

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

- *The appraiser has inspected as far as possible by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural defects or toxic materials. The appraiser does not warrant against problems arising from soil conditions, including toxic or hazardous wastes.*

- *The legal description as given is assumed correct. A title report has not been provided for this assignment. No responsibility is assumed for such matters including encumbrances, ownership, etc. The property is appraised in fee simple estate as though free and clear of all encumbrances except as specifically noted within this report.*

- *The data, statistics, and opinions furnished by others and contained herein have been reasonably checked and are considered reliable and correct. The appraiser assumes no responsibility for their accuracy. If errors or omissions are subsequently found which might directly affect the information and/or conclusions offered in this report, the appraiser reserves the right to modify or correct such errors, omissions, and conclusions.*

- *Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. Regulations require the appraiser to control the use and distribution of each appraisal report; only the client may distribute copies of this appraisal report in its entirety to such third parties as they may select. However, selective portions of this appraisal report shall not be given to third parties without the prior written consent of the appraiser except as required by law.*

- *Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without first obtaining the written consent and approval of the appraiser except as required by law. In particular, no representations concerning the valuations, the identity of the appraiser or firm with which he is affiliated shall be conveyed except as required by law.*

- *The liability of Vogel Appraisal and Cary M. Vogel, CGA #342 is limited to the client only and to the fee actually received by the appraiser. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.*

- *All maps, plans, and diagrams contained in this report are for illustrative purposes only. They are not to be construed as accurate nor relied upon for any other purpose.*

- *Where the value of land and other components are shown separately, the value of each is segregated only as an aid to better estimate the value which it lends to the whole parcel, rather than the value of that particular item as if it were by itself.*

- *The appraisal is based on the premise that the subject property is in full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.*

- *It is assumed that the subject property will be under prudent and competent ownership and management, neither inefficient nor super efficient.*

- *Client Duties. The Client is responsible for all fees and costs incurred in this Project and shall keep the contents of any reports or conclusions prepared pursuant to this Project as confidential except as required by law, and shall assure that any party receiving the same shall be advised of the limiting factors of the Project.*

- *Limits of Appraiser Duties.* Client understands that Project entails analysis of information provided by Client, Client Representative, owner, or other information accessible or publicly available to Appraiser and that Appraiser is not liable for information not provided, inaccessible or unavailable to Appraiser. To the extent this Project entails opinions or information to be used in connection with any Litigation, Client acknowledges that Appraiser's conclusions and opinions are the product of Appraiser's independent, professional experience, training, and education and said opinions may be subject to certain ethics and standards imposed by the Uniform Standards of Professional Conduct ("USPAP") or State Appraisal Regulatory Agency or Board in the applicable state or jurisdiction. Client is liable for the Project fees regardless of any such factors.
- *Applicable Law, Jurisdiction and Venue.* In the event of a dispute in any way arising out of the terms of this Agreement or the Project, Client and Appraiser agree that such dispute shall be brought in the First Judicial District of the State of Idaho, Bonner County, Idaho and the parties subject themselves to the jurisdiction of said court. This Agreement shall be interpreted according to the laws of the State of Idaho.
- *Entire Agreement* – The undersigned acknowledge that this document constitutes the entire agreement with respect to this Project. This agreement shall be and is binding upon the undersigned and their successors, heirs, assigns and representatives.
- *Attorneys' Fees and Costs* – In the event of a dispute arising from this agreement or any proceeding to enforce this agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs to be paid by the non-prevailing party including on appeal.
- *Counterpart signatures* – This Agreement may be executed in counterparts. Executing an agreement in counterparts shall mean the signature of two identical copies of the same agreement. Each identical copy of an agreement signed in counterparts is deemed to be an original, and all identical copies shall together constitute one and the same instrument.
- *The appraiser by reason of this report is not required to give testimony or attendance in a court of law or any other government hearing with reference to the property in question, unless prior arrangements have been made.*
- *In this appraisal assignment, the existence of potentially hazardous material has not been considered. Examples include the presence of toxic waste and natural waste such as radon gas, which may or may not be present on the property. The appraiser is not qualified to detect such substances.*
- *The appraiser used reasonable judgment or the direction of the property owner in estimating the location of boundaries. Land size for the subject and comparable properties are based on assessor's records.*
- *The client of the appraiser is the person or firm ordering the appraisal report, regardless of who occupies the subject property, who paid for the report, or who is the legal owner of the subject property.*
- *The appraiser assumes no responsibility for legal matters, title issues, or boundary survey. Nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable.*
- *This appraisal report is intended to conform with requirements of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP) and is subject to contingent and limiting conditions and assumptions set forth.*

VOGEL APPRAISAL

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

INVOICE

BILL TO
Kootenai County, Community Development
Care of Reba Grytness
Coeur d'Alene, ID 83814
United States

INVOICE 25315liv
DATE 10/08/2025
TERMS Net 20
DUE DATE 10/28/2025

FEDERAL TAX ID 90-1180176
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DATE	SERVICE	DESCRIPTION	QTY	AMOUNT
10/08/2025	Land	Appraisal of East Hayden Lkae Road, Hayden	1	1,500.00

BALANCE DUE

\$1,500.00

Pay invoice