

Agenda of Regular School Board Meeting

The Board of Trustees Lakeland Joint School District No. 272

A Regular School Board Meeting of the Board of Trustees of Lakeland Joint School District No. 272 will be held Tuesday, May 23, 2017, beginning at 3:30 PM in the Administrative Offices, 15506 N. WASHINGTON ST., RATHDRUM, ID 83858.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

- A. **Call to Order 3:30 p.m.**
- B. **Welcome Visitors/ Pledge of Allegiance 3:30 p.m.**
- C. **Approve Agenda**
 - 1. Please Amend the agenda to add Personnel 05.23.2017-B to Executive Session
 - 2. Please amend the agenda to add Action Item #4 following Executive Session to Approve/deny to ratify the Superintendent's decision to place Personnel 05.23.2017-B on paid administrative leave
- D. **Executive Session as authorized by Idaho Code 74-206 (1)(a)(b)**
 - 1. Personnel Matters
 - 2. Personnel- 05.23.2017-A
 - 3. Personnel 05.23.2017-B
- E. **Action Items Following Executive Session**
 - 1. Approve/deny Stipends as recommended by the Superintendent
 - 2. Approve/deny Teacher of the Year as recommended by Administration
 - 3. Approve/deny not to re-new the Category 2 teachers contracts presented as recommended by Administration
 - 4. Approve/deny to ratify the Superintendent's decision to place Personnel 05.23.2017-B on paid administrative leave
- F. **Zone 4 Trustee Vacancy Interviews**
 - 1. Interviews
 - a. Jake Smulkowski
 - b. Tamara Collis
 - 2. Approve/deny Appointment for Trustee Zone 4
- G. **Action Items**
 - 1. Approve/deny Resignations as presented 3
 - 2. Approve/deny the recommended new hires as presented 6
 - 3. Approve/deny Facilities Project Lead Job Description 7
 - 4. Approve/deny Preventative Facilities Lead Job Description 9
 - 5. Approve/deny Head Custodian Job Description 10
 - 6. Job Description for School Technology Integration Coach 13

7. Approve/deny date revision in Policy #5810 Compensatory Time and Overtime for Classified Employees, waiving the first read	16
8. Approve/deny travel for FCCLA students to Nationals in Nashville, Tennessee July 1-8, 2017	18
9. Approve/deny contract proposal with Renaissance Star 360 as presented	19
10. Approve/deny Sale of Land Process as presented	25
H. <u>Discussion Items</u>	
1. First Read of the recommended revisions to Policy #2200	92

LAKELAND SCHOOLS

Brook Cunningham <bcunningham@lakeland272.org>

Fwd: Letter of Resignation

Dr. Becky Meyer <becky.meyer@lakeland272.org>
To: Brook Cunningham <bcunningham@lakeland272.org>

Thu, May 11, 2017 at 5:05 PM

Sent from my iPhone

Begin forwarded message:

From: Trent Derrick <tderrick@lakeland272.org>
Date: May 11, 2017 at 3:53:14 PM PDT
To: Kat Gilmore <kgilmore@lakeland272.org>, Becky Meyer <becky.meyer@lakeland272.org>, Lisa Sexton <lsexton@lakeland272.org>
Subject: Fwd: Letter of Resignation

Hi,
I received this letter of resignation from Connor. Sad to see him go, but he has a great opportunity waiting for him back in South Dakota. I will be sending you a new hire request right away so we can get this posted.

—— Forwarded message ——

From: **Connor Auch** <connor.auch@lakeland272.org>
Date: Thu, May 11, 2017 at 2:33 PM
Subject: Letter of Resignation
To: Trent Derrick <tderrick@lakeland272.org>

Mr. Derrick,

Unfortunately, I must inform you that I will not be returning to Lakeland in the Fall of 2017 as Lakeland's Near Peer Mentor. Though I love my job and its environment, I must pursue another opportunity. I would to thank you for giving me the direction and the freedom to do my job the best way I know how. I wish you, and the Lakeland School District, continued success.

Sincerely,
Connor Auch

—
Sincerely,

Connor Auch
Near Peer Mentor
Lakeland High School
connor.auch@lakeland272.org
7006 West Highway 53
P.O. Box 69
Rathdrum, ID 83858

—
Trent Derrick
Principal
Lakeland High School

5/12/2017

Lakeland Joint School District 272 Mail - Fwd: Letter of Resignation

tderrick@lakeland272.org

[208-687-0181](tel:208-687-0181)



Dear Mr. Kurt Hoffman

Please accept this letter as my official resignation from my position as a half time Social Studies Teacher at Timberlake High School. I have officially accepted a full time position at Woodland Middle School in the Coeur d' Alene School District.

I would like to thank you for the opportunity to be a part of your staff during the 2016-17 school year and I have thoroughly enjoyed my time working with the staff and students at Timberlake. I will leave with nothing but the highest regards for every facet of the school and district as a whole and will greatly miss being a part of it.

I will continue to perform my daily duties to the best of my abilities for the remainder of the school year. Also I am more than happy to assist in any way I can to help make the transition as seamless as possible. Thank you again for the great opportunity.

5

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Lupinacci', with a long horizontal flourish extending to the right.

Vincent Lupinacci

LAKELAND JOINT SCHOOL DISTRICT NO. 272

15506 N WASHINGTON STREET

RATHDRUM, ID 83858

NEW HIRE REQUEST FORM

Position Title	Payroll Clerk	Grade Level (if applicable)	Building/Location: District Level
Name:	Melissa Lund		
New:	To Replace: Sarah Peck	Number of FTE:	
Certificated:	Non Certificated: x	Number of Hours: 8 hours/day; 12-mo position	
		Certification Title Required	
Supervisor	Brian Wallace, CFO	Endorsements	

JOB DESCRIPTION

TITLE: Facilities Project Lead

QUALIFICATIONS:

1. High school diploma
2. Working knowledge of basic office procedures
3. Working knowledge of facilities, grounds, and custodial duties in the district
4. Ability to operate standard office equipment, including Microsoft computer applications; to use English in both written and verbal form; and, to use correct spelling, grammar, and punctuation
5. Strong organizational skills
6. Strong leadership skills with the ability to assign jobs to the appropriate person
7. Such other qualifications as the superintendent or the facilities director may find appropriate and acceptable

REPORTS TO: Facilities Director

JOB GOAL: To contribute to the efficient operation of the maintenance department and the smooth flow of materials, supplies, information, and communications.

PERFORMANCE RESPONSIBILITIES: (Typical tasks shall include but not be limited to:)

1. Performs office routines as assigned by the facilities director
2. Assist in carrying out facility director responsibilities
3. Receives and checks incoming supply orders
4. Assists in maintaining supply inventory and other maintenance records as may be required
5. Assist in managing staff, work schedules, and specific job duties
6. Assisting the director to ensure all facilities are maintained in a manner which provided a clean, safe, and well maintained environment
7. Assist in ensuring compliances with health and life safety
8. Assist in setting a schedule for groundskeeping
9. Assist in scheduling excavation of snow removal
10. Priority recommendations for repairs and projects for schools
11. Performs such other tasks as may be assigned by the facilities director or superintendent
12. Knowledge of building maintenance

TERMS OF EMPLOYMENT: This position shall be considered in all respects "employment at will" and the employee is subject to discharge by the District at any time without cause. The "employment period" and other descriptions and terms set forth in this job description shall not create a property right in the employee and such are set forth only to advise the employee of when and what type of services will be required by the District so long as employment continues.

An employee working in this position shall at all times be subject to the direction of the person to whom said employee has primary responsibility or said person's designee(s) and at all times shall be subject to the rules, regulations and policies of the District as promulgated by the Board of Trustees. Each employee shall be held responsible for having knowledge of said school district rules, regulations and policies which have been reduced to writing and made available to the employee at the building principal's office and the district-wide administration office.

Twelve months per year. Salary to be established by the Board.

EVALUATION: Performance of this job will be evaluated annually in accordance with provisions of the Board's policy on evaluation noncertificated personnel.

APPROVED BY: _____ DATE: _____

REVIEWED AND AGREED TO BY: _____ DATE: _____

(Employee)

Adopted: *****

Revised: *****

JOB DESCRIPTION

TITLE: Preventative Facilities Lead

QUALIFICATIONS:

- Demonstrated success in performing tasks of the sort listed below.
- Possess a refrigeration license or be willing to acquire one within one year of hire date
- Possess a gas license or be willing to acquire on within one year of hire date
- Strong communication skills
- Must be able to work in groups or independently

REPORTS TO: Facilities Director

SUPERVISES: Assistants, as assigned

JOB GOAL: To maintain the physical plant and grounds in a condition of operating excellence, cleanliness, and safety, so that full educational and recreational use of them may be made at all times.

PERFORMANCE RESPONSIBILITIES: (Typical tasks shall include but not be limited to:)

1. Makes minor repairs such as replacing broken windows, repairing and replacing locks, repairing and adjusting desks, repairing clocks, etc.
2. Supervises and participates in necessary painting and general repairs to plumbing, electrical, carpentry, and general mechanical areas
3. Understanding HVAC System Diagnostics
4. Ability to make general repairs on HVAC and refrigeration systems
5. Maintain HVAC equipment records including historical maintenance information
6. Maintain/create a preventative maintenance schedule for HVAC equipment
7. Create cost analysis on HVAC equipment
8. Assists in snow removal
9. Performs general grounds maintenance such as mowing lawns, repairing fences, general clean up, etc.
10. Such other tasks as may be assigned by the maintenance supervisor
11. Assess skill sets of technicians and recommend the proper training

TERMS OF EMPLOYMENT: This position shall be considered in all respects "employment at will" and the employee is subject to discharge by the District at any time without cause. The "employment period" and other descriptions and terms set forth in this job description shall not create a property right in the employee and such are set forth only to advise the employee of when and what type of services will be required by the District so long as employment continues.

An employee working in this position shall at all times be subject to the direction of the person to whom said employee has primary responsibility or said person's designee(s) and at all times shall be subject to the rules, regulations and policies of the District as promulgated by the Board of Trustees. Each employee shall be held responsible for having knowledge of said school district rules, regulations and policies which have been reduced to writing and made available to the employee at the building principal's office and the district-wide administration office.

Twelve months per year. Salary and work year to be established by the Board.

EVALUATION: Performance of this job will be evaluated annually in accordance with provisions of the Board's policy on evaluation of noncertificated personnel.

APPROVED BY: _____ DATE: _____

REVIEWED AND AGREED TO BY: _____ DATE: _____
(Employee)

Adopted: *****

Revised: *****

TITLE: HEAD CUSTODIAN

QUALIFICATIONS

1. High school diploma or General Education Degree
2. Minimum experience as determined by the Board in plant operation and maintenance, cleaning methods and procedures, repairs, security, heating and ventilation, care of carpet, cleaning, housekeeping, and proper handling of hazardous materials
3. Is familiar with material safety data sheets and asbestos abatement documents
4. Ability to perform long periods of standing; walking; climbing; stooping; kneeling; bending and twisting at the neck and trunk; moving of furniture; pushing/pulling items such as tables, bleachers, and scrubbing machines; frequent lifting of objects weighing up to fifty pounds and occasionally move objects weighing up to ninety pounds; and climbing ladders
5. Ability to use hands and fingers to handle or feel objects, to reach above the head and reach forward, to grasp tools
6. Ability and willingness to do general cleaning and repairs
7. Self-motivated
8. Works well under pressure and deadlines
9. Works well with students and staff
10. Excellent interpersonal, communication, and organizational skills
11. Maintain confidentiality of staff and students

PRIMARY RESPONSIBILITY TO Facilities Director

JOB SUMMARY

To provide students and staff with safe, clean, and comfortable school environment.

MAJOR DUTIES AND RESPONSIBILITIES

Inspecting Facilities and Readyng them for Use

1. Open the building each day and determine, before leaving, that all doors and windows are secured, and all appropriate lights are turned on
2. Check daily to ensure that all exit doors are open and all panic bolts are working properly during the hours of building occupancy
3. Operate heat, ventilation, and air conditioning systems to provide temperatures appropriate to the season and to ensure economical use of fuel, water, and electricity
4. Replace HVAC filters as needed
5. Conduct an ongoing program of general and preventative maintenance, upkeep, and repair, making repairs and reporting major repair needs, unsafe situation, vandalism, or other damage to school property promptly to the Facilities Director. **The preventative maintenance program should include but is not limited to:**
 - Plumbing
 - Electrical and Lighting

CUSTODIAN

1

- Drywall
- Doors
- Roof Leaks

6. Move furniture or equipment within the building as required for various activities and as directed
7. Available for after hour calls for unexpected occurrences

Other Building Maintenance

1. Clean classrooms, offices, the library, and the faculty room daily including dust mopping, vacuuming, dusting, and emptying waste baskets in these areas
2. Clean corridors after each school day, and during the day when their condition requires it
3. Clean and sanitize bathroom and locker room fixtures and floors daily, and replenish paper and soap supplies as needed
4. Clean and sanitize all fixtures including telephones, door handles, and drinking fountains daily
5. Clean the cafeteria dining areas after use
6. Clean all windows on both the inside and outside as scheduled
7. Identify maintenance problems and report larger problems to the appropriate person in a timely manner
8. Assists in inspection of building and grounds monthly
9. Keep maintenance closets in a clean and tidy condition
10. Use supplies and chemicals properly and safely according to instructions on the labels of the manufacturer's containers

Grounds maintenance

1. Keep the building premises, including sidewalks, driveways, and play areas neat and clean at all times
2. Shovel, snow blow, salt, and sweep sidewalks, steps, driveways, and parking areas as necessary
3. Display the U.S. flag during school hours on days when school is in session
4. Perform grounds chores including litter removal around exterior of school fences, etc.
5. Working knowledge of school irrigation shut offs and timers
6. Perform summer work to include such tasks as cleaning out rain gutters and painting

Other

1. Communicate information and needed repairs to staff for further follow up or repair
2. Obey all federal and state law, administrative rules, and Board policy pertaining to plant operation, fire, safety, and environment
3. Comply with all federal and state law, administrative rules, and Board policy pertaining to the storage and disposal of recyclables, trash, waste, and debris
4. Maintain and prepare work related records and reports as directed
5. Keep maintenance closets in a clean and tidy condition

CUSTODIAN

6. May be required to wear a standard uniform selected by the district for security purposes
7. Remain on school premises for entire shift
8. Keep an inventory of supplies and equipment and inform the Facilities Director of replacements in advance of need
9. Responsible for proper equipment maintenance; vacuums, floor machines, and extractors
10. Assume responsibility for his or her continuing professional growth and development through such efforts as attendance at inservices
11. Seek assistance should emergencies arise
12. Represent the school district in a positive manner
13. Know and follow school district policy and chain of command
14. Perform other duties as assigned

EVALUATION

Performance of this position will be evaluated annually by Facilities Director with input from the Building Principal in conformance with federal and state law, administrative rules, and Board policy.

Legal Reference: I.C. § 33-512 Governance of Schools
 I.C. § 33-1210 Information on Past Job Performance

Lakeland Joint School District #272

Dr. Becky W. Meyer, Superintendent of Schools

P.O. Box 39, Rathdrum, Idaho 83858

208/687-0431, ext. 1107

becky.meyer@lakeland272.org ~ web.lakeland272.org



LJSD Vision: A community committed to academic excellence ... dedicated to student success.

School Technology Integration Coach (STIC)

A portion of our District's Leadership Premiums allocated by the SDE is dedicated to building leadership positions. School Technology Integration Coaches (STIC's), selected by the Principal, will be responsible for providing training and support in technology integration, as well as the transition training in the District's new educational support programs (i.e. Skyward, Renaissance Star 360). STIC's assist in planning the implementation of the K – 12 Information and Communication Technology Idaho Content Standards, as well as serve in an advisory capacity for the District's development of a long-term Technology Plan. The STIC's will be responsible to attend educational support program trainings/webinars in order to function in the coach capacity. Each Technology Integration Coach will receive a \$2000.00 stipend to perform these duties.

Technology Integration Coach Description:

An effective Technology Integration Coach:

- Is highly committed to the task of helping teachers find success in the integration of technology and supporting educational programs to improve teaching and learning in our district.
- Provides instruction, training, and resources in order to facilitate the use of technology in the classroom, which will increase student use and knowledge about technology.
- Models commitment to a growth mindset by their willingness to pursue professional growth through a variety of means.
- Is transparent about his/her own search for the most effective and operational solutions to integrating technology into the teaching and learning process.
- Shares new knowledge and perplexing inquiries with teachers in a collegial manner.
- Capitalizes on opportunities to affirm staff efforts and growth, and maintains an attitude of positivity and encouragement throughout the process.
- Investigates and disseminates information on best practices for technology integration, sources of information on trends, research and applications that enable students to use technology as a learning tool.
- Provides technology integration lessons and workshops, as appropriate in each building.
- Provides training to teachers to ensure integration of student competencies as outlined by the Information and Communication Technology Idaho State Content Standards, as appropriate.
- Assists in the development and implementation of technology integration professional development.
- Provides input in the development of a district-wide and building level programs that enables students to use technology as a learning tool.

Essential Job Functions:

Planning and Facilitating Teaching and Learning

- Collaborates with instructional staff and teachers to develop curriculum materials and specific lesson plans that integrate technology
- Models the integration of technology in all curriculum areas
- Facilitates school participation in technology programs and activities
- Conducts professional development in areas of technology integration
- Collaborates with the principal and library media specialist to provide leadership in the school's use of instructional technology resources to enhance learning
- Follows a plan for professional development and actively seeks out opportunities to grow professionally

Planning and Facilitating Information Access and Delivery

- Implements best practices related to technology integration based on research, pilot programs, and state/national standards
- Works with the principal and school leadership team to provide access to technology resources
- Maintains an advisory role with the Instructional Technology Director and technology staff in the selection of resources that are compatible with effective technology integration
- Promotes family, business, and community partnerships that support the academic success and career and college readiness for all students
- Adheres to and communicates copyright as well as other laws and guidelines pertaining to the distribution and ethical use of all resources

Planning and Facilitating Program Administration

- Serves in an advisory role and collaborates with the technology department to develop, implement, and update the LJSD Technology Plan, as needed
- Collaborates with the district leaders, principals, teachers, media and technology staff, and students to evaluate and select resources addressing curricular needs and learning goals
- Leads in the ongoing evaluation of the effectiveness of the District's overall Technology Integration program
- Prepares and submits accurate reports as required
- Carries out non-instructional duties as assigned and/or as needed

Desired Qualifications Include Staff who are:

- Committed to continual improvement in the technology integration field
- Skilled in providing technology integration support
- Willingness to attend a Train the Trainer training program in the District's new educational programs: Skyward and Renaissance Star 360
- Sensitive to staff at all levels of technological-readiness
- Dedicated to a growth mindset
- Professional and collegial at all times
- Effective at communicating with administration

Expectations of a Technology Integration Coach:

- Participate in Skyward Training: online, self-paced, self-directed training on the Professional Development Center, prior to August 2017; two-day in-person training for Classroom Gradebook and Attendance module, tentatively set for August 23-24, but will be solidified based on STIC availability.
- Participate in monthly meetings with Instructional¹⁴ Technology Director and District Technology Integration Coach (may be face-to-face and/or electronically).

- Ensure prompt follow-up with staff questions and requested support.
- Ensure building principal is apprised of program progress, including celebrations and/or areas for growth.
- Become familiar with the K-12 Information and Communication Technology Idaho Content Standards. Link [Here](#) and posted below.
- Participate in ongoing educational support program training offered throughout the year, dates TBD as needed.
- Offer training sessions for building staff to learn and practice with LJSD educational support programs throughout the school year.
- Complete a mid-year and end of year survey to gather staff feedback and input regarding the TIC program.

K – 12 IDAHO CONTENT STANDARDS: **INFORMATION AND COMMUNICATION TECHNOLOGY**

Standard 1: Creativity and Innovation

Goal 1.1: Demonstrate creative thinking, construct knowledge, and use information and communication technologies to develop innovative products and processes.

Standard 2: Communication and Collaboration

Goal 2.1: Use digital media and environments to communicate and work collaboratively to support individual learning and to contribute to the learning of others.

Standard 3: Research Skills and Critical Thinking

Goal 3.1: Exercise critical thinking to plan and conduct research using a variety of information resources including print, digital, and other sources.

Standard 4: Digital Citizenship

Goal 4.1: Understand human, cultural, and societal issues related to information and communication technologies and practice legal and ethical behavior.

Standard 5: Technology Operations & Concepts

Goal 5.1: Demonstrate a sound understanding of technology concepts, systems, and operations.

PERSONNEL

Compensatory Time and Overtime for Classified Employees

Classified employees, except salaried personnel, will be paid by the hour. They will be paid for hours worked only. The hourly rate of pay for each employee will be set by the Board of Trustees. Classified hourly employees who **work** more than 40 hours in a given work week will receive compensation time (comp-time) at a rate of one and one-half times all hours worked in excess of 40 hours in any work week upon prior approval of the Superintendent/designee. No overtime or comp-time will be authorized for any classified employee without the specific approval of the Superintendent/designee. No more than 60 hours will be accrued which equates to 90 hours of comp-time each fiscal year. Comp-time shall be used before June ~~30th~~^{1st} each fiscal year. If comp-time is not used it shall be paid out upon approval of the Superintendent the next pay period following June 1st. No comp-time will be carried over into the next fiscal year.

A classified hourly employee may not volunteer work time in an assignment similar to his or her regular work without pay.

A non-exempt employee who works overtime without authorization may be subject to disciplinary action.

Time Record

Each employee shall keep a daily time sheet of hours worked. Time sheets must be signed by the employee and turned in to his/her supervisor immediately following the last work day of the pay period. Supervisors and substitutes must turn in time sheets to the payroll office no later than two days following the end of the pay period.

Work Week

Each work week will begin at 12:00 a.m. Sunday morning and end at 11:59 p.m. Saturday night. Supervisors and building principals shall have authority to set and/or adjust employee hours within a single "work week".

Holidays

Only regular full time employees working 30 or more hours per week and nine or more months per year will be paid for legal holidays which occur during the time they are working. Paid holidays shall include those days established by the Board annually or through policy.

A general notice from the Department of Labor explaining the Fair Labor Standards Act, as prescribed by the Department's Wage and Hour Division, will be posted prominently where it can be readily seen by employees and applicants and shall either be distributed to each new

employee upon hiring or will be included in employee handbooks. No notification of rights under the Fair Labor Standards Act or related regulations should be construed to alter any applicable at-will employment relationship between the District and an employee.

Legal Reference: 29 USC 201, et seq. Fair Labor Standards Act

Policy Reference: 5440

Policy History:

Adopted: April 14, 2008

Revised: July 19, 2016

LAKELAND SCHOOLS

Brook Cunningham <bcunningham@lakeland272.org>

FCCLA Nationals Board Approval

Teira Youngdell <tyoungdell@lakeland272.org>
To: Brook Cunningham <bcunningham@lakeland272.org>
Cc: Michelle Marvel <mmarvel@lakeland272.org>

Wed, May 17, 2017 at 10:55 AM

Michelle Marvel and Teira Youngdell will be chaperoning 3 high school and 2 junior high school students to FCCLA Nationals in Nashville Tennessee. This will take place July 1-8th. Students will be fundraising through Social Bean (coffee stand), selling concession at games, annual Dodgeball Tournament, and car raffle tickets (if this is still an option). Michelle and Teira's costs are paid through our Career Technical Education funds. All funds will be paid by students no later than August 25th.

Please let me know if we need anything else from us in regards to this trip.
Teira Youngdell

Lakeland High School
Family and Consumer Sciences
FCCLA
Student Council Adviser
(208) 755-1857

Lakeland School District 272 - 251544
 PO Box 39
 Rathdrum, ID 83858-0039
 Contact: Lisa Sexton - (208) 687-0431
 Email: LSEXTON@LAKELAND272.ORG

Reference ID: 229817
 Created: 03/20/2017

Quote Summary	School Count : 11
Product & Services Total	\$154,116.00
Applied Discounts	\$(37,506.97)
Shipping and Processing	\$0.00
Sales Tax	\$0.00
Grand Total	USD \$116,609.03

To receive applicable discounts, all orders included on this quote must be received at the same time.

To place an order, please submit your organization's required purchase order with reference to quote number 1701649. An invoice will be sent upon receipt of your purchase order. Payment is due net 30 days from the invoice date. If your organization does not require a purchase order, please contact our order services team at 877-444-3172 for assistance with placing your credit card order.

Mail: PO Box 8036, Wis. Rapids, WI 54495-8036
 Fax: (877)280-7642
 Email: electronicorders@renaissance.com

If changes are necessary, or additional information is required, please contact your account executive (s) Carrie Gruber at (877)204-5056, Thank You.

This quote is valid for 30 days. All quotes and orders are subject to availability of merchandise. Professional development expires one year from purchase date. Alterations to this quote will not be honored without Renaissance Learning approval. Please note: Any pricing or discount indicated is subject to change with alterations to the quote. Tax has been estimated and is subject to change without notice. Unless you provide Renaissance Learning with a valid and correct tax exemption certificate applicable to your purchase of product and the product ship-to location, you are responsible for sales and other taxes associated with this order.

Renaissance Place is an advanced, web-based, software system. Renaissance Learning personnel are available to assist with each step of the detailed implementation to help you realize the multiple benefits that Renaissance Place provides. To ensure a successful implementation, please allow 30 to 90 days for the remote installation and setup.

Lakeland School District 272 - 251544				
Products & Services		Quantity	Unit Price	Total
Data Integration Fee Level 3 (4001-8000 Students)	06/01/2017 - 05/31/2018	1	\$6,500.00	\$6,500.00
Data Integration Maintenance Fee Level 3 (4001-8000 Students) Alignment	06/01/2018 - 07/31/2018	1	\$448.00	\$448.00
Annual Strategic Planning Monitoring and Reporting	06/01/2016 - 05/31/2017	1	\$1,999.00	\$1,999.00
Renaissance Flow Prof Devel - 6 hour Onsite Day		3	\$3,000.00	\$9,000.00
Lakeland School District 272 Subtotal				\$17,947.00
Applied Discounts				\$0.00
Lakeland School District 272 Total				USD \$17,947.00

Athol Elementary School - 251320				
Products & Services		Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Athol Elementary School Subtotal				\$12,379.00
Applied Discounts				\$(3,660.61)
Athol Elementary School Total				USD \$8,718.39

Betty Kiefer Elementary School - 251542				
Products & Services		Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				

Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Betty Kiefer Elementary School Subtotal			\$12,379.00	
Applied Discounts			\$(3,756.78)	
Betty Kiefer Elementary School Total			USD \$8,622.22	

Garwood Elementary School - 251555

Products & Services		Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Garwood Elementary School Subtotal			\$12,379.00	
Applied Discounts			\$(3,756.78)	
Garwood Elementary School Total			USD \$8,622.22	

John Brown Elementary School - 251539

Products & Services		Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
John Brown Elementary School Subtotal			\$12,379.00	
Applied Discounts			\$(3,605.14)	
John Brown Elementary School Total			USD \$8,773.86	

Lakeland High School - 251549

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Products & Services	Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription 08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
Renaissance Flow 360 Student Subscription Alignment ** 06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
Annual Renaissance Flow Implementation & Data Coaching 06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Lakeland High School Subtotal			\$12,379.00
Applied Discounts			\$(3,063.55)
Lakeland High School Total			USD \$9,315.45

Lakeland Junior High School - 251552

Products & Services	Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription 08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
Renaissance Flow 360 Student Subscription Alignment ** 06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
Annual Renaissance Flow Implementation & Data Coaching 06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Lakeland Junior High School Subtotal			\$12,379.00
Applied Discounts			\$(3,131.05)
Lakeland Junior High School Total			USD \$9,247.95

Mountain View Alt High School - 251550

Products & Services	Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription 08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
Renaissance Flow 360 Student Subscription Alignment ** 06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00

Includes:			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00 \$799.00
Mountain View Alt High School Subtotal			\$12,379.00
Applied Discounts			\$(3,063.55)
Mountain View Alt High School Total			USD \$9,315.45
Spirit Lake Elementary School - 251588			
Products & Services		Quantity	Unit Price Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95 \$9,980.00
Includes:			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00 \$1,600.00
Includes:			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00 \$799.00
Spirit Lake Elementary School Subtotal			\$12,379.00
Applied Discounts			\$(3,639.79)
Spirit Lake Elementary School Total			USD \$8,739.21
Timberlake Junior High - 1931602			
Products & Services		Quantity	Unit Price Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95 \$9,980.00
Includes:			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00 \$1,600.00
Includes:			
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>			
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>			
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00 \$799.00
Timberlake Junior High Subtotal			\$12,379.00
Applied Discounts			\$(3,063.55)

Timberlake Junior High Total			USD \$9,315.45	
Timberlake Senior High School - 251546				
Products & Services		Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Timberlake Senior High School Subtotal			\$12,379.00	
Applied Discounts			\$(3,063.55)	
Timberlake Senior High School Total			USD \$9,315.45	
Twin Lakes Elementary - 2360039				
Products & Services		Quantity	Unit Price	Total
Renaissance Flow 360 Student Subscription	08/01/2017 - 07/31/2018	400	\$24.95	\$9,980.00
Includes:				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
Renaissance Flow 360 Student Subscription Alignment **	06/01/2017 - 07/31/2017	400	\$4.00	\$1,600.00
Includes:				
<i>Complete assessment, planning, practice and reporting solution for Reading and Math</i>				
<i>Complete online Professional Development Solution for Reading, Math and Assessment</i>				
Annual Renaissance Flow Implementation & Data Coaching	06/01/2016 - 05/31/2017	1	\$799.00	\$799.00
Twin Lakes Elementary Subtotal			\$12,379.00	
Applied Discounts			\$(3,702.62)	
Twin Lakes Elementary Total			USD \$8,676.38	

**This item is pro-rated for less than full year subscription period.

VOGEL APPRAISAL

PO Box 1728, Sandpoint, Idaho, 83864 • 208-255-2424



APPRAISAL OF REAL PROPERTY

LOCATED AT:

N Old Highway 95
Athol, ID 83801

SILVER MEADOWS 2ND ADD, Lot 7 Block 2, Section 29-53N-3W

FOR:

Brook Cunningham Lakeland School District
PO Box 39
Rathdrum, ID, 83858

AS OF:

05/09/2017

BY:

Cary Vogel
Vogel Appraisal
P.O Box 1728
Sandpoint, ID 83864

LAND APPRAISAL REPORT

File No. **171581kv**

IDENTIFICATION	Borrower Lakeland School District	Census Tract 0001.00	Map Reference 17660	
	Property Address N Old Highway 95			
	City Athol	County Kootenai	State ID	Zip Code 83801
	Legal Description SILVER MEADOWS 2ND ADD, Lot 7 Block 2, Section 29-53N-3W			
	Sale Price \$ N/A	Date of Sale N/A	Loan Term N/A yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes \$ 7 (yr)	Loan charges to be paid by seller \$ N/A		Other sales concessions N/A	
Lender/Client Brook Cunningham Lakeland School District	Address PO Box 39, Rathdrum, ID 83858			
Occupant Vacant	Appraiser Cary Vogel	Instructions to Appraiser Estimate Market Value		

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg.	Fair	Poor	
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	60% 1 Family	<input type="checkbox"/> 2-4 Family	<input type="checkbox"/> Apts.	<input type="checkbox"/> Condo	10% Commercial	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)		Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy	<input checked="" type="checkbox"/> From Vacant		To Single Family		Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family Price Range	\$ 100 to \$ 500		Predominant Value \$ 250		Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	5 yrs. to 60 yrs.		Predominant Age 30 yrs.		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
					General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
					Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

SITE	Dimensions Irregular	=	10.039 Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
	Zoning classification Rural Residential	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations		
	Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/> Other (specify) Single family residential	
	Elec. <input checked="" type="checkbox"/>	Public	OFF SITE IMPROVEMENTS	
	Gas <input type="checkbox"/>	None Typical	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Topo Level
	Water <input type="checkbox"/>	To be well	Surface Paved	Size Larger than typical
	San. Sewer <input type="checkbox"/>	To be septic	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Shape Resembles Rectangle
	<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	View Mountains
			<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Drainage Appears adequate
				Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): **The subject is level open terrain woodland terrain with frontage on the Old Highway 95 and Lupine Lane both paved county roads; this report makes the Extra-ordinary assumption that all infrastructure and other characteristics are present for the full support of a single family home site, similar to the local market area, See the attached photos. Electrical power and phone are available at the roads. The property is not known to be improved.**

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

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	N Old Highway 95 Athol	Old Highway 95 Athol, ID 83801	Sylvan Rd Athol, ID 83801	E Seasons Rd Athol, ID 83801
	Proximity to Subject		4.09 miles NE	2.68 miles NE	0.80 miles W
	Sales Price	\$ N/A	\$ 75,000	\$ 81,000	\$ 85,000
	Price Acre	\$	\$ 8,170	\$ 8,044	\$ 8,700
	Data Source	Inspection	MLS #16-2972 DOM 130	MLS #17-6910 DOM 168	MLS #16-10703 DOM 107
	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.
		N/A	08/01/2016	11/30/2016	01/13/2017
	Location	Rural	Ag/Suburban	Ag/Forestry	Ag/Forestry
	Site/View	10.07 acres	9.18 acres	10.07 acres	9.77 acres
	Topography	Level/Open	Level/Open	Wooded/Level	Rolling/Wood
	Road Access	Paved/Public	Paved/Public	Paved/Public	Paved/Public
	Market Appeal	Average/Mtn View	Average/Mtn View	Average/Mtn View	Average/Mtn view
	Utilities/Improvement	Property line	Prp line/Cmty Wtr	Property line	Property line
	Sales or Financing Concessions	N/A	Cash	Cash	Cash
		None	Arms Length	Arms Length	Arms Length
	Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,000	<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,000
	Indicated Value of Subject		\$ 70,000	\$ 81,000	\$ 90,000

Comments on Market Data: **The six comparisons represent all of the applicable market available for this analysis for properties as of the date of value in the greater market area for properties with 8 to 12 acres, within the previous 18 months. See attached addendum for full market comparison description. The most recent, similar and proximate sales demonstrate a range from \$75,00 to \$150,000.**

Comments and Conditions of Appraisal: **Comparisons are applied on a whole property basis as presented in the addendum, rather than the typical line adjustment, due to the limited similar market data. See attached addendum for full market comparison description.**

Final Reconciliation: **The appraiser recognizes the three approaches to value (Cost, Sales Comparison and Income). Acreage properties are less frequently sold for income producing purposes. Most weight is placed upon the Sales Comparison Approach. The Cost Approach is not applicable for vacant properties.**

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF **05/09/2017** to be \$ **93,000**

Cary Vogel Did Did Not Physically Inspect Property
Appraiser(s) Review Appraiser (if applicable)

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District			

Certification

The appraisal is based upon the following assumptions and limiting conditions:

- *The appraiser has inspected as far as possible by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the ground, the appraiser does not warrant against problems arising from soil conditions, including toxic wastes.*
- *The legal description as given is assumed correct. A title report has not been provided for this assignment. No responsibility is assumed for such matters including encumbrances, ownership, etc. The property is appraised in fee simple estate as though free and clear of all encumbrances except as specifically noted within this report.*
- *The data, statistics, and opinions furnished by others and contained herein have been reasonably checked and are considered reliable and correct. The appraiser assumes no responsibility for their accuracy. If errors or omissions are subsequently found which might directly affect the information and/or conclusions offered in this report, the appraiser reserves the right to modify or correct such errors, omissions, and conclusions.*
- *Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. Regulations require the appraiser to control the use and distribution of each appraisal report; only the client may distribute copies of this appraisal report in its entirety to such third parties as they may select. However, selective portions of this appraisal report shall not be given to third parties without the prior written consent of the appraiser.*
- *Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without first obtaining the written consent and approval of the appraiser. In particular, no representations concerning the valuations, the identity of the appraiser or firm with which he is affiliated shall be conveyed.*
- *The liability of Vogel Appraisal and Cary M. Vogel CGA#342 is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.*
- *All maps, plans, and diagrams contained in this report are for illustrative purposes only. They are not to be construed as accurate, nor relied upon for any other purpose;*
- *Where the value of land and other component are shown separately, the value of each is segregated only as an aid to better estimate the value which it lends to the whole parcel, rather than the value of that particular item as if it were by itself.*
- *The appraisal is based on the premise that the subject property is in full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.*
- *It is assumed that the subject property will be under prudent and competent ownership and management, neither inefficient nor super efficient.*
- *The appraiser by reason of this report is not required to give testimony or attendance in a court of law or any other government hearing with reference to the property in question, unless prior arrangements have been made.*
- *In this appraisal assignment, the existence of potentially hazardous material has not been considered. Examples include the presence of toxic waste and natural waste such as radon gas, which may or may not be present on the property. The appraiser is not qualified to detect such substances.*
- *The appraiser used reasonable judgment or the direction of the property owner in estimating the location of boundaries.*
- *The client of the appraiser is the person or firm ordering the appraisal report, regardless of who occupies the subject property, who paid for the report, or who is the legal owner of the subject property.*
- *The appraiser has performed no prior service for this property within three years of this date.*

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District					
Property Address	N Old Highway 95					
City	Athol	County	Kootenai	State ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District					

General Information

SPECIAL ASSUMPTIONS AND LIMITING CONDITIONS

According to the Uniform Standards of Professional Appraisal Practice, "In developing a real property appraisal, an appraiser must identify any extraordinary assumptions" and "hypothetical conditions necessary in the assignment", which are defined as follows:

EXTRAORDINARY ASSUMPTION: an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

HYPOTHETICAL CONDITION: that which is contrary to what exists but is supposed for the purpose of analysis. It is commonly known that the subject property has been used for commercial agriculture for several decades. The presence of underground tanks is not known. The existence of potentially hazardous material has not been specifically investigated. The appraiser is not qualified to detect such substances, if any.

The appraiser has made a reasonable attempt to locate the subject and to identify the property boundaries as evidenced by use of aerial photography, fences, changes in forest management, and flagging. This report makes the Extra-ordinary assumption that the appraiser's unaided observation of the subject property reasonably approximates and adequately represents the property.

The subject property is not known to be improved. This appraisal makes the Extra-ordinary assumption that the subject is vacant of significant improvements.

This appraisal makes the Extra-ordinary assumption that the subject has reasonable potential for access to a adequate domestic water supply, as well as for potential of on-site sewage this disposal, as well as access to the electrical power observed along the roadways, all of which assumed adequate for development of the subject's to its Highest and Best use as a single family home site.

CERTIFICATION:

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

- ◆ The statements of fact contained in this report are true and correct;
- ◆ The reported analyses, opinion and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions;
- ◆ I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved;
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results;
- ◆ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- ◆ My analyses, opinions or conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*;
- ◆ Cary M. Vogel, CGA #342, has made a personal inspection of the property that is the subject of this report and prepared this appraisal report;
- ◆ No one provided significant real property appraisal assistance to Cary M. Vogel, CGA #342."

Cary M. Vogel, CGA #342

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District						
Property Address	N Old Highway 95						
City	Athol	County	Kootenai	State	ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District						

General Information

PURPOSE OF APPRAISAL:

The purpose of this appraisal is to estimate the MARKET VALUE of the subject property "As Is".

CLIENT AND INTENDED USER:

The client and intended user is Lakeland School District 272, Brook Cunningham, representative.

FUNCTION OF APPRAISAL:

The function of this appraisal is for the EXCLUSIVE USE of Lakeland School District possible marketing purposes.

INTENT OF APPRAISAL:

It is intended that this appraisal conform to the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).

DEFINITION OF MARKET VALUE:

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(SOURCE: Office of Thrift Supervision under 12 CFR Part 564)

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District			

General Information

PROPERTY RIGHTS APPRAISED:

This appraisal is of the fee simple ownership of the surface rights along with timber contribution, if any, associated with the described real estate. Sub-surface mineral rights are not appraised nor has the title to such rights been researched or ascertained. Typically, sub-surface mineral rights do not have a measurable affect on land values in the local market.

MINERAL RIGHTS:

According to the Dictionary of Real Estate Appraisal, mineral rights are referred to as subsurface rights, which are defined as “the rights to use and profits of the underground the portion of a designated property; usually refers to the right to extract coal, minerals, oil, gas, or other hydrocarbon substances as designated in the grant; may include a right of way over designated portions of the surface.

Mineral rights and/or mineral deposits are not a primary consideration in property transaction in the local market. This valuation includes all the mineral rights for this property in fee simple estate. No separate or extraordinary mineral values for this property or those in the surrounding area are known to the appraiser.

EASEMENTS, RESTRICTIONS AND RESERVATIONS, ETC:

Easements, restrictions, etc., observed during the physical inspection and/or pointed out during the physical inspection of the subject property will be taken into consideration in this report, including typical utility easements. Easements, other than those discussed herein, for typical utilities and road right-of-ways are not known to influence the subject property.

PRIOR SERVICE:

The appraiser has not performed an appraisal service regarding the subject property within the previous three years.

UTILITIES:

Electrical power and phone are available at the road; Domestic water and sewage disposal in the subject’s immediate area is typically on-site water wells, and sewage disposal in the area is typically supplied by on-site septic systems in this market place. This is considered typical for the subject property.

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District					
Property Address	N Old Highway 95					
City	Athol	County	Kootenai	State ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District					

General Information

Neighborhood Boundaries

The general neighborhood is considered the greater area of Coeur d'Alene in Kootenai County. The area boundaries lie west to the City of Post Falls and the Washington State line, northwest into the Rathdrum Prairie, and northeast by the Hayden Lake Area, on the east by Canfield Mountain and to the south by Lake Coeur d'Alene and the suburban areas southwest of the lake.

Kootenai County (pop. 127,668 for 2005) is characterized by Lake Coeur d'Alene to the south of the city, the Rathdrum Prairie to the north and west, and the Spokane River which flows from the lake through the City of Post Falls to the Washington State line and to the east mountains rise a short distance from the city. The county has experienced more than a 55% increase in population in the last decade, being the third largest demographic center in the State of Idaho, which is the fifth fastest growing state in the nation.

Neighborhood Description

The City of Hayden (pop. 11,906) lies north of Coeur d'Alene (pop. 40,059) at the north end of Lake Coeur d'Alene in a mostly level glacial valley with mountains rising to the east a short distance from town. To the south and west are the cities of Post Falls (pop. 23,162), Dalton Gardens (pop. 2,278), Rathdrum (pop. 5,740). Coeur d'Alene is the county seat and the regional employment center of North Idaho. Access to the area is via U.S. Highway 95 and Interstate 90 and the county road system, which is paved and gravel surfaced.

Single family residences are located on waterfront, secondary waterfront, foothill and mountain view sites of varying sizes, smaller size suburban properties and urban properties in several small cities. Land uses include agriculture, timber reproduction, single family residential and vacant land.

Neighborhood Market Conditions

For 2010 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$208,300**. Average days on market were 124. The sales price as a percentage of list price was 94.2%. The number of sales for the year to date was 1,804.

For 2011 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$195,400**. Average days on market were 132. The sales price as a percentage of list price was 96%. The number of sales for the year to date was 3,099.

For 2012 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$204,200**. Average days on market were 120. The sales price as a percentage of list price was 96.25%. The number of sales for the year to date was 1,174.

For 2013 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$218,200**. Average days on market were 111. The sales price as a percentage of list price was 96%. The number of sales for the year to date was 1,184.

For 2014 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$227,500**. Average days on market were 106. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 2,564.

For 2015 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$247,500**. Average days on market were 135. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 1403.

For 2016 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$244,100**. Average days on market was 91. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 671.

Based on trend analysis and neighborhood information and with support from the comparables' days on market, the subject is estimated to sell at the appraised value in a reasonable exposure time of 3 to 6 months with appropriate marketing techniques. These techniques include proper exposure with an asking price at approximately market value. Many items can drastically affect marketing times including economic conditions, property condition, asking price, access, etc.

A reasonable exposure time for the subject property developed independently from the stated marketing time is six month.

The appraiser has not performed a prior service related to the subject property in the previous three years.

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District					
Property Address	N Old Highway 95					
City	Athol	County	Kootenai	State ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District					

General Information

ZONING:

According to a spokesperson for the County Department, the west portion of the subject property is zoned "**Rural Residential**". This classification requires a 5 acre minimum site sizes, any division of property resulting in less than twenty acre parcels would require application of the county subdivision process. Permitted uses include single family residential, agricultural concerns, timber reproduction, etc.

The current uses for the subject, including single family occupancy with as agriculture and open space considered legal use under current zoning, and are somewhat unique as to parcel size, creating privacy and seclusion desired in this market area, therefore the Highest and Best Use is considered as a single family home site,

COMPARABLE SALES CONCLUSION:

The comparison properties were discovered after extensive research of available sales comparison in the Athol area for acreage homesite parcels, focused upon properties with public and county road frontage in the market area north of Coeur d'Alene, including Athol, Spirit Lake, Rathdrum and Hauser.

The previous property comparison grid is utilized for presentation of the Six comparable properties in which specific adjustments being less applicable without adequate market support, rather the comparisons are made on the more significant whole property basis, applying characteristic comparisons as discussed below with reference to overall Sale Price comparison and unit comparisons.

Sale 1 is the less recent transaction of a similar acreage homesite in the subject's immediate area, appropriately bracketing the lower end of the market range, due to increasing market conditions.

Sale 2 is the more recent transaction of ten acre site, though with influence from traffic noise from the nearby Highway 95, bracketing the lower end of the market range.

Sale 3 is the recent sale of a site with less level terrain, approximating the subject value range.

Sale 4 is the very recent sale of a site with a gravel road, also approximating the subject value range.

Sale 5 is a superior site east of the highway, included for market perspective, rather than primary comparisons, other comparable properties in this price range are not known.

Comparable 6 is the most applicable active listing on the market, representing the upper end of the subject's value range, being adjusted for typical listing to sale price ratios.

Greater weight is applied to the most recent, most similar and most proximate comparisons, namely Sales 3 and 4 demonstrating indications near \$90,000 to \$93,000, most weight on Sale 4, the most recent while the remaining three Sales provide location, parcel size, overall aesthetics supporting indications.

The characteristics of subject naturally fall somewhat above the mid-point of the market transactions, due to convenient setting, road access and sloping terrain with combination of woodland and natural meadows, the subject also includes the favorable features of paved road and gentle terrain, additionally current continued "expanding" market conditions at the date of value, also a consideration. All together the characteristic of the subject property demonstrate good market appeal for a Market Value conclusion at an overall figure at **\$93,000** with aesthetic timber, if any.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions.

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

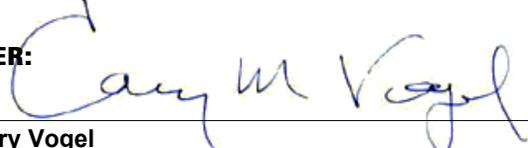
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: N Old Highway 95, Athol, ID 83801

APPRAISER:

Signature: 
 Name: Cary Vogel
 Title: _____
 State Certification #: CGA-342
 or State License #: _____
 State: ID Expiration Date of Certification or License: 01/15/2018
 Date Signed: _____

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Subject Photo Page

Borrower	Lakeland School District				
Property Address	N Old Highway 95				
City	Athol	County	Kootenai	State	ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District				



**Corner of Highway and Lupine, looking E
N Old Highway 95
N/A**

**Rural
10.07 acres**



Subject, from NE corner



Subject from Lupine, looking south

Subject Photo Page

Borrower	Lakeland School District		
Property Address	N Old Highway 95		
City	Athol	County	Kootenai
Lender/Client	Brook Cunningham Lakeland School District	State	ID
		Zip Code	83801



Old Highway, looking south

N Old Highway 95

Sales Price **N/A**

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location **Rural**

View **10.07 acres**

Site

Quality

Age



Old Highway, looking north



Lupine Lane, looking west

Subject Interior Photo Page

Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District			



Property across road

N Old Highway 95

Sales Price **N/A**

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location **Rural**

View **10.07 acres**

Site

Quality

Age



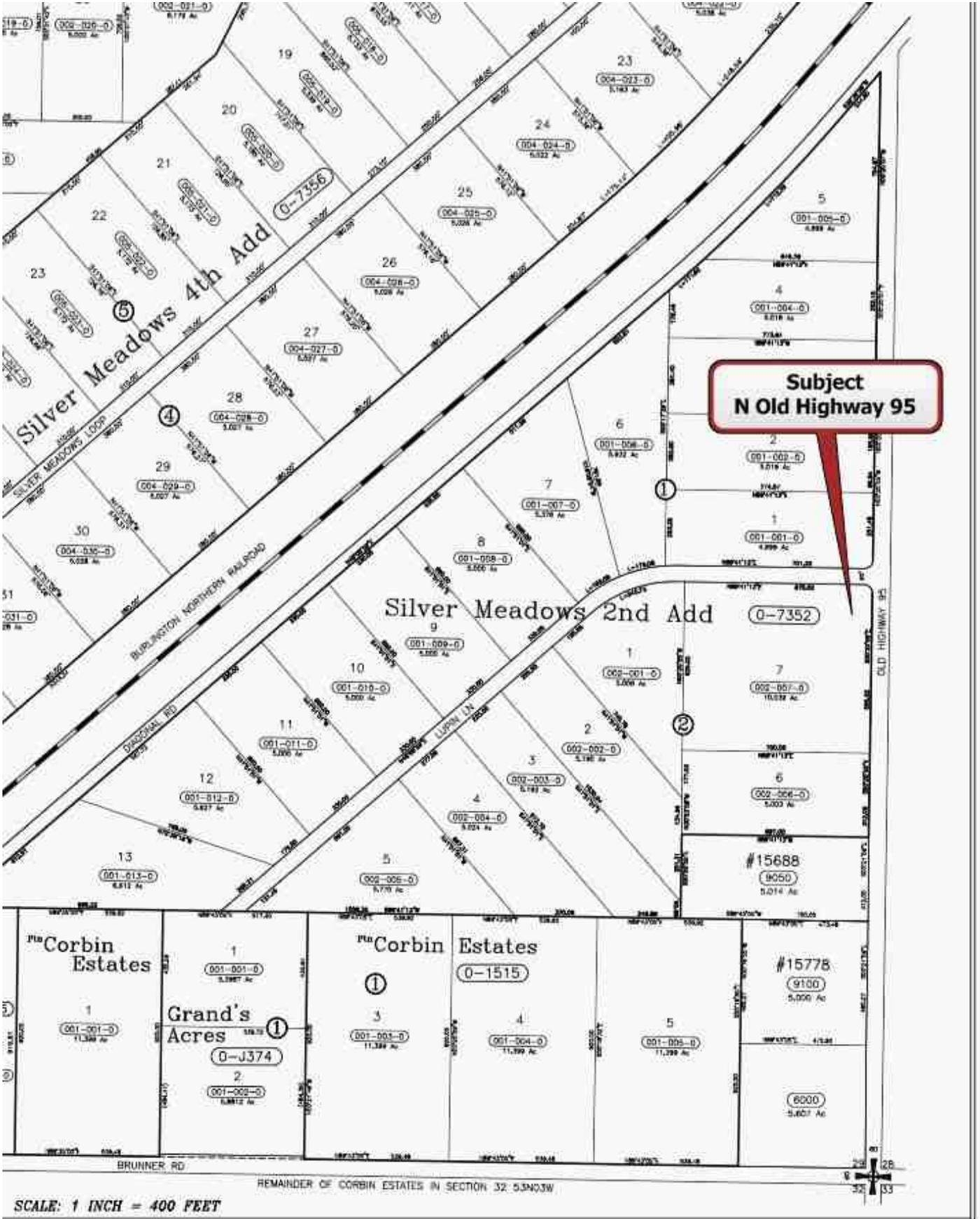
Property across road



Property across road

Plat Map

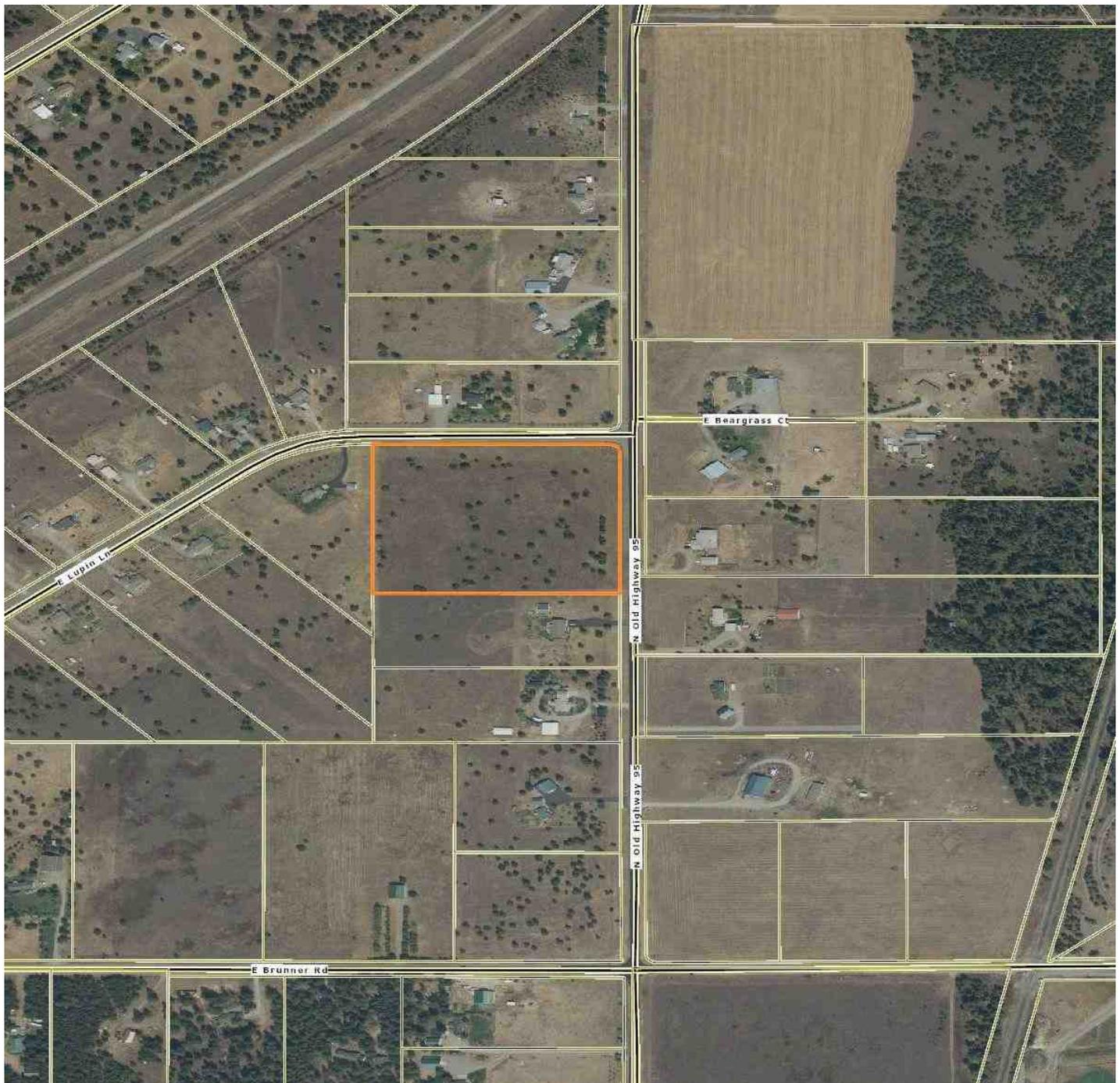
Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID
Lender/Client	Brook Cunningham Lakeland School District			
				Zip Code 83801



Sec.29 Twp.53N. R.3W.B.M.

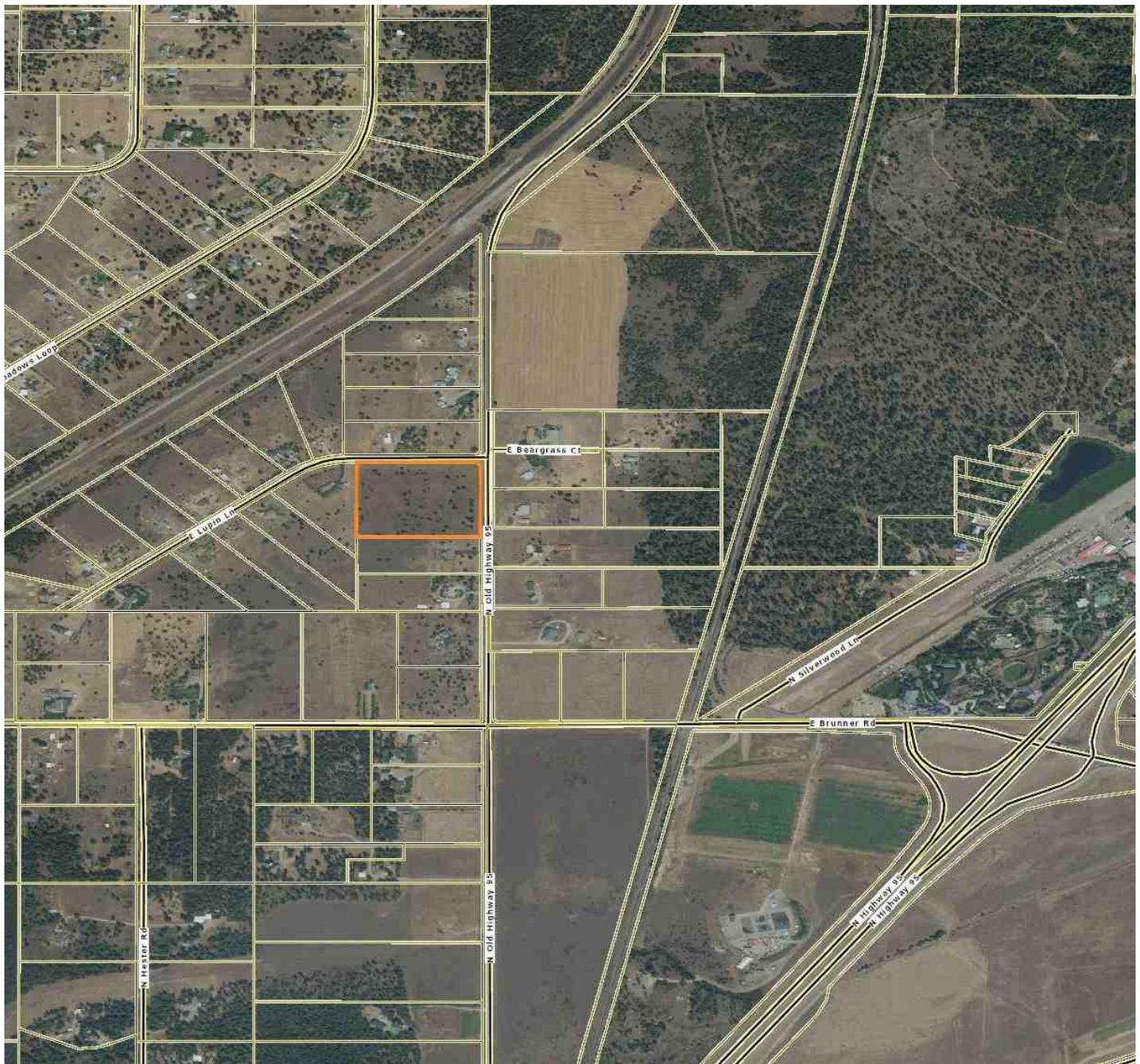
Aerial Map

Borrower	Lakeland School District					
Property Address	N Old Highway 95					
City	Athol	County	Kootenai	State ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District					



Neighborhood Map

Borrower	Lakeland School District					
Property Address	N Old Highway 95					
City	Athol	County	Kootenai	State ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District					



Comparable Photo Page

Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District			



Comparable 1

Old Highway 95

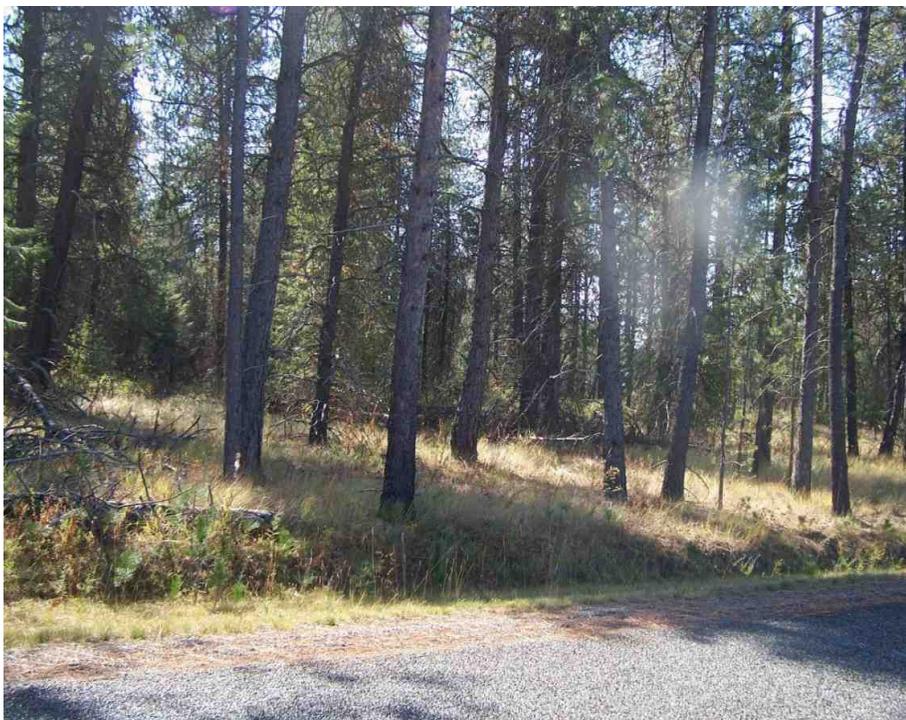
Prox. to Subject **4.09 miles NE**
 Sale Price **75,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Suburban**
 View **9.18 acres**
 Site
 Quality
 Age



Comparable 2

Sylvan Rd

Prox. to Subject **2.68 miles NE**
 Sale Price **81,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **10.07 acres**
 Site
 Quality
 Age



Comparable 3

E Seasons Rd

Prox. to Subject **0.80 miles W**
 Sale Price **85,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **9.77 acres**
 Site
 Quality
 Age

Comparable Photo Page

Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District			



Comparable 4

Hillsdale Rd
 Prox. to Subject **2.95 miles W**
 Sale Price **93,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **10.0 acres**
 Site
 Quality
 Age



Comparable 5

Flatrock Rd
 Prox. to Subject **2.57 miles E**
 Sale Price **140,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Suburban**
 View **10.0 acres**
 Site
 Quality
 Age

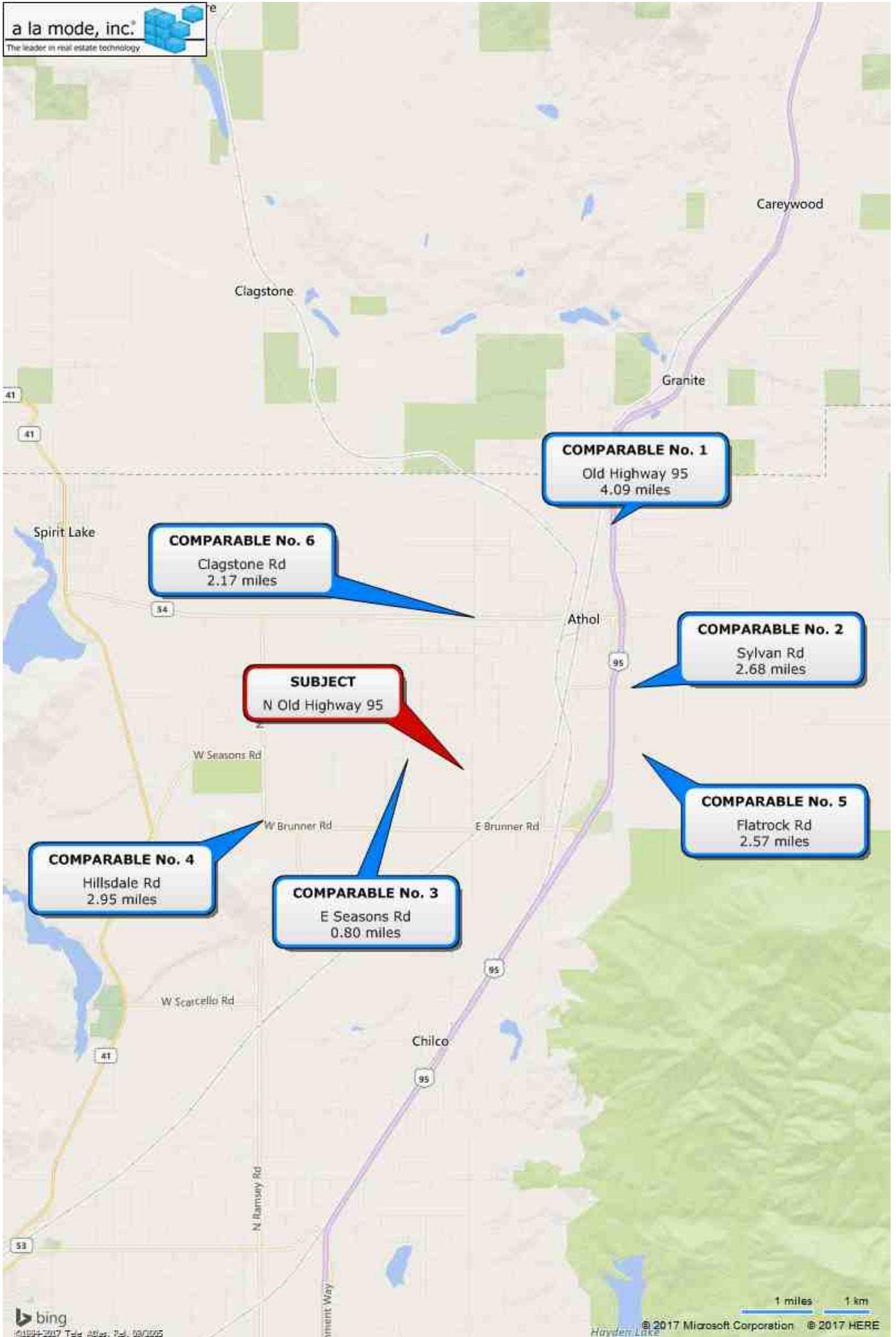


Comparable 6

Clagstone Rd
 Prox. to Subject **2.17 miles N**
 Sale Price **120,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Suburban**
 View **10.14 acres**
 Site
 Quality
 Age

Location Map

Borrower	Lakeland School District			
Property Address	N Old Highway 95			
City	Athol	County	Kootenai	State ID Zip Code 83801
Lender/Client	Brook Cunningham Lakeland School District			



Resume

Borrower	Lakeland School District						
Property Address	N Old Highway 95						
City	Athol	County	Kootenai	State	ID	Zip Code	83801
Lender/Client	Brook Cunningham Lakeland School District						

Addendum

Cary Mitchell Vogel Idaho of State Certified General Appraiser CGA #342

VOGEL APPRAISAL

PO BOX 1728
SANDPOINT, ID 83864
208-255-2424
610-229-7911, FAX

APPRAISAL AND REAL ESTATE COURSES:

Standards of Professional Practice - American Institute of Real Estate Appraisers, April 1986
Basic Appraisal, Course 1 - Idaho State Tax Commission, February 1988
Income Approach to Valuation, 200 - International Assoc. of Assessing Officers, Dec, 1988
Uniform Standards of Professional Appraisal Practice - Appraisal Institute, March 1991
Mass Appraisal of Residential Property, 301, International Assoc of Assessing Officers, 08/91
Real Estate Appraisal Principles, 1A1 - Appraisal Institute, November 1992
Real Estate Appraisal Procedures, 120 - Appraisal Institute, November 1993
Uniform Standards of Professional Appraisal Practice, Part B - Appraisal Institute, March 1993
CAMA Valuation Model Building, 305 - International Association of Assessing Officers, Jan, 94
Assessment Administration, Course 4, January 1996
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, May 1996
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, April 2001
Uniform Standards of Appraisal Professional Practice - International Assoc. of Assr Officers, May 2002
Does My Report Comply with USPAP - McKissock, April 2004
Residential Construction - McKissock, April, 2004
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, Mar 2005
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, Mar 2006
Uniform Standards for Federal Land Acquisition - Appraisal Institute, February 2007
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, March 2008
Appraising REO and Foreclosure Properties - McKissock, December 2008
Uniform Standards of Appraisal Professional Practice - McKissock, July 2009
Supervising Appraisal Trainees - Appraisal Institute, June 2009
Environmental Issues for Appraisers - McKissock, December 2009
Nuts and Bolts of Green Building for Appraisers - McKissock, December 2010
Residential Report Writing, Dave Shoemaker Appraisal School, September 2011
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, April 2012
Essential of Green Building for Appraisers - McKissock, December 2013
Appraising FHA Today - McKissock, December 2013
Cost and Market Trends - McKissock, December 2013
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, November 2014
Appraisal of Assisted Living Facilities - Appraisal Institute, December 2014
Valuation of Conservation Easements - Appraisal Institute, October 2015
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, February 2016

SEMINARS ATTENDED:

Real Estate Law - Idaho State Tax Commission, August, 1992
Multiple Regression - Idaho State Tax Commission, August 1992
Strategic Management - University of Idaho, Cooperative Extension, March 1995
LEAP Professional Development - LEAP inc., March 1996
Comprehensive Personnel Training - ICRMP, May 1996
Using Your GPS, University of Idaho Extension, April, 2010

CERTIFICATION:

Certified General Appraiser, Idaho of State
Certification #342, October, 1999

VOGEL APPRAISAL

PO Box 1728, Sandpoint, Idaho, 83864 • 208-255-2424



APPRAISAL OF REAL PROPERTY

LOCATED AT:

W Rice Rd
Hauser, ID 83858

Portion of Section 13-51N-6W, known as TAX #18431 in S2 of SE

FOR:

Brook Cunningham Lakeland School District
PO Box 39
Rathdrum, ID, 83858

AS OF:

05/09/2017

BY:

Cary Vogel
Vogel Appraisal
P.O Box 1728
Sandpoint, ID 83864

LAND APPRAISAL REPORT

File No. **171581kv**

IDENTIFICATION	Borrower Lakeland School District	Census Tract 0002.00	Map Reference 17660	
	Property Address W Rice Rd			
	City Hauser	County Kootenai	State ID	Zip Code 83858
	Legal Description Portion of Section 13-51N-6W, known as TAX #18431 in S2 of SE			
	Sale Price \$ N/A	Date of Sale N/A	Loan Term N/A yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
	Actual Real Estate Taxes \$ 11 (yr)	Loan charges to be paid by seller \$ N/A Other sales concessions N/A		
Lender/Client Brook Cunningham Lakeland School District		Address PO Box 39, Rathdrum, ID 83858		
Occupant Vacant	Appraiser Cary Vogel	Instructions to Appraiser Estimate Market Value		

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg.	Fair	Poor	
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	60% 1 Family	<input type="checkbox"/> 2-4 Family	<input type="checkbox"/> Apts.	<input type="checkbox"/> Condo	10% Commercial	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Industrial	10% Vacant	20% forestland			Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)			Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy	<input checked="" type="checkbox"/> From Vacant	<input type="checkbox"/> Tenant	<input type="checkbox"/> 5 % Vacant			Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 100 to \$ 500		Predominant Value \$ 250			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Single Family Age	5 yrs. to 60 yrs.		Predominant Age 30 yrs.			General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
						Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

SITE	Dimensions Irregular	=	10.043 Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
	Zoning classification Hauser Hills	Present Improvements	<input checked="" type="checkbox"/> do	<input type="checkbox"/> do not conform to zoning regulations
	Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/> Other (specify) Single family residential	
	Elec.	<input checked="" type="checkbox"/> Public	OFF SITE IMPROVEMENTS	Topo Rolling
	Gas	<input type="checkbox"/> None Typical	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size Larger than typical
	Water	<input type="checkbox"/> To be well	Surface Paved	Shape Resembles Rectangle
	San. Sewer	<input type="checkbox"/> To be septic	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View Mountains
		<input type="checkbox"/> Underground Elect. & Tel.	<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage Appears adequate
			<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): **The subject is rolling open to woodland terrain with frontage on the W Rice Road and N Love Court both paved county roads; this report makes the Extra-ordinary assumption that subject is one homesite (at the client's request) and all infrastructure and other characteristics are present for the full support of a single family home site, similar to the local market area, See the attached photos. Electrical power and phone are available at the roads. The property is not known to be improved.**

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

	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	W Rice Rd Hauser	N Smith Ave Hauser, ID 83854	W Chilco Rd Rathdrum, ID 83858	N Hauser Lake Rd Hauser, ID 83854
Proximity to Subject		8.86 miles SW	2.08 miles E	9.95 miles SW	
Sales Price	\$ N/A	\$ 65,000	\$ 79,900	\$ 87,500	
Price Acre	\$	\$	\$	\$	
Data Source	Inspection	MLS #16-10518 DOM 58	MLS #17-991 DOM 57	MLS #16-7655 DOM 101	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
	N/A	10/31/2016		04/05/2017	10/14/2016
Location	Rural	Ag/Forestry	0	Ag/Forestry	0
Site/View	10.07 acres	10.0 acres	0	6.87 acres	+3,000
Topography	Rolling/Open/Wds	Rolling/Wooded	+3,000	Rolling/Wooded	+3,000
Road Access	Paved/Public	Gravel/Private	+5,000	Paved/Public	+5,000
Market Appeal	Average/Mtn View	Average/Lake View	-5,000	Average/Mtn View	-5,000
Utilities/Improvement	Property line	Property line		Property line	
Sales or Financing Concessions	N/A	Cash		Conventional	
	None	Arms Length		Arms Length	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,000	
Indicated Value of Subject		Net 4.6 % \$ 68,000	Net 7.5 % \$ 85,900	Net 3.4 % \$ 90,500	

Comments on Market Data: **The six comparisons represent all of the applicable market available for this analysis for properties as of the date of value in the greater market area for properties with 8 to 12 acres, within the previous 18 months. See attached addendum for full market comparison description. The most recent, similar and proximate sales demonstrate a range from \$65,00 to \$125,000.**

Comments and Conditions of Appraisal: **Comparisons are applied on a whole property basis as presented in the addendum, rather than the typical line adjustment, due to the limited similar market data. See attached addendum for full market comparison description.**

RECONCILIATION	Final Reconciliation: The appraiser recognizes the three approaches to value (Cost, Sales Comparison and Income). Acreage properties are less frequently sold for income producing purposes. Most weight is placed upon the Sales Comparison Approach. The Cost Approach is not applicable for vacant properties.
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>05/09/2017</u> to be \$ <u>90,000</u>

Cary Vogel Did Did Not Physically Inspect Property
 Appraiser(s) Review Appraiser (if applicable)

Supplemental AddendumFile No. **171581kv**

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			

Certification

The appraisal is based upon the following assumptions and limiting conditions:

- *The appraiser has inspected as far as possible by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the ground, the appraiser does not warrant against problems arising from soil conditions, including toxic wastes.*
- *The legal description as given is assumed correct. A title report has not been provided for this assignment. No responsibility is assumed for such matters including encumbrances, ownership, etc. The property is appraised in fee simple estate as though free and clear of all encumbrances except as specifically noted within this report.*
- *The data, statistics, and opinions furnished by others and contained herein have been reasonably checked and are considered reliable and correct. The appraiser assumes no responsibility for their accuracy. If errors or omissions are subsequently found which might directly affect the information and/or conclusions offered in this report, the appraiser reserves the right to modify or correct such errors, omissions, and conclusions.*
- *Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. Regulations require the appraiser to control the use and distribution of each appraisal report; only the client may distribute copies of this appraisal report in its entirety to such third parties as they may select. However, selective portions of this appraisal report shall not be given to third parties without the prior written consent of the appraiser.*
- *Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without first obtaining the written consent and approval of the appraiser. In particular, no representations concerning the valuations, the identity of the appraiser or firm with which he is affiliated shall be conveyed.*
- *The liability of Vogel Appraisal and Cary M. Vogel CGA#342 is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.*
- *All maps, plans, and diagrams contained in this report are for illustrative purposes only. They are not to be construed as accurate, nor relied upon for any other purpose;*
- *Where the value of land and other component are shown separately, the value of each is segregated only as an aid to better estimate the value which it lends to the whole parcel, rather than the value of that particular item as if it were by itself.*
- *The appraisal is based on the premise that the subject property is in full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.*
- *It is assumed that the subject property will be under prudent and competent ownership and management, neither inefficient nor super efficient.*
- *The appraiser by reason of this report is not required to give testimony or attendance in a court of law or any other government hearing with reference to the property in question, unless prior arrangements have been made.*
- *In this appraisal assignment, the existence of potentially hazardous material has not been considered. Examples include the presence of toxic waste and natural waste such as radon gas, which may or may not be present on the property. The appraiser is not qualified to detect such substances.*
- *The appraiser used reasonable judgment or the direction of the property owner in estimating the location of boundaries.*
- *The client of the appraiser is the person or firm ordering the appraisal report, regardless of who occupies the subject property, who paid for the report, or who is the legal owner of the subject property.*
- *The appraiser has performed no prior service for this property within three years of this date.*

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District						
Property Address	W Rice Rd						
City	Hauser	County	Kootenai	State	ID	Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District						

General Information

SPECIAL ASSUMPTIONS AND LIMITING CONDITIONS

According to the Uniform Standards of Professional Appraisal Practice, "In developing a real property appraisal, an appraiser must identify any extraordinary assumptions" and "hypothetical conditions necessary in the assignment", which are defined as follows:

EXTRAORDINARY ASSUMPTION: an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

HYPOTHETICAL CONDITION: that which is contrary to what exists but is supposed for the purpose of analysis. It is commonly known that the subject property has been used for commercial agriculture for several decades. The presence of underground tanks is not known. The existence of potentially hazardous material has not been specifically investigated. The appraiser is not qualified to detect such substances, if any.

The appraiser has made a reasonable attempt to locate the subject and to identify the property boundaries as evidenced by use of aerial photography, fences, changes in forest management, and flagging. This report makes the Extra-ordinary assumption that the appraiser's unaided observation of the subject property reasonably approximates and adequately represents the property.

The appraiser observed woodland terrain what are considered representative portions of the property, for which eastern portion is generally pre-commercial after periodic timber harvest. This report makes the Extra-ordinary assumption that the timber volume on the subject property approximates an aesthetic level of timber stocking volume, supporting the underlying land value, rather than a separate marketable commodity. Any reader concerned with the actual timber volume should consult a professional forester.

The subject property is not known to be improved. This appraisal makes the Extra-ordinary assumption that the subject is vacant of significant improvements.

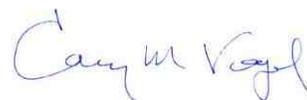
The client request the valuation of the two parcels be appraised as on property for marketing purposes, which assumes there is potential for two buildable home site. This appraisal makes the Extra-ordinary assumption that the subject is one homesite (at the client's request), though market data is supplied to suggest five acre homesite value.

This appraisal makes the Extra-ordinary assumption that the subject has reasonable potential for access to a adequate domestic water supply, as well as for potential of on-site sewage this disposal, as well as access to the electrical power observed along the roadways, all of which assumed adequate for development of the subject's to its Highest and Best use as a single family home site, along with any future potential for additional home sites under improved market conditions.

CERTIFICATION:

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

- ◆ The statements of fact contained in this report are true and correct;
- ◆ The reported analyses, opinion and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions;
- ◆ I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved;
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results;
- ◆ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- ◆ My analyses, opinions or conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*;
- ◆ Cary M. Vogel, CGA #342, has made a personal inspection of the property that is the subject of this report and prepared this appraisal report;
- ◆ No one provided significant real property appraisal assistance to Cary M. Vogel, CGA #342."



Cary M. Vogel, CGA #342

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			

General Information

PURPOSE OF APPRAISAL:

The purpose of this appraisal is to estimate the MARKET VALUE of the subject property "As Is".

CLIENT AND INTENDED USER:

The client and intended user is Lakeland School District 272, Brook Cunningham representative.

FUNCTION OF APPRAISAL:

The function of this appraisal is for the EXCLUSIVE USE of Lakeland School District possible marketing purposes.

INTENT OF APPRAISAL:

It is intended that this appraisal conform to the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).

DEFINITION OF MARKET VALUE:

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(SOURCE: Office of Thrift Supervision under 12 CFR Part 564)

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			

General Information

PROPERTY RIGHTS APPRAISED:

This appraisal is of the fee simple ownership of the surface rights along with timber contribution, if any, associated with the described real estate. Sub-surface mineral rights are not appraised nor has the title to such rights been researched or ascertained. Typically, sub-surface mineral rights do not have a measurable affect on land values in the local market.

MINERAL RIGHTS:

According to the Dictionary of Real Estate Appraisal, mineral rights are referred to as subsurface rights, which are defined as “the rights to use and profits of the underground the portion of a designated property; usually refers to the right to extract coal, minerals, oil, gas, or other hydrocarbon substances as designated in the grant; may include a right of way over designated portions of the surface.

Mineral rights and/or mineral deposits are not a primary consideration in property transaction in the local market. This valuation includes all the mineral rights for this property in fee simple estate. No separate or extraordinary mineral values for this property or those in the surrounding area are known to the appraiser.

EASEMENTS, RESTRICTIONS AND RESERVATIONS, ETC:

Easements, restrictions, etc., observed during the physical inspection and/or pointed out during the physical inspection of the subject property will be taken into consideration in this report, including typical utility easements. Easements, other than those discussed herein, for typical utilities and road right-of-ways are not known to influence the subject property.

PRIOR SERVICE:

The appraiser has not performed an appraisal service regarding the subject property within the previous three years.

UTILITIES:

Electrical power and phone are available at the road; Domestic water and sewage disposal in the subject’s immediate area is typically on-site water wells, and sewage disposal in the area is typically supplied by on-site septic systems in this market place. This is considered typical for the subject property.

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District					
Property Address	W Rice Rd					
City	Hauser	County	Kootenai	State ID	Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District					

General Information

Neighborhood Boundaries

The general neighborhood is considered the greater area of Coeur d'Alene in Kootenai County. The area boundaries lie west to the City of Post Falls and the Washington State line, northwest into the Rathdrum Prairie, and northeast by the Hayden Lake Area, on the east by Canfield Mountain and to the south by Lake Coeur d'Alene and the suburban areas southwest of the lake.

Kootenai County (pop. 127,668 for 2005) is characterized by Lake Coeur d'Alene to the south of the city, the Rathdrum Prairie to the north and west, and the Spokane River which flows from the lake through the City of Post Falls to the Washington State line and to the east mountains rise a short distance from the city. The county has experienced more than a 55% increase in population in the last decade, being the third largest demographic center in the State of Idaho, which is the fifth fastest growing state in the nation.

Neighborhood Description

The City of Hayden (pop. 11,906) lies north of Coeur d'Alene (pop. 40,059) at the north end of Lake Coeur d'Alene in a mostly level glacial valley with mountains rising to the east a short distance from town. To the south and west are the cities of Post Falls (pop. 23,162), Dalton Gardens (pop. 2,278), Rathdrum (pop. 5,740). Coeur d'Alene is the county seat and the regional employment center of North Idaho. Access to the area is via U.S. Highway 95 and Interstate 90 and the county road system, which is paved and gravel surfaced.

Single family residences are located on waterfront, secondary waterfront, foothill and mountain view sites of varying sizes, smaller size suburban properties and urban properties in several small cities. Land uses include agriculture, timber reproduction, single family residential and vacant land.

Neighborhood Market Conditions

For 2010 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$208,300**. Average days on market were 124. The sales price as a percentage of list price was 94.2%. The number of sales for the year to date was 1,804.

For 2011 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$195,400**. Average days on market were 132. The sales price as a percentage of list price was 96%. The number of sales for the year to date was 3,099.

For 2012 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$204,200**. Average days on market were 120. The sales price as a percentage of list price was 96.25%. The number of sales for the year to date was 1,174.

For 2013 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$218,200**. Average days on market were 111. The sales price as a percentage of list price was 96%. The number of sales for the year to date was 1,184.

For 2014 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$227,500**. Average days on market were 106. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 2,564.

For 2015 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$247,500**. Average days on market were 135. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 1403.

For 2016 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$244,100**. Average days on market was 91. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 671.

Based on trend analysis and neighborhood information and with support from the comparables' days on market, the subject is estimated to sell at the appraised value in a reasonable exposure time of 3 to 6 months with appropriate marketing techniques. These techniques include proper exposure with an asking price at approximately market value. Many items can drastically affect marketing times including economic conditions, property condition, asking price, access, etc.

A reasonable exposure time for the subject property developed independently from the stated marketing time is six month.

The appraiser has not performed a prior service related to the subject property in the previous three years.

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			

General Information

ZONING:

According to a spokesperson for the County Department, the subject property is zoned "**Hauser Hills**". This classification provides for development of a 5 acre home site, any division of property resulting in less than twenty acre parcels would require application of the county subdivision process. Permitted uses include single family residential, agricultural concerns, timber reproduction, etc.

According to the Kootenai county, though the subject is located in the county, the zoning for the area is within the impact area of the community of Hauser, for which the county had little information and the Hauser authority was not available.

The current uses for the subject, including single family occupancy with open space considered legal use under current zoning, and are somewhat unique as to parcel size, creating privacy and seclusion desired in this market area, therefore the Highest and Best Use is considered as a single family home site,

COMPARABLE SALES CONCLUSION:

The comparison properties were discovered after extensive research of available sales comparison in the Hauser-Rathdrum area for acreage homesite parcels, focused upon properties with public and county road frontage in the market area north of Coeur d'Alene, including Athol, Spirit Lake, Rathdrum and Hauser.

The previous property comparison grid is utilized for presentation of the Six comparable properties in which specific adjustments being less applicable without adequate market support, rather the comparisons are made on the more significant whole property basis, applying characteristic comparisons as discussed below with reference to overall Sale Price comparison and unit comparisons.

Sale 1 is the less recent transaction of a inferior acreage homesite in the subject's immediate area, appropriately bracketing the lower end of the market range, due to increasing market conditions.

Sale 2 is the more recent transaction of a nearly seven acre site near the subject's immediate area, also bracketing the lower end of the market range.

Sale 3 is the less recent sale of a site with superior lake views and inferior sloping terrain, approximating the subject value range.

Sale 4 is the less recent transaction of a superior acreage homesite in the subject's general market area, bracketing the upper end of the market range, due to superior characteristics and the shop building included in the transaction.

Sale 5 is a superior five acre site, included for market perspective of five acres verses ten acres, rather than primary comparisons, thus suggesting the upper end of the market range for the subject with two adjoining sites valued as a single property.

Comparable 6 is the most applicable active listing on the market, representing the upper end of the subject's value range, being adjusted for typical listing to sale price ratios.

Greater weight is applied to the most recent, most similar and most proximate comparisons, namely Sales 2 and 3 demonstrating indications near \$85,000 to \$90,000, most weight on the upper end of Sales 2 and 3, the most recent while the remaining three Sales provide location, parcel size, overall aesthetics supporting indications.

The characteristics of subject naturally fall somewhat above the mid-point of the market transactions, due to convenient setting, road access and sloping terrain with combination of woodland and natural meadows, the subject also includes the favorable features of paved road and gentle terrain, additionally current continued "expanding" market conditions at the date of value, also a consideration. All together the characteristic of the subject property demonstrate good market appeal for a Market Value conclusion at an overall figure at **\$90,000** with aesthetic timber, if any.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

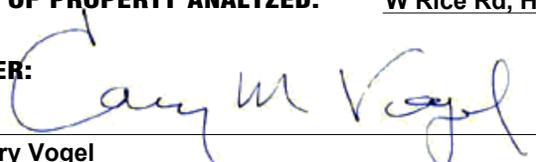
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: W Rice Rd, Hauser, ID 83858

APPRAISER:

Signature: 
 Name: Cary Vogel
 Title: _____
 State Certification #: CGA-342
 or State License #: _____
 State: ID Expiration Date of Certification or License: 01/15/2018
 Date Signed: _____

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Subject Photo Page

Borrower	Lakeland School District				
Property Address	W Rice Rd				
City	Hauser	County	Kootenai	State	ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District				



W Rice Road, looking E
W Rice Rd

N/A

Rural
10.07 acres



Subject, from NW corner



Subject from W Rice Rd, looking SE

Subject Photo Page

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			



Love Ct, looking south
W Rice Rd
 Sales Price **N/A**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Rural**
 View **10.07 acres**
 Site
 Quality
 Age



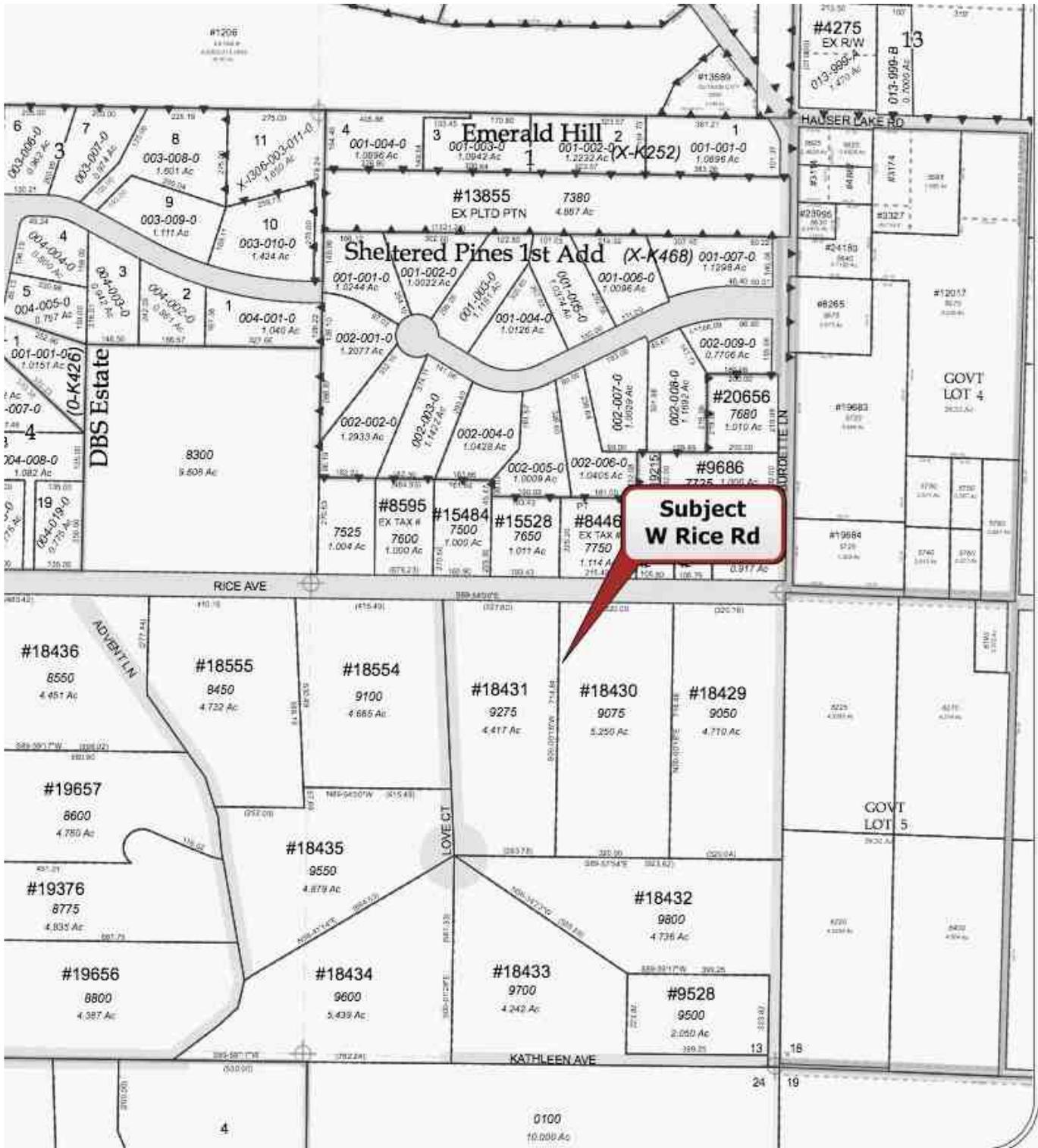
W Rice Rd, looking SW



View from Sub, looking north

Plat Map

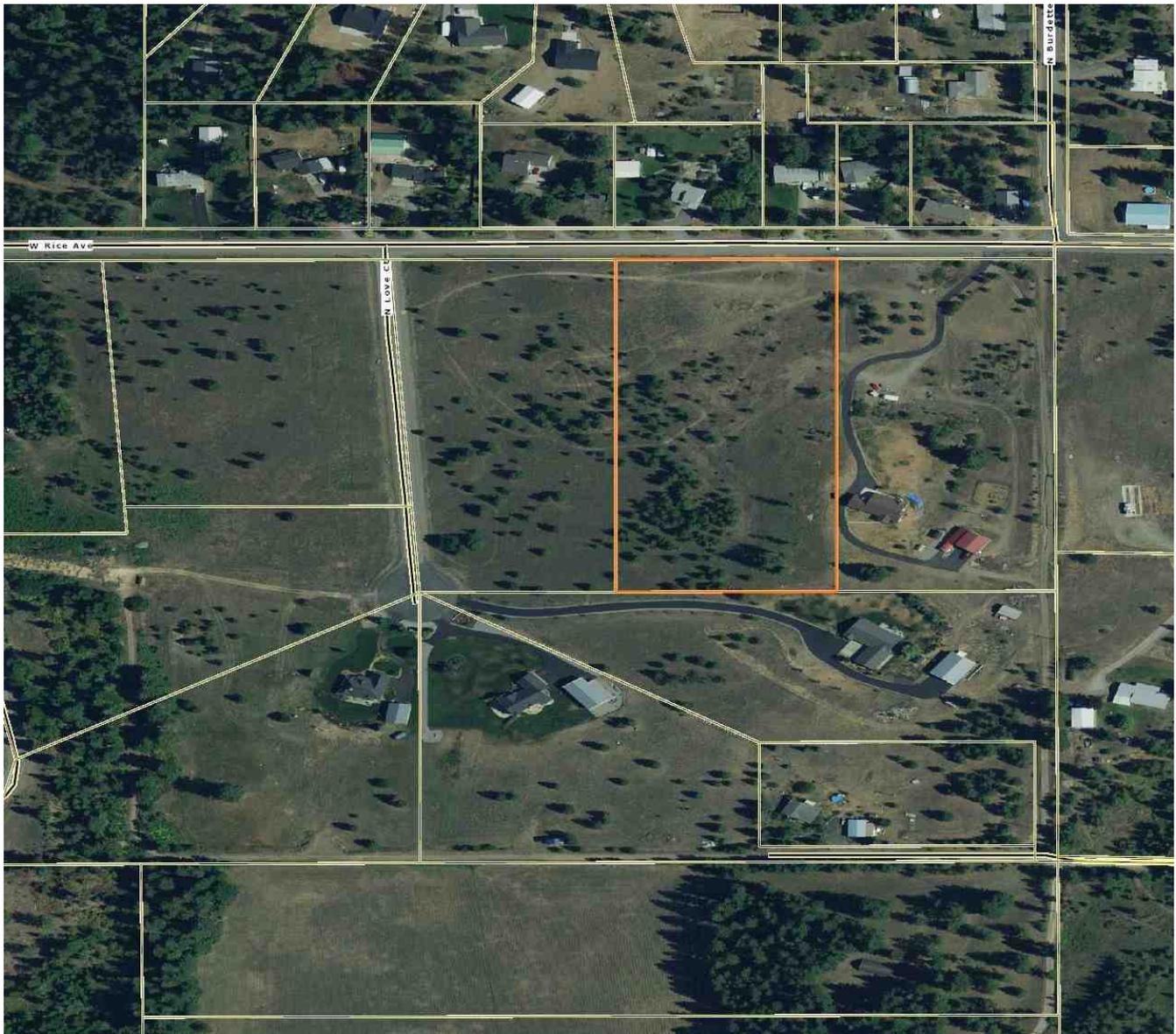
Borrower	Lakeland School District		
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Sec. 13 Twp 51 N. R. 6 W. B. M.

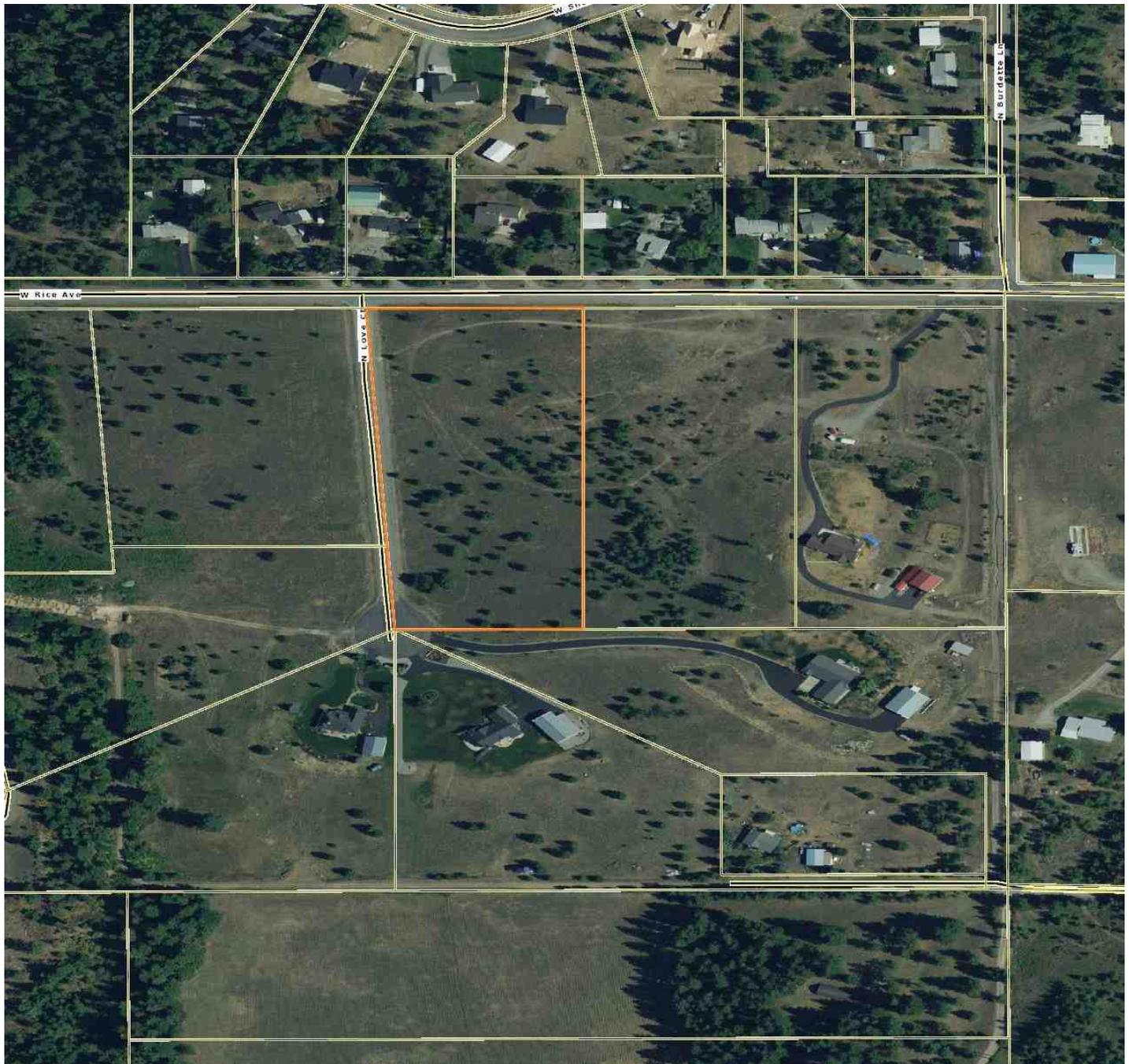
Aerial Map

Borrower	Lakeland School District						
Property Address	W Rice Rd						
City	Hauser	County	Kootenai	State	ID	Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District						



Aerial Map

Borrower	Lakeland School District						
Property Address	W Rice Rd						
City	Hauser	County	Kootenai	State	ID	Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District						



Neighborhood Map

Borrower	Lakeland School District					
Property Address	W Rice Rd					
City	Hauser	County	Kootenai	State ID	Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District					



Comparable Photo Page

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			



Comparable 1

N Smith Ave

Prox. to Subject **8.86 miles SW**
 Sale Price **65,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **10.0 acres**
 Site
 Quality
 Age



Comparable 2

W Chilco Rd

Prox. to Subject **2.08 miles E**
 Sale Price **79,900**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **6.87 acres**
 Site
 Quality
 Age



Comparable 3

N Hauser Lake Rd

Prox. to Subject **9.95 miles SW**
 Sale Price **87,500**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **10.26 acres**
 Site
 Quality
 Age

Comparable Photo Page

Borrower	Lakeland School District			
Property Address	W Rice Rd			
City	Hauser	County	Kootenai	State ID Zip Code 83858
Lender/Client	Brook Cunningham Lakeland School District			



Comparable 4

E Molkins Rd

Prox. to Subject **10.14 miles SE**
 Sale Price **123,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Rural**
 View **10.72 acres**
 Site
 Quality
 Age



Comparable 5

Wyoming Ave

Prox. to Subject **6.12 miles S**
 Sale Price **85,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Suburban**
 View **5.0 acres**
 Site
 Quality
 Age



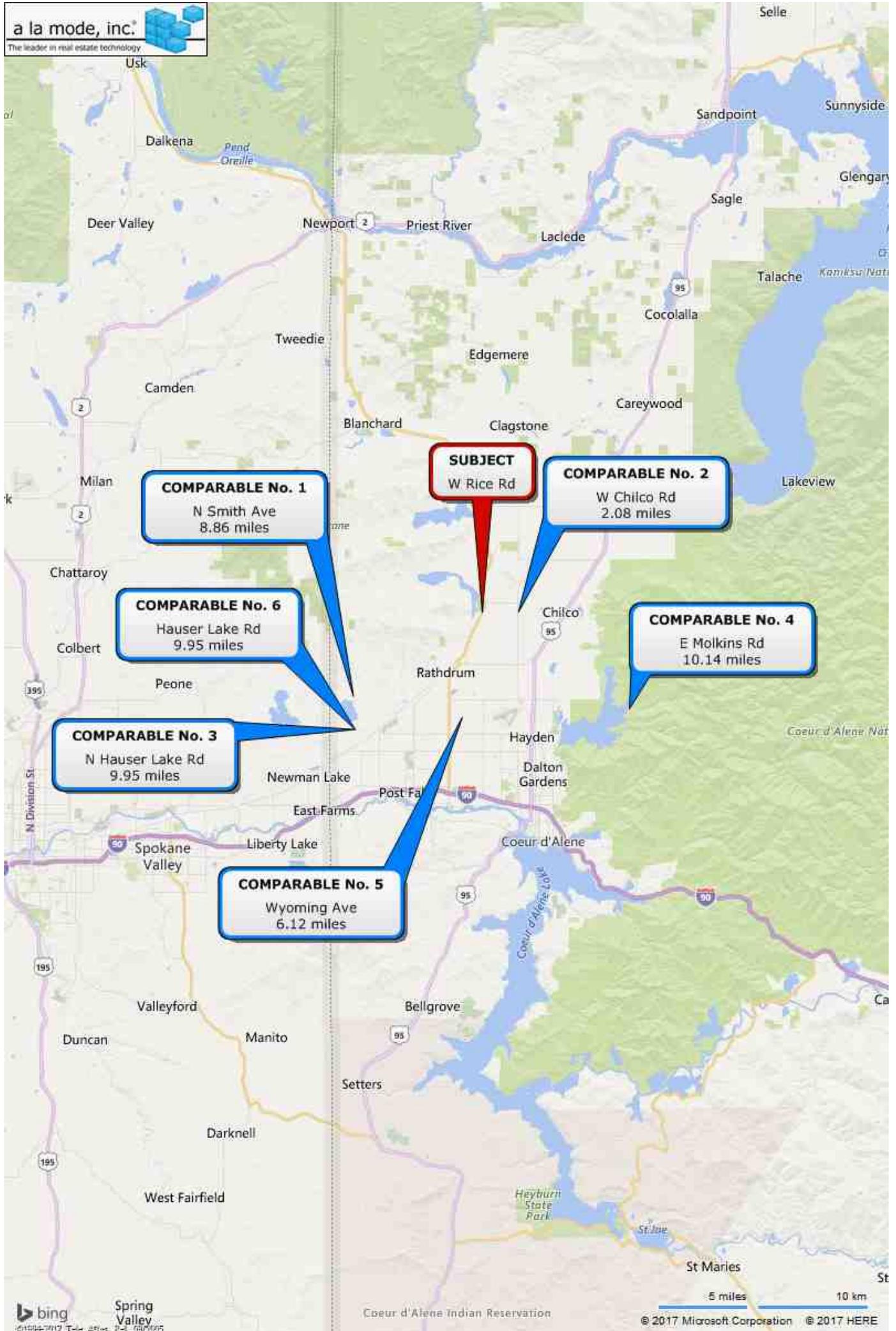
Comparable 6

Hauser Lake Rd

Prox. to Subject **9.95 miles SW**
 Sale Price **120,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Ag/Forestry**
 View **10.78 acres**
 Site
 Quality
 Age

Location Map

Borrower	Lakeland School District		
Property Address	W Rice Rd		
City	Hauser	County	Kootenai
		State	ID
		Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District		



Resume

Borrower	Lakeland School District						
Property Address	W Rice Rd						
City	Hauser	County	Kootenai	State	ID	Zip Code	83858
Lender/Client	Brook Cunningham Lakeland School District						

Addendum

Cary Mitchell Vogel

Idaho of State Certified General Appraiser CGA #342

VOGEL APPRAISAL

PO BOX 1728
SANDPOINT, ID 83864
208-255-2424
610-229-7911, FAX

APPRAISAL AND REAL ESTATE COURSES:

Standards of Professional Practice - American Institute of Real Estate Appraisers, April 1986
Basic Appraisal, Course 1 - Idaho State Tax Commission, February 1988
Income Approach to Valuation, 200 - International Assoc. of Assessing Officers, Dec, 1988
Uniform Standards of Professional Appraisal Practice - Appraisal Institute, March 1991
Mass Appraisal of Residential Property, 301, International Assoc of Assessing Officers, 08/91
Real Estate Appraisal Principles, 1A1 - Appraisal Institute, November 1992
Real Estate Appraisal Procedures, 120 - Appraisal Institute, November 1993
Uniform Standards of Professional Appraisal Practice, Part B - Appraisal Institute, March 1993
CAMA Valuation Model Building, 305 - International Association of Assessing Officers, Jan, 94
Assessment Administration, Course 4, January 1996
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, May 1996
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, April 2001
Uniform Standards of Appraisal Professional Practice - International Assoc. of Assr Officers, May 2002
Does My Report Comply with USPAP - McKissock, April 2004
Residential Construction - McKissock, April, 2004
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, Mar 2005
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, Mar 2006
Uniform Standards for Federal Land Acquisition - Appraisal Institute, February 2007
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, March 2008
Appraising REO and Foreclosure Properties - McKissock, December 2008
Uniform Standards of Appraisal Professional Practice - McKissock, July 2009
Supervising Appraisal Trainees - Appraisal Institute, June 2009
Environmental Issues for Appraisers - McKissock, December 2009
Nuts and Bolts of Green Building for Appraisers - McKissock, December 2010
Residential Report Writing, Dave Shoemaker Appraisal School, September 2011
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, April 2012
Essential of Green Building for Appraisers - McKissock, December 2013
Appraising FHA Today - McKissock, December 2013
Cost and Market Trends - McKissock, December 2013
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, November 2014
Appraisal of Assisted Living Facilities - Appraisal Institute, December 2014
Valuation of Conservation Easements - Appraisal Institute, October 2015
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, February 2016

SEMINARS ATTENDED:

Real Estate Law - Idaho State Tax Commission, August, 1992
Multiple Regression - Idaho State Tax Commission, August 1992
Strategic Management - University of Idaho, Cooperative Extension, March 1995
LEAP Professional Development - LEAP inc., March 1996
Comprehensive Personnel Training - ICRMP, May 1996
Using Your GPS, University of Idaho Extension, April, 2010

CERTIFICATION:

Certified General Appraiser, Idaho of State
Certification #342, October, 1999

VOGEL APPRAISAL

PO Box 1728, Sandpoint, Idaho, 83864 • 208-255-2424



APPRAISAL OF REAL PROPERTY

LOCATED AT:

Third-Monroe
Spirit Lake, ID 83868
Lot 8 & Lot 9, Block 51 SPIRIT LAKE, Section 05-53N-4W

FOR:

Brook Cunningham Lakeland School District
PO Box 39
Rathdrum, ID, 83858

AS OF:

05/09/2017

BY:

Cary Vogel
Vogel Appraisal
P.O Box 1728
Sandpoint, ID 83864

LAND APPRAISAL REPORT

File No. **171581kv**

IDENTIFICATION	Borrower Lakeland School District	Census Tract 0001.00	Map Reference 17660	
	Property Address Third-Monroe			
	City Spirit Lake	County Kootenai	State ID	Zip Code 83868
	Legal Description Lot 8 & Lot 9, Block 51 SPIRIT LAKE, Section 05-53N-4W			
	Sale Price \$ N/A	Date of Sale N/A	Loan Term N/A yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes \$ 7 (yr)	Loan charges to be paid by seller \$ N/A	Other sales concessions N/A		
Lender/Client Brook Cunningham Lakeland School District	Address PO Box 39, Rathdrum, ID 83858			
Occupant Vacant	Appraiser Cary Vogel	Instructions to Appraiser Estimate Market Value		

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg.	Fair	Poor	
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	60% 1 Family	<input type="checkbox"/> 2-4 Family	<input type="checkbox"/> Apts.	<input type="checkbox"/> Condo	10% Commercial	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input checked="" type="checkbox"/> Taking Place (*)	Adequacy of Utilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Predominant Occupancy	<input checked="" type="checkbox"/> From Vacant	<input type="checkbox"/> Tenant	<input type="checkbox"/> 5% Vacant	Property Compatibility		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Single Family Price Range	\$ 100 to \$ 500	Predominant Value \$ 250		Protection from Detrimental Conditions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Single Family Age	5 yrs. to 60 yrs.	Predominant Age 30 yrs.		Police and Fire Protection		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
				General Appearance of Properties		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
				Appeal to Market		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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

SITE	Dimensions Irregular	=	0.324 Sq. Ft. or Acres	<input checked="" type="checkbox"/> Corner Lot
	Zoning classification R-3	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations		
	Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/> Other (specify) Single and multi-family residential, high density	
	Elec. <input checked="" type="checkbox"/>	Public	Other (Describe)	OFF SITE IMPROVEMENTS
	Gas <input type="checkbox"/>	None Typical		Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	Water <input checked="" type="checkbox"/>			Surface Paved
	San. Sewer <input checked="" type="checkbox"/>			Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
	<input type="checkbox"/> Underground Elect. & Tel.			<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter
				<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights
				Topo Level
			Size Larger than typical	
			Shape Resembles Rectangle	
			View Mountains	
			Drainage Appears adequate	
			Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): **The subject is two level city lots at the corner of N Third Avenue and W Monroe St; this report makes the Extra-ordinary assumption that subject is one homesite (at the client's request) and all infrastructure and other characteristics are present for the full support of a single family home site, similar to the local market area, See the attached photos. Electrical power and phone are available at the roads. The property is not known to be improved.**

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

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	Third-Monroe Spirit Lake	N 10th Ave, Lot 6 Spirit Lake, ID 83869	Maine St, Lots 3, 4 & 5 Spirit Lake, ID 83869	N 3th Ave, Lots 16, 17 & 18 Spirit Lake, ID 83869
	Proximity to Subject		0.73 miles NE	0.08 miles SE	0.14 miles W
	Sales Price	\$ N/A	\$ 36,000	\$ 29,000	\$ 21,500
	Price Acre	\$	\$	\$	\$
	Data Source	Inspection	MLS #16-11412 DOM 28	MLS #17-2142 DOM 51	MLS #16-7911 DOM 19
	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.	DESCRIPTION + (-)\$ Adjust.
		N/A	11/28/2016	05/05/2017	07/26/2016
	Location	Residential	Residential	Residential	Residential
	Site/View	0.324 ac	0.47 ac -3,500	0.24 ac +2,500	0.24 ac +2,500
	Topography	Level	Level	Level	Level
	Road Access	Paved/Public	Paved/Public	Paved/Public	Paved/Public
	Market Appeal	Average	Average	Average	Average
	Utilities/Improvement	Property line	Property line	Property line	Property line
	Sales or Financing Concessions	N/A	Cash Arms Length	Cash Arms Length	Cash Arms Length
	Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -3,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,500
	Indicated Value of Subject		\$ 32,500	\$ 31,500	\$ 24,000

Comments on Market Data: **The six comparisons represent all of the applicable market available for this analysis for properties as of the date of value in the greater market area for properties with less than half acre, within the previous 18 months. See attached addendum for full market comparison description. The most recent, similar and proximate sales demonstrate a range from \$30,00 to \$35,000 for recent sales of multiple lots.**

Comments and Conditions of Appraisal: **Comparisons are applied on a whole property basis as presented in the addendum, rather than the typical line adjustment, due to the limited similar market data. See attached addendum for full market comparison description.**

RECONCILIATION	Final Reconciliation: The appraiser recognizes the three approaches to value (Cost, Sales Comparison and Income). Acreage properties are less frequently sold for income producing purposes. Most weight is placed upon the Sales Comparison Approach. The Cost Approach is not applicable for vacant properties.
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>05/09/2017</u> to be \$ <u>30,000</u>
	Cary Vogel

Appraiser(s) **Cary Vogel** Did Did Not Physically Inspect Property
 Review Appraiser (if applicable)

Supplemental AddendumFile No. **171581kv**

Borrower	Lakeland School District			
Property Address	Third-Monroe			
City	Spirit Lake	County	Kootenai	State ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District			

Certification

The appraisal is based upon the following assumptions and limiting conditions:

- *The appraiser has inspected as far as possible by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the ground, the appraiser does not warrant against problems arising from soil conditions, including toxic wastes.*
- *The legal description as given is assumed correct. A title report has not been provided for this assignment. No responsibility is assumed for such matters including encumbrances, ownership, etc. The property is appraised in fee simple estate as though free and clear of all encumbrances except as specifically noted within this report.*
- *The data, statistics, and opinions furnished by others and contained herein have been reasonably checked and are considered reliable and correct. The appraiser assumes no responsibility for their accuracy. If errors or omissions are subsequently found which might directly affect the information and/or conclusions offered in this report, the appraiser reserves the right to modify or correct such errors, omissions, and conclusions.*
- *Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. Regulations require the appraiser to control the use and distribution of each appraisal report; only the client may distribute copies of this appraisal report in its entirety to such third parties as they may select. However, selective portions of this appraisal report shall not be given to third parties without the prior written consent of the appraiser.*
- *Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without first obtaining the written consent and approval of the appraiser. In particular, no representations concerning the valuations, the identity of the appraiser or firm with which he is affiliated shall be conveyed.*
- *The liability of Vogel Appraisal and Cary M. Vogel CGA#342 is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.*
- *All maps, plans, and diagrams contained in this report are for illustrative purposes only. They are not to be construed as accurate, nor relied upon for any other purpose;*
- *Where the value of land and other component are shown separately, the value of each is segregated only as an aid to better estimate the value which it lends to the whole parcel, rather than the value of that particular item as if it were by itself.*
- *The appraisal is based on the premise that the subject property is in full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.*
- *It is assumed that the subject property will be under prudent and competent ownership and management, neither inefficient nor super efficient.*
- *The appraiser by reason of this report is not required to give testimony or attendance in a court of law or any other government hearing with reference to the property in question, unless prior arrangements have been made.*
- *In this appraisal assignment, the existence of potentially hazardous material has not been considered. Examples include the presence of toxic waste and natural waste such as radon gas, which may or may not be present on the property. The appraiser is not qualified to detect such substances.*
- *The appraiser used reasonable judgment or the direction of the property owner in estimating the location of boundaries.*
- *The client of the appraiser is the person or firm ordering the appraisal report, regardless of who occupies the subject property, who paid for the report, or who is the legal owner of the subject property.*
- *The appraiser has performed no prior service for this property within three years of this date.*

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District						
Property Address	Third-Monroe						
City	Spirit Lake	County	Kootenai	State	ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District						

General Information

SPECIAL ASSUMPTIONS AND LIMITING CONDITIONS

According to the Uniform Standards of Professional Appraisal Practice, "In developing a real property appraisal, an appraiser must identify any extraordinary assumptions" and "hypothetical conditions necessary in the assignment", which are defined as follows:

EXTRAORDINARY ASSUMPTION: an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

HYPOTHETICAL CONDITION: that which is contrary to what exists but is supposed for the purpose of analysis. It is commonly known that the subject property has been used for commercial agriculture for several decades. The presence of underground tanks is not known. The existence of potentially hazardous material has not been specifically investigated. The appraiser is not qualified to detect such substances, if any.

The appraiser has made a reasonable attempt to locate the subject and to identify the property boundaries as evidenced by use of aerial photography, fences, changes in forest management, and flagging. This report makes the Extra-ordinary assumption that the appraiser's unaided observation of the subject property reasonably approximates and adequately represents the property.

The subject property is not known to be improved. This appraisal makes the Extra-ordinary assumption that the subject is vacant of significant improvements.

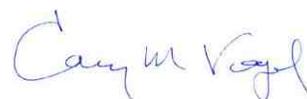
The client request the valuation of the two parcels be appraised as on property for marketing purposes, which assumes there is potential for two buildable home site. This appraisal makes the Extra-ordinary assumption that the subject is one homesite (at the client's request), though market data is supplied to suggest city lot homesite value.

This appraisal makes the Extra-ordinary assumption that the subject has reasonable potential for access to a adequate city water supply, as well as city sewer, as well as access to the electrical power observed along the roadways, all of which assumed adequate for development of the subject's to its Highest and Best use as a single family home site, along with any future potential for additional home sites under improved market conditions.

CERTIFICATION:

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

- ◆ The statements of fact contained in this report are true and correct;
- ◆ The reported analyses, opinion and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions;
- ◆ I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved;
- ◆ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results;
- ◆ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- ◆ My analyses, opinions or conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*;
- ◆ Cary M. Vogel, CGA #342, has made a personal inspection of the property that is the subject of this report and prepared this appraisal report;
- ◆ No one provided significant real property appraisal assistance to Cary M. Vogel, CGA #342."



Cary M. Vogel, CGA #342

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District				
Property Address	Third-Monroe				
City	Spirit Lake	County	Kootenai	State	ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District				

General Information

PURPOSE OF APPRAISAL:

The purpose of this appraisal is to estimate the MARKET VALUE of the subject property "As Is".

CLIENT AND INTENDED USER:

The client and intended user is Lakeland School District 272, Brook Cunningham representative.

FUNCTION OF APPRAISAL:

The function of this appraisal is for the EXCLUSIVE USE of Lakeland School District possible marketing purposes.

INTENT OF APPRAISAL:

It is intended that this appraisal conform to the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).

DEFINITION OF MARKET VALUE:

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(SOURCE: Office of Thrift Supervision under 12 CFR Part 564)

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District			
Property Address	Third-Monroe			
City	Spirit Lake	County	Kootenai	State ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District			

General Information

PROPERTY RIGHTS APPRAISED:

This appraisal is of the fee simple ownership of the surface rights along with timber contribution, if any, associated with the described real estate. Sub-surface mineral rights are not appraised nor has the title to such rights been researched or ascertained. Typically, sub-surface mineral rights do not have a measurable affect on land values in the local market.

MINERAL RIGHTS:

According to the Dictionary of Real Estate Appraisal, mineral rights are referred to as subsurface rights, which are defined as “the rights to use and profits of the underground the portion of a designated property; usually refers to the right to extract coal, minerals, oil, gas, or other hydrocarbon substances as designated in the grant; may include a right of way over designated portions of the surface.

Mineral rights and/or mineral deposits are not a primary consideration in property transaction in the local market. This valuation includes all the mineral rights for this property in fee simple estate. No separate or extraordinary mineral values for this property or those in the surrounding area are known to the appraiser.

EASEMENTS, RESTRICTIONS AND RESERVATIONS, ETC:

Easements, restrictions, etc., observed during the physical inspection and/or pointed out during the physical inspection of the subject property will be taken into consideration in this report, including typical utility easements. Easements, other than those discussed herein, for typical utilities and road right-of-ways are not known to influence the subject property.

PRIOR SERVICE:

The appraiser has not performed an appraisal service regarding the subject property within the previous three years.

UTILITIES:

Electrical power and phone, water and sewer are available at the road; Domestic water and sewer in the subject’s immediate area is typically city water and sewage disposal in the area, natural gas is also available. This is considered typical for the subject property.

Supplemental Addendum

File No. 171581kv

Borrower	Lakeland School District					
Property Address	Third-Monroe					
City	Spirit Lake	County	Kootenai	State ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District					

General Information

Neighborhood Boundaries

The general neighborhood is considered the greater area of Coeur d'Alene in Kootenai County. The area boundaries lie west to the City of Post Falls and the Washington State line, northwest into the Rathdrum Prairie, and northeast by the Hayden Lake Area, on the east by Canfield Mountain and to the south by Lake Coeur d'Alene and the suburban areas southwest of the lake.

Kootenai County (pop. 127,668 for 2005) is characterized by Lake Coeur d'Alene to the south of the city, the Rathdrum Prairie to the north and west, and the Spokane River which flows from the lake through the City of Post Falls to the Washington State line and to the east mountains rise a short distance from the city. The county has experienced more than a 55% increase in population in the last decade, being the third largest demographic center in the State of Idaho, which is the fifth fastest growing state in the nation.

Neighborhood Description

The City of Hayden (pop. 11,906) lies north of Coeur d'Alene (pop. 40,059) at the north end of Lake Coeur d'Alene in a mostly level glacial valley with mountains rising to the east a short distance from town. To the south and west are the cities of Post Falls (pop. 23,162), Dalton Gardens (pop. 2,278), Rathdrum (pop. 5,740). Coeur d'Alene is the county seat and the regional employment center of North Idaho. Access to the area is via U.S. Highway 95 and Interstate 90 and the county road system, which is paved and gravel surfaced.

Single family residences are located on waterfront, secondary waterfront, foothill and mountain view sites of varying sizes, smaller size suburban properties and urban properties in several small cities. Land uses include agriculture, timber reproduction, single family residential and vacant land.

Neighborhood Market Conditions

For 2010 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$208,300**. Average days on market were 124. The sales price as a percentage of list price was 94.2%. The number of sales for the year to date was 1,804.

For 2011 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$195,400**. Average days on market were 132. The sales price as a percentage of list price was 96%. The number of sales for the year to date was 3,099.

For 2012 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$204,200**. Average days on market were 120. The sales price as a percentage of list price was 96.25%. The number of sales for the year to date was 1,174.

For 2013 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$218,200**. Average days on market were 111. The sales price as a percentage of list price was 96%. The number of sales for the year to date was 1,184.

For 2014 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$227,500**. Average days on market were 106. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 2,564.

For 2015 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$247,500**. Average days on market were 135. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 1403.

For 2016 in the Coeur d'Alene Area for single family dwellings, the average sale price was **\$244,100**. Average days on market was 91. The sales price as a percentage of list price was 98%. The number of sales for the year to date was 671.

Based on trend analysis and neighborhood information and with support from the comparables' days on market, the subject is estimated to sell at the appraised value in a reasonable exposure time of 3 to 6 months with appropriate marketing techniques. These techniques include proper exposure with an asking price at approximately market value. Many items can drastically affect marketing times including economic conditions, property condition, asking price, access, etc.

A reasonable exposure time for the subject property developed independently from the stated marketing time is six month.

The appraiser has not performed a prior service related to the subject property in the previous three years.

Supplemental Addendum

File No. **171581kv**

Borrower	Lakeland School District					
Property Address	Third-Monroe					
City	Spirit Lake	County	Kootenai	State ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District					

General Information

ZONING:

According to a spokesperson for the City, the subject property is zoned "R-3, high density residential. This classification include buildability of each individual lot as single family home site, or one multi-family on the two lots.

According to the city, water service is immediately available in the street on Third, Sewer lines are in the street on both Thrid and Monroe, but the city sewer system is a near capacity with a waiting list for the four service connection per month extending into the fall of this year, therefore the Highest and Best Use is considered as a single family home site is as two single family buildable sites. However, the client has requested the lots be appraised as a single property. The market appears to recognize that the single value of each lot on multi-lot purchases as demonstrated in the market data included in this valuation.

COMPARABLE SALES CONCLUSION:

The comparison properties were discovered after extensive research of available sales comparison in the City of Spirit Lake area for multi-lot homesites, focused upon properties with paved streets and public utilities.

The previous property comparison grid is utilized for presentation of the Six comparable properties in which specific adjustments being less applicable without adequate market support, rather the comparisons are made on the more significant whole property basis, applying characteristic comparisons as discussed below with reference to overall Sale Price comparison and unit comparisons.

Sale 1 is the recent transaction of a more recently developed lot east of the highway with nearly a half acre, bracketing the upper end of value.

Sale 2 is the very recent transaction of a three lot site smaller than the subject, primary weight applied here.

Sale 3 is the less recent sale of a three lot site on the subject street, supporting the lower end of the market range.

Sale 4 is the less recent sale of a two lot site approximating the subject's site, supporting the lower end of the market range.

Sale 5 is the recent transaction of a single lot, supporting the single lot market value.

Comparable 6 is the most applicable active listing on the market, representing the upper end of the subject's value range, being adjusted for typical listing to sale price ratios.

Greater weight is applied to the most recent, most similar and most proximate comparisons, namely Sales 1 and 2 and Listing 6, demonstrating indications near \$29,000 to \$32,000 after minor adjustments, most weight on the mid-ragne of Comparables 1, 2 and 6, the most recent while the remaining three Sales provide location, parcel size, overall aesthetics supporting indications.

The characteristics of subject are typical of much of the home site market in the city with lots selling near \$15,000 each and multi-lot sites selling at nearly twice, or \$30,000, lots in the newer developing areas of the city east of the highway are larger and are selling somewhat higher.

The subject also includes the favorable features of paved road and near the elementary school, additionally current continued "expanding" market conditions as of the date of value, also a consideration. All together the characteristic of the subject property demonstrate average market appeal for a Market Value conclusion at an overall figure at **\$30,000** with availability of city water and sewer.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

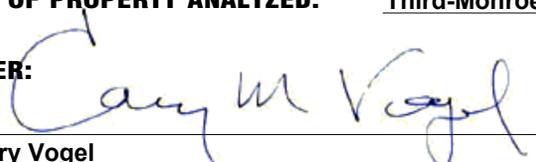
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: Third-Monroe, Spirit Lake, ID 83868

APPRAISER:

Signature: 
 Name: Cary Vogel
 Title: _____
 State Certification #: CGA-342
 or State License #: _____
 State: ID Expiration Date of Certification or License: 01/15/2018
 Date Signed: _____

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Subject Photo Page

Borrower	Lakeland School District				
Property Address	Third-Monroe				
City	Spirit Lake	County	Kootenai	State	ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District				



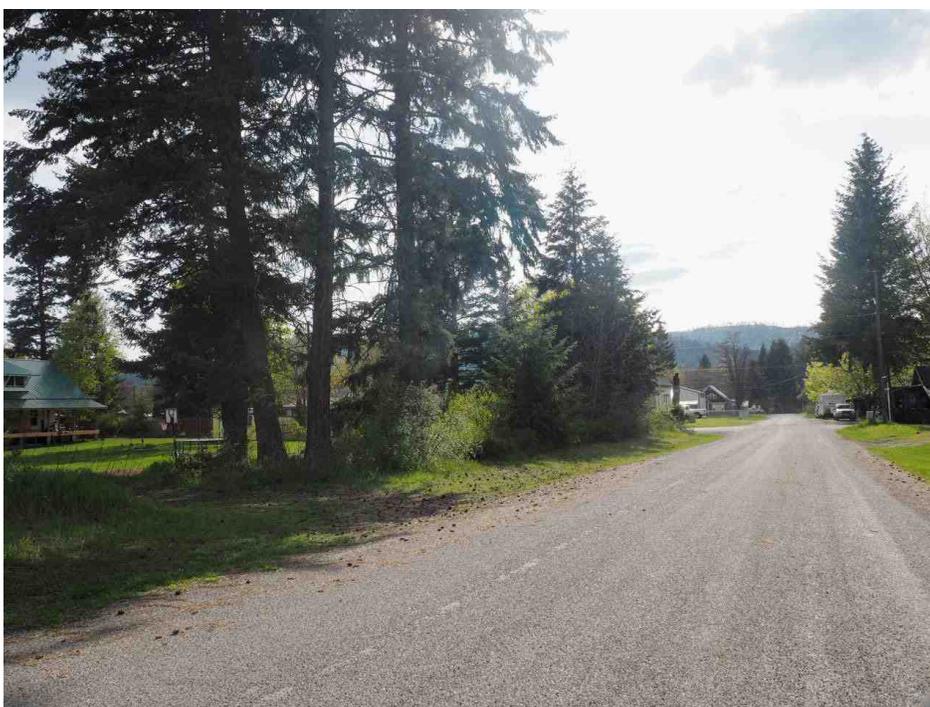
**From Third Ave, looking S
Third-Monroe**

N/A

**Residential
0.324 ac**



Subject, from Monroe, looking E



W Monroe St, looking S

Subject Photo Page

Borrower	Lakeland School District			
Property Address	Third-Monroe			
City	Spirit Lake	County	Kootenai	State ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District			



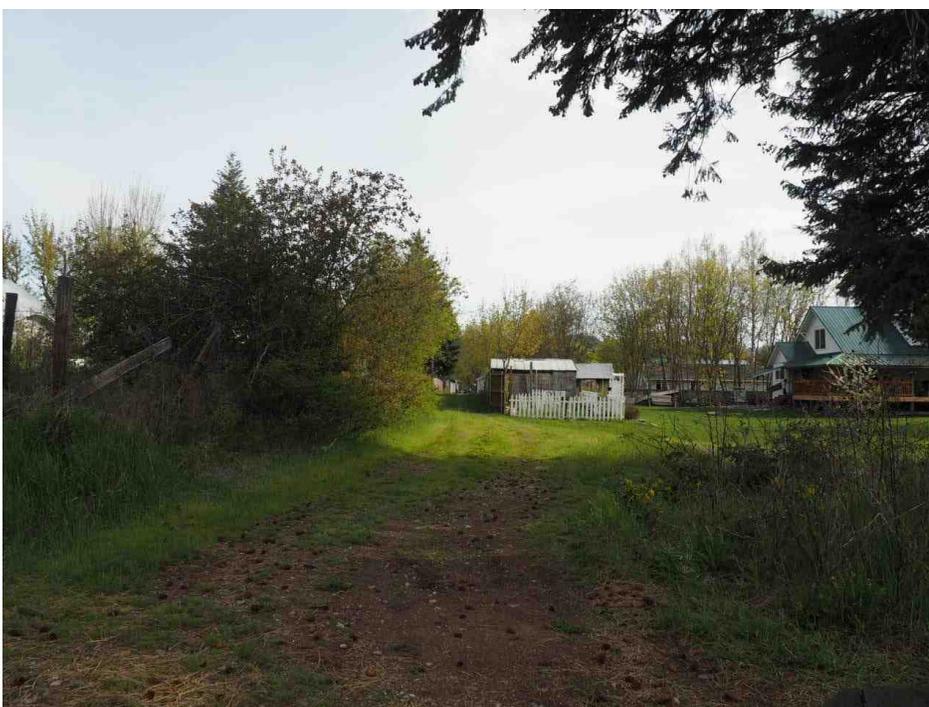
N Third Ave, looking E

Third-Monroe

Sales Price **N/A**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.324 ac**
 Site
 Quality
 Age



Alley, looking S



Alley, looking S

Plat Map

Borrower	Lakeland School District			
Property Address	Third-Monroe			
City	Spirit Lake	County Kootenai	State ID	Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District			



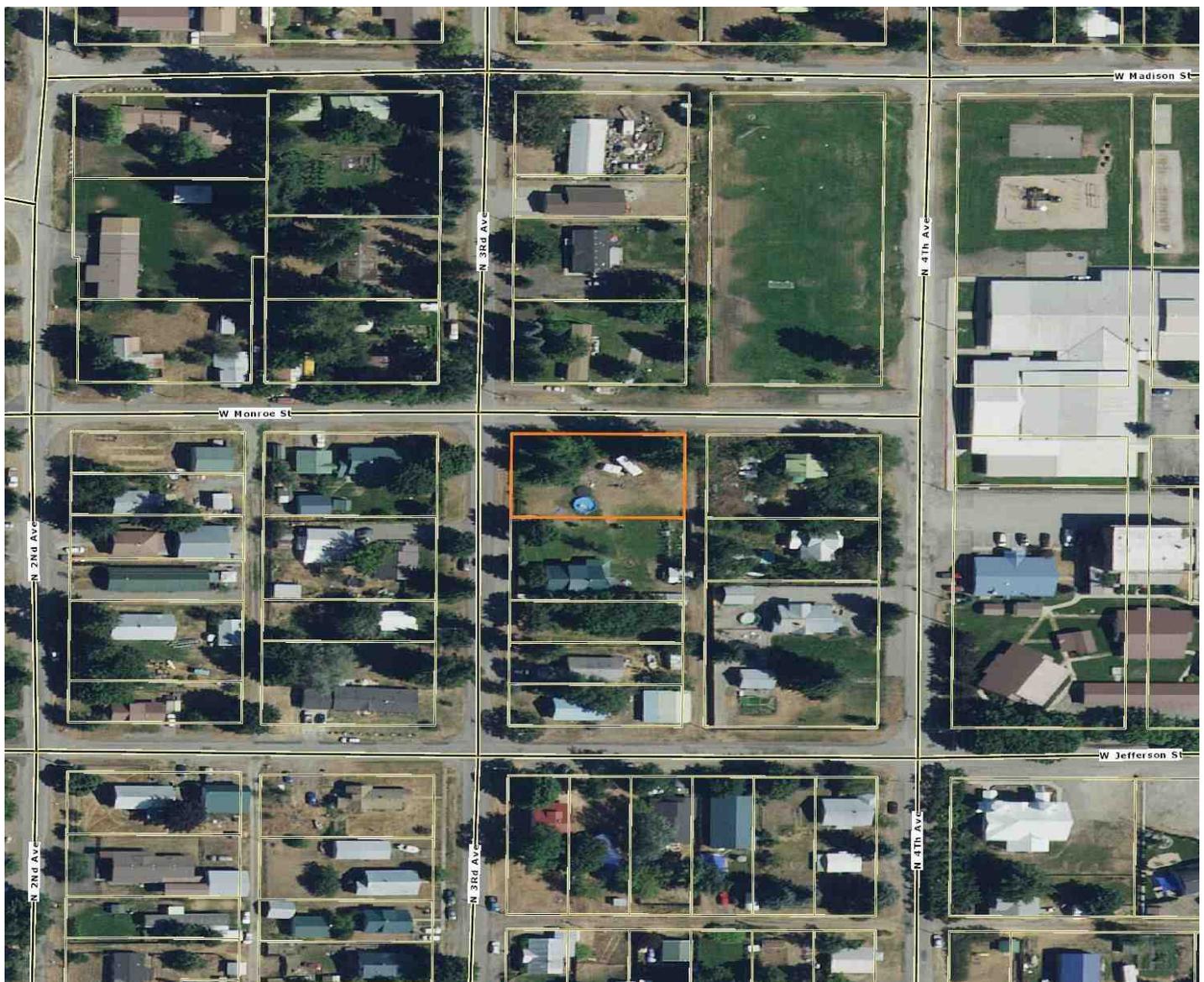
Aerial Map

Borrower	Lakeland School District					
Property Address	Third-Monroe					
City	Spirit Lake	County	Kootenai	State ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District					



Neighborhood Map

Borrower	Lakeland School District					
Property Address	Third-Monroe					
City	Spirit Lake	County	Kootenai	State ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District					



Comparable Photo Page

Borrower	Lakeland School District			
Property Address	Third-Monroe			
City	Spirit Lake	County	Kootenai	State ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District			



Comparable 1

N 10th Ave, Lot 6

Prox. to Subject **0.73 miles NE**
 Sale Price **36,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.47 ac**
 Site
 Quality
 Age



Comparable 2

Maine St, Lots 3, 4 & 5

Prox. to Subject **0.08 miles SE**
 Sale Price **29,000**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.24 ac**
 Site
 Quality
 Age



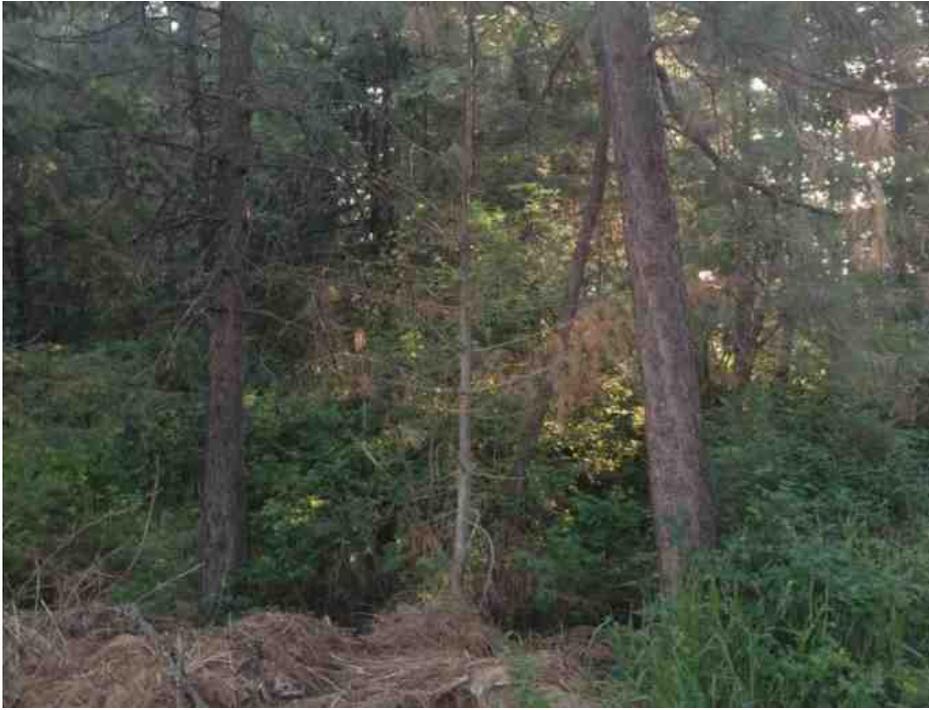
Comparable 3

N 3th Ave, Lots 16, 17 & 18

Prox. to Subject **0.14 miles W**
 Sale Price **21,500**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.24 ac**
 Site
 Quality
 Age

Comparable Photo Page

Borrower	Lakeland School District			
Property Address	Third-Monroe			
City	Spirit Lake	County	Kootenai	State ID Zip Code 83868
Lender/Client	Brook Cunningham Lakeland School District			



Comparable 4

N 5th Ave, Lots 13 & 14

Prox. to Subject **0.06 miles S**
 Sale Price **20,500**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.32 ac**
 Site
 Quality
 Age



Comparable 5

New Hampshire St, Lot 1

Prox. to Subject **0.29 miles SE**
 Sale Price **14,500**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.12 ac**
 Site
 Quality
 Age



Comparable 6

N 2nd Ave, Lots 5 & 6

Prox. to Subject **0.22 miles W**
 Sale Price **29,900**
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location **Residential**
 View **0.24 ac**
 Site
 Quality
 Age

Location Map

Borrower	Lakeland School District						
Property Address	Third-Monroe						
City	Spirit Lake	County	Kootenai	State ID	ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District						



Resume

Borrower	Lakeland School District						
Property Address	Third-Monroe						
City	Spirit Lake	County	Kootenai	State	ID	Zip Code	83868
Lender/Client	Brook Cunningham Lakeland School District						

Addendum

Cary Mitchell Vogel

Idaho of State Certified General Appraiser CGA #342

VOGEL APPRAISAL

PO BOX 1728
SANDPOINT, ID 83864
208-255-2424
610-229-7911, FAX

APPRAISAL AND REAL ESTATE COURSES:

Standards of Professional Practice - American Institute of Real Estate Appraisers, April 1986
Basic Appraisal, Course 1 - Idaho State Tax Commission, February 1988
Income Approach to Valuation, 200 - International Assoc. of Assessing Officers, Dec, 1988
Uniform Standards of Professional Appraisal Practice - Appraisal Institute, March 1991
Mass Appraisal of Residential Property, 301, International Assoc of Assessing Officers, 08/91
Real Estate Appraisal Principles, 1A1 - Appraisal Institute, November 1992
Real Estate Appraisal Procedures, 120 - Appraisal Institute, November 1993
Uniform Standards of Professional Appraisal Practice, Part B - Appraisal Institute, March 1993
CAMA Valuation Model Building, 305 - International Association of Assessing Officers, Jan, 94
Assessment Administration, Course 4, January 1996
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, May 1996
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, April 2001
Uniform Standards of Appraisal Professional Practice - International Assoc. of Assr Officers, May 2002
Does My Report Comply with USPAP - McKissock, April 2004
Residential Construction - McKissock, April, 2004
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, Mar 2005
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, Mar 2006
Uniform Standards for Federal Land Acquisition - Appraisal Institute, February 2007
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, March 2008
Appraising REO and Foreclosure Properties - McKissock, December 2008
Uniform Standards of Appraisal Professional Practice - McKissock, July 2009
Supervising Appraisal Trainees - Appraisal Institute, June 2009
Environmental Issues for Appraisers - McKissock, December 2009
Nuts and Bolts of Green Building for Appraisers - McKissock, December 2010
Residential Report Writing, Dave Shoemaker Appraisal School, September 2011
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, April 2012
Essential of Green Building for Appraisers - McKissock, December 2013
Appraising FHA Today - McKissock, December 2013
Cost and Market Trends - McKissock, December 2013
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, November 2014
Appraisal of Assisted Living Facilities - Appraisal Institute, December 2014
Valuation of Conservation Easements - Appraisal Institute, October 2015
Uniform Standards of Appraisal Professional Practice - Appraisal Institute, February 2016

SEMINARS ATTENDED:

Real Estate Law - Idaho State Tax Commission, August, 1992
Multiple Regression - Idaho State Tax Commission, August 1992
Strategic Management - University of Idaho, Cooperative Extension, March 1995
LEAP Professional Development - LEAP inc., March 1996
Comprehensive Personnel Training - ICRMP, May 1996
Using Your GPS, University of Idaho Extension, April, 2010

CERTIFICATION:

Certified General Appraiser, Idaho of State
Certification #342, October, 1999

VII.6

Notice of Sale

Section 33-601(4), 33-402(2) Idaho Code

**SCHOOL DISTRICT NO. _____
NOTICE OF SALE**

NOTICE is hereby given that the Board of Trustees of (Jt.) School District No. _____, _____ County(ies), pursuant to Section 33-601, Idaho Code, as amended, has determined that it is in the best interest of said school district to sell the property as identified below. An appraisal of school property as stated below has been duly made.

Description of property to be sold is as follows:

(Serial number or other identification, and appraised value if required)

Said property will be sold (by sealed bids only) or (at public auction) to the highest bidder.

(Optional) Sealed bids: A cashier's check or money order for ____% of the bid must accompany the bid and the unsuccessful bidders will have their checks or money orders returned immediately after the sale.

Public Auction: *(State payment method if sale is by public auction)*

The Board of Trustees reserves the right to reject any or all bids.

Sealed bids will be opened at _____ (time) on _____ (date) (At least 2 weeks after the first publication) at _____ (address of bid opening location). Any bids received after the bid opening will not be considered.

OR

A public auction will be held at _____ (location and address) starting at _____ (time) on _____ (date).

The property to be sold may be inspected at _____ (location and address) from _____ to _____ (time) between the dates of _____ and _____.

_____, Clerk
(Jt.) School District No. _____
_____ County(ies), Idaho

VII.6

Notice of Sale – cont.

Section 3-601(4), 33-402(2) Idaho Code

PUBLICATION REQUIREMENTS:

Once if appraised value is less than one thousand dollars (\$1000). Twice if appraised value is more than one thousand dollars (\$1000).

VIII.3

Appraisal for Sales

Section 33-601(3), (4) Idaho Code

Following are key provisions of the statute pertaining to appraisal, bids, purchases, and sales of property, real and personal.

“Prior to, but not more than one (1) year prior to, any purchase or disposal of real property, the board shall have such property appraised by an appraiser certified in the State of Idaho, which appraisal shall be entered in the records of the board of trustees and shall be used to establish the value of the real property.” IC 33-601(3)

“The property may be sold at public auction or by sealed bids, as the board of trustees shall determine, to the highest bidder. Such property may be sold for cash or for such terms and conditions as the board of trustees shall determine for a period not exceeding ten (10) years, with the annual rate of interest on all deferred payments not less than seven percent (7%) per annum. The title to all property sold on contract shall be retained in the name of the school district until full payment has been made by the purchaser, and title to all property sold under a note and mortgage or deed of trust shall be transferred to the purchaser at the point of sale under the terms and conditions of the mortgage or deed of trust as the board of trustees shall determine. Notice of the time and the conditions of such sale shall be published twice, and proof thereof made, in accordance with subsections (2) and (3) of section 33-402, Idaho Code, except that when the appraised value of the property is less than one thousand dollars (\$ 1,000), one (1) single notice by publication shall be sufficient and the property shall be sold by sealed bids or at public auction.

“The board of trustees may accept the highest bid, may reject any bid, or reject all bids. If the real property was donated to the school district the board may, within a period of one (1) year from the time of the appraisal, sell the property without additional advertising or bidding. Otherwise, the board of trustees must have new appraisals made and again publish notice for bids, as before. During the sealed bid or public auction process, no real property of the school district can be sold for less than its appraised value. If, thereafter, no satisfactory bid is made and received, the board may proceed under its own direction to sell and convey the property for the highest price the market will bear.

“The board of trustees may sell personal property, with an estimated value of less than one thousand dollars (\$ 1,000), without appraisal, by sealed bid or at public auction, provided that there has been not less than one (1) published advertisement prior to the sale of said property. If the property has an estimated value of less than five hundred dollars (\$ 500), the property may be disposed of in the most cost-effective and expedient manner by an employee of the district empowered for that purpose by the board, provided however, such employee shall notify the board prior to disposal of said property.” IC 33-601(4)(a).

VIII.3

Appraisal for Sales – cont.

Section 33-601(3), (4) Idaho Code

RECAP:

1. Sales of real property must be appraised by a certified appraiser and the values entered in the minutes. Publication requirement---two (2), unless the real property has a value of less than \$1,000.00 which requires only one (1).
2. Property may be sold on contract for up to ten (10) years at not less than seven percent (7%) interest per annum, and title is retained by the district until final payment.
3. Personal property (i.e. anything not land) valued at less than one thousand dollars (\$1,000) may be sold without appraisal. Publication requirement -- one (1).
4. Personal property valued at less than five hundred dollars (\$500) may be disposed of by a designated employee, but the board must have prior notification.

VIII.4

Notification of Appraisal of School District Property

Section 33-601(4) Idaho Code

NOTIFICATION OF APPRAISAL OF SCHOOL DISTRICT PROPERTY

TO: The Board of Trustees of (Jt.) School District No. _____, _____ County(ies)
Idaho.

In accordance with the provisions of Section 33-601 of the Idaho Code, as amended, we the undersigned, duly appointed appraiser of school property located within the above mentioned school district, have this day appraised the following described property for the value as stated.

_____	_____
Property Description	Appraisal Value

Date	

Signature	

Certified Appraiser, State of Idaho

Lakeland Joint School District No. 272

INSTRUCTION **2200**

The Board may direct administration to establish the procedure for creating the calendar each year **2200**

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School Year / Calendar / Instructional Hours

School Fiscal Year

The fiscal year of the district is from July 1 to June 30.

School Calendar

The Board annually shall establish the dates for opening and closing classes, teacher in-services, the length and dates of vacation, and the days designated as legal school holidays.

Holidays / Commemorative Days

For those commemorative days that fall on a school day, the teachers and students shall devote a portion of the day on each such day designated in I.C. § 73-108.

Instructional Hours

The District shall provide the minimum number of instructional hours for students at each grade level as required by the Idaho State Board of Education.

Legal Reference: I.C. § 33-512 Governance of schools
I.C. § 33-701 Fiscal year – Payment and accounting of funds
IDAPA 08.02.01.250.01 Required Instructional Time
IDAPA 08.02.01.250.03 Day In Session When Counting Pupils in Attendance

Policy History:

Adopted on: August 13, 2007

Revised on: