North Idaho College

Board of Trustees
October 28, 2026
4:00PM

AGENDA

CONVENE EXECUTIVE SESSION 4:00PM
Driftwood Bay Room, Edminster Student Union Building, 495 N College Dr, Coeur d'Alene

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

Action: Enter Executive Session per Idaho Code § 74-206(1)(c) – Real Property ..... Tarie Zimmerman
Discussion: Property Purchases

RELOCATE TO CONVENE REGULAR MEETING 6:00PM
Lake Coeur d'Alene Room, Edminster Student Union Building, 495 N College Dr, Coeur d'Alene
Zoom: https://nic.zoom.us/j/84495579896

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

APPROVE AGENDA ..... Tarie Zimmerman

PLEDGE OF ALLEGIANCE ..... Tarie Zimmerman

MESSAGE FROM BOARD CHAIR ..... Tarie Zimmerman

PUBLIC COMMENT ..... Tarie Zimmerman
The NIC Board of Trustees welcomes public comment on agenda items from in-person attendees, and commenters will be limited to two minutes per individual. Remarks are subject to NIC Policy 2.01.03. Individuals interested in providing public comment outside of the meeting may email board@nic.edu.

CELEBRATING SUCCESS: Fine Arts: Productions and Collaborations .....
..... Nick Swayne, PhD / Sherry Simkins / Eric Dematttos / Adam Kroeger

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

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

INFORMATION ITEMS
- Development Department ..... Nick Swayne, PhD / Rayelle Anderson
- Finance Update (Q1 Jul-Sep) ..... Nick Swayne, PhD / Sarah Garcia

CONSENT AGENDA ..... Tarie Zimmerman
- Action (Tab 1): Approve Board Regular Meeting Minutes for September 30, 2026

TRUSTEE REMARKS FOR THE GOOD OF THE ORDER

ADJOURN

Tab 1

BOARD OF TRUSTEES MEETING
October 28, 2026

TAB 1

CONSENT AGENDA: Approve the Board of Trustees Regular Meeting Minutes with Addenda for September 30, 2026

BACKGROUND: Tab 1 includes the Board of Trustees Regular Meeting Minutes with Addenda for September 30, 2026

SUGGESTED MOTION FOR BOARD ACTION
It is requested that a Trustee make a motion to approve the Board of Trustees Regular Meeting Minutes with Addenda for September 30, 2026, as presented.

Prepared by: Suzy Scura
Board Clerk

North Idaho College

BOARD OF TRUSTEES MEETING
Edminster Student Union Building
September 30, 2026
MINUTES

CALL TO ORDER

Chair Tarie Zimmerman called the regular Board of Trustees meeting to order at 6:02 p.m. in the Lake Coeur d'Alene Room, Edminster Student Union Building (SUB) and verified that a quorum was present.

ATTENDANCE

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

Also present: Nick Swayne, President

APPROVE AGENDA

Chair Zimmerman requested a motion to amend the agenda to include an action item in New Business after Tab 4. Trustee Mary Havercroft made the motion which was seconded by Trustee Brad Corkill. Chair Zimmerman explained that her two-year term on the Association of Community College Trustees (ACCT) Public Policy Committee is ending and that a Board recommendation is required for another committee appointment. The action item would address authorization for Vice Chair Havercroft to sign the recommendation on behalf of the Board. The Chair called for the vote to amend the agenda which carried unanimously. Chair Zimmerman then led the Pledge of Allegiance.

MESSAGE FROM BOARD CHAIR

Chair Zimmerman announced that several Trustees will attend the ACCT Leadership Congress in Chicago the week of October 19 and will participate in two presentations. She said that a report on the event will be provided at the next Board meeting.

CELEBRATING SUCCESS: NIC COLOR FUN RUN

Tom Greene, Chief Communications & Government Relations Officer reported on the second annual NIC Color Fun Run, a 5k activity in which participants ran or walked through stations while volunteers tossed colored powder. The event drew 564 participants, a 71% increase from the 330 participants the previous year. The Color Fun Run provided the community and prospective students an opportunity to experience the NIC campus. Mr. Greene's presentation is included as an addendum to these minutes.

CONSTITUENT REPORTS

ASNIC

President Thayen Treto reported that the ASNIC Senate was now complete with the addition of two senators. He noted that the previous spring's student survey was reviewed to identify current student needs and guide upcoming projects. Mr. Treto highlighted a student-led initiative to improve campus accessibility by developing navigational routes for individuals with visual impairments or mobility challenges. He also stated that ASNIC representatives would staff the check-in table at Molstead Library for the upcoming Night at the Library event.

Faculty Assembly

Chair Kathleen Miller Green, Professor-Child Development reported on the September 10 Faculty Assembly meeting and provided an update on the compensation study, noting that 92 of 118 full-time faculty had completed the job description revision survey. She announced that Cardinal Reads author Celeste Headlee would visit campus February 9, and invited NIC staff, faculty, and the Board of Trustees to an October 23 NIC appreciation Oktoberfest hosted by St. Luke's Episcopal Church in Coeur d'Alene.

DRAFT

Staff Assembly
Chair Andrea Woempner, Senior Benefits Specialist reported that Staff Assembly held their first meeting of the year, featuring a popcorn bar, welcoming new employees, and facilitating roundtable discussions to encourage connections and relationship building. She noted that employees responded positively to the opportunity to reconnect with colleagues, meet new employees, and engage in meaningful conversations.

Senate
Chair Julie Bailey, Assistant to the Dean, Health Professions reported that the Senate met September 16 and finalized membership on its Policy Review Subcommittee. The Senate also reviewed proposed updates to Policy 5.04.07 (Credit for Prior Learning), with implementation questions referred back to the committee for review before the Senate's October meeting.

PRESIDENT'S REPORT
President Swayne reported on actions and progress related to his presidential goals and NIC's strategic plan, along with campus and community news and updates.

Accreditation, Governance and Compliance
The College is preparing for its April 2027 Year Seven Evaluation of Institutional Effectiveness (EIE) and continues to document progress in mission fulfillment, Board and presidential evaluations, employee retention, and financial stability. It was noted that Moody's had revised NIC's outlook from stable to positive, citing steady governance, enrollment growth, and renewed institutional capacity. Continued financial discipline, strong governance, reliable data, and attention to the student experience remain priorities.

Enrollment, Pathways, and Workforce
Fall enrollment is up 11.1% and is projected to finish approximately 5% above the previous year, marking seven consecutive semesters of growth and potentially exceeding 5,000 students. Growth is balanced across transfer, technical education, dual credit, and workforce training. New dual-enrollment and nursing partnerships with Lewis-Clark State College and the University of Idaho are expanding pathways for students.

The NIC Guarantee is now operational for the Class of 2028, with advising, employer engagement, career coaching, referral, training, and graduate outcome-tracking systems being developed to support its success. The fifth annual Rathdrum Rumble at Parker Technical Center was highlighted as an example of community engagement and support for future SkillsUSA competitors.

Community Engagement and College Life
NIC recently hosted Constitution Day and America250 activities, including "The Longest Table: Conversations for the Next 250", which drew approximately 200 attendees and featured historical performer and author Bryan Austin portraying James Madison. The free public events provided opportunities for the community to learn, gather, and engage in civic discussions. NIC continues to strengthen community connections through tribal education initiatives, dual-credit outreach, work-based learning, and events at Parker Technical Center.

Student athletics also contribute to community visibility, with men's soccer ranked No. 9 nationally and strong seasons underway in women's soccer and volleyball. Athletic success provides opportunities for students, families, alumni, and community members to connect with NIC and contributes to Cardinal pride.

Priorities Looking Ahead
Fall priorities include continued preparation for the 2027 accreditation evaluation, quarterly review of mission fulfillment metrics, and use of enrollment data to guide recruitment, orientation, advising, and dual-credit efforts. Work will continue to build the operational infrastructure for the NIC Guarantee, advance the facilities master plan, maintain fiscal discipline and contingency planning, and make strategic campus investments. Systems integration efforts will continue, including workforce training alignment and implementation planning for course scheduling and non-credit-to-credit pathway software.

The President concluded his report by stating that the College will build on restored accreditation, stable governance, enrollment growth, strengthened partnerships, and renewed community engagement to establish a financially sound, student-centered, and community-connected institution.

DRAFT

INFORMATION ITEMS

Disability Support Services (DSS) and Health Counseling

Marie Macher, Director of Student Disability, Health & Counseling Services provided an update of the department, including descriptions of the DSS and Health Counseling team's roles and the range of services available to students. Ms. Macher's presentation is included as an addendum to these minutes.

CONSENT AGENDA

Tab 1: Approve Board Facilitated Discussion Minutes for September 2, 2026; Tab 2: Approve Board Regular Meeting Minutes for September 2, 2026; Tab 3: Resolutions: Public Record of Approved Property Purchases

Chair Zimmerman requested a motion to approve the consent agenda as presented in the Board book. Trustee Eve Knudtsen made the motion which was seconded by Trustee Rick Durbin. The Chair called for the vote which carried unanimously.

NEW BUSINESS

Tab 4: Approve 2026-2027 Board Goals

Chair Zimmerman requested a motion to approve the 2026-2027 Board Goals as presented in the Board book. Trustee Havercroft made the motion which was seconded by Trustee Knudtsen. Following a brief discussion, Chair Zimmerman called for the vote which carried unanimously.

Action: Approve Letter of Recommendation

Chair Zimmerman requested a motion to authorize Vice Chair Havercroft to sign a letter of recommendation on behalf of the full Board nominating Trustee Zimmerman to an ACCT board committee. Trustee Corkill made the motion which was seconded by Trustee Knudtsen. Chair Zimmerman offered a brief explanation and called for the vote which carried unanimously.

TRUSTEE REMARKS FOR THE GOOD OF THE ORDER

Chair Zimmerman thanked Dr. Swayne and the presenters for their contributions to a productive meeting.

The meeting was adjourned at 6:44 p.m.

Respectfully Submitted,
Suzy Scura, Board Clerk

Addenda:
1) NIC Color Fun Run Presentation
2) Disability Support Services (DSS) and Health Counseling Presentation
3) Resolutions: Public Record of Approved Property Purchases
4) Signed Board Letter of Support for Trustee Zimmerman to Serve on ACCT Committee

DRAFT

NIC Color Fun Run

2026 Event Recap



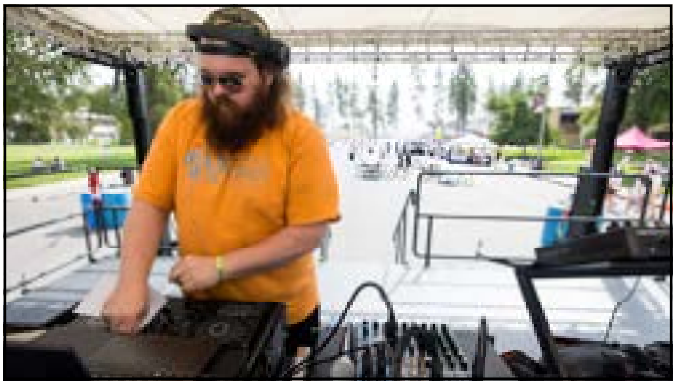









KEEP IT MOVING




KEEP IT MOVING


KEEP IT MOVING






KEEP IT MOVING










































NIC Color
Fun Run
















E MOMENT












Color Powder



























North Idaho College

Disability Support Services
Health
Counseling

Marie Macher
Director

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Meet the Team

Disability Support Services

- Ty Caraway – Access Specialist



- Kaycee Kelly – Access Specialist



- Dan Smith-Chancey – Assistive Tech Specialist



Counseling Services

- Adan Saucedo Gonzalez –
- Counseling Specialist



- Nick Caron –
- Counseling Specialist



Both Offices



- Colleen Ward – Senior Admin
- Marie Macher - Director



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By the Numbers

Disability Support Services

- **Spring 2026 –**
  - 230 students
- **Fall 2026 –**
  - 208 student (as of 9/24)
  - Outreach Events –
    - DSS Training at Convocation
    - DSS Training for Adult Education Center
    - DSS Training for Res Hall RA's
    - Paws and Relax Therapy Dog Events
    - SOAR
    - Student Wellness Fair
    - Our Overthinking People's Society Events (in partnership with Disability Action Center NW, Idaho Parents Unlimited, and Ellie Mental Health)

Counseling Services

- **2025-2026:**
  - 95 unique students
  - 318 Appointments
- **2026-2027: (as of 9/24)**
  - 25 unique Students
  - 55 Appointments (currently a 4% increase from this time last year)
  - Outreach Events
    - QPR Suicide Prevention Training
    - Paws and Relax Therapy Dog Visits
    - SOAR
    - Prize Patrol
    - NAMI – Monthly Mental Health Literacy Events
    - Paws and Poses – Yoga with Therapy Dogs
    - Department Student Presentations – Nursing, TRIO, Residence Hall RA's
    - Student Wellness Fair
    - Our Overthinking People's Society Events (in partnership with Disability Action Center NW, Idaho Parents Unlimited, and Ellie Mental Health)

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Why Students Come to Us

Disability Support Services

- Top 3 Reasons (Primary, Secondary) –
  - ADHD (49, 103)
  - Anxiety (30, 99)
  - Autism Spectrum (29, 48)
- Top General Categories -
  - Mental Health Diagnosis – 55
  - Autism/Neurocognitive - 33
  - Physical/Chronic Health –28
  - Learning Disability – 23
  - Deaf – 5
  - Blind - 4

Counseling Services

- Top 3 Reasons –
  - Adjustment Issues/Concerns
    - Starting school (class schedules, studying, being organized, turning homework in on time)
  - Society Anxiety
    - Concerns about making new friends and anxious distress related to this
  - Depression Symptoms
    - Overwhelmed with school, study and work obligations, and balancing school with competing demands (work, family, etc)

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Student Access, Wellbeing, and Belonging





NORTH IDAHO COLLEGE -- RESOLUTION 2026-01

APPRAISAL AND PURCHASE OF MILITARY DISTRICT PROPERTY

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

RECITALS:

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

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

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

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

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

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

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

NOW, THEREFORE, it is resolved as follows:

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

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

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

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

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

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

BOARD OF TRUSTEES
NORTH IDAHO COLLEGE

By: _____
Chair

ATTEST:

By: _____
Clerk

INVOICE

Date: 07/27/2026 File No. P25826C

Prepared for:

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

Property Appraised:

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

Work Performed:

Land	$ 550.00
	$
	$
	$
	$
	$
Total Amount Due:	$ 550.00

Please make checks payable to:

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

Produced by ClickFORMS Software 800-622-8727

APPRAISAL REPORT

OF



NNA Military Dr
Coeur d'Alene, ID 83814

PREPARED FOR

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

AS OF

7/16/82026

PREPARED BY

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

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Tim-Buk-Tu Appraisal Services

File No. P25826C

LAND APPRAISAL REPORT

For Clients Use Only

IDENTIFICATION

Borrower Buff A Kobs | Census Tract | Map Reference Cda MLS#103

Property Address NNA Military Dr

City Coeur d'Alene | County Kootenai | State ID | Zip Code 83814

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

Sale Price $ N/A | Date of Sale N/A | Loan Term ____ yrs | Property Rights Appraised [X] Fee [ ] Leasehold [ ] De Minimis PUD

Actual Real Estate Taxes $ 1768.28 +/- (yr) | Loan Charges to be paid by seller $ | Other Sales Concessions

Lender/Client NIC/April Ellin | Address NNA Military Dr, Coeur d'Alene, ID 83814

Occupant Vacant | Appraiser Yvonne Titus | Instructions to Appraiser To give my opinion of the market value

NEIGHBORHOOD

Location	[X] Urban	[ ] Suburban	[ ] Rural
Built Up	[X] Over 75%	[ ] 25% to 75%	[ ] Under 25%
Growth Rate	[ ] Fully Dev.	[X] Rapid	[ ] Steady	[ ] Slow
Property Values	[ ] Increasing	[X] Stable	[ ] Declining
Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Oversupply
Marketing Time	[X] Under 3 Mos.	[ ] 3-6 Mos.	[ ] Over 6 Mos.

Present Land Use ____%1 Family ____%2-4 Family ____% Apts ____% Condo ____% Commercial ____%Industrial ____% Vacant ____%

Change In Present Land Use [ ] Not Likely [X] Likely(*) [ ] Taking Place (*) (*) From single family To multi family

Predominate Occupancy [X] Owner [ ] Tenant ____% Vacant

Single Family Price Range $ ____ to $ ____ Predominant Value $ ____

Single Family Age 0 yrs to 125 yrs. Predominant Age 30 yrs

	Good	Avg.	Fair	Poor
Employment Stability		X		
Convenience to Employment		X		
Convenience to Shopping		X		
Convenience to Schools		X		
Adequacy of Public Transportation		X		
Recreational Facilities		X		
Adequacy of Utilities		X		
Property Compatibility		X		
Protection from Detrimental Conditions		X		
Police and Fire Protection		X		
General Appearance of Properties		X		
Appeal to Market		X		

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The Subject neighborhood is composed of mostly average to good quality homes which exhibit mostly average to good maintenance levels. This neighborhood provides a typical environment for the area. The Subject neighborhood has average access to the typical amenities and services.

SITE

Dimensions See Site Map for Area Calculation = 5314 sf [ ] Corner Lot

Zoning Classification CDA-C-17L | Present Improvements [X] do [ ] do not conform to zoning regulations

Highest and best use [X] Present use [ ] Other (specify) Residential

	Public	Other (Describe)
Elec	[ ]	At Site
Gas	[ ]	Available
Water	[ ]	Available
San. Sewer	[ ]	Available
	[ ]	Underground Elect. & Tel

OFF SITE IMPROVEMENTS

Street Access [X] Public [ ] Private

Surface Asphalt

Maintenance [X] Public [ ] Private

[X] Storm Sewer [X] Curb/Gutter

[X] Sidewalk [X] Street Lights

Topo Level

Size 5314 sf

Shape Mostly Rectangular

View Neighborhood

Drainage Average

Is the property located in a HUD identified Special Flood Hazard Area? [ ] No [X] Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): No apparent adverse conditions negatively affecting Subject's Market Value were noted or observed. The Appraiser has not received a copy of the Preliminary Title Report and makes no warranties to any discoveries.

MARKET DATA ANALYSIS

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

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

RECONCILIATION

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

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

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

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 7/16/2026 to be $ 609,683

Appraiser: Yvonne Titus | Review Appraiser (if applicable) [ ] Did [ ] Did Not Physically Inspect Property

Date Report Signed 07/27/2026 | Date Report Signed

State Certification # CRA-1186 State ID | State Certification # State

Or State License # State | Or State License # State

Expiration Date of License or Certification 09/09/2027 | Expiration Date of License or Certification

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity, and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

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

ADDRESS OF PROPERTY APPRAISED: NNA Military Dr, Coeur d'Alene, ID 838[illegible]4

APPRAISER:	**SUPERVISORY APPRAISER** (only if required)
Signature: Yvonne E Titus	Signature:
Name: Yvonne Titus	Name:
Date Signed: 07/27/2026	Date Signed:
State Certification #: CRA-1186	State Certification #:
or State License #:	or State License #:
State: ID	State:
Expiration Date of Certification or License: 09/09/2027	Expiration Date of Certification or License:
	☐ Did ☐ Did Not Inspect Property

APPRAISAL COMPLIANCE ADDENDUM

File No. P25826C

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

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

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

ADDITIONAL CERTIFICATIONS

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

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

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

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

ADDITIONAL COMMENTS

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 0 to 90 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 0 to 90 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature: Yvonne E Titus	Signature:
Name: Yvonne Titus	Name:
Date of Signature: 07/27/2026	Date of Signature:
State Certification #: CRA-1186	State Certification #:
or State License #:	or State License #:
State: ID	State:
Expiration Date of Certification or License: 09/09/2027	Expiration Date of Certification or License:
Effective Date of Appraisal: 7/16/82026	Supervisory Appraiser Inspection of Subject Property: [ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Produced by ClickFORMS Software 800-622-8727

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

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

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

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

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

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

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

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

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

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

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

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

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



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

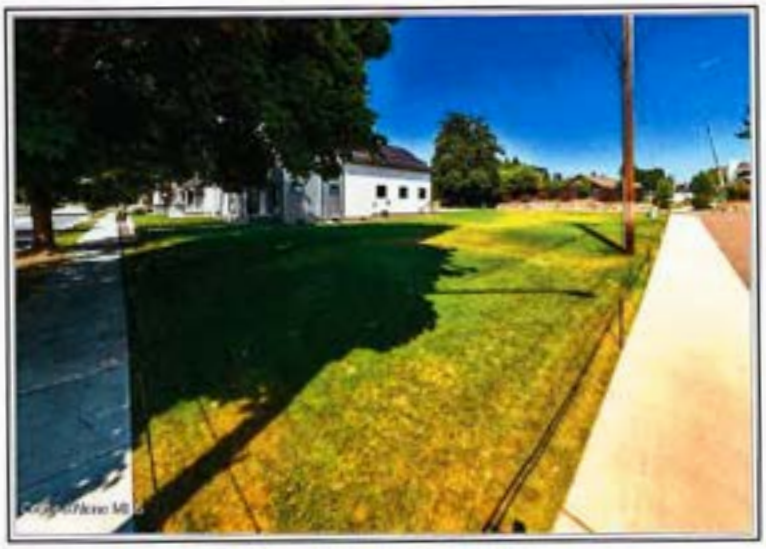


REAR OF SUBJECT PROPERTY



STREET SCENE

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



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



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



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

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



AERIAL MAP ADDENDUM

File No. P25826C

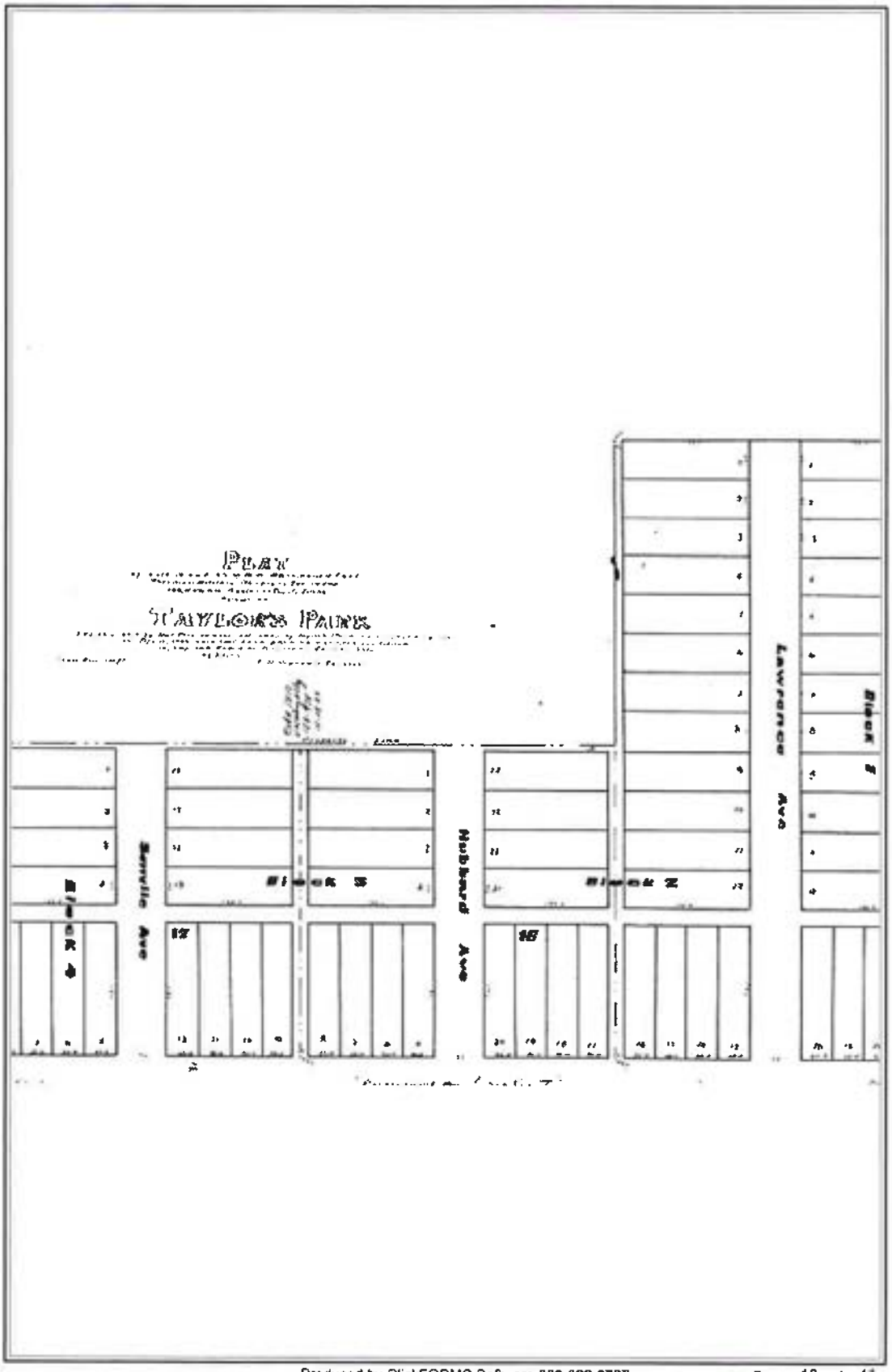
Borrower	Buff A Kobs						
Property Address	NNA Military Dr						
City	Coeur d'Alene	County	Kootenai	State	ID	Zip Code	83814
Lender/Client	NIC/April Eltin		Address	NNA Military Dr, Coeur d'Alene, ID 83814			



PLAT MAP

File No. P25826C

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



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

Real Estate Appraiser Board

YVONNE TITUS
Real Estate Appraiser License
CRA-1186

Expires: 09-Sep-2027

Russell Barron
Administrator

Real Estate Purchase and Sale Agreement

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

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

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

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

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

5. CLOSING COSTS AND PRORATIONS.

   a. Closing Costs. Buyer will pay the premium for the Title Insurance Policy, the Title Company's closing fees, and recording charges (if any).

   b. Prorations. Taxes and assessments payable in the year of closing and other items of income or expense pertaining to the Property which are commonly prorated, shall be prorated between the Parties as of the date of Closing.

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

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

a. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated hereby have been duly authorized by all necessary action on the part of Seller, this Agreement is the valid and enforceable obligation of Seller legally enforceable in accordance with its terms, and no consent by any third party is required to complete the transaction contemplated hereby;

b. Seller has received no notice from any governmental authority that the Property, or any part thereof, is in violation of any law or regulation applicable to the Property, and Seller has no knowledge of any facts which might be a basis for any such notice;

c. There are no actions, suits, claims or legal proceedings or any other proceedings affecting the Property, at law or equity, before any court or governmental agency; and

d. The books, records, leases, agreements, and other items delivered to Buyer pursuant to this Agreement are true and correct and comprise all material documents in Seller's possession or control regarding the operation and condition of the Property.

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

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

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

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

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

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

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

b. Seller's Default. In the event Seller fails, without legal excuse, to perform any term, covenant or condition of this Agreement, then Seller shall be in default and Buyer may, at Buyer's option, pursue any legal and equitable remedies available to it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SELLER:

Buff Kobs

By: Buff Kobs

BUYER:

North Idaho College

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

Date: 9-22-26

Date: 9/22/26

NORTH IDAHO COLLEGE -- RESOLUTION 2026-02

APPRAISAL AND PURCHASE OF MILITARY DISTRICT PROPERTY

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

RECITALS:

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

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

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

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

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

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

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

NOW, THEREFORE, it is resolved as follows:

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

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

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

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

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

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

BOARD OF TRUSTEES
NORTH IDAHO COLLEGE

By: _____
Chair

ATTEST:

By: _____
Clerk

INVOICE

Date: 07/27/2026

File No. P25726C

Prepared for:

NIC

april.ellin@nic.edu

Property Appraised:

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

Work Performed:

Appraisal	$ 550.00
	$
	$
	$
	$
	$
Total Amount Due:	$ 550.00

Please make checks payable to:

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

Produced by ClickFORMS Software 800-622-8727

APPRAISAL REPORT

OF



725 N Military Dr
Coeur D Alene, ID 83814

PREPARED FOR

NIC

AS OF

07/17/2026

PREPARED BY

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

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This appraisal is for Clients use only

Residential Appraisal Report

The purpose of this appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 725 N Military Dr | City Coeur D Alene | State ID | Zip Code 83814
Owner Buff Kobs | Intended User NIC | County Kootenai
Legal Description TAYLORS PARK, LT 8 BLK 2 1450N04W
Assessor's Parcel # C89550020080 | Tax Year 2025 | R.E. Taxes $ 1,565.00
Neighborhood Name Fort Grounds | Map Reference Cda MLS Grid # 103 | Census Tract
Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 0 [ ] PUD | HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Intended Use purchase
Client NIC | Address
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offerings price(s), and date(s). Per the MLS

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A

Contract Price $ N/A | Date of Contract N/A | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s) N/A
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. N/A

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics					One-Unit Housing Trends					One-Unit Housing			Present Land Use %	
Location	[X] Urban	[ ] Suburban	[ ] Rural		Property Values	[X] Increasing	[ ] Stable	[ ] Declining		PRICE	AGE		One-Unit	60 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%		Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply		$ (000)	(yrs)		2-4 Unit	5 %
Growth	[X] Rapid	[ ] Stable	[ ] Slow		Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths		400	Low	0	Multi-Family	10 %
Neighborhood Boundaries	The subjects boundaries are the fork grounds									3,500	High	130	Commercial	20 %
										1,368	Pred.	30	Other	50 %

Neighborhood Description The Subject is in the North Idaho College neighborhood. The Subject neighborhood is composed of a verity of quality homes which exhibit a verity of levels of condition. This neighborhood provides a typical environment for the area. The Subject neighborhood has average access to the typical amenities and services.
Market Conditions (including support for the above conclusions) In the present land use % of other, is vacant sites, parks, public parking. According to the Coeur d'Alene MLS, see attached 1004MC, the market has increased about 7.7% for the past 12 months, therefore, the comparables were adjusted accordingly for the increasing market. Days on the market and exposure time is mostly under 90 days.

SITE

Dimensions See Site Map for Area Calculation | Area 5314 SF | Shape Mostly Rectangular | View Neighborhood
Specific Zoning Classification CDA-C-17L | Zoning Description Commercial Limited District
Zoning Compliance [ ] Legal [X] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe It is legally permitted, financially feasible, physically possible, & provides the most profit than any other use of the site would generate

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	X		Water	X		Street Asphalt	X	
Gas	X		Sanitary Sewer	X		Alley Gravel	X	

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 16055C0420E | FEMA Map Date 5/3/2010
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe
No apparent adverse conditions negatively affecting Subject's Market Value were noted or observed. The Appraiser has not received a copy of the Preliminary Title Report and makes no warranties to any discoveries.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	PConcrete/Average	Floors	Carp/Hdw/Vin/Avg
# of Stories	1 Story	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Lap/Pealing paint	Walls	Drywall/Average
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	sq. ft.	Roof Surface	Metal/Average	Trim/Finish	Wood/Painted/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	%	Gutters & Downspouts	None/None	Bath Floor	Vinyl/Average
Design (Style)	Rancher	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Wood/Avg	Bath Wainscot	Tile/Average
Year Built	1918	Evidence of [ ] Infestation		Storm Sash/Insulated	Yes/Average	Car Storage	[ ] None
Effective Age (Yrs)	50	[ ] Dampness	[ ] Settlement	Screens	Mesh/Average	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA [ ] HWBB [ ] Radiant		Amenities	[ ] Woodstove(s) #	Driveway Surface	Gravel
[ ] Drop Stair	[ ] Stairs	[X] Other cadet	Fuel Elec.	[ ] Fireplace(s) # 0	[X] Fence chainlink	[ ] Garage	# of Cars
[ ] Floor	[X] Scuttle	Cooling [ ] Central Air Conditioning		[ ] Patio/Deck	[X] Porch covered	[ ] Carport	# of Cars
[ ] Finished	[ ] Heated	[ ] Individual [ ] Other		[ ] Pool	[ ] Other	[ ] Att. [ ] Det. [ ] Built-in	

Appliances [ ] Refrigerator [X] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 4 Rooms | 2 Bedrooms | 1.00 Bath(s) | 805 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) The Subject appears to have typical energy efficient components.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The Subject has had little updating done.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe
The appraiser is not a home inspector, or surveyor. I recommend a home inspections through the services of a qualified inspector to obtain knowledge about the condition of the property. This report should not be relied upon to disclose any condition present in the subject property. The appraisal report does not guarantee that the property is free of defects.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe The Subject and the improvements are well accepted in this neighborhood and will market well. I am only performing a visual inspection of readily accessible areas and this appraisal can not be relied upon to disclose hidden conditions and for defects in the property.

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There are N/A comparable properties currently offered for sale in the subject neighborhood ranging in price from $ N/A to $ N/A

There are N/A comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ N/A to $ N/A

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	725 N Military Dr Coeur D Alene, ID 83814	510 N Hubbard Coeur d'Alene, ID		724 W Garden Ave Coeur d'Alene, ID		721 W Garden Ave Coeur d'Alene, ID	
Proximity to Subject		0.17 miles S		0.21 miles S		0.18 miles S	
Sale Price	$ N/A	$ 475,000		$ 750,000		$ 589,000	
Sale Price/Gross Liv Area	$ 0.00 sq ft	$ 568.18 sq ft		$ 537.25 sq ft		$ 374.21 sq ft	
Data Source(s)		Cda MLS#24-10765		Cda MLS#25-3173		Cda MLS#24-10231	
Verification Source(s)		Assessor/Realtor		Assessor/Realtor		Assessor/Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		Cash		Conventional		Seller Financing	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		6/30/2025	+39,623	4/7/2025	+72,188	2/13/2025	+64,250
Location	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5314 SF	6464 SF	-61,560	7100 SF	-95,605	6795 SF	-79,278
View	Neighborhood	College		Neighborhood		Neighborhood	
Design (Style)	Rancher	Rancher		2 Story	0	Rancher	
Quality of Construction	Average	Framed		Average		Framed	
Actual Age	108 yrs	16 yrs	0	119 yrs	0	79 yrs	0
Condition	Poor	Framed		Poor		Framed	
Above Grade Room Count	Total 4 Bdrms 2 Baths 1.00	Total 0 Bdrms 0 Baths 0.0	+1,798	Total 5 Bdrms 3 Baths 1.00	0	Total 0 Bdrms 0 Baths 0.00	+1,798
Gross Living Area	805 sq ft	836 sq ft	0	1,396 sq ft	-10,638	1,574 sq ft	-13,842
Basement & Finished Rooms Below Grade	Cellar	0	0	0	0	1,067 0	-7,469
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	cadet	Cadet/None		ElectBB/None		0	
Energy Efficient Items	Insulation/Windows	0		Insulation/Windows		0	
Garage/Carport	None	None		2 Car Garage	-4,727	2 Car carport	-1,145
Porch/Patio/Deck	CovPorch	Patio		CPorch/Patio	0	0	
Amenities	Fence/Shed	0		Fence		0	
Net Adjustment (Total)		[ ] + [X] -	$ -20,139	[ ] + [X] -	$ -38,777	[ ] + [X] -	$ -35,686
Adjusted Sale Price of Comparables		Net Adj: -4% Gross Adj : 22%	$ 454,861	Net Adj: -5% Gross Adj: 24%	$ 711,223	Net Adj: -6% Gross Adj: 28%	$ 553,314

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Coeur d'Alene MLS

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Coeur d'Alene MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3):

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Per Deed & Cda MLS	Per the Cd'A MLS	Per the Cd'A MLS	Per the Cd'A MLS
Effective Date of Data Source(s)	07/17/2026	07/17/2026	07/17/2026	07/17/2026

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

Summary of Sales Comparison Approach: I search the Cd'A MLS to find sales of homes which need a lot of work. two of the comparables had only framing only on the inside. the reason for using the comparables that were just framed was due to lack of sales. I felt the sold comparable's used in this report were the best to help me determine my opinion of the market value. The adjustments were market derived. I made adjustments to the comparable's for factors I found that the market warranted. Adjustments were made for differences in: site size, GLA, basements and the amenity adjustments are derived from the market using either paired sales analysis, extraction, or through the replacement cost new, less depreciation approach. Realtors interviews and/or my daily exposure in the market. Sources of data included the Cd'A MLS, the Kootenai County Assessors Office, Appraiser Files, Realtor Interviews and the Appraisers daily exposure to the market. Comp 2 was given 67% of the weight due to similar quality and condition and comp 1 was given 33% due to similar GLA.

Indicated Value by Sales Comparison Approach $ 625,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 625,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $

In this valuation, it is my opinion, that the only applicable approach is the sales comparison approach, as it best reflects the attitudes of buyers and sellers under the current market conditions. The cost approach was not done due to this appraisal being for market value. Due to lack of knowing homes which sold for rentals, the GRM is unknown, therefore the income approach was not done and this report is for market value.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 625,000 , as of 07/17/2026

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Residential Appraisal Report

ADDITIONAL COMMENTS

SCOPE OF WORK:

A physical observation of the interior and exterior of the Subject was performed. The MLS and the county records data bases (through their most recent updates) were searched to determine ownership and other legal aspects of the subject. I used the Coeur d'Alene MLS to find sales and Kootenai County Assessor records to check the square footage, site size, year built, etc. I did not search the Subject's County data sources to determine if building permits were issued for construction of the subject and/or its improvements. I did not visit the subject's county recorders office to determine if there were any sales and/or transfers to the subject property that may have been recorded on the Grantor/Grantee records during the period from the on-line data sources that I used, most recent update to the data of the appraisal. These last two referenced services are outside of the agreed upon scope of work, but may be provided upon request at a nominal charge. The scope of work for this appraisal development and reporting was determined from the Client.

This report is to help in a market value and the appraiser's opinions and conclusions set forth in the report may not be understood fully without additional information in the appraiser's work file, which the Client has the only right to request. USPAP Standard 1 (c) Perfection is impossible to attain, and competence does not require perfection. This appraisal was done using due diligence and due care.

A thorough search was made of the Appraiser's Files, Multiple Listing Service data and the Assessors Records. Although comparable's are selling within 3 months, due to different styles, age, market, condition and sites, this still causes the use of using some comparable's over 3 months old. A thorough search for comparable sales was made in an attempt to find ones with gross and net adjustments at or below the recommended guidelines. Lack of Comparable Sales data is common in North Idaho. This condition is created by a small population base made up of numerous small towns surrounded by near rural areas. Homes in the area typically are custom built or speculative homes constructed one at a time by small local builders. This created neighborhoods composed of many different homes styles with a wide variety of sizes, features, floor plans and amenities. Homes that exceed or are lower than Predominant Neighborhood Values are not uncommon in the North Idaho Market. Housing styles, condition, age, site size and values of homes within North Idaho neighborhoods tend to vary more than is typical in many other markets. Newer and larger homes have been constructed in neighborhoods with older, more modest homes for many years. This situation has become even more prevalent since the late 1980's when North Idaho's economy started to improve and the local housing industry began its recovery. These conditions create no apparent adverse influence on Market Values, but when combined do typically cause some individual, net or gross adjustments to exceed nationally established appraisal guidelines. This is unavoidable due to the makeup of the North Idaho Market.

SALES ANALYSIS:

The purpose of this appraisal is to estimate the market value of the subject property. This appraisal report is prepared for the sole and exclusive use only for my Client and who is also the only intended user. The Client has the right to give a copy of this appraisal to a third party, but they are not an intended user and cannot rely on this appraisal without a written consent from the Appraiser. This appraisal report complies with the report requirements set forth under Standards Rule 2-2 (A) of the Uniform Standards of Professional Appraisal Practices.

COST APPROACH

COST APPROACH TO VALUE (if applicable)

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE			=$	
Source of cost data	Dwelling	805	Sq. Ft. @ $	=$	
Quality rating from cost service / Effective date of cost data	Bsmt		Sq. Ft. @ $	=$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
	Garage/Carport		Sq. Ft. @ $	=$	
	Total Estimate of Cost-new			=$	0
	Less Depreciation	Physical 83	Functional	External =$ (	0)
	Depreciated Cost of Improvements			=$	0
	"As-is" Value of Site Improvements			=$	
Estimated Remaining Economic Life (HUD and VA only) 10 Years	Indicated Value By Cost Approach			=$	0

INCOME

INCOME APPROACH TO VALUE (if applicable)

Estimated Monthly Market Rent $ X Gross Multiplier =$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Due to lack of knowing sales which were used for Rentals, the GRM is unknown, so the income approach was not done.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser may have provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. 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.

2. I [ ] have [X] have no present or prospective interest in the property that is the subject of this report and [ ] have [X] have no personal interest with respect to the parties involved.

3. I [ ] have performed [X] have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of this client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. My analyses, opinions, and conclusions, were developed, and this report has been prepared, in conformity, with the *Uniform Standards of Professional Appraisal Practice*.

8. I [X] have [ ] have not made a personal inspection of the property that is the subject of this report.

9. Unless otherwise noted, no one has provided significant real property appraisal assistance to the person signing this certification.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Yvonne E Titus

Name Yvonne Titus

Company Name Tim-Buk-Tu Appraisal Service

Company Address 12536 Kensington Ave
Haden Lake, ID 83835

Telephone Number 2087620999

Email Address Yetitus59@gmail.com

Date of Signature and Report 07/27/2026

Effective Date of Appraisal 07/17/2026

State Certification # CRA-1186

or State License #

or Other (describe) State #

State ID

Expiration Date of Certification or License 09/09/2023

ADDRESS OF PROPERTY APPRAISED

725 N Military Dr

Coeur D Alene, ID 83814

APPRAISED VALUE OF SUBJECT PROPERTY $ 625,000

CLIENT

Contact

Client Name NIC

Client Address

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

[ ] Did not inspect subject property

[ ] Did inspect exterior of subject property from street
Date of Inspection

[ ] Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

[ ] Did not inspect exterior of comparable sales from street

[ ] Did inspect exterior of comparable sales from street
Date of Inspection

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

☒ Solomon Adjustment

Criteria		Market Based Adjustments	
Zip Code	83814	GLA	18
Quality Level	○ 1 ○ 2 ○ 3 ◉ 4 ○ 5 ○ 6	Basement Size	4
		Basement Finish	7
		Full Bath	1798
		Half Bath	873
		Fireplace	561
Quality Level Half Step	☐	First Garage Stall	2913
Remaining Economic Life	10	Additional Garage Stall	1809
Factor (see user manual)		First Carport Stall	687
		Additional Carport Stall	458

Calculate Print Report

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

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

© SolomonAppraisal.com LLC
Date: 07/27/2026

Cost Data Year:
2026

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

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

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

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

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

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

CONDITION OF IMPROVEMENTS AND QUALITY OF CONSTRUCTION:
The condition of improvements and the quality of construction adjustment was made after interviewing the Listing Agent, Selling Agent, Seller, Buyer and/or my observation. These are extraordinary assumptions. I take the information and use Marshall & Swift and/or the market to make the adjustments.
Adjustments for condition and quality of construction were determined by the overall maintenance and updating, remodeling and/or renovating that has been done on the improvements. It is not uncommon for actual age and effective ages to vary so the adjustment is made to condition and quality. Good paired sales are very limited within the county, therefore, the adjustment was determined from the appraiser's knowledge of the market, MLS/Assessor records and interviews with other real estate experts. If the extraordinary assumptions are found to be different, this may affect the assignment results.

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

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

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

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

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

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

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

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

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

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

Tim-Buk-Tu Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. P25726C

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



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



REAR OF SUBJECT PROPERTY



STREET SCENE

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



Outbuilding



Bedroom



Kitchen



Living Room



Bathroom



bedroom



cellar

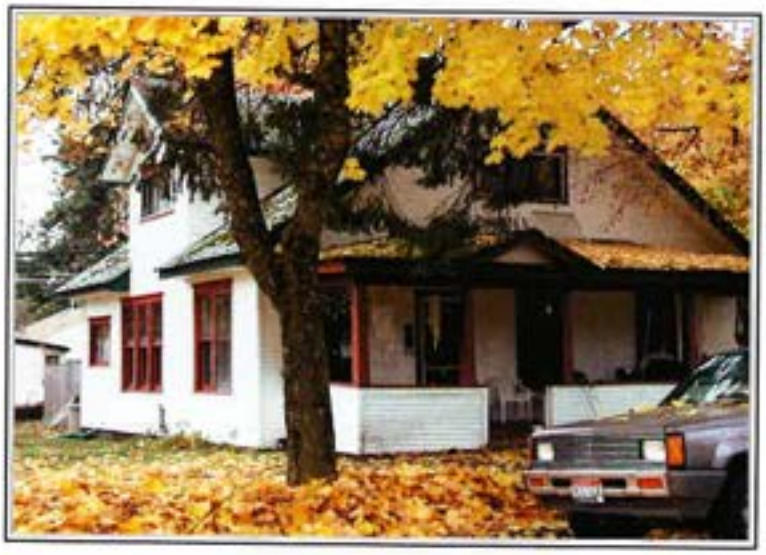


Inside shop

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



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



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



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

Tim-Buk-Tu Appraisal Service

FLOOD MAP ADDENDUM

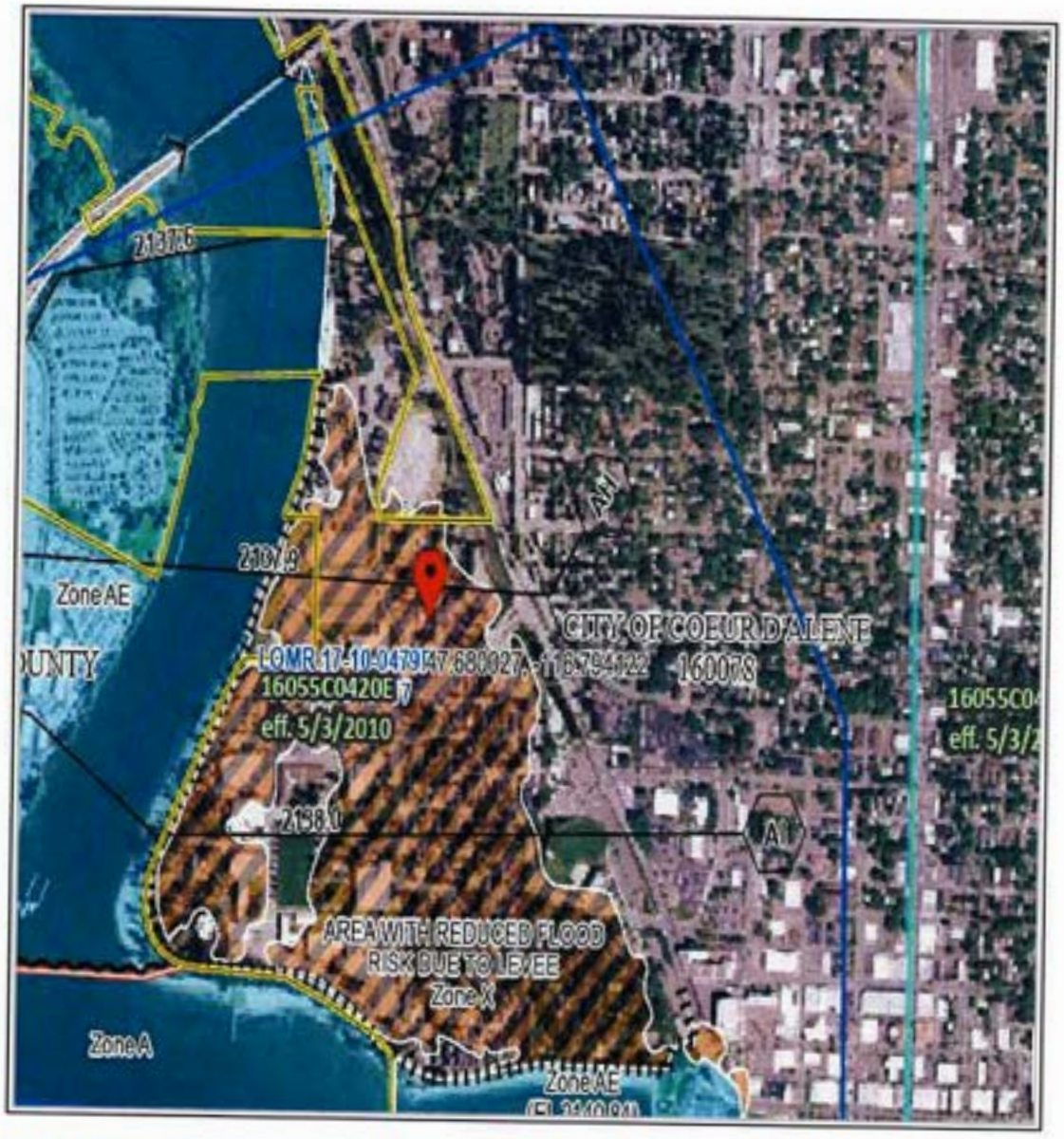
File No. P25726C

Borrower Buff Kobs

Property Address 725 N Military Dr

City Coeur D Alene County Kootenai State ID Zip Code 83814

Lender/Client NIC Address



Flood Map Legends

Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone):	Out
Within 250 ft. of multiple flood zones?	Not within 250 feet
Community:	160078
Community Name:	COEUR DALENE, CITY OF
Map Number:	16055C0420E
Zone: X	Panel: 0420E Panel Date: 5/3/2010
FIPS Code: 16055	Census Tract:

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

Tim-Buk-Tu Appraisal Service
LOCATION MAP ADDENDUM File No. P25726C

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



Tim-Buk-Tu Appraisal Service

PLAT MAP

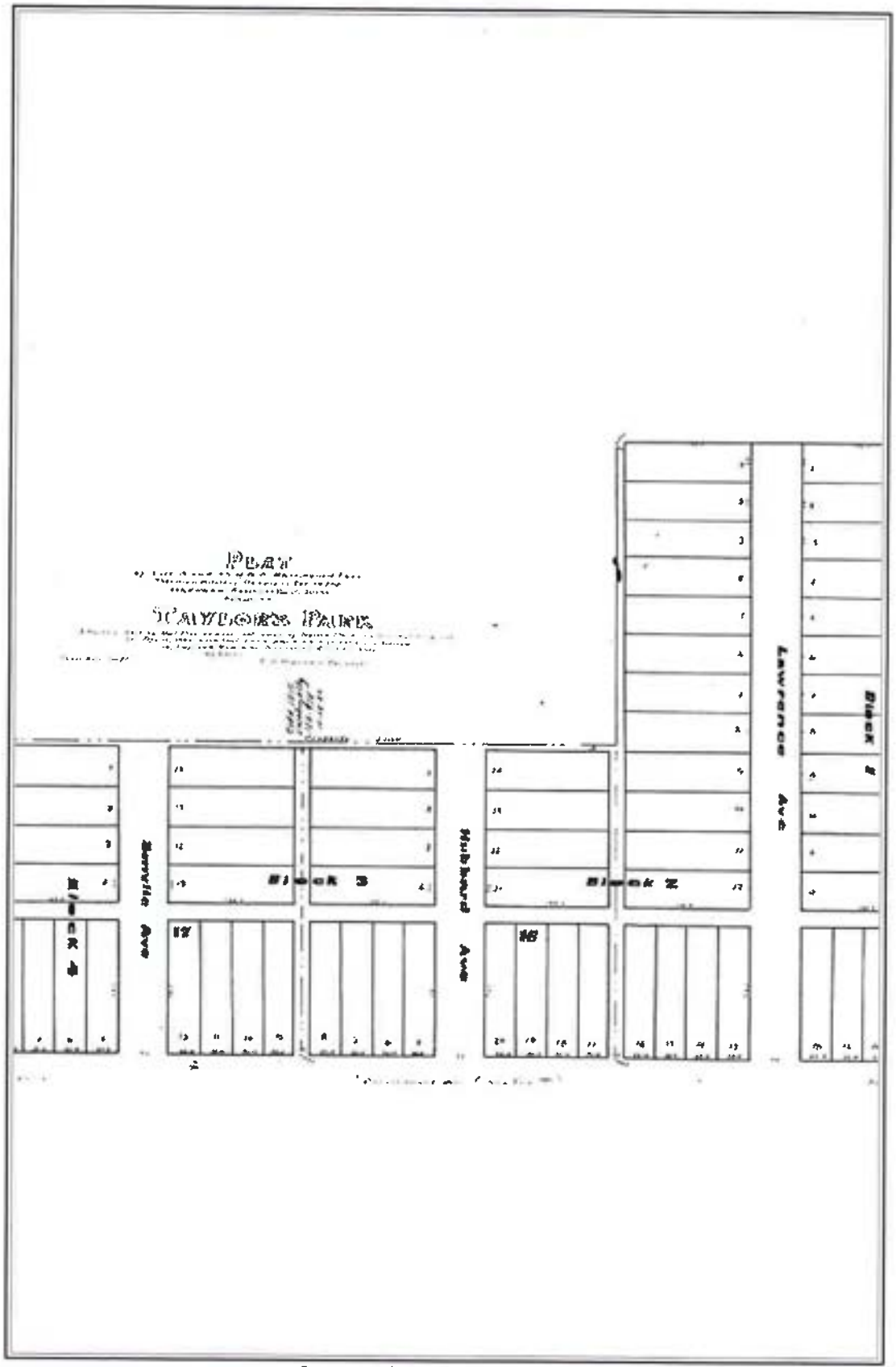
File No. P25726C

Borrower Buff Kobs

Property Address 725 N Military Dr

City Coeur D Alene County Kootenai State ID Zip Code 83814

Lender/Client NIC Address



Tim-Buk-Tu Appraisal Service

AERIAL MAP ADDENDUM

File No. P25726C

Borrower Buff Kobs

Property Address 725 N Military Dr

City Coeur D Alene | County Kootenai | State ID | Zip Code 83814

Lender/Client NIC | Address



APPRAISAL COMPLIANCE

File No. P25726C

Owner Buff Kobs
Address 725 N Military Dr Unit No. 7
City Coeur D Alene County Kootenai State ID Zip Code 83814
Client NIC

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

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

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- [X] I have NOT performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I [X] HAVE made a personal inspection of the property that is the subject of this report.
- I [ ] have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

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

ADDITIONAL COMMENTS

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

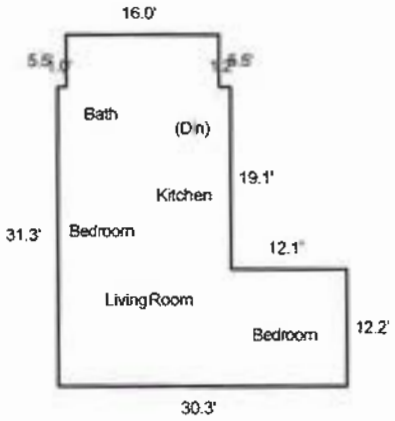
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 0 to 90 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 0 to 90 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature: Yvonne E Titus	Signature:
Name: Yvonne Titus	Name:
Date of Signature: 07/27/2026	Date of Signature:
State Certification #: CRA-1186	State Certification #:
or State License #:	or State License #:
State: ID	State:
Expiration Date of Certification or License: 09/09/2023	Expiration Date of Certification or License:
Effective Date of Appraisal: 07/17/2026	Supervisory Appraiser Inspection of Subject Property: [ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Produced by ClickFORMS Software 800-622-8727

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



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

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

Statistical Market Analysis

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

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Rectangle (-116807018.47657359,-116750027.47693422); Status of 'Active', 'Closed', 'Pending'; Listing Type of ' Site Built < 2 Acre'; List Price between 400000 and 900000; Sold Price between 450000 and 750000; Under Contract Date between '07/27/2025' and '07/27/2036'; Sold Date between '07/27/2025' and '07/27/2036'.

Fannie Mae 1004MC Statistics

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

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

Market Conditions Addendum to the Appraisal Report

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

Property Address 725 N Military Dr City Coeur D Alene State ID ZIP Code 83814

Borrower Buff Kobs

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

MARKET RESEARCH & ANALYSIS

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

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

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

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

Cite data sources for above information.

Coeur d'Alene MLS

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

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

CONDO/CO-OP PROJECTS

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)				☐ Increasing ☐ Stable ☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing ☐ Stable ☐ Declining
Total # of Active Comparable Listings				☐ Declining ☐ Stable ☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining ☐ Stable ☐ Increasing

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

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

APPRAISER

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

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

Real Estate Appraiser Board

YVONNE TITUS
Real Estate Appraiser License
CRA-1186

Expires: 09-Sep-2027

Russell Barron
Administrator

Real Estate Purchase and Sale Agreement

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

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

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

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

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

5. CLOSING COSTS AND PRORATIONS.

   a. Closing Costs. Buyer will pay the premium for the Title Insurance Policy, the Title Company's closing fees, and recording charges (if any).

   b. Prorations. Taxes and assessments payable in the year of closing and other items of income or expense pertaining to the Property which are commonly prorated, shall be prorated between the Parties as of the date of Closing.

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

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

a. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated hereby have been duly authorized by all necessary action on the part of Seller, this Agreement is the valid and enforceable obligation of Seller legally enforceable in accordance with its terms, and no consent by any third party is required to complete the transaction contemplated hereby;

b. Seller has received no notice from any governmental authority that the Property, or any part thereof, is in violation of any law or regulation applicable to the Property, and Seller has no knowledge of any facts which might be a basis for any such notice;

c. There are no actions, suits, claims or legal proceedings or any other proceedings affecting the Property, at law or equity, before any court or governmental agency; and

d. The books, records, leases, agreements, and other items delivered to Buyer pursuant to this Agreement are true and correct and comprise all material documents in Seller's possession or control regarding the operation and condition of the Property.

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

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

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

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

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

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

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

b. Seller's Default. In the event Seller fails, without legal excuse, to perform any term, covenant or condition of this Agreement, then Seller shall be in default and Buyer may, at Buyer's option, pursue any legal and equitable remedies available to it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SELLER:

Buff Kobs

By: Buff Kobs

Date: 9-22-20

BUYER:

North Idaho College

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

Date: 9/22/24

NORTH IDAHO COLLEGE -- RESOLUTION 2026-03

APPRAISAL AND PURCHASE OF MILITARY DISTRICT PROPERTY

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

RECITALS:

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

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

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

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

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

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

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

NOW, THEREFORE, it is resolved as follows:

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

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

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

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

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

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

BOARD OF TRUSTEES
NORTH IDAHO COLLEGE

By: _____
Chair

ATTEST:

By: _____
Clerk

APPRAISAL OF REAL PROPERTY



LOCATED AT

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

FOR

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

OPINION OF VALUE

925,000

AS OF

4/9/2026

BY

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

RESTRICTED APPRAISAL REPORT

File No.: 30068ADU

SUBJECT

Property Address: 742 Military Dr | City: Coeur D Alene | State: ID | Zip Code: 83814
County: Kootenai | Legal Description: Taylors Park Addn., Lot 3, Block 1
Assessor's Parcel #: C89550010030
Tax Year: 2025 | R.E. Taxes: $ 3,959 | Special Assessments: $ 0 | Borrower (if applicable): | Client: NIC
Current Owner of Record: Balance Point Properties LLC | Occupant: ☐ Owner ☒ Tenant ☐ Vacant ☐ Manufactured Housing
Property Type: ☒ SFR ☐ 2-4 Family ☐ | # of Units: 1 | Ownership Restriction: ☒ None ☐ PUD ☐ Condo ☐ Coop
Market Area Name: Fort Grounds | Map Reference: 17660 | Census Tract: 0009.02 | ☐ Flood Hazard

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach ☐ Other:
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The intended use of this appraisal is to establish the market value for a possible purchase.
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.
Client: North Idaho College | Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814
Appraiser: John Wilkey | Address: PO Box 1717, Hayden, ID 83835-1717

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	742 Military Dr Coeur D Alene, ID 83814	1401 E Coeur D Alene Ave Coeur D Alene, ID 83814		1006 E Garden Ave Coeur D Alene, ID 83814		822 E Young Ave Coeur D Alene, ID 83814	
Proximity to Subject		1.34 miles E		1.04 miles E		1.15 miles SE	
Sale Price	$ 0		$ 985,000		$ 1,012,500		$ 993,000
Sale Price/GLA	$ /sq.ft.	$ 410.42 /sq.ft.		$ 361.61 /sq.ft.		$ 631.28 /sq.ft.	
Data Source(s)	Inspection	MLS #26-476; DOM 41		MLS #25-2456; DOM 314		MLS #25-4145; DOM 35	
Verification Source(s)	Assessor	Assessor		Assessor		Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	Cash		VA		Cash	
Concessions	N/A	5850		2500		None	
Date of Sale/Time	N/A	2/26		1/26		6/25	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Good	Inferior	+25,000	Similar	0	Superior	-50,000
Site	5300 sf	5863 sf	0	5227 sf	0	6,534 sf	0
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Design (Style)	Multi Story	Multi Story		Multi Story		Ranch	0
Quality of Construction	Good	Similar	0	Similar	0	Similar	0
Age	22	124	+10,000	9	0	110	+10,000
Condition	Good	Similar	0	Similar	0	Similar	0
Above Grade Room Count	Total 6 / Bdrms 3 / Baths 2.0	Total 8 / Bdrms 4 / Baths 2.5	-5,000	Total 8 / Bdrms 4 / Baths 3.0	-7,500	Total 7 / Bdrms 4 / Baths 2.0	0
Gross Living Area	1,630 sq.ft.	2,400 sq.ft.	-53,900	2,800 sq.ft.	-81,900	1,573 sq.ft.	+4,000
Basement & Finished Rooms Below Grade	See ADU below	See ADU below		See ADU below		See ADU below	
Functional Utility	Typical	Average		Average		Average	
Heating/Cooling	GFA/Central	EFA/Heat Pump	0	GFA/Central		GFA/Central	
Energy Efficient Items	Inc above	Inc above		Inc above		Inc above	
Garage/Carport	Parking slab	2 Car Garage	-20,000	2 Car Garage	-20,000	2 Car Garage	-20,000
Porch/Patio/Deck	CvPch Deck	Similar	0	Similar	0	Similar	0
Fireplace	None	None		Fireplace	-5,000	Gas Stove	-3,500
Yard	Lawn	Superior	-3,500	Superior	-3,500	Superior	-3,500
Other	Fence	Similar	0	Similar	0	Similar	0
Other	792 sf ADU-Bsmt	1380 sf ADU-Bsmt	-29,400	572 sf ADU-Det	+16,500	407 sf ADU	+28,900
Other	None	None		None		None	
Net Adjustment (Total)		☐ + ☒ -	$ -76,800	☐ + ☒ -	$ -101,400	☐ + ☒ -	$ -34,100
Adjusted Sale Price of Comparables			$ 908,200		$ 911,100		$ 958,900

Summary of Sales Comparison Approach: The sales used are the most similar and most recent located. All sales are from similar neighborhoods and selected primarily because they have an ADU. #1 is in a slightly inferior area and an older dwelling, but has been remodeled and updated. This sale is a similar style with the ADU in the basement like the subject. #2 is in a similar area and newer dwelling. This is a similar style dwelling with the ADU above the garage on the 2nd floor of the dwelling. #3 is an older sale and in a superior area near downtown. This is a single level dwelling with the ADU part of the detached garage. It is an older dwelling originally, but has been updated and remodeled. #1 ADU is adjusted at a lower rate than #2 and #3 because it is in the basement. #2 and #3 are adjusted at a higher rate because they are either an additional part of the dwelling above grade or detached. See ADDENDUM for additional comments.

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RESTRICTED APPRAISAL REPORT

File No.: 30068ADU

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No sale of the subject property in past 3 years. No sale of the comparable sales in the past year except the above sale.
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

MARKET / SITE / IMPROVEMENTS

Subject Market Area and Marketability: The subject market area is generally the urban residential area of Coeur d'Alene. The subject is located at the northeast end of the neighborhood known locally as the Fort Grounds. This area includes North Idaho College and the city park with beach. There is some business use in the subject area, but it is mostly offices for the college. There is 1 neighborhood restaurant.

Site Area: 5300 sf Site View: Neighborhood Topography: Flat Drainage: Appears adequate

Zoning Classification: C-17L Description: Commercial zone that permits residential use up to 17 units per acre Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Highest & Best Use: ☐ Present use, or ☒ Other use (explain) Single Family Dwelling

Actual Use as of Effective Date: Single family with basement apartment Use as appraised in this report: Single Family Residence

Opinion of Highest & Best Use: See Supplemental Addendum.

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 16055C0420E FEMA Map Date 05/03/2010

Site Comments: The site is mostly flat with gravel alley access to a concrete parking area at the rear of the dwelling. All public utilities are available.

Improvements Comments: See Addendum.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 925,000

Indicated Value by: Cost Approach (if developed) $ Indicated Value by: Income Approach (if developed) $

Final Reconciliation All weight is given to the Sales Comparison Approach as it is the only relevant indicator of the subject value. **SEE ADDENDUM.**

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 925,000 , as of: 4/9/2026 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work ☒ Limiting Cond./Certifications ☒ Narrative Addendum ☒ Photograph Addenda ☒ Sketch Addendum
☒ Map Addenda ☐ Additional Sales ☐ Cost Addendum ☐ Flood Addendum ☐ Manuf. House Addendum
☐ Hypothetical Conditions ☐ Extraordinary Assumptions

SIGNATURES

Client Contact: April Ellin Client Name: North Idaho College

E-Mail: april.ellin@nic.edu Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814

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

GP RESTRICTED

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* Unless otherwise noted, all subject utilities were turned on and operational at the time of inspection.

* Water heater straps and Carbon Monoxide detectors are not required in this jurisdiction.

SCOPE OF INSPECTION:

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

HIGHEST AND BEST USE:

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

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

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

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

ADJUSTMENTS:

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

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

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

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

Other adjustments, if present, are mostly self explanatory.

SITE VALUE:

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

SITE ADJUSTMENT:

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

SUBJECT CONDITION:

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

Supplemental Addendum

File No. 3006BADU

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

SUBJECT IMPROVEMENTS:

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

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

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

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

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

COST APPROACH AND INCOME APPROACH:

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

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

Therefore, these approaches are not developed for this appraisal.

SALE AND TRANSFER HISTORY:

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

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

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

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

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

SALES COMPARISON COMMENTS CONTINUED:

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

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

Plat Map


Ask Copilot
N89-01'29"W
344.81
296.
64.13
S00-00'00"E
146.42
000-00U-U
0.2152 Ac
D
B
000-00B-B
2.0001 Ac
005-001-B
1.6752 Ac
317.01
S00-43'31"W
184.66
S00-43'31"W
VAC PER ORD #3428
55.90
ge Sub
86.29
100.00
S 40-28'52"E
100.00
S 40-28'52"E
L=79.13
HUBBARD AVE (Private)
91.90
002-001-0 0.122 Ac
002-002-A 0.243 Ac
002-004-0 0.122 Ac
002-005-0 0.122 Ac
002-006-0 0.122 Ac
002-007-0 0.122 Ac
002-008-0 0.122 Ac
002-009-0 0.122 Ac
002-010-0 0.122 Ac
002-011-A 0.243 Ac
002-013-A 0.110 Ac
002-013-B 0.3172 Ac
LT 15
(C-8955)
Taylors Park
MILITARY DR
50.00
001-001-A 0.243 Ac
001-003-0 0.122 Ac
001-004-0 0.122 Ac
001-005-0 0.122 Ac
001-006-0 0.122 Ac
001-007-0 0.122 Ac
001-008-0 0.122 Ac
001-009-A 0.365 Ac
001-012-A 0.578 Ac
VAC PER ORD#821
LT 14
#23504
000-014-C
1.1321 Ac
RIVER AVE

Subject Photo Page

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



Subject Front

742 Military Dr

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



Subject Rear



Subject Street

Photograph Addendum

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



Parking Area off Alley



Alley



Living Room



Dining



Kitchen



Washer/Dryer

Photograph Addendum

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



Primary Bedroom



Primary Bath



Upper Hall Bath



Bedroom



Bedroom



ADU Living

Photograph Addendum

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



ADU Kitchen Area

ADU Laundry



ADU Bath



Basement Bedroom



Basement Bedroom

Comparable Photo Page

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



Comparable 1

1401 E Coeur D Alene Ave

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



Comparable 2

1006 E Garden Ave

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



Comparable 3

822 E Young Ave

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

Assumptions & Limiting Conditions

File No.: 30068ADU

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

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

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Definitions & Scope of Work

File No.: 30068ADU

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

DEFINITION OF MARKET VALUE *:

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

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

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

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

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

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

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Certifications

File No.: 30068ADU

Property Address: 742 Military Dr | City: Coeur D Alene | State: ID | Zip Code: 83814

Client: North Idaho College | Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814

Appraiser: John Wilkey | Address: PO Box 1717, Hayden, ID 83835-1717

APPRAISER'S CERTIFICATION

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

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

Additional Certifications:

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

Client Contact: April Ellin | Client Name: North Idaho College

E-Mail: april.ellin@nic.edu | Address: 1000 W Garden Ave, Coeur d'Alene, ID 83814

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: John Wilkey	Supervisory or Co-Appraiser Name:
Company: Associated Appraisers of North Idaho	Company:
Phone: (208) 772-9568 x407 Fax: None	Phone: Fax:
E-Mail: john@nicappraiser.com	E-Mail:
Date Report Signed: 06/09/2026	Date Report Signed:
License or Certification #: CRA 16 State: ID	License or Certification #: State:
Designation: Idaho Certified Residential Appraiser	Designation:
Expiration Date of License or Certification: 12/05/2026	Expiration Date of License or Certification:
Inspection of Subject: X Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 4/9/2026	Date of Inspection:

GP RESTRICTED

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Location Map

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



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

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

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

Comments on Standards Rule 2-3

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

Comments on Appraisal and Report Identification

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

APPRAISER:

Signature: 
Name: John Wilkey
Idaho Certified Residential Appraiser
State Certification #: CRA 1B
or State License #:
State: ID Expiration Date of Certification or License: 12/05/2026
Date of Signature and Report: 06/09/2026
Effective Date of Appraisal: 4/9/2026
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 4/9/2026

SUPERVISORY or CO-APPRAISER (if applicable):

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

Appraiser License

Real Estate Appraiser Board

JOHN WILKEY
Real Estate Appraiser License
CRA-16

Expires: 05-Dec-2026



Russell S. Barron
Administrator

Appraiser Qualifications

QUALIFICATIONS - JOHN R. WILKEY

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

REAL ESTATE APPRAISAL EDUCATION, COURSES & SEMINARS:

Course 1-A; Principles of Real Estate Appraisal,	1978
Course VIII; Appraising the Single Family Residence,	1978
Course USPAP; Uniform Standard of Professional Practice	2003
Supervisor Appraiser/Trainee Appraiser Course	2017

Complex Properties: The Odd Side of Appraisal	2025	RE Commission Core	2025
National USPAP Update course*	2024	Spokane-Kootenai RE Forum	2025
Understanding Luxury Home Features	2023	Measuring with ANSI	2022
Spokane-Kootenai RE Forum	2023	Supporting Your Adjustments	2021
Appraisal Adjustments II	2021	New Construction-Luxury Homes	2020
Spokane-Kootenai RE Forum	2020	Residential Construction	2019
Managing Appraiser Liability	2019	Supporting Your Adjustments	2019
That's a Violation	2018	Evaluations, Desktops, Etc	2018
Fundamental Concepts of Analysis	2017	Workfile Documentation for Appraisers	2017
REO and Foreclosures	2016	The Dirty Dozen	2016
The Sales Comparison Approach	2015	New FHA Handbook 4000.1	2015
Introduction-Uniform Appraisal Database	2015	Environmental Issues for Appraisers	2014
The Cost Approach	2013	Residential Appraisal Review	2013
Appraising Energy Efficiency	2012	Essential Elements of Disclosure	2012

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

AFFILIATIONS:

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

REAL ESTATE/APPRAISAL EXPERIENCE:

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

TYPICAL ASSIGNMENTS:

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

PARTIAL CLIENT LIST:

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

Associated Appraisers of North Idaho

ENGAGEMENT LETTER

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

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

Dear April ,

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

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

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

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

The estimated completion date of the appraisal is 4/10/26 or sooner .
We can only complete the appraisal by this date if we receive from you in a timely manner any relevant information needed for the preparation of the report. In order to complete this appraisal, the following information will be needed:
We will provide a form report with the customary attachments. The purpose of the appraisal is estimate market value for a possible client purchase. No other use of the appraisal is intended or permitted without the written authorization of the appraiser. The appraisal fee is a retainer and collected at inspection.

We will furnish you with 1 electronic copies of the appraisal report. Our fee for this appraisal will be $ 650 .
This fee ☐ does ☐ does not include the cost of certain expenses that may be incurred in the preparation of the report.
If expenses are not included, a bill for these expenses will be provided to you upon completion of the report.

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

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

Sincerely,

Jocelyn

Engagement Letter Accepted:

_____
(client signature) (date)

Real Estate Purchase and Sale Agreement

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

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

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

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

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

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

6. CLOSING COSTS AND PRORATIONS.

   a. Closing Costs. Buyer will pay the premium for the Title Insurance Policy, the Title Company's closing fees, and recording charges (if any).

   b. Prorations. Taxes and assessments payable in the year of closing and other items of income or expense pertaining to the Property which are commonly prorated, shall be prorated between the Parties as of the date of Closing.

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

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

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

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

a. The execution and delivery of this Agreement by Seller and the consummation of the transaction contemplated hereby have been duly authorized by all necessary action on the part of Seller, this Agreement is the valid and enforceable obligation of Seller legally enforceable in accordance with its terms, and no consent by any third party is required to complete the transaction contemplated hereby;

b. Seller has received no notice from any governmental authority that the Property, or any part thereof, is in violation of any law or regulation applicable to the Property, and Seller has no knowledge of any facts which might be a basis for any such notice;

c. There are no actions, suits, claims or legal proceedings or any other proceedings affecting the Property, at law or equity, before any court or governmental agency; and

d. The books, records, leases, agreements, and other items delivered to Buyer pursuant to this Agreement are true and correct and comprise all material documents in Seller's possession or control regarding the operation and condition of the Property.

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

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

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

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

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

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

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

b. Seller's Default. In the event Seller fails, without legal excuse, to perform any term, covenant or condition of this Agreement, then Seller shall be in default and Buyer may, at Buyer's option, pursue any legal and equitable remedies available to it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SELLER:

Balance Point Properties LLC

By: _____
George Ulrich

Date: 9/25/26

BUYER:

North Idaho College

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

Date: 9/28/2026

North Idaho College

12 October 2026

Jee Hang Lee
President and Chief Executive Officer
Association of Community College Trustees
1101 17th St NW, Ste 300
Washington, DC 20036

Re: Nomination and Support of Tarie Zimmerman for ACCT Board Committees

Dear President Lee and ACCT Committee Selection Team:

On behalf of the North Idaho College Board of Trustees, we are pleased to nominate and express our strong support for our Board Chair, Tarie Zimmerman, to serve again on a committee of the Association of Community College Trustees (ACCT) Board of Directors.

We believe her experience as Chair of the North Idaho College Board of Trustees and her service on the ACCT's public policy committee would contribute meaningfully to ACCT's committee work, particularly in advancing effective governance, supporting student success, and strengthening the connection between community colleges and the communities they serve.

Community college trustees benefit from opportunities to exchange ideas, learn from one another, and contribute to a shared vision for higher education. Trustee Zimmerman's participation would bring North Idaho College's perspective to these national conversations while furthering the collaborative work that supports strong institutions and informed board leadership.

The North Idaho College Board of Trustees voted unanimously on 30 September 2026 to support her willingness to undertake this service and believes she would be a thoughtful and engaged committee member. We are confident she will approach the role with respect for differing perspectives, a commitment to collaboration, and careful attention to the responsibilities entrusted to her.

Sincerely,

Mary Havercroft

Mary Havercroft
Vice Chair
North Idaho College Board of Trustees