampa GB1
Confirmed By	E. Gatewood	D. Hough
Confirmation Date	EG/8-10-21/Tyler Johnson, Broker	DH/1-1-21/PSA
Inspection Date	BTK/3-11-23	BTK/3-11-23
Confirmation or Lead Source	DP 2693308, MLS 98793165	DP 2706678
Motivations / Circumstances / Conditions of Sale	Normal motivations	Normal motivations
Comments	<p>April 2021 sale of a 4.681-acre signalized minor corner site on the north side of Garrity Blvd. Had been improved with an old motel operated as apartments. Reportedly purchased for redevelopment as a car dealership. Demo allowance is an IRR-Boise estimate.</p>	<p>April 2021 of 3.9 gross acres in two non-contiguous tracts, one located at the round-about of Franklin and Star, and the other interior. The corner site was later resold to Jacksons for a c-store at \$12/SF.</p>
	Land Sale SC-03	Land Sale SC-04

Summary of Land Comparables

Comparable	Land Sale SC-05	Land Sale SC-06
Project / Name	St. Luke's Middleton & Roosevelt Site	Karcher Auto Service Complex
Recording Number	2021-051599	2021-055169
Location	85 S. Middleton Rd.	908 W. Karcher Rd.
City, ST	Nampa, ID	Nampa, ID
Assessor Parcel No.	R3204314200	R3098200000
Intended Use	Development: Medical Clinic	Development: Auto-Related Service-Commercial
Seller	Hughes Enterprises, LLC	SCC Investment, LLC
Buyer	St. Luke's Medical Center, Ltd.	Jeffrey Steven McHaddad
Sale Date	July 2021	August 2021
Age of Sale (years)	1.84	1.80
Sale Price	\$1,175,000	\$1,140,000
Adjustments	\$0	\$0
Analysis Price	\$1,175,000	\$1,140,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	2.640	4.259
Usable Site Area (AC)	2.640	4.259
Usable Site (SF)	114,998	185,522
Price Per AC	\$445,076	\$267,668
Price Per SF	\$10.22	\$6.14
Shape	Rectangular	Triangular
Topography	Level	Level
Utilities	E, T, W, S	E, T, W
Zoning	Nampa BC	Nampa IL
Confirmed By	B. Knipe	B. Knipe
Confirmation Date	BTK/3-23-23/Lowell Rowley, Listing Agent	BTK/3-23-23/Charlie Ham, Listing Agent & Kean McHaddad, Buyer Agent
Inspection Date	BTK/3-11-23	BTK/3-12-23
Confirmation or Lead Source	MLS 98792163	MLS 98805630
Motivations / Circumstances / Conditions of Sale	Normal motivations	Normal motivations
Comments	<p>July 2021 sale of a nicely-landscaped 2.64-acre site at the northwest corner of Roosevelt Ave. and Middleton Rd. Marketed as a retail site, but acquired for medical clinic development.</p>	<p>August 2021 sale of a triangulated 4.259-acre site on the north side of Karcher Road, and the west side of the I-84 freeway. Buyer made application while the site was under contract for an auto-related service-commercial complex to include an auto body shop, auto repair shop, manufacturing and fabrication. Aerial photos show buildings on the site, but the listing agent indicated that the seller had removed them prior to the sale. Buyer agent confirmed his father bought the property to do a flex type of development, some for family automotive-related use, some to lease out. He noted that there was no sewer available to this site, and that this likely had some bearing on the price.</p>
	Land Sale SC-05	Land Sale SC-06

Summary of Land Comparables

Comparable	Land Sale SC-07	Land Sale SC-08
Project / Name	39th St. Light-Industrial	SEC Ash & Kimball
Recording Number	2021-071440	2021-076120
Location	618 N. 39th St.	2101 S. Kimball Ave.
City, ST	Nampa, ID	Caldwell, ID
Assessor Parcel No.	R3169700000	R0613100000
Intended Use	Development: Warehouses	Development: Special-Purpose
Seller	WFS, LLC	Pensco Trust Company
Buyer	Trek Investment Group, LLC	Second Electric, LLC
Sale Date	October 2021	November 2021
Age of Sale (years)	1.61	1.56
Sale Price	\$605,537	\$249,000
Adjustments	\$0	\$0
Analysis Price	\$605,537	\$249,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	1.270	0.559
Usable Site Area (AC)	1.070	0.559
Usable Site (SF)	46,609	24,350
Price Per AC	\$565,922	\$445,438
Price Per SF	\$12.99	\$10.23
Shape	Square	Rectangular
Topography	Level	Level
Utilities	E, T, W, S	E, T, S, W
Zoning	Nampa IL	Caldwell C1
Confirmed By	B. Knipe	B. Knipe
Confirmation Date	BTK/3-21-23, Rick McGraw	
Inspection Date	BTK/3-11-23	BTK/3-11-23
Confirmation or Lead Source	MLS 98820617	MLS 98804546
Motivations / Circumstances / Conditions of Sale	Normal motivations	Normal motivations
Comments	<p>October 2021 sale of 1.07 net acres that had recently been rezoned from residential to light-industrial. Acquired to develop two warehouses. Site is four parcels removed from Garrity Blvd. Sale included building plans ready for submittal.</p>	<p>November 2021 sale of 0.559 acres at the southeast corner of Ash St. and Kimball Ave. This is a low-traffic location in an older part of Caldwell, but it is proximate to a hospital. August 2021, the buyer made application for up to 10 food carts or trucks, tent pavilions, sanitation stations, porta-potties and a picnic area, but as of Spring 2023 the site remains vacant.</p>
	Land Sale SC-07	Land Sale SC-08

Summary of Land Comparables

Comparable	Land Sale SC-09	Land Sale SC-10
Project / Name	NEC Farmway & Laurel	Comstock Conversion
Recording Number	2022-001667	2022-012924
Location	NNA Laurel St.	614 W. Comstock Ave.
City, ST	Caldwell, ID	Nampa, ID
Assessor Parcel No.	R0280070900, R0280070800	R3131801000
Intended Use	Light-Industrial Lots	Development: Apartments
Seller	Double J Investments, LLC	Aggregate Construction, Inc.
Buyer	639 Pioneer Exchange Accommodation Titleholder, LLC	Edward & Susan Hill-Wonacott
Sale Date	January 2022	March 2022
Age of Sale (years)	1.37	1.21
Sale Price	\$1,400,000	\$425,000
Adjustments	\$0	\$0
Analysis Price	\$1,400,000	\$425,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	5.913	0.862
Usable Site Area (AC)	5.913	0.862
Usable Site (SF)	257,570	37,549
Price Per AC	\$236,766	\$493,039
Price Per SF	\$5.44	\$11.32
Shape	Rectangular	Irregular
Topography	Level	Level
Utilities	E, T, G Caldwell IP	E, T, W, S Nampa BC
Confirmed By	A. Amick	B. Knipe
Confirmation Date	AA/10-12-22/TOK	BTK/3-24-23/Marilyn Talbot, Listing/Selling Agent
Inspection Date	BTK/3-11-23	BTK/3-18-23
Confirmation or Lead Source	TOK, DP 2931743	MLS 98824078
Motivations / Circumstances / Conditions of Sale	Normal motivations	Assemblage
Comments	<p>January 2022 sale of two rural light-industrial subdivision lots totaling 5.913 acres, located at the northeast corner of Farmway and Laurel St. Development would apparently require private well and septic. This was reported to be an off-market sale, but believed to be at market value result.</p>	<p>March 2022 purchase of a 0.862-acre site that was zoned BC, located one parcel off the Caldwell Blvd. Though commercially zoned, buyer put in an application to develop with 28 apartment units (4 sixplex and 1 fourplex). The agent indicated they helped the seller price the offering, and the neighboring buyer acquired it subject to getting approval for the intended multifamily use.</p>
	Land Sale SC-09	Land Sale SC-10

Summary of Land Comparables

Comparable	Land Sale SC-11	Land Sale SC-12
Project / Name	NEC Victory Rd. & Kings Rd.	Victory Rd. Industrial
Recording Number	2022-018790	2022-024431
Location	30 N. Kings Rd.	NNA N. Picard Ln.
City, ST	Nampa, ID	Nampa, ID
Assessor Parcel No.	R3174701000	R3174501600
Intended Use	Suburban Commercial	Development: Light-Industrial
Seller	Oswald Family Holdings, LLC	William & Brandi Bauscher
Buyer	Blue Spruce Land Company, LLC	Andrey Leskovets
Sale Date	April 2022	May 2022
Age of Sale (years)	1.13	1.05
Sale Price	\$1,500,000	\$910,000
Adjustments	\$0	\$0
Analysis Price	\$1,500,000	\$910,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	3.189	4.530
Usable Site Area (AC)	3.189	3.500
Usable Site (SF)	138,913	152,460
Price Per AC	\$470,367	\$260,000
Price Per SF	\$10.80	\$5.97
Shape	Rectangular	Irregular
Topography	Level	Sloping
Utilities	E, T, W; S nearby Nampa BC	E, T, W, S Nampa IL
Confirmed By	B. Knipe	A. Amick
Confirmation Date	BTK/3-23-23/Tricia Callies, Broker	AA/10-11-22/Nicole Kendall, Keller Williams
Inspection Date	BTK/3-11-23	BTK/3-11-23
Confirmation or Lead Source	MLS 98800931	DP 2931234 MLS 98801162
Motivations / Circumstances / Conditions of Sale	Normal motivations	Normal motivations
Comments	<p>April 2022 sale of a 3.189-acre site at the northeast corner of Victory Rd. and Kings Rd., zoned Nampa BC Business Commercial. The location is a major corner, and while not signalized, it was recently upgraded to a roundabout. The broker confirmed that the eventual intended use is speculative commercial development, and while sewer was not yet to the site, it was very close by.</p>	<p>May 2022 sale of an industrial-zoned site of 4.53 gross acres, and an estimated 3.5 net acres, located three parcels south of the Nampa Airport. Site is split by Mason Creek, with a small sliver of usable area on the north side, majority on the south side. Aerial photos indicate the site needed fill as well. We net out the creek and wetland areas apparent to estimate usable area.</p>
	Land Sale SC-11	Land Sale SC-12

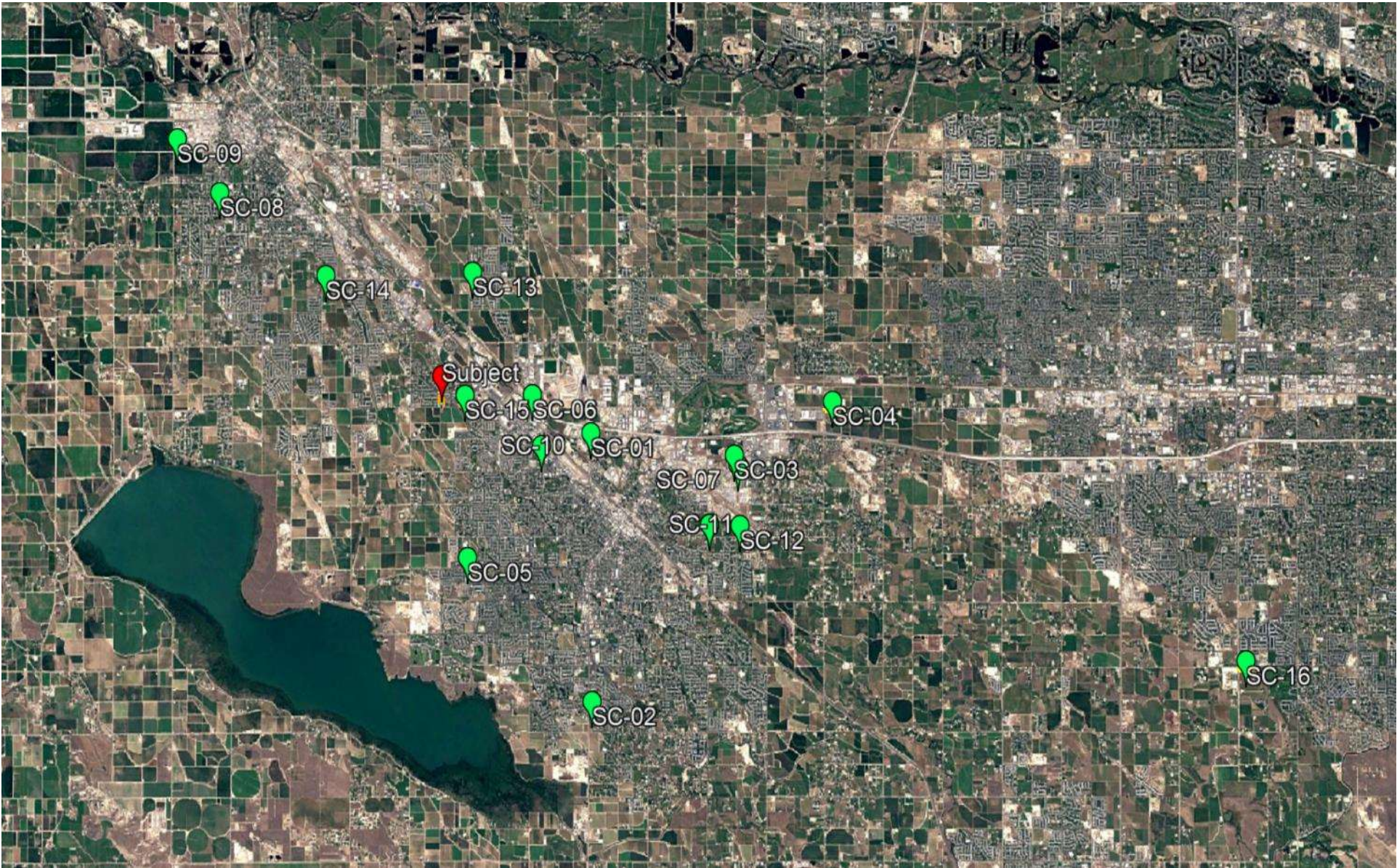
Summary of Land Comparables

Comparable	Land Sale SC-13	Land Sale SC-14
Project / Name	SEC Ustick & Middleton	SEC Ustick & Florida
Recording Number	2022-025058	2022-030919
Location	10923 Ustick Rd.	4125-4211 S. Florida Ave.
City, ST	Caldwell, ID	Caldwell, ID
Assessor Parcel No.	R3087701400, R3087701500	R2747500000, R2747400000
Intended Use	Development: Mixed-use	Development: Mixed-use
Seller	Hemlock Developers, LLC	Advisors Group, LLC
Buyer	Stellco, LLC	Rockbury 88, LLC
Sale Date	May 2022	June 2022
Age of Sale (years)	1.04	0.94
Sale Price	\$1,800,000	\$2,050,000
Adjustments	\$0	\$25,000
Analysis Price	\$1,800,000	\$2,075,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	3.16	8.528
Usable Site Area (AC)	3.160	8.528
Usable Site (SF)	137,650	371,480
Price Per AC	\$569,620	\$243,316
Price Per SF	\$13.08	\$5.59
Shape	Irregular	Irregular
Topography	Level	Level
Utilities	E, T, S, W	E, T, W; S nearby
Confirmed By	B. Knipe	B. Knipe
Confirmation Date		BTK/3-15-23/Email from Brian Rallens, Broker
Inspection Date	BTK/3-18-23	BTK/3-18-23
Confirmation or Lead Source	MLS 98833200	Brian Rallens, Broker
Motivations / Circumstances / Conditions of Sale	Atypical buyer motivations apparent	Normal motivations
Comments	<p>May 2022 sale of two tax lots totaling 3.16 acres, located at the southeast corner of a 4-way stop section-line intersection, planned for upgrade to a roundabout, and already in a corridor zoned Caldwell C3 service-commercial. Sold after only 33 days on the market, suggesting buyer may have been atypically motivated.</p>	<p>June 2022 sale of two parcels constituting 8.528 acres located at the southeast corner of E. Ustick and S. Florida. Parcel is in the county, but across Ustick from Caldwell R-2, and across Florida from Caldwell C-2 zoning. The north parcel had sold May 14, 2021 for \$800,000 (see MLS 98752887), and the south parcel had sold same date for \$610,000 (see CoStar 5641072). This indicates a straight-line appreciation of 42% per year. Demolition allowance is an IRR-Boise estimate.</p>
	Land Sale SC-13	Land Sale SC-14

Summary of Land Comparables

Comparable	Land Sale SC-15	Land Sale SC-16
Project / Name	NWC Karcher & Middleton	SEC Eagle & Lake Hazel
Recording Number	2022-041303	2022-087702
Location	2321 Middleton Rd.	3315 E. Lake Hazel Rd.
City, ST	Nampa, ID	Meridian, ID
Assessor Parcel No.	R2317000000, R2316500000	S1404223100
Intended Use	Development: Commercial Sub.	Speculation: Mixed-use
Seller	RSVP Investments, LLC	Marilynn Robertson
Buyer	Cole & Fairview, LLC	Lansing Farms, LLC
Sale Date	August 2022	October 2022
Age of Sale (years)	0.74	0.60
Sale Price	\$2,100,000	\$2,400,000
Adjustments	<u>\$288,000</u>	<u>\$0</u>
Analysis Price	\$2,388,000	\$2,400,000
Terms	Cash to Seller	Cash to Seller
Gross Site Area (AC)	6.091	9.07
Usable Site Area (AC)	6.091	9.070
Usable Site (SF)	265,324	395,089
Price Per AC	\$392,054	\$264,609
Price Per SF	\$9.00	\$6.07
Shape	Irregular	Rectangular
Topography	Level	Level
Utilities	E, T, W, S, G	E, T, W, S, G
Confirmed By	R. Brady & B. Knipe	T. Sanders
Confirmation Date	RB/4-17-23/Riley Verner, Listing Broker; RB/4-20-23/Confidential; BTK/4-21/23/Ben Zamzow, Buyer	TLS/11-2-22/Buyer, Closing Statement
Inspection Date	BTK/4-2023	BTK/3-11-23
Confirmation or Lead Source	CoStar	DP 2941925
Motivations / Circumstances / Conditions of Sale	Normal motivations	Normal motivations
Comments	<p>August 2022 sale of two contiguous tax lots constituting a 6.091-acre signalized corner site at the northwest quadrant of Middleton at Karcher Roads. Erroneously marketed as 5.28 acres, this 6.1-acre parcel sold at full asking price of \$2.1 mm. The buyer is an entity owned by Rocky Mountain Management. The buyer reported that the seller would not pay their agent's fee, so they paid it over and above the acquisition price, resulting in an acquisition basis on their books of \$2,163,000. There was a diagonal traverse of a partially-piped, partially-open irrigation ditch which the parties knew they would have to replace and relocate, which reportedly impacted the price downward by about \$200k. This site has frontage on four roadways (including Hailey Ave. to the north, and Latah Dr. to the west), and controls two corners (NWC Karcher/Middleton and NEC Karcher/Latah). The site has an irregular configuration, the minor intersection is limited to right-in right-out turns, and all the Karcher Road frontage has a divided median. Buyer has since been ground-leasing retail sites reportedly at the equivalent of about \$20 to \$24 PSF. Demo allowance for old farmstead is an IRR-Boise estimate. (Price adjustments: \$25k demo, \$63k commission, \$200k ditch relocation.)</p>	<p>October 2022 sale of a 9.07-acre improved equestrian setup as an interim-use while awaiting redevelopment. Situated at the 4-way stop at Eagle Rd. and Lake Hazel Rd., across the road from a large, modern PUD and the Boise Timbers/Thornes Soccer Complex. Abutting lands to east were zoned Meridian R-15 multifamily, and the hard corner likely has service-commercial/retail potential. However, there is no direct access from Eagle due to topography, the parcel having some low ridge attributes.</p>
	Land Sale SC-15	Land Sale SC-16

Comparable Sales Map



Comparable Sale Exhibits



SC-01



SC-02



SC-03





SC-04



SC-05



SC-06





SC-07



SC-08



SC-09





SC-10



SC-11



SC-12





SC-13



SC-14



SC-15





SC-16



Marshall Valuation Service Cost Guide Summary

Schedule of Replacement Cost Allowances

Sourced or adapted from Marshall Valuation Service Cost Manual - March 2023

		Quality Weighting*			Unit Conversion**		Current Cost & Local Multipliers		
Masonry Walls	Sec. 66, Page 4	50.00%	50.00%	PSF	Height	PLF	Current	1.15	Local 1.06
Concrete, precast, posts and solid panels		\$10.45	\$19.00	\$14.73	7	\$103.08	\$118.54		\$125.50 PLF
Ornamental screen block		\$11.75	\$19.00	\$15.38	5	\$76.88	\$88.41		\$93.50
Fencing	Sec. 66, Pages 4-5	50.00%	50.00%	PLF			Current	1.15	Local 1.06
Chain Link (4 to 8 feet)		\$12.85	\$33.25	\$23.05			\$26.51		\$28.00 PLF
Wood Picket/Board (5 to 6 feet)		\$26.25	\$37.00	\$31.63			\$36.37		\$38.50 PLF
Rail/pole Fencing 3 to 4.5 feet)		\$14.60	\$26.50	\$20.55			\$23.63		\$25.00 PLF
Vinyl Fencing (3 to 5 feet)		\$14.20	\$24.35	\$19.28			\$22.17		\$23.50 PLF
Field Fencing (on steel posts)		\$5.26	\$7.45	\$6.36			\$7.31		\$7.75 PLF
Field Fencing (on wood posts)		\$5.87	\$8.22	\$7.05			\$8.10		\$8.50 PLF
Low-Voltage Lighting	Sec. 66, Page 5	50.00%	50.00%	ea.			Current	1.15	Local 1.06
Low-Voltage Outdoor Lighting, per fixture		\$62.00	\$179.00	\$120.50			\$138.58		\$145.00 PLF
Concrete Curbing	Sec. 66, Page 1	50.00%	50.00%	PLF			Current	1.15	Local 1.06
Concrete curb 6", no gutter		\$11.05	\$20.15	\$15.60			\$17.94		\$19.00 PLF
Lawns	Sec. 66, Page 8	50.00%	50.00%	PSF			Current	1.15	Local 1.06
Lawns, seeded - average to high-end		\$0.53	\$0.80	\$0.67			\$0.76		\$0.80 PSF
Lawns, sod - average to high-end		\$1.25	\$2.11	\$2.35			\$2.70		\$2.85 PSF
Lawn Sprinklers	Sec. 66, Page 8	50.00%	50.00%	PSF			Current	1.15	Local 1.06
Conventional, residential and small commercial		\$1.17	\$1.55	\$1.36			\$1.56		\$1.65 PSF
Bedding	Sec. 66, Page 8	50.00%	50.00%	PSF			Current	1.15	Local 1.06
Top dressing or bedding (soil aid, rock bark, etc.)		\$3.90	\$4.70	\$4.30			\$4.95		\$5.25 PSF
Gravel Driveway / Parking	Sec. 66, Page 1			PLF	40	SF/LF	Current	1.15	Local 1.06
Grading and surplus disposal				\$24.00					
4-Inch rock base				\$37.50					
Total				\$61.50	\$1.54		\$1.77		\$1.85 PSF
Asphalt Driveway / Parking	Sec. 66, Page 1			PLF	40	SF/LF	Current	1.15	Local 1.06
Grading and surplus disposal				\$24.00					
4-Inch rock base				\$37.50					
4-Inch Asphalt				\$112.00					
Total				\$173.50	\$4.34		\$4.99		\$5.30 PSF
Trees & Shrubs	Sec. 66, Page 8	50.00%	50.00%	Per Tree			Current	1.15	Local 1.06
Trees, small (up to 20-inch root box)		\$248.00	\$481.00	\$364.50			\$419.18		\$445.00 Per Tree
Trees, small-medium (interpolated)				\$781.00			\$898.15		\$950.00 Per Tree
Trees, medium (24- to 36-inch root box)		\$915.00	\$1,480.00	\$1,197.50			\$1,377.13		\$1,460.00 Per Tree
Trees, medium-large (interpolated)				\$2,242.50			\$2,578.88		\$2,735.00 Per Tree
Trees, large (42-inch + root box)		\$2,500.00	\$4,075.00	\$3,287.50			\$3,780.63		\$4,005.00 Per Tree
Trees, very large				\$4,075.00			\$4,686.25		\$4,965.00 Per Tree
Shrubs and hedges, small		\$26.00	\$35.75	\$30.88			\$35.51		\$40.00 Per Shrub
Shrubs and hedges, small-medium (interpolated)				\$55.81			\$64.18		\$70.00 Per Tree
Shrubs and hedges, medium		\$66.50	\$95.00	\$80.75			\$92.86		\$100.00 Per Shrub
Shrubs and hedges, medium-large (interpolated)				\$160.88			\$185.01		\$195.00 Per Tree
Shrubs and hedges, large		\$207.00	\$275.00	\$241.00			\$277.15		\$295.00 Per Shrub
Shrubs and hedges, very large				\$275.00			\$316.25		\$335.00 Per Tree

Comments

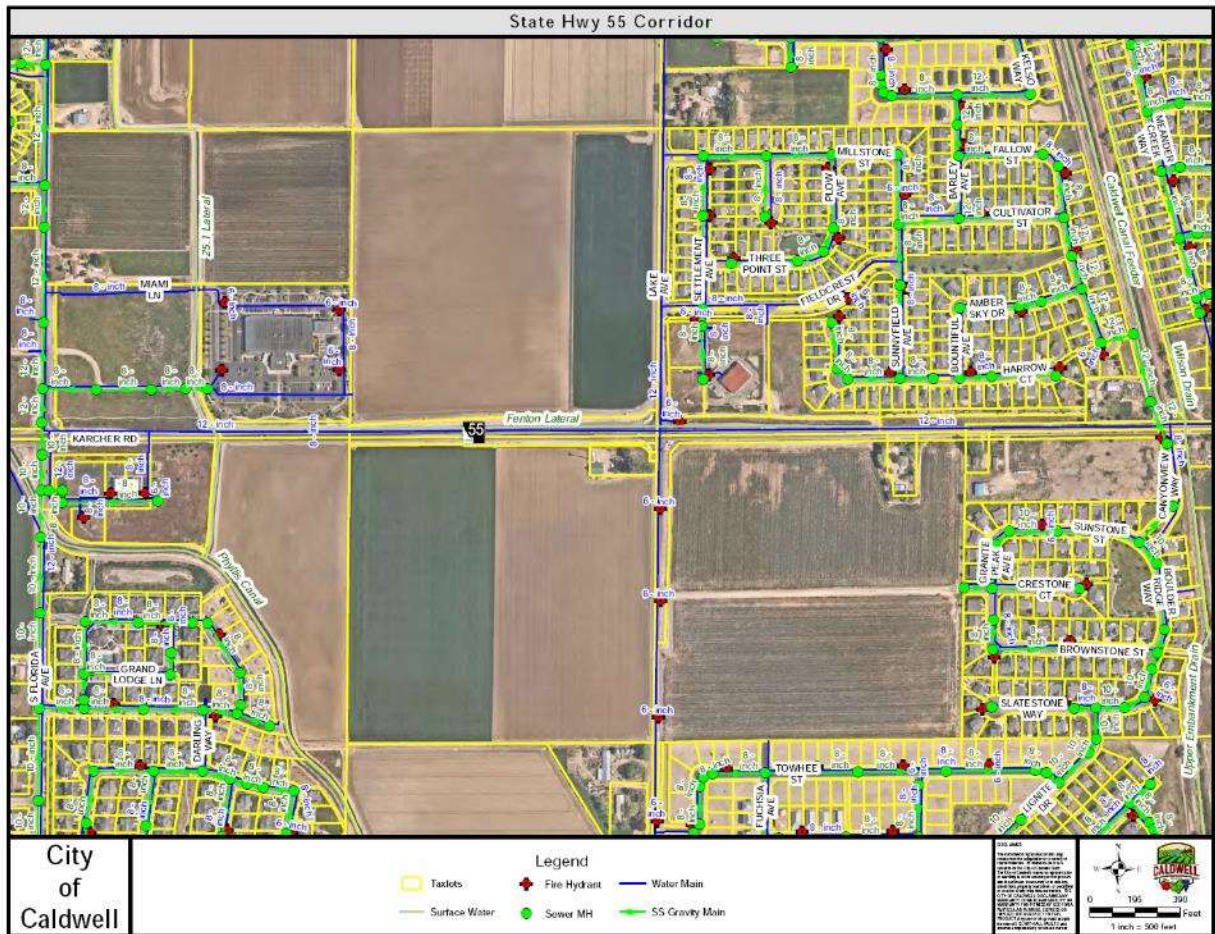
*Various MVS categories may have a low to high range, or a low, average and high; the figures presented are either the low and the high, or the average and the high, weighted 50% respectively; this is simply to reflect the fact that these are averages for a certain quantity, and in a strip-take application the quantities are typically relatively small, driving relative cost upward (suggesting the benefit of the doubt should go to the property owner). Also note that, because we are using costs toward the higher end of the ranges for the respective categories, entrepreneurial incentive (profit) is assumed to be inherent, rather than something we add over and above these allowances.

Note: Unit cost for rock bark ("bedding") shown above is for relatively small quantities, and in the quantities actually present on the subject tract, a material quantity discount would be expected. We deviate from the costs in this table for that specific reason (wholesale quantities involved in the fee requirement).

Addendum E

Property Information

Caldwell Utilities Proximity



Fee Acquisition Legal Descriptions



Idaho Transportation Department
SH-55, Farmway Rd to Middleton Rd
Project No.: A022(715)
Key No.: 22715
Parcel No.: 29
Parcel ID. No.: 51815

Date: March 30, 2023
Fee Acquisition
20,728 Sq. Ft.
0.476 acres
Page 1 of 1

PARCEL No. 29 LEGAL DESCRIPTION

A portion of that parcel of land described in Deed Instrument No. 2009038985, records of Canyon County, Idaho, located in the SW1/4 of the SE1/4 of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Section corner common to Sections 11, 12, 13, and 14 of said Township 3 North, Range 3 West, located 4.00 feet Lt. from the proposed centerline of SH-55, Design Control Line Station 908+96.21, from which the South One-Quarter Corner of said Section 11 bears S.89°42'42"W., 2651.80 feet; thence, along the south line of said Section 11,

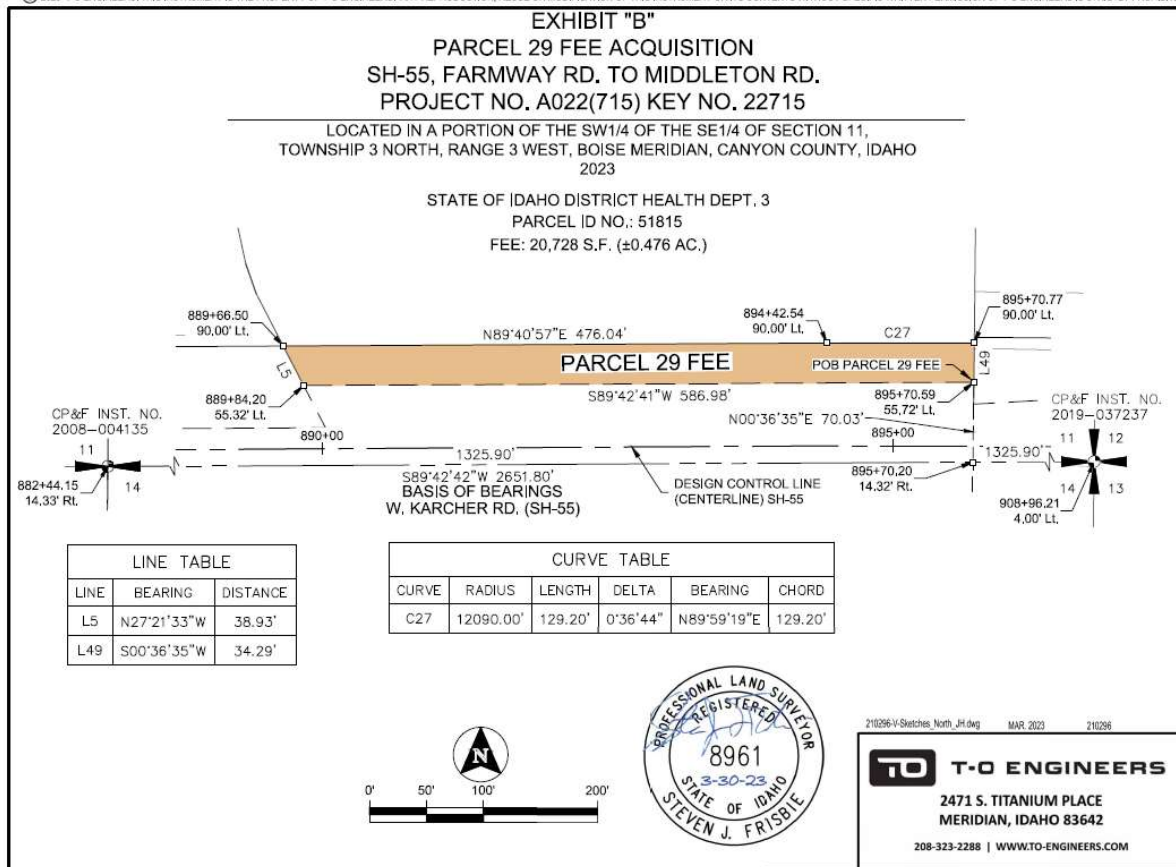
- A) S.89°42'42"W., 1325.90 feet, located 14.32 feet Rt. from said Design Control Line at Station 895+70.20; thence, leaving said south line,
- B) N.00°36'35"E., 70.03 feet, to the southeast corner of said parcel, located 55.72 feet Lt. from said Design Control Line at Station 895+70.59, being a point on the north right-of-way of SH-55 and being the **POINT OF BEGINNING**; thence, along said north right-of-way:
 - 1) S.89°42'41"W., 586.98 feet to the southwest corner of said parcel, located 55.32 feet Lt. from said Design Control Line at Station 889+84.20; thence, leaving said north right-of-way along the west line of said parcel,
 - 2) N.27°21'33"W., 38.93 feet, located 90.00 feet Lt. from said Design Control Line at Station 889+66.50; thence, leaving said west line,
 - 3) N.89°40'57"E., 476.04 feet to the beginning of a tangent curve, located 90.00 feet Lt. from said Design Control Line at Station 894+42.54; thence,
 - 4) Northeasterly along a curve to the right, having a radius of 12090.00 feet, an arc length of 129.20 feet, through a central angle of 0°36'44", of which the long chord bears N.89°59'19"E., 129.20 feet to a point of non-tangency also being the east line of said parcel, located 90.00 feet Lt. from said Design Control Line at Station 895+70.77; thence, along said east line,
 - 5) S.00°36'35"W., 34.29 feet to the **POINT OF BEGINNING**.

The above-described right-of-way **CONTAINS** 20,728 square feet (0.476 acres), more or less.



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Title Report



Title Insurance Commitment First Report

Policy Issuing Agent For:
Old Republic National Title Insurance Company
Issuing Agent: Pioneer Title Company of Canyon County
Issuing Office: 610 S. Kimball Avenue

File No.: 797176
Reference No.: Key 22715 P. 29 District Health Dept #3

Schedule A

1. Commitment Date: April 11, 2022 7:30PM
2. Policy or Policies to be issued:

(a) 2006 ALTA Owner's Policy - Standard Proposed Insured: Idaho Transportation Department Endorsements: Inspection Fee: N/A	\$TBD 	\$TBD
(b) 2006 ALTA Lender's Policy - Proposed Insured: Endorsements: Inspection Fee: N/A	 	
3. The estate or interest in the land described or referred to in this Commitment is:
FEE SIMPLE
4. Title to the estate or interest in the land is at the Effective Date vested in:
State of Idaho District Health Department 3
5. The land referred to in this Commitment is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Old Republic National Title Insurance Company

Authorized Signatory

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

ALTA Commitment for Title Insurance

File No.: 797176

Reference No.: Key 22715 P. 29 District Health Dept
#3

Schedule B-I

ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. This Company will require the enclosed Seller or Borrower Affidavit (regarding State Liens and Indigent Care Services) be signed and returned in order to issue the policy herein.
6. The Company requires that the correct surveyed legal description be submitted for review prior to closing.
7. This Company will require the following document in order to insure a conveyance, lease, exchange, other disposition or encumbrance by the corporation named below:
Corporation: State of Idaho District Health Department 3, a
An original or certified copy of the resolution of the Board of Directors authorizing the subject transaction.

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ALTA Commitment for Title Insurance

File No.: 797176

Reference No.: Key 22715 P. 29 District Health Dept
#3

Schedule B-II

ALTA COMMITMENT

Exceptions

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

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

General Exceptions:

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

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

Special Exceptions:

8. Said real property is presently assessed as exempt from taxation. Any change in the status thereof either in ownership or otherwise, shall cause a re-assessment of said premises as more fully set forth in section 63-602Y of the Idaho Code.

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ALTA Commitment for Title Insurance

9. General taxes for the year 2022, which are liens and are not yet due and payable.
Parcel No.: 32737010 0
10. Sewer charges and special assessments, if any, for the City of Caldwell.
Fax: (208) 454-3640
No search made
11. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Pioneer Irrigation District
Fax: (208) 459-4491
No search made.
12. Reservations in United States Patent or State Deeds.
13. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads, including but not limited to Karcher Road to the South and the 25.1 Lateral to the West.
14. Terms, conditions, and provisions of License Agreement for Sawgrass East Commercial Subdivision Agreement:
Between: Pioneer Irrigation District and Retail Development of North Americaa, LLC
Dated: April 9, 2009
Recorded: April 10, 2009
Instrument No.: [2009017730](#)
15. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: Intermountain Gas Company
Recorded: July 15, 2009
Instrument No.: [2009035979](#)
Affects: See diagram with attached document.
16. A Perpetual non-exclusive access and utility easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: State of Idaho Health District #3
Recorded: July 29, 2009
Instrument No.: [2009038984](#)
17. A utility easement together with ingress and egress, containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: City of Caldwell
Recorded: December 29, 2009
Instrument No.: [2009065804](#)
18. An ingress, egress and utility easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: City of Caldwell
Recorded: December 29, 2009
Instrument No.: [2009065805](#)

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ALTA Commitment for Title Insurance

19. An public access easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: City of Caldwell
Recorded: December 29, 2009
Instrument No.: [2009065806](#)

20. All matters, rights, easements, interests or claims as disclosed by Record of Survey
Recorded: February 22, 2010
Instrument No.: [2010007939](#)

21. A lease affecting the premises herein stated, executed by and between the parties herein named for the terms and upon the terms, covenants, and conditions therein provided.
Dated: February 1, 2010
Lessor: Idaho Health Facilities Authority
Lessee: Public Health District No. 3 a/k/a State of Idaho Distrit Health Department 3
Recorded: February 24, 2010
Instrument No.: [2010008296](#)
Term: Lease runs until August 2, 2030

22. A lease affecting the premises herein stated, executed by and between the parties herein named for the terms and upon the terms, covenants, and conditions therein provided.

Dated: February 1, 2010

Lessor: Idaho Health Facilities Authority

Lessee: Public Health District No. 3 a/k/a Southwest District Health a/k/a State of Idaho District Health Department 3

Recorded: February 24, 2010

Instrument No.: [2010008297](#)

Term: Lease ends August 2, 2030

Affects: Primary Lease

An Assignment of interest in said lease was assigned by Instrument

To: Zions First National Bank

Dated: February 24, 2010

Recorded: February 24, 2010

Instrument No.: [2010008298](#)

Amendment to said Lease

Recorded: December 10, 2015

Instrument No.: [2015-048272](#)

Amendment to said Lease

Recorded: September 19, 2016

Instrument No.: [2016-038414](#)

Amendment to said Lease

Recorded: September 19, 2016

Instrument No.: [2016-038415](#)

Amendment to said Lease

Recorded: December 10, 2015

Instrument No.: [2015-048273](#)

23. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein

For: To construct, maintain and repair power lines over, through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers and shrubbery and other obstructions and improvements, interfering with the location, construction and maintenance of said power lines.

In Favor of: Idaho Power Company, an Idaho corporation

Recorded: June 2, 2010

Instrument No.: [2010025228](#)

24. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein

In Favor of: City of Caldwell

Recorded: May 4, 2011

Instrument No.: [2011018002](#)

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ALTA Commitment for Title Insurance

25. All matters, rights, easements, interests or claims as disclosed by Record of Survey
Recorded: June 13, 2012
Instrument No.: [2012024133](#)
26. Mortgage to secure an indebtedness of \$1.00, and any other obligations secured thereby.
Dated: February 24, 2010
Mortgagor: Idaho Health Facilities Authority
Mortgagee: Zions First National Bank
Recorded: February 24, 2010
Instrument No.: [2010008298](#)
27. Financing Statement filed under the provisions of the Uniform Commercial Code.
Debtor: Public Health District No. 2 aka Southwest District Health aka State of Idaho District Health Department 3
Secured Party: Zions First National Bank
Recorded: February 24, 2010
Instrument No.: [2010008299](#)
Property Covered: Construction of new building
- An amendment to the above financing statement was filed
Recorded: December 10, 2015
Instrument No.: [2015-048275](#)
Nature of Change: Partial Release
28. Financing Statement filed under the provisions of the Uniform Commercial Code.
Debtor: Idaho Health Facilities Authority
Secured Party: Zions First National Bank
Recorded: February 24, 2010
Instrument No.: [2010008300](#)
Property Covered: Equipment and improvements
- An amendment to the above financing statement was filed
Recorded: December 10, 2015
Instrument No.: [2015-048276](#)
Nature of Change: Release of some collateral
- End of Exceptions

Assessment Data

 General Information

Owner: State Of Idaho District Health Dept
Mailing Address: 13307 Miami Ln Caldwell Id 83607
Property Address: 13307 Miami Ln
Neighborhood: 100 Exempt

Parcel ID: 32737010 0
Property Class: 681 Exempt property
Deeded Acres: 8.7300
District: 001-03

Last updated: 7/26/2023 05:45:06 PM

 Legal Descriptions

Description

11-3N-3W SE TX 09148 IN S1/2 SWSE LS RD

 Sales History

Instrument	Date	Owner	Grantee	Type
2009038985	7/29/09	Retail Dev Of North America Llc	State Of Idaho District Health Dept	Single

 Exemption History

Effective Year	Modifier	Override Amount	Percent	Exemption Expires	Total Value	Exemption Value	Net Taxable Value
2023	Government Federal 602A	0.00	100	9999	0	0	0
2022	Government Federal 602A	0.00	100	9999	0	0	0

 Net Taxable Value

Tax Year	Description	Value
2023	Original	0
2022	Original	0

 Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	02- Assessment Update	0	0	0
2022	02- Assessment Update	0	0	0
2021	02- Assessment Update	0	0	0
2020	02- Assessment Update	0	0	0
2019	02- Assessment Update	0	0	0

CLAIM FOR PAYMENT REAL ESTATE TRANSACTIONS

Project No. A022(715)

Key No. 22715

Program No. E223910

Parcel No. 29

Parcel Identification No. 51815

The undersigned have an interest in the agreed settlement amount as specified in that certain Right of Way Contract dated _____, by and between the State of Idaho, Idaho Transportation Board, by and through the Idaho Transportation Department and the undersigned. PAYMENTS MADE ON BEHALF OF TRANSFEROR WILL BE REPORTED UNDER TRANSFEROR'S TAX IDENTIFICATION NUMBER WHICH SHALL BE COLLECTED BY THE TITLE COMPANY LISTED.

That agreed settlement amount specified in the Right of Way Contract shall be paid as follows:

Name/Address	TIN	Payment Amount
Pioneer Title Company 8151 W Rifleman Street Boise, Idaho 83704	820196792	\$ _____

On behalf of:

STATE OF IDAHO DISTRICT
HEALTH DEPARTMENT 3
13307 Miami Lane
Caldwell, Idaho 83607

TRANSFEROR(S) SIGNATURE(S)

We hereby certify that the foregoing claim is just and correct, that the amount claimed is legally due after allowing all just credits, and that no part of same has been previously paid.

GRANTOR:

STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3

By: _____
KELLY ABERASTURI, Chairman, Board of Health

DEPARTMENT USE ONLY

I hereby certify that the above Transferor(s) are entitled to the amount claimed above by virtue of transferring ownership or interest in real property to the State of Idaho and have examined the supporting data and recommend payment of the amount claimed.

Recommended: Wendy Hansen Approved: _____
Right of Way Agent Authorized Supervisor



October 13, 2023

VIA EMAIL/ US MAIL/FEDERAL EXPRESS

State Of Idaho District Health Department 3
13307 Miami Lane
Caldwell, Idaho 83607

RE: Project No. A022(715), SH 55, Farmway Rd to Middleton Rd, Canyon County
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

Dear State Of Idaho District Health Department 3:

The Idaho Transportation Department has programmed the above referenced project for construction, and the right of way acquisition phase is now under way.

The amount of new right of way and easement needed from your property are outlined below. A qualified and licensed real estate appraiser appraised the property and established the fair market value at **\$255,446.75**. The just compensation offered is based on recent sales of comparable property in the area. A qualified review appraiser made a review and analysis of the Appraisal Report, and the offer to purchase your property is detailed as follows:

Type	Size		Amount
	Sq. Ft.	Acres	
Land	20,728.00	0.476	\$124,368.00
Temporary Construction Easement	4,051.00	0.277	\$2,430.60
Improvements			\$121,373.15
Cost to Cure			<u>\$7,275.00</u>
JUST COMPENSATION			\$255,446.75
<i>Incentive Payment if signed within 45 days of receipt of this letter</i>			<u>\$25,545.00</u>
TOTAL CONSIDERATION			\$280,991.75

STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3

October 13, 2023

Page | 2

I have enclosed an acquisition packet containing the following items:

- Right of Way Contract
- Warranty Deed
- Temporary Construction Easement
- Claim for Right of Way Payment
- Project Plan Sheet(s)
- Acquisition Brochure
- Appraisal Report
- Advice of Rights Form
- Agency Disclosure

The warranty deed, temporary easement, and attached legal descriptions identify the property being acquired and the interests therein. The Right of Way Contract shows the breakdown of the just compensation offered. If this offer is satisfactory, please sign and complete the original documents and forms accordingly. Once fully executed, a copy of the Right of Way Contract will be forwarded to you for your records.

In addition, I have been authorized to make an incentive payment of \$25,545.00 if we receive the signed documents on or before 45 days of receipt of this letter. After that, the \$25,545.00 incentive payment will no longer apply.

I have enclosed a return envelope for your use when returning the documents. Once I receive the documents from you, I will process them for payment. Normal processing and closing takes about 30 to 90 days. If there are other parties of interest such as liens or mortgages on your property, the necessary clearances will have to be obtained prior to closing the transaction. This can cause some delay but you can help with that process by providing the necessary business documentation needed by the title company; for example, operating documents of your limited liability company, and contacting your lender, if any, to apprise them of this transaction. The State will obtain the clearances, title insurance and pay closing and recording fees. In addition, the State has contracted with Pioneer Title Company to act as our closing agent. Funds for the amount of the acquisition will be sent to Pioneer Title Company to hold for the closing.

STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3

October 13, 2023

Page | 3

If you have questions concerning this transaction, please do not hesitate to contact me by phone at **801-631-6121** or by email at wendyh@horrocks.com. I look forward to hearing from you soon. I will also contact you in the next few weeks.

Sincerely,

A handwritten signature in cursive script that reads "Wendy Hansen".

Wendy Hansen

Enclosures

RIGHT OF WAY CONTRACT
Idaho Transportation Department

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815
County Canyon

THIS RIGHT OF WAY CONTRACT ("Agreement") is made this ____ day of _____, 2023, between **STATE OF IDAHO, IDAHO TRANSPORTATION BOARD, by and through the IDAHO TRANSPORTATION DEPARTMENT**, by its Division of Highways, Highways Development, and its authorized representative, herein called "STATE," and **STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3**, herein called "GRANTOR."

WHEREAS, State is engaged in the construction of a highway project designated as SH 55, FARMWAY RD TO MIDDLETON RD, CANYON COUNTY, Project Number A022(715) ("Project"), which Project will affect certain property belonging to Grantor known as Parcel No. 29, legally described on attached **EXHIBIT A**, and depicted on attached **EXHIBIT B** ("Property").

NOW, THEREFORE, the parties hereto agree as follows:

1. State shall pay Grantor and lienholder(s), if any, such sums of monies as are set out below. Grantor agrees to pay all taxes and assessments due and owing, including taxes owing for the year in which this transaction closes. Payment to Grantor pursuant to this Agreement is contingent upon Grantor demonstrating clear title to the Property identified above through use of documents acceptable to State and Pioneer Title Company, the title company being utilized by State for this Project ("Title Company").
2. Grantor shall execute and deliver to State a notarized instrument of conveyance corresponding to the interest being acquired. Closing of this transaction shall occur when all required documents, as well as compensation noted herein, have been submitted to Title Company, lienholder(s), if any, have been satisfied, and Title Company is in a position to provide the required title insurance to State ("Closing").
3. This contract shall not be binding unless and until executed by the Division of Highways.
4. The parties have herein set out the whole of their agreement, the performance of which constitutes the entire consideration for the grant of said right-of-way and shall relieve State of all future claims or obligations on that account or on account of the location, grade and construction of the proposed highway.
5. Grantor represents that to the best of Grantor's knowledge no hazardous materials

have been stored or spilled on the Property during Grantor's ownership or during previous ownerships at least insofar as Grantor has observed or has been informed. In the alternative, if Grantor has knowledge of storage or spill of hazardous materials on the Property, such information will be set forth in this Agreement. This sale is conditional upon full disclosure of any such information.

6. Grantor hereby grants State and/or its designated contractor a "Temporary Right-of-Entry" for unexpected and currently unforeseen incidents related to the construction of the Project. For example, the Temporary Right-of-Entry allows State and/or its designated contractor to enter upon the remainder of Grantor's property to retrieve materials, equipment, debris, etc. related to the construction of the Project that might encroach upon Grantor's property. State and/or its designated contractor shall inform Grantor of the need to exercise the Temporary Right-of-Entry before entering upon the remainder of Grantor's property. Said Temporary Right-of-Entry shall terminate upon the completion of the Project.

7. As of Closing, the Property is under the ownership of State. Grantor, its agents or assigns, is required to keep such area free of any personal property, and any garbage, refuse, or other debris. Notice is hereby provided that construction activities, including utility relocation activities, may occur at any time after ownership of the Property has transferred to State.

8. Grantor agrees to give State legal and physical possession of the property herein being purchased by State upon Closing or upon Grantor's receipt of payment, whichever is later.

9. State shall pay Grantor for land and a temporary easement as shown on the plans of SH 55, FARMWAY RD TO MIDDLETON RD, CANYON COUNTY, Project No. A022(715) as follows:

Type	Size		Amount
	Sq. Ft.	Acres	
Land	20,728.00	0.476	\$124,368.00
Temporary Construction Easement	4,051.00	0.277	\$2,430.60
Improvements			\$121,373.15
Cost to Cure			<u>\$7,275.00</u>
JUST COMPENSATION			\$255,446.75
<i>Incentive Payment if signed within 45 days of receipt of this letter</i>			<u>\$25,545.00</u>
TOTAL CONSIDERATION			\$280,991.75

The Parties have had sufficient opportunity to consult with legal counsel of their own choice. This Agreement may be executed in any number of counterparts, each counterpart may be delivered originally or by electronic transmission, and all such executed and delivered counterparts taken together will constitute one original agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

STATE:

GRANTOR:

IDAHO TRANSPORTATION DEPARTMENT

STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3

By: _____
CALEB LAKEY, District Engineer

By: _____
KELLY ABERASTURI, Chairman, Board of Health

HORROCKS

By: Wendy Hansen
WENDY HANSEN, Agent

Approved for Division of Highways

On _____, 2023

By: _____
JUSTIN POND
Right-of-Way Program Manager

EXHIBIT A

Idaho Transportation Department
SH-55, Farmway Rd to Middleton Rd
Project No.: A022(715)
Key No.: 22715
Parcel No.: 29
Parcel ID. No.: 51815

Date: March 30, 2023
Fee Acquisition
20,728 Sq. Ft.
0.476 acres
Page 1 of 1

PARCEL No. 29 LEGAL DESCRIPTION

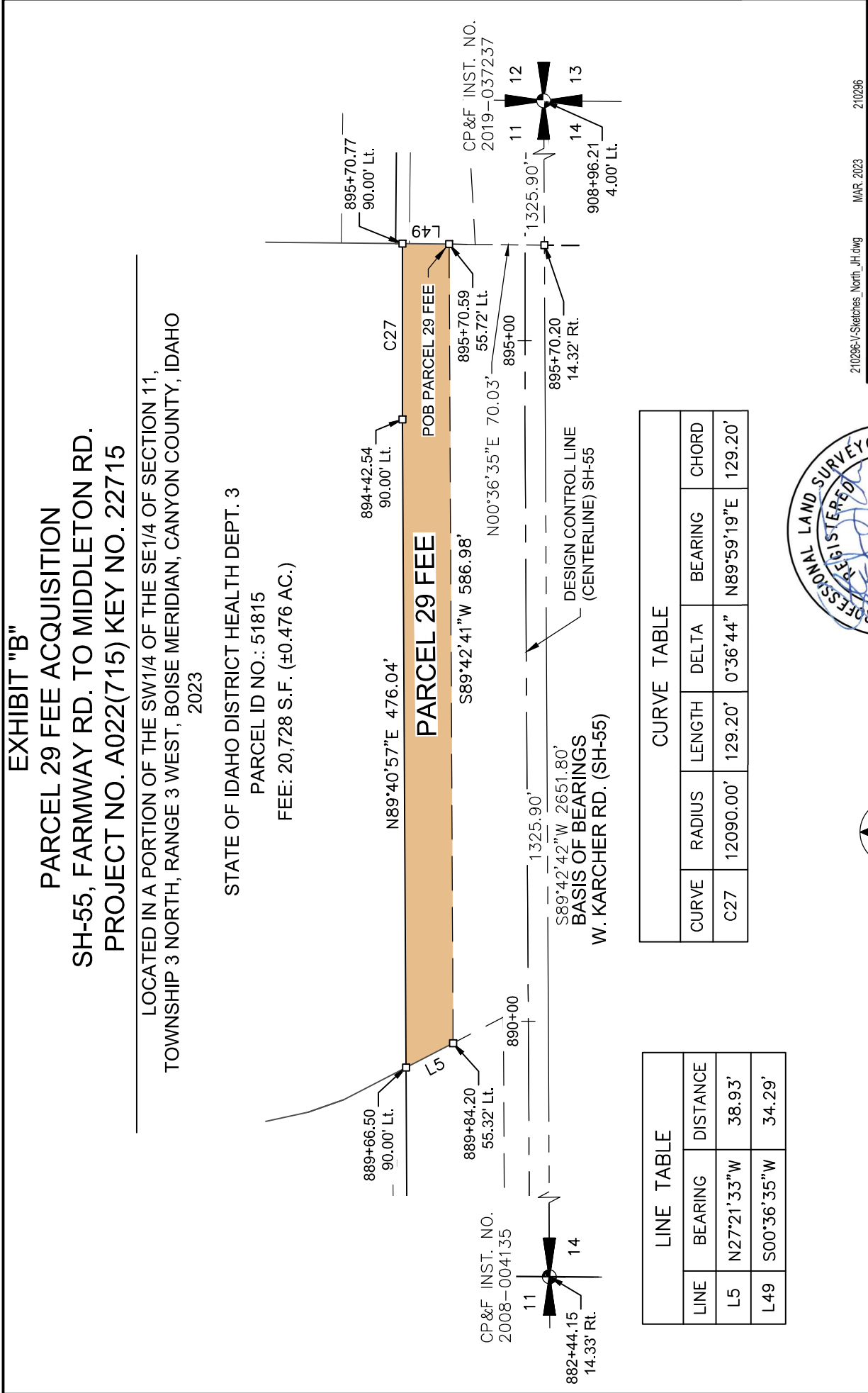
A portion of that parcel of land described in Deed Instrument No. 2009038985, records of Canyon County, Idaho, located in the SW1/4 of the SE1/4 of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Section corner common to Sections 11, 12, 13, and 14 of said Township 3 North, Range 3 West, located 4.00 feet Lt. from the proposed centerline of SH-55, Design Control Line Station 908+96.21, from which the South One-Quarter Corner of said Section 11 bears S.89°42'42"W., 2651.80 feet; thence, along the south line of said Section 11,

- A) S.89°42'42"W., 1325.90 feet, located 14.32 feet Rt. from said Design Control Line at Station 895+70.20; thence, leaving said south line,
- B) N.00°36'35"E., 70.03 feet, to the southeast corner of said parcel, located 55.72 feet Lt. from said Design Control Line at Station 895+70.59, being a point on the north right-of-way of SH-55 and being the **POINT OF BEGINNING**; thence, along said north right-of-way:
 - 1) S.89°42'41"W., 586.98 feet to the southwest corner of said parcel, located 55.32 feet Lt. from said Design Control Line at Station 889+84.20; thence, leaving said north right-of-way along the west line of said parcel,
 - 2) N.27°21'33"W., 38.93 feet, located 90.00 feet Lt. from said Design Control Line at Station 889+66.50; thence, leaving said west line,
 - 3) N.89°40'57"E., 476.04 feet to the beginning of a tangent curve, located 90.00 feet Lt. from said Design Control Line at Station 894+42.54; thence,
 - 4) Northeasterly along a curve to the right, having a radius of 12090.00 feet, an arc length of 129.20 feet, through a central angle of 0°36'44", of which the long chord bears N.89°59'19"E., 129.20 feet to a point of non-tangency also being the east line of said parcel, located 90.00 feet Lt. from said Design Control Line at Station 895+70.77; thence, along said east line,
 - 5) S.00°36'35"W., 34.29 feet to the **POINT OF BEGINNING**.

The above-described right-of-way **CONTAINS** 20,728 square feet (0.476 acres), more or less. Parcel Limits extending from Karcher Rd. (SH-55) Centerline Station 889+66.50 to 895+70.77.







T-O ENGINEERS

2471 S. TITANIUM PLACE

MERIDIAN, IDAHO 83642

208-323-2288 | WWW.T-O-ENGINEERS.COM

210296-V-Sketches_North_JH.dwg

MAR. 2023

210296

PROFESSIONAL LAND SURVEYOR

REGISTERED


8961


IDAHO


STATE OF

STEVEN J. FRISBIE

3-30-23



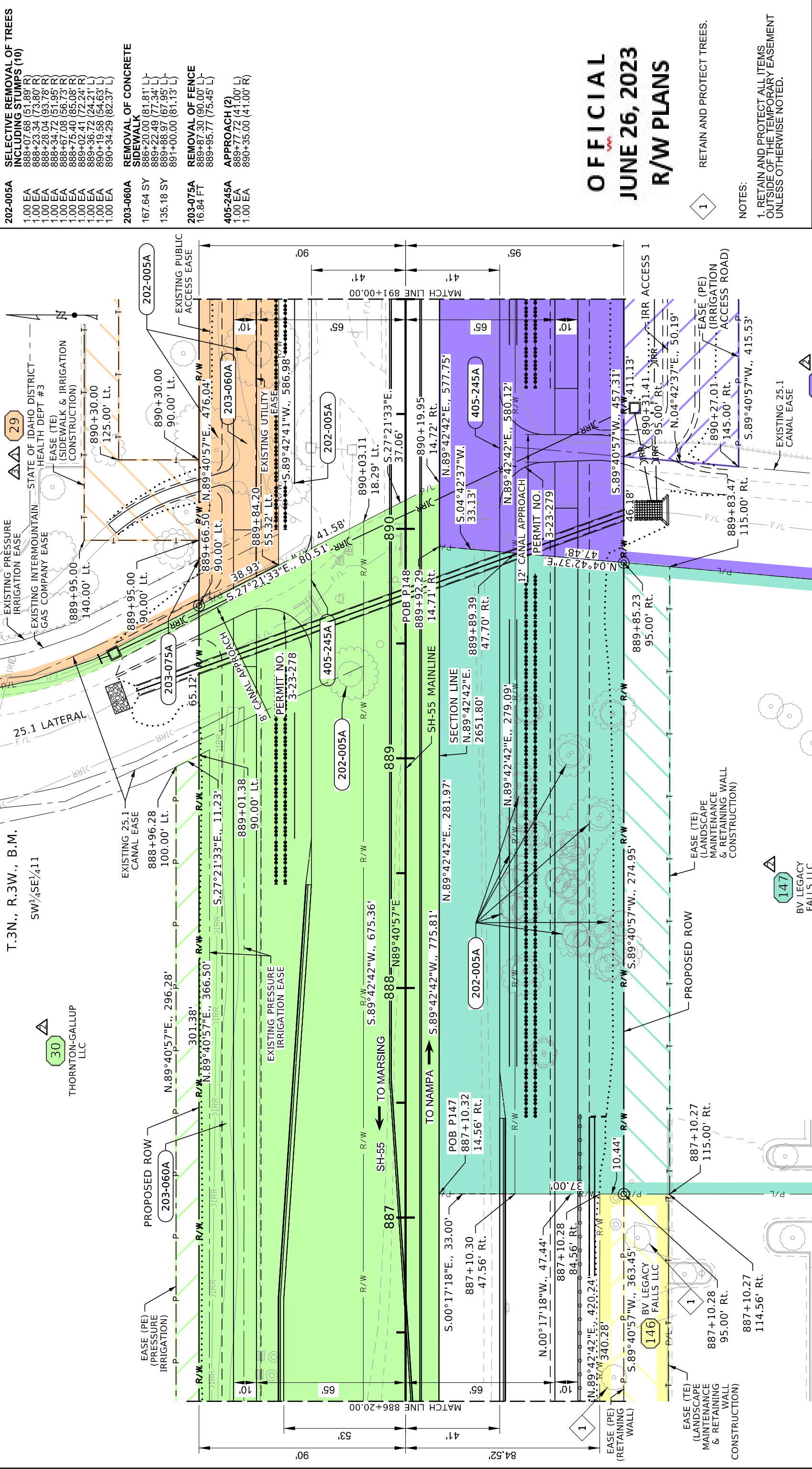




CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	12090.00'	129.20'	0°36'44"	N89°59'19"E	129.20'

LINE TABLE			
LINE	BEARING	DISTANCE	
L5	N27°21'33"W	38.93'	
L49	S00°36'35"W	34.29'	

EXHIBIT B



202-005A	SELECTIVE REMOVAL OF TREES INCLUDING STUMPS (10)
1.00 EA	888+07.68 (51.89' R)
1.00 EA	888+23.34 (73.80' R)
1.00 EA	888+28.04 (93.78' R)
1.00 EA	888+34.72 (51.95' R)
1.00 EA	888+67.08 (56.73' R)
1.00 EA	888+75.40 (65.08' R)
1.00 EA	888+02.41 (72.24' R)
1.00 EA	889+36.72 (24.21' L)
1.00 EA	890+19.58 (54.63' L)
1.00 EA	890+34.29 (82.37' L)
203-060A	REMOVAL OF CONCRETE SIDEWALK
167.64 SY	888+20.00 (81.81' L)
135.18 SY	889+22.49 (77.34' L)
	889+88.97 (67.95' L)
	891+00.00 (81.13' L)
203-075A	REMOVAL OF FENCE
16.84 FT	889+87.30 (90.00' L)
	889+95.77 (75.45' L)
405-245A	APPROACH (2)
1.00 EA	889+77.72 (41.00' L)
1.00 EA	890+35.00 (41.00' R)

1
RETAIN AND PROTECT TREES.

NOTES:
1. RETAIN AND PROTECT ALL ITEMS OUTSIDE OF THE TEMPORARY EASEMENT UNLESS OTHERWISE NOTED.

PROFESSIONAL LAND SURVEYOR
8961
6-15-23
STATE OF IDAHO
STEVEN J. FRISBIE

ENGLISH
COUNTY CANYON
KEY NUMBER 22715
SHEET 41 OF 95

IDAHO TRANSPORTATION DEPARTMENT
YOUR Safety-YOUR Mobility-YOUR Economic Opportunity
T-O ENGINEERS

PROJECT NO. A022(715)

RIGHT-OF-WAY PLAN
SH-55, FARMWAY RD. TO MIDDLETON RD.
STA. 886+20 TO STA. 891+00

REVISIONS			DESIGNED		SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY	
NO.	DATE	BY	DESCRIPTION	NR	LC	
03/30/23	NR	NR	PARCEL 29 FEE REVISION			
05/03/23	NR	NR	PARCEL 30, 147, & 148 PRESCRIPTIVE ROW ADDED			
06/07/23	NR	NR	PARCEL 29 TE REVISION			

DESIGNED	NR	LC	NR	SF
DESIGN CHECKED				
DETAILED				
DRAWING CHECKED				
DRAWING DATE:	MARCH 2023			

After recording return to:
Idaho Transportation Department
Attn: HQ RW
PO Box 7129
Boise ID 83707-1129

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 2023, by and between **STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3** ("Grantor"), whose address is 13307 Miami Lane, Caldwell, Idaho 83607 and the **STATE OF IDAHO, IDAHO TRANSPORTATION BOARD, by and through the IDAHO TRANSPORTATION DEPARTMENT** ("Grantee"), whose address is 3311 West State Street, Boise, Idaho 83703.

WITNESSETH: That Grantor, for value received, does, by these presents, grant, bargain, sell and convey unto Grantee the following described real property situated in the County of CANYON, State of Idaho, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF.

Containing approximately 0.476 acres.
SH-55 Centerline Station Reference: 889+66.50 TO 895+70.77.
Together with all appurtenances, easements and rights of way.

TOGETHER WITH all right, title and interest of Grantor in and to that portion of existing SH-55, adjacent and contiguous to the property described on EXHIBIT A attached hereto and by this reference made a part hereof.

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

TO HAVE AND TO HOLD the said property with its appurtenances unto said Grantee, and Grantee's successors and assigns forever. Grantor does hereby covenant to and with Grantee, that Grantor is the owner in fee simple of said property; that said property is free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by Grantee; and subject to reservations, restrictions, dedications, easements, right of way and agreements (if any) of record, and general taxes and assessments (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

The remainder of this page left intentionally blank; signatures on following page.

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3

By: _____
KELLY ABERASTURI, Chairman, Board of Health

STATE OF IDAHO)
) ss.
County of CANYON)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared KELLY ABERASTURI, known or identified to me to be the Chairman, of the Board of Health of the STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3, and the person who executed the above instrument on behalf of District Health Department 3, and acknowledged to me that District Health Department 3 executed the same.

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

(SEAL)

Notary Public for IDAHO
Residing at _____
My commission expires _____

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

EXHIBIT A

Idaho Transportation Department
SH-55, Farmway Rd to Middleton Rd
Project No.: A022(715)
Key No.: 22715
Parcel No.: 29
Parcel ID. No.: 51815

Date: March 30, 2023
Fee Acquisition
20,728 Sq. Ft.
0.476 acres
Page 1 of 1

PARCEL No. 29
LEGAL DESCRIPTION

A portion of that parcel of land described in Deed Instrument No. 2009038985, records of Canyon County, Idaho, located in the SW1/4 of the SE1/4 of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Section corner common to Sections 11, 12, 13, and 14 of said Township 3 North, Range 3 West, located 4.00 feet Lt. from the proposed centerline of SH-55, Design Control Line Station 908+96.21, from which the South One-Quarter Corner of said Section 11 bears S.89°42'42"W., 2651.80 feet; thence, along the south line of said Section 11,

- A) S.89°42'42"W., 1325.90 feet, located 14.32 feet Rt. from said Design Control Line at Station 895+70.20; thence, leaving said south line,
- B) N.00°36'35"E., 70.03 feet, to the southeast corner of said parcel, located 55.72 feet Lt. from said Design Control Line at Station 895+70.59, being a point on the north right-of-way of SH-55 and being the **POINT OF BEGINNING**; thence, along said north right-of-way:
 - 1) S.89°42'41"W., 586.98 feet to the southwest corner of said parcel, located 55.32 feet Lt. from said Design Control Line at Station 889+84.20; thence, leaving said north right-of-way along the west line of said parcel,
 - 2) N.27°21'33"W., 38.93 feet, located 90.00 feet Lt. from said Design Control Line at Station 889+66.50; thence, leaving said west line,
 - 3) N.89°40'57"E., 476.04 feet to the beginning of a tangent curve, located 90.00 feet Lt. from said Design Control Line at Station 894+42.54; thence,
 - 4) Northeasterly along a curve to the right, having a radius of 12090.00 feet, an arc length of 129.20 feet, through a central angle of 0°36'44", of which the long chord bears N.89°59'19"E., 129.20 feet to a point of non-tangency also being the east line of said parcel, located 90.00 feet Lt. from said Design Control Line at Station 895+70.77; thence, along said east line,
 - 5) S.00°36'35"W., 34.29 feet to the **POINT OF BEGINNING**.

The above-described right-of-way **CONTAINS** 20,728 square feet (0.476 acres), more or less. Parcel Limits extending from Karcher Rd. (SH-55) Centerline Station 889+66.50 to 895+70.77.



208-323-2288 | WWW.TO-ENGINEERS.COM

After recording return to
HQ, Right of Way
Idaho Transportation Department
PO Box 7129
Boise ID 83707-1129

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that on this ____ day of _____, 2023, **STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3** ("Grantor"), whose principal address is 13307 Miami Lane, Caldwell, Idaho 83607, for value received, does hereby grant unto the **STATE OF IDAHO, IDAHO TRANSPORTATION BOARD, by and through the IDAHO TRANSPORTATION DEPARTMENT** ("Grantee"), whose address is 3311 West State Street, Boise, Idaho 83703, the right to go upon, occupy, and use for a certain period a portion of Southwest Quarter of the Southeast Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly depicted on **EXHIBIT A**, attached hereto and by this reference made a part hereof, containing approximately 0.277 acres ("Temporary Easement").

SUCH TEMPORARY EASEMENT SHALL BE FOR THE PURPOSE OF SIDEWALK AND IRRIGATION CONSTRUCTION by Grantee, its agents or contractors, together with the right and privilege of ingress or egress to and from said area designated by the Temporary Easement for said construction, during the period of time the Temporary Easement is needed for construction.

It is expressly intended that these burdens and restrictions shall run with the land and shall bind Grantor, its heirs or assigns.

Grantor does lawfully own and possess the real property underlying the Temporary Easement depicted in **EXHIBIT A**, and Grantor has good and lawful right to convey said Temporary Easement.

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3

By: _____
KELLY ABERASTURI, Chairman, Board of Health

STATE OF IDAHO)
) ss.
County of CANYON)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared KELLY ABERASTURI, known or identified to me to be the Chairman, of the Board of Health of the STATE OF IDAHO DISTRICT HEALTH DEPARTMENT 3, and the person who executed the above instrument on behalf of District Health Department 3, and acknowledged to me that District Health Department 3 executed the same.

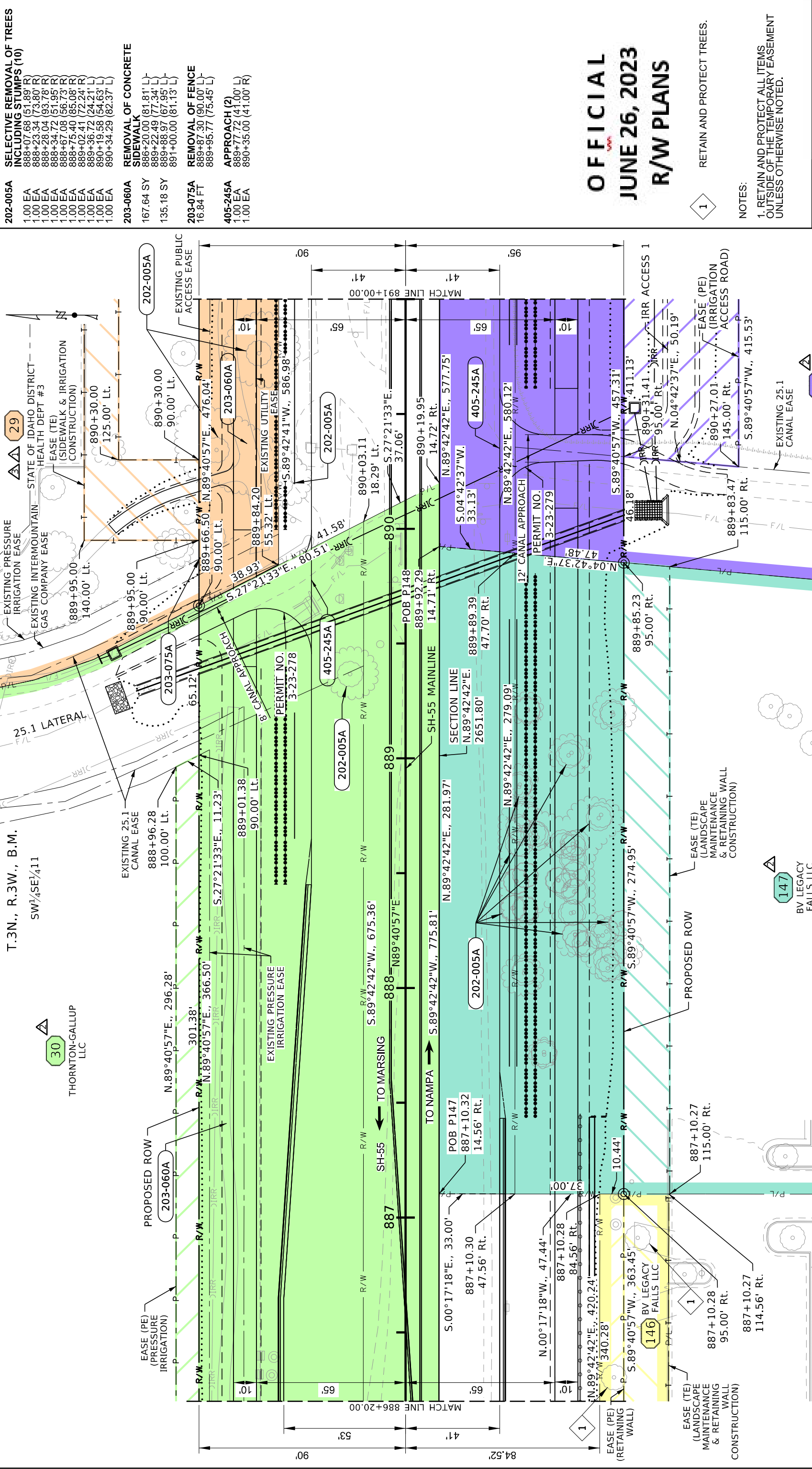
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Notary Public for IDAHO
Residing at _____
My commission expires _____

Project No. A022(715)
Key No. 22715
Parcel No. 29
Parcel ID No. 51815

EXHIBIT A



202-005A	SELECTIVE REMOVAL OF TREES INCLUDING STUMPS (10)
1.00 EA	888+07.68 (51.89' R)
1.00 EA	888+23.34 (73.80' R)
1.00 EA	888+28.04 (93.78' R)
1.00 EA	888+34.72 (51.95' R)
1.00 EA	888+67.08 (56.73' R)
1.00 EA	888+75.40 (65.08' R)
1.00 EA	888+02.41 (72.24' R)
1.00 EA	889+36.72 (24.21' L)
1.00 EA	890+19.58 (54.63' L)
1.00 EA	890+34.29 (82.37' L)
203-060A	REMOVAL OF CONCRETE SIDEWALK
167.64 SY	888+20.00 (81.81' L)
135.18 SY	889+22.49 (77.34' L)
	889+88.97 (67.95' L)
	891+00.00 (81.13' L)
203-075A	REMOVAL OF FENCE
16.84 FT	889+87.30 (90.00' L)
	889+95.77 (75.45' L)
405-245A	APPROACH (2)
1.00 EA	889+77.72 (41.00' L)
1.00 EA	890+35.00 (41.00' R)

OFFICIAL
JUNE 26, 2023
R/W PLANS



RETAIN AND PROTECT TREES.

NOTES:

1. RETAIN AND PROTECT ALL ITEMS OUTSIDE OF THE TEMPORARY EASEMENT UNLESS OTHERWISE NOTED.



ENGLISH	
COUNTY	CANYON
KEY NUMBER	22715
SHEET 41	OF 95

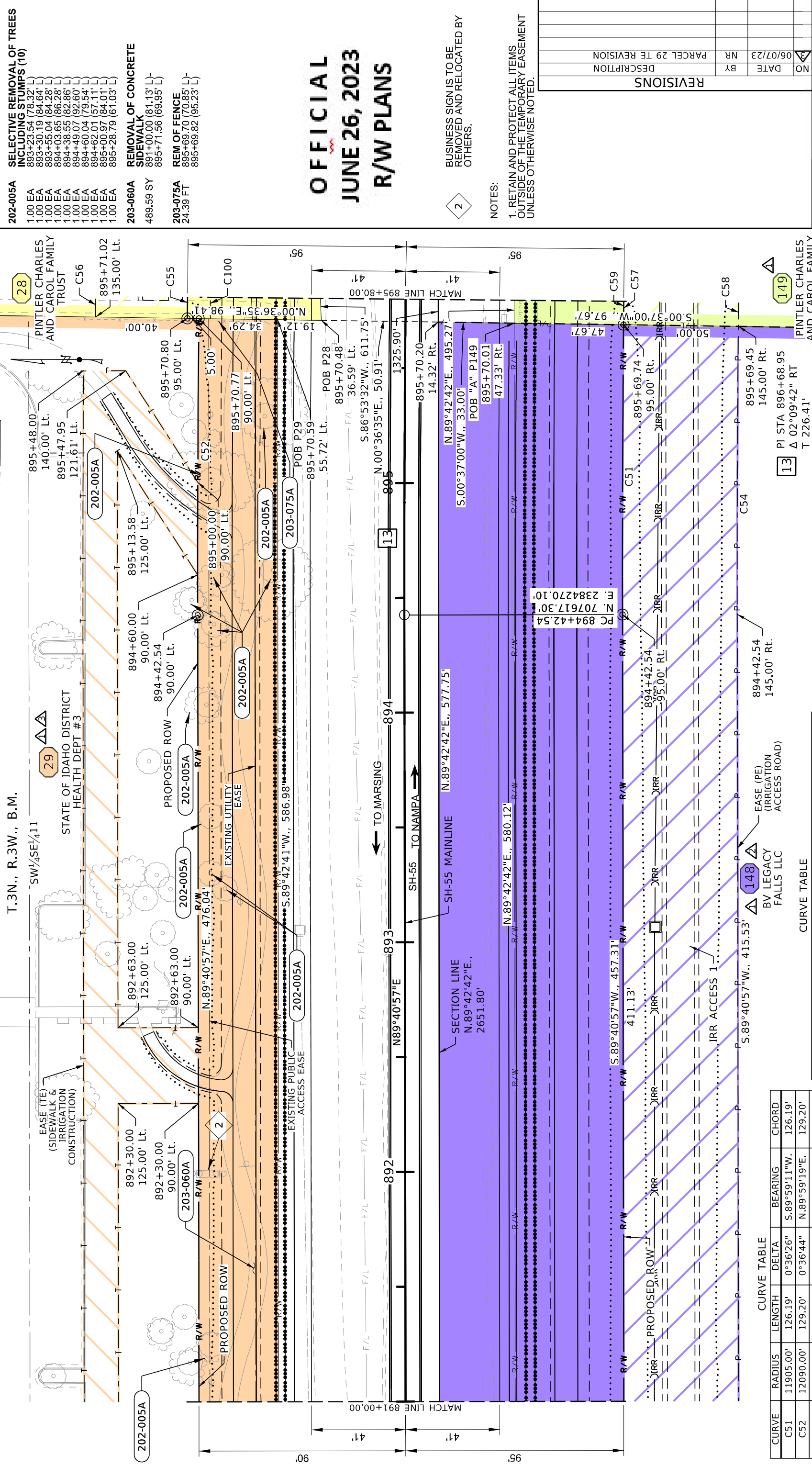
RIGHT-OF-WAY PLAN
SH-55, FARMWAY RD. TO MIDDLETON RD.
STA. 886+20 TO STA. 891+00

PROJECT NO.	A022(715)
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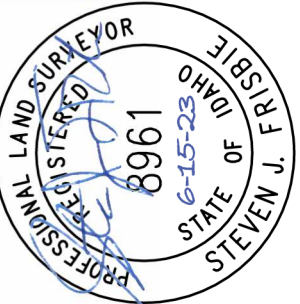
IDAHO TRANSPORTATION DEPARTMENT
YOUR Safety-YOUR Mobility-YOUR Economic Opportunity
T-O ENGINEERS

DESIGNED	NR	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
DESIGN CHECKED	LC	
DETAILED	NR	CADD FILE NAME: 22715_ROW_T02.DGN
DRAWING CHECKED	SF	DRAWING DATE: MARCH 2023

NO.	DATE	BY	DESCRIPTION
03/30/23	NR		PARCEL 29 FEE REVISION
05/03/23	NR		PARCEL 30, 147, & 148
06/07/23	NR		PRESCRIPTIVE ROW ADDED
			PARCEL 29 TE REVISION



NO.	DATE	BY	DESCRIPTION
5	06/07/23	NR	PARCEL 29 TE REVISION



ENGLISH

COUNTY CANYON

KEY NUMBER 22715


SHEET 42 OF 95

RIGHT-OF-WAY PLAN

SH-55, FARMWAY RD. TO
MIDDLETON RD.

STA. 891+00 TO STA. 895+80

PROJECT NO.
A022(715)



**IDAHO
TRANSPORTATION
DEPARTMENT**

T-O ENGINEERS

OUR Safety→YOUR Mobility→YOUR Economic Opportunity

DESIGNED	NR	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
DESIGN CHECKED	LC	
DETAILED	NR	CADD FILE NAME: 22715_ROW T02.DGN
DRAWING CHECKED	SF	DRAWING DATE: MARCH 2023

REVISIONS			
NO	DATE	BY	DESCRIPTION
1	03/30/23	NR	PARCEL 29 FEE & TE REVISION
2	03/30/23	NR	PARCEL 148 & 149 FEE & PE REVISION
3	05/03/23	NR	PARCEL 148 PRESCRIPTIVE
			ROW ADDED

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C51	11905.00'	126.19'	0°36'26"	S.89°59'11"W.	126.19'
C52	12090.00'	129.20'	0°36'44"	N.89°59'19"E.	129.20'
C54	11855.00'	125.38'	0°36'21"	S.89°59'08"W.	125.38'
C55	12095.00'	327.07'	1°32'59"	S.88°55'49"E.	327.06'
C56	12135.00'	327.93'	1°32'54"	S.88°55'47"E.	327.92'
C57	11905.00'	79.62'	0°23'00"	S.89°31'06"E.	79.62'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C58	11855.00'	79.58'	0°23'05"	N.89°31'09"W.	79.58'
C59	11905.00'	322.99'	1°33'16"	N.88°55'58"W.	322.98'
C100	12085.00'	326.86'	1°32'59"	N.88°55'50"W.	326.85'

CURVE TABLE

— BV LEGACY
FALLS LLC

NW¹/₄NE¹/₄14

13
PI STA 896+68.95
Δ 02°09'42" RT
T 226.41'
L 452.77'
R 12000.00'

ER CHARLES
CAROL FAMILY
TRUST

RIGHT-OF-WAY PLAN

COUNTY CANYON
KEY NUMBER 22715
SHEET 42 OF 95

STA. 891+00 TO STA. 895+80

T-O ENGINEERS

DRAWING CHECKED
SF MARCH 2023
DRAWING DATE:

ROW ADDED

pw:/