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 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
December 12, 2024
Boise, Idaho

AGENDA ITEM: Outdoor Recreation Fund Advisory Council (ORFAC) White Pine Heights Proposal by Payette Land Trust

ACTION REQUIRED: Amend and Approve Proposal

PRESENTER: Adam R. Zaragoza, Management Services Administrator

PRESENTATION

BACKGROUND INFORMATION:

Executive order 2023-03 was signed by Governor Little to establish an Outdoor Recreation Fund Advisory Council, otherwise known as ORFAC. Senate Bill 1196 (FY2024) added \$5 million of state general funds to IDPR’s budget for inter-agency collaborative projects.

On April 15, 2024, the Board reviewed the Payette Land Trust’s proposal for White Pine Heights Right of Way. The Board made a motion to condition the easement dedication as part of the sale of the property, which would alleviate the need to transfer funds, and those funds could be utilized for other projects.

The State Board of Land Commissioners received an informational update from IDL staff on October 15, 2024. According to the staff report, the easement is to be 20 feet wide, 10 foot from centerline each side. The IDL report and a summary of the appraisal is attached. The full appraisal report can be made available to the Board if necessary.

STAFF RECOMMENDATIONS:

Staff recommends the Board amend the April 15, 2024 White Pine Heights motion to the following:

Approve the application from the Payette Land Trust for White Pine Heights to secure, and hold in perpetuity, the trail right of way near Ponderosa State Park. The funding amount of \$300,000 shall be transferred from IDPR to Payette Land Trust. A survey, legal description, closing and recording of the easement shall occur no later than the end of Fiscal Year 2025 (June 30, 2025).

Attachments:
April 15, 2024 Minutes
October 15, 2024 IDL Staff Report and Summary Appraisal

APRIL 15, 2024
IDPR Board Meeting Minutes

IDAHO DEPARTMENT OF PARKS & RECREATION

“To improve the quality of life in Idaho through outdoor recreation and resource stewardship”

Special Board Meeting Minutes

April 15, 2024

IDPR Headquarters

5657 Warm Springs Avenue

Boise, ID 83716

Monday, April 15, 2024, at 11:00 AM MST

Call to Order - Chairman Roach called the meeting to order and requested a roll call.

- Chairman Beckley – Zoom
- Board Member Cooke - Zoom
- Board Member Manning - Zoom
- Board Member Roach - Zoom
- Board Member Roady - Zoom

Also present or on Zoom during all or portions of the meeting either in person or on the phone were the following individuals:

Susan Buxton, Director
Adam Zaragoza, Management Services Administrator
Craig Quintana, Public Information Officer
Joanna Hiller, Management Assistant
Seth Hobbs, R&R Program Manager
Joy Vega, Deputy Attorney General
Kathy Muir, Grants/Contracts Management Supervisor
Steve Martin, Financial Officer
Heidi Burks, Real Estate Manager
Ryan Buffington, East Region Manager
Theresa Perry, South Region Manager
Alyssa Leavitt, Administrative Assistant
Skylar Jett, IBO
Lisa Herriot, DFM
Larry Laxton

Director Buxton let everyone know that there isn't a need for an executive session at this meeting. Board Member Roach will Chair the meeting today due to Chairman Beckley in and out of the meeting.

Welcome and Introductions - Chairman Roach and Director Buxton

Chairman Roach and Director Buxton welcomed everyone to the meeting.

Director's Update

Director Buxton let the Board know that IDPR has just been given the Esto Perpetua Award from the Idaho Historical Society. This award is the State's highest award of distinction that recognizes individuals and organizations for their accomplishments in Idaho History. Director Buxton explained that she emailed the letter out to all the Board members and explained that the dinner was on June 6 and shared that the other candidates that are on the list. This is

based on the work that we already do with Historical Society. The letter states that the award for the partnership with the Historical Society: Idaho Program, Women 100 Initiative, and the relationship with the State Historic Preservation Office. The Historical Society also recognized IDPR for the continued work with the Pacific Northwest Field School on the rehabilitation of Idaho's historic buildings across Idaho. The Director let the Board Members know that if they would like to attend it to let her know so she can get the arrangements made. Director Buxton let the Board know that Adam Zaragoza will go with her to attend a meeting with leadership members from the Heyburn SP Marina and she will be going to a meeting at LC State.

Chairman Roach congratulated IDPR the Esto Perpetua Award.

ORFAC

Chairman Roach asked Director Buxton to go over the ORFAC approval projects regarding the Governor's letter regarding the ORFAC projects. Director Buxton reminded the Board that this money has been appropriated into the recreation fund under statute that is previous to this Board to make a final decision whether the Board approves the final amount, less or something else. Director Buxton said that anything that wasn't approved at this time will go back into the same fund and isn't lost. Ms. Manning asked about the money that wasn't appropriated and if it would go back into the fund. Director Buxton explained that the ORFAC Board based their decisions on the information and amounts that they heard, and the money not used would stay in the fund (whatever is not approved by the Board). Director Buxton said there would be another meeting by ORFAC on May 10th. Ms. Manning asked if they would like them voted on individually or all together and Chairman Roach said individually, and Chairman Beckley agreed.

East Fork Rock Creek: IDL property that may be leased to IDPR, which would use ORFAC funding to improve primitive campsite locations and add facilities. This site was historically used for primitive camping, but IDL had to close it due to trash, debris, and erosion. Massacre Rocks State Park staff would manage the site as it is about 25 minutes from the park. IDPR would work with the existing IDL grazing permittees to continue grazing where feasible, provide exclosures from the camping area and the creek for multiple uses (e.g., grazing, camping, and fishing). To make the endowment whole. IDPR has proposed an "endowment fee" to the facilities that are developed on top of fees paid to IDPR. Finally, the Director of IDL is required to present the proposed concepts to the Land Board or other staff.

Actual ORFAC Capital Funding: \$1,000,000.

Ms. Manning moved to approve the East Fork Rock Creek for \$1,000,000 contingent upon IDL and IDPR entering into a legal agreement for recreation use on endowment land. The motion was seconded by Mr. Roady. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach - Yes
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Henry's Lake: IDPR proposed to construct camper cabins, as opposed to primitive campsites, to reduce the potential of wildlife (bears) encounters and potentially allow winter use of Henry's Lake or IDL ground near Henry's Lake State Park. ORFAC liked this location but reduced the funding level to recommend more projects. IDPR may be able to use other available funding as needed for this project. IDPR has proposed an "endowment fee" added to the camping fee go to IDL. Finally, the Director of IDL is required to present the proposed concepts to the Land Board or other staff.

Actual ORFAC Capital Funding: \$750,000

Director Buxton explained that the Land Board will be having a meeting on this.

Ms. Manning moved to approve the Henry's Lake for \$750,000 contingent upon IDL and IDPR entering into a legal agreement for recreation use on endowment land. The motion was seconded by Mr. Cooke. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach - Absent
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Horsethief Reservoir: These campgrounds and docks are currently managed by IDFG and YMCA for a short summer season. Both parties wish to terminate that agreement. ORFAC funding would allow IDPR to make necessary upgrades to campsites and eventually take over management. This would be managed out of Lake Cascade SP and would need additional administrative facilities. Estimates by IDPR showed Horsethief operating in a deficit because of on-going personnel requirements, on-going operations, and maintenance. A variety of factors are still being evaluated including the startup costs to IDPR for equipment and personnel, camping fee structure, day use fees, and an agreement will be entered into with IDFG to address management. We have a similar arrangement at Winchester State Park.

Actual ORFAC Capital Funding: \$2,000,000

Mr. Roady moved to approve the Horsethief Reservoir for \$2,000,000 contingent upon IDFG and IDPR entering into a legal agreement for recreation use, improvement on endowment land. The motion was seconded by Mr. Cooke. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Absent
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Idaho for All: Idaho for All is a non-profit that provides adaptive recreational equipment in the form of track chairs and similar devices for individuals with disabilities or limited mobility to enjoy outdoor recreation that was inaccessible before. While the initial request was much higher, this funding would cover the purchase of five adaptive wheelchairs, with additional funding for maintenance and operating expenses for a pilot project. ORFAC removed the request for employee salaries which was agreed to by Idaho for All. Numerous letters of support were provided. IDPR staff anticipate the need for storage and recharge space for the chairs and equipment. The chairs can be reserved via the IDPR reservation system. Idaho for All anticipates some volunteers could be trained to assist users. Maintenance of the chairs and training would be provided by Idaho for All.

Actual ORFAC Capital Funding: \$112,500

Mr. Cooke moved to approve the Idaho for All funding at \$112,500. The motion was seconded by Mr. Roady. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Absent
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Aquatic Invasive Species Prevention: ISDA undertook a speedy, efficient, and collaborative job addressing the discovery of the quagga mussel last fall in the Snake River at Twin Falls. ISDA is requested ORFAC money for signage and messaging campaigns regarding aquatic species (AIS) prevention. ORFAC voted to hold funding for this project but tabled a vote on a recommendation pending legislative action. The Legislature passed and the Governor signed legislation that provides more funding to the Invasive Species Fund. IDPR continues to work closely with ISDA on this matter as these invasive species have a very detrimental effect on recreation, so their prevention is of great importance.

Proposed ORFAC Capital Funding: \$200,000

Mr. Roady moved to table the Aquatic Invasive Species Prevention for more information. The motion was seconded by Mr. Cooke. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Absent
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Trail Restoration: The Selway-Bitterroot Frank Church Foundation proposes restoration of a 20-mile trail loop in the Frank Church Wilderness/Salmon-Challis National Forest. The proposal is

relatively low cost with a match. Despite the project being on federal land, ORFAC found the proposal to be meritorious because it would unlock a loop near Sulphur Creek, Dagger Creek, Boundary Creek, and the Middle Fork of the Salmon River. The Legislative appropriation is for capital so the request for overhead and personnel costs should be reduced from the award. With the need for more trails, this project would attract equestrians and hikers and is supported by outfitters in the area.

Actual ORFAC Capital Funding: \$40,994

Mr. Cooke moved to approve the Trail Restoration non-personnel cost at \$7,800. The motion was seconded by Mr. Roady Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Yes
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Cooperative Management Recreation Area: Eastern Idaho Grazing Association proposed the pilot project to establish a travel management plan between EIGA/IDL/IDFG. ORFAC funding would go toward a vault toilet, parking site, trail signage, surveillance, and remediation to mitigate misuse of private lands by recreation users. The Governor encouraged the education and signage to reduce user damage to public and private lands. This project is also encouraged by the Idaho Cattle Association.

Actual ORFAC Capital Funding: \$300,000

Ms. Manning moved to approve the Cooperative Management Recreation Area at \$300,000 to support management of underutilized resources and managerial access. The motion was seconded by Mr. Roady. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Yes
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

White Pine Heights: Proposal by the Payette Land Trust (PLT) to secure a right-of-way near Ponderosa State Park by obtaining an easement on IDL property, which would be held by IDPR in perpetuity to preserve public access and a loop trail into Ponderosa State Park. Current proposal focused on securing the Right of Way. The Governor notes this proposal comes before the Land Board and IDL staff.

Actual Capital Funding: \$300,000

Ms. Manning moved to approve the White Pine Heights to help secure the trail right of way near Ponderosa State Park on the condition that IDL can make the easement a right of way request a condition of the sale of White Pine Heights which would elevate the need to use surplus funds and direct the staff to work with IDL on securing this right of way for the proposed funding amount of \$300,000. The motion was seconded by Mr. Roach. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Yes
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Boulder Lake Road: Valley County Recreation Department proposed recreation area to establish a new trailhead and recreation area on IDL property near the Boulder Lake and Jughandle foothills area in valley county. They proposed a primitive campground, parking lot, trailhead, vault toilets, 2 ADA sites, fire rings, and picnic tables. The proposer notes this project is the start of a recreation area planned for the future as soon as additional financing is secured. Valley County Parks & Rec would charge minimal fees for parking and overnight camping, which the project would bring in roughly \$25,000 annually. None of that money would go back to the endowment. County thought they could update permit, but IDL staff say the land would have to go back out for a lease. IDPR has additional concerns about the accuracy of the construction costs.

Proposed ORFAC Capital Funding: \$250,000

Ms. Manning moved to table the Boulder Lake Road Recreation item for \$250,000 to IDPR's May board meeting. The motion was seconded by Mr. Roach. The Chairman called for a roll call vote on the motion.

- Chairman Beckley – Yes
- Board Member Cooke - Yes
- Board Member Roach – Yes
- Board Member Roady – Yes
- Board Member Manning – Yes

Motion carried.

Board Comments

There were no comments.

Old/New Business

The Director explained the agenda for the RMSPEC Conference in May.

Public Comments

There being no further business, the meeting was adjourned at approximately 12:25 PM.



Chairman Brian Beckley
Idaho Park and Recreation Board



Susan E. Buxton, Director
Idaho Department of Parks and Recreation

OCTOBER 15, 2024
Idaho Department of Lands Staff Report



Idaho State Board of Land Commissioners

Brad Little, Governor and President of the Board

Phil McGrane, Secretary of State

Raúl R. Labrador, Attorney General

Brandon D Woolf, State Controller

Debbie Critchfield, Superintendent of Public Instruction

Dustin T. Miller, Secretary to the Board

State Board of Land Commissioners Regular Meeting
October 15, 2024 – 9:00 AM (MT)
Final Agenda
State Capitol, Lincoln Auditorium (WW02), Lower Level, West Wing,
700 W. Jefferson St., Boise, Idaho

Please note meeting location.

The State Board of Land Commissioners will conduct this meeting in person and by virtual means. This meeting is open to the public. No public comment will be taken.

Meeting will be streamed live via IPTV: <https://www.idahoptv.org/shows/idahoinsession/>

Members of the public may register to attend the Zoom webinar through this link:
https://idl.zoom.us/webinar/register/WN_7CaosI70T4C1kr0SI2DYjQ

Reports

1. **Department Reports** – Presented by Dustin Miller, Director
 - A. Timber Sales Revenue – September 2024
 - B. Leases/Permits Transactions and Revenue – September 2024
 - C. Fire Season
 - D. Land Bank Aging
2. **Endowment Fund Investment Board** – Presented by Chris Anton, EFIB Manager of Investments
 - A. Manager's Report
 - B. Investment Report

Consent—Action Item(s)

3. **Forest Legacy Project—International Selkirk Loop** – Presented by Jennifer Barker, Program Manager-Forest Legacy
4. **Disclaimer of Interest Request DI600335—William C. Clayton LLC, Boise River** – Presented by Shannon Chollett, Division Administrator-Minerals, Navigable Waterways, Oil and Gas
5. **Approval of Draft Minutes** – September 17, 2024 Regular Meeting (Boise)

Regular—Action Item(s)

6. **Energy Lease M800070** – Presented by Jason Laney, Section Manager-Endowment Leasing
7. **Adoption of Pending Rule IDAPA 20.04.01, Rules Pertaining to Forest Fire Protection** – Presented by Josh Harvey, Bureau Chief-Fire Management
8. **Adoption of Pending Rule IDAPA 20.04.02, Rules Pertaining to the Idaho Forestry Act and Fire Hazard Reduction Laws** – Presented by Josh Harvey, Bureau Chief-Fire Management

Information

9. **White Pine Public Access Easement** – Presented by Roger Hall, Bureau Chief-Real Estate

Executive Session

None



IDAHO DEPARTMENT OF LANDS

This agenda is published pursuant to Idaho Code § 74-204. The agenda is subject to change by the Land Board. To arrange auxiliary aides or services for persons with disabilities, please contact Idaho Department of Lands at (208) 334-0200. Accommodation requests for auxiliary aides or services must be made no less than five working days in advance of the meeting. Agenda materials are available online at <https://www.idl.idaho.gov/>.

STATE BOARD OF LAND COMMISSIONERS

October 15, 2024
Information Agenda

Subject

White Pine Public Access Easement

Background

Idaho has always been an outdoor recreation destination, but in recent years the state has seen a substantial surge in outdoor recreational activities by both a growing resident population and non-resident visitors. The demand for access and opportunity on public lands, endowment lands, state parks, and in some instances private lands for hunting, fishing, trail riding, camping, and whitewater sports has risen significantly in recent years. This growth has placed strain on local communities that may not have the resources to accommodate the increasing demand.

To help alleviate the pressure of a surge in outdoor recreational activities, in 2023 Governor Little created the Outdoor Recreation Fund Advisory Council (ORFAC) through Executive Order 2023-03, to expand recreational access and opportunity on state lands and other public lands in Idaho. The Executive Order directs ORFAC to recommend outdoor recreation projects to the Governor and the Idaho Parks and Recreation Board (Parks Board) to be funded from \$5 million allocated through the FY2024 Idaho Department of Parks and Recreation budget. In addition, the State Board of Land Commissioners (Land Board) has directed the Idaho Department of Lands (Department) to work across different agencies to identify opportunities to expand access to public lands and recreational activities.

Discussion

ORFAC met several times in late 2023 to evaluate proposals from various organizations to help expand recreational access and opportunity in Idaho. ORFAC provided its recommendations to the Governor for consideration, who then submitted his comments and final recommendations to the Parks Board for approval. One of the recommended projects to include state endowment lands is a trail to provide access to Ponderosa State Park for both the public and potential future occupants of the White Pine Heights and Lick Creek endowment land parcels. Given the difficulty of meeting the hurdle rate for timber on these properties, these parcels have been identified for possible reclass and disposal through the Payette Endowment Lands Strategy (PELS). The trail would cross a portion of each parcel, which are surrounded by Ponderosa State Park and private development. This project would generate revenue for the Department through the sale of a public right-of-way easement across the two properties to allow for improved public access to Ponderosa State Park.

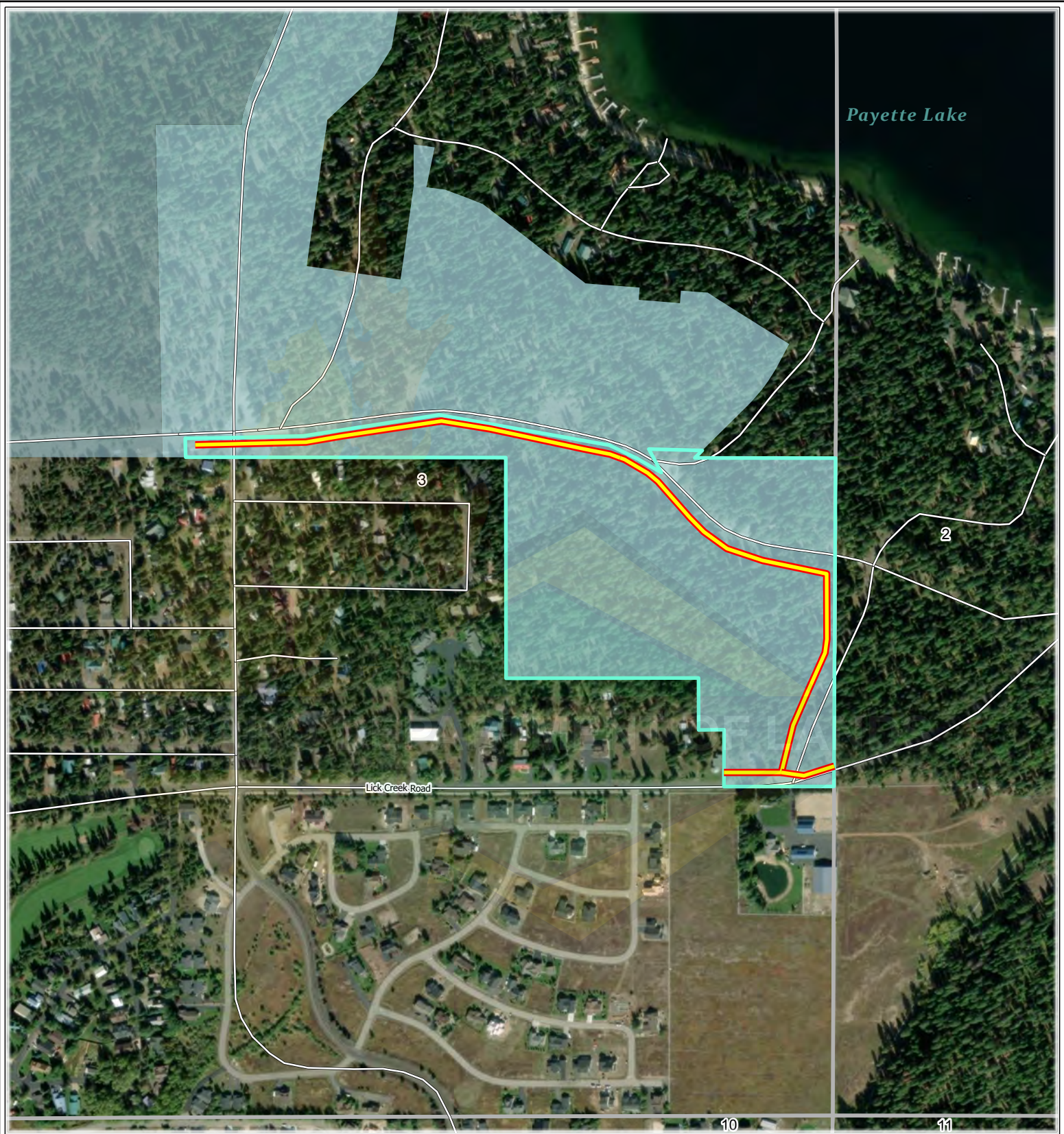
The Real Estate Bureau has evaluated, through consultation with third party experts, this easement per IDAPA 20.03.08 to determine the appropriate consideration for the easement, as well as the long-term impact to the value of the endowment lands. The Department believes the encumbrance will have little impact to the value to White Pine Heights and Lick Creek (the trail to the park may have an appreciating impact to the remaining lands). An internal appraiser for the Department determined that the appropriate consideration for this easement is \$289,000. The purchase will be executed using the Director's authority, as the consideration falls within limits per Land Board policy.

Attachments

1. Proposed Trail Map
2. Appraiser Letter



IDAHO DEPARTMENT OF LANDS



- State
- Other State
- PLSS Section
- Local Roads
- Lick Creek Subject Area
- White Pine Public Access Easement

White Pine Public Access Easement

T18N03E Sec 3

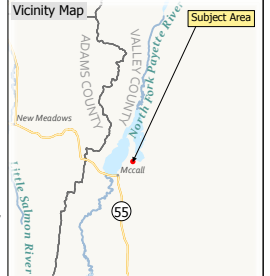
10/1/2024



Map Notes

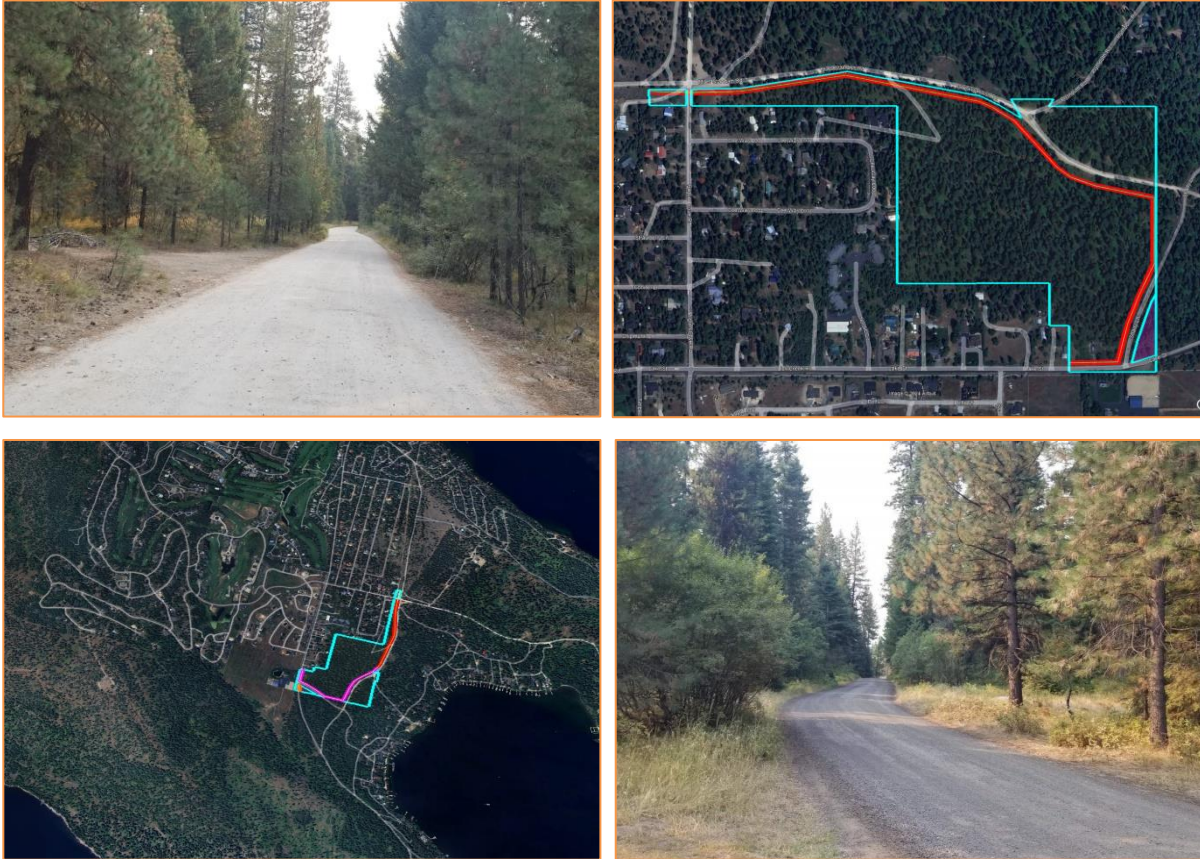
Projection: Idaho Transverse Mercator, NAD 83
 Map Notes and Data Sources

Disclaimer:
 This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.



RESTRICTED APPRAISAL REPORT

**APPRAISAL OF
PROPERTY OWNED BY:**
Idaho Department of Lands
Payette Land Trust Trail/Pathway Easement (TBD ES5000XX)



LOCATION:

A portion of land located in Section 3, Township 18 North, Range 3 East, and a portion of Section 34, Township 19 North, Range 3 East, Boise Meridian, Valley County, Idaho and Lot 16, Block 1, State Subdivision-White Pine Heights, Valley County, Idaho

PREPARED FOR:

IDAHO DEPARTMENT OF LANDS
Roger Hall, Real Estate Bureau Chief
300 N 6th Street, Suite 103, Boise, ID 83702

Submitted by:
Kevin Graham
P.O, Box 83720
Boise, Idaho 83720

EFFECTIVE APPRAISAL DATE:

September 9, 2024



September 23, 2024

Roger Hall, Real Estate Bureau Chief
300 N 6th Street, Suite 103
Boise, ID 83702

Re: Restricted Appraisal Report: Payette Land Trust Trail/Pathway Easement (TBD ES5000XX). Appraisal of property owned by the Idaho Department of Lands and located in a portion of land located in Section 3, Township 18 North, Range 3 East, and a portion of Section 34, Township 19 North, Range 3 East, Boise Meridian, Valley County, Idaho and Lot 16, Block 1, State Subdivision-White Pine Heights, Valley County, Idaho.

Mr. Hall:

At your request to provide an opinion of market value for the proposed trail/pathway easement and the impacts upon state endowment, the following report is provided. The total compensation will be used to negotiate a perpetual easement for the non-exclusive use of state endowment lands. The intended use of this appraisal is to determine the market value and to establish the consideration to the endowment.

The market value opinion will be premised on the **hypothetical condition** that IDL has granted an easement over and across the identified trail/pathway segment in the after condition. The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within context that their use might have affected the assignment results.

It is an extraordinary assumption that the proposed trail easement will “hug” the property line boundaries and there would not be a buffer or gap between the property line and will have a 20’ easement width (10’ offset from centerline). If any portion of the easement area changes before, during, or after construction, the appraisal results could change. Additionally, it is an extraordinary assumption that there will be a provision in the easement agreement that trail maintenance will be provided by the Grantees. Furthermore, if the contractor cuts down any trees within the proposed right of way, all merchantable timber will be cut and stacked at locations IDL agrees upon. The information provided by Payette Land Trust estimated 23 MBF x \$430 = \$9,890 (\$10,000 rounded). I did not value the cost of cut timber as a result of the easement. Lastly, there is a communication site lease (M500025) located in the southeast corner of the Lick Creek Subdivision and it is assumed that an easement could be granted over and across the leased area.

There are (3) three different and unique larger parcels as part of this appraisal assignment. The proposed trail/pathway impacts each differently and I have determined values to the endowments for each scenario.

RIGHT OF WAY CONCLUSIONS: (based on the hypothetical conditions and extraordinary assumptions):

White Pine easement value (RE Zoning)							
Fee simple value/acre	Property Rights %	Adj. Value/acre	Easement Impact Area (acre)	Market Value	Consideration		
\$58,000	X	90%	X	\$52,200	0.81	\$42,282	\$42,000 Rounded

Lot16, Block 1 additional future path easement value							
Fee simple value/acre	Property Rights %	Adj. Value/SF	Easement Impact Area (SF)	Market Value	Consideration		
\$10.60	X	90%	X	\$9.54	2319	\$22,123	\$22,000 Rounded

RIGHT OF WAY DAMAGE CONCLUSIONS: (based on the hypothetical conditions and extraordinary assumptions):

Lick Creek Damages (Loss of (4) residential lots)					
Average Lot Price	Loss of Gross Lot Proceeds	Total Expenses	Discount Rate	Present Market Value	Consideration
\$200,000	\$ (836,000)	\$ 168,472	10.00%	\$224,674	\$225,000 Rounded

Lot 16, Block 1 full triangle easement (Damage of (1) ½-acre residential lot)					
Fee simple value	Property Rights %	Adj. Value/SF	Full Damage	Market Value	Consideration
\$240,000	X	100%	X	\$10.60	\$240,000 \$240,000 Rounded

ORIGINAL TRAIL/PATHWAY ROW CONSIDERATION: \$267,000

ORIGINAL TRAIL/PATHWAY ROW CONSIDERATION + ALTERNATIVE FUTURE PATH: \$289,000

ORIGINAL TRAIL/PATHWAY ROW CONSIDERATION + ALL OF LOT 16, BLOCK 1: \$507,000

Sincerely,



Kevin Graham, CGA-2836
 Idaho Certified General Appraiser
 Number CGA-2836 Expires 05-11-2025