



Twin Falls City Council Agenda

Monday, May 15, 2017, 4:00 PM

Members: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) 4:00 P.M.
 - a) Allocation of Municipal Powers Outsource Grant (MPOG) applications.
Purpose: Action By: Mandi Thompson, Grant and Community Relations Manager
- 3) PLEDGE OF ALLEGIANCE
- 4) CONSIDERATION OF AMENDMENTS TO AGENDA
- 5) PROCLAMATIONS: None
- 6) GENERAL INPUT
- 7) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for May 9 - 15, 2017.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the May 8, 2017, City Council Minutes.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
- 8) ITEMS OF CONSIDERATION
 - a) Presentation of SWAT Retirement Plaque to Staff Sergeant Arnold Morgado.
Purpose: Presentation By: Matthew Hicks, Captain
 - b) Presentation on the sport of Pickleball.
Purpose: Presentation By: Sheri Wills, Pickleball Association of Twin Falls
 - c) Presentation regarding building project updates for City Hall and Public Safety Complex.
Purpose: Presentation By: Michael Arrington, Starr Corporation
 - d) Request to approve the purchase of real property located at 127 South Park Avenue West.
Purpose: Action By: Jon Caton, Public Works Director
- 9) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 10) PUBLIC HEARINGS - 6:00 P.M. - NONE
- 11) ADJOURNMENT

- a) Executive Sessions: 74-206 (1) (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
 4. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Date: Monday, May 15, 2017
To: Honorable Mayor and City Council
From: Mandi Thompson, Grant and Community Relations Manager

Request:

Allocation of Municipal Powers Outsource Grant (MPOG) applications.

Time Estimate:

1 hour

Background:

On Monday, May 8, 2017, requests were presented to the City Council from community organizations applying for MPOG funds. Council chose to table the allocation of funds to these organizations until Monday, May 15, 2017.

Approval Process:

Simple majority.

Budget Impact:

\$100,000

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Funding allocation for 2017 MPOG program.

Attachments:

1. 2017 MPOG Eligible Applications
2. 2017 Fund Requests



2017 Municipal Powers Outsource Grants Application

Organization: Boys & Girls Clubs of Magic Valley

Contact: Lindsey Westburg

Phone: 208-736-7011 ext. 103

Email: lwestburg@bgcmv.com

Brief Overview of the Organization

The Boys & Girls Clubs of Magic Valley has been in existence for 23 years this August. We are serving kids ages 5-18 in the areas of education, character & leadership development, healthy life choices, the arts and sports & fitness. The mission of the Boys and Girls Club is to enable all young people, especially those who need us most, to reach their full potential as productive, caring and responsible citizens. Our vision is to provide a world-class Club Experience that assures success is within reach of every young person who walks through our doors, with all members on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, and living a healthy lifestyle. We believe that every child deserves a great future. We offer a premier youth development experience with the highest quality programming and opportunities for success.

The efforts of the Boys & Girls Clubs recently have led to programs that reach 3,000 kids annually. We are currently expanding our facilities to have the ability to serve more kids, more often. We start each day with a kindergarten program (in partnership with Twin Falls School District) that helps parents who do not have care for the other "half day" not provided by the school system. This program is filling a need of the Twin Falls community, as there is no transportation provided for kindergarten students to get to and from school. We then proceed to after-school activities for a large population of elementary and middle school kids, with programs ranging from education (Power Hour, Robotics, & Club Tech), arts (Music & Art), fitness, health and life skills (Positive Action, SMART Moves, & Basic Training), and character and leadership development (Jr. Staff, Club Kid of the Year, Youth

of the Year). Our Keystone program consists of our teens (14-18) Our Keystone Club is the ultimate teen program for youth ages 14 to 18. This unique program provides leadership development opportunities for youth to participate in activities, both in and out of the Club, in three focus areas: academic success, career preparation and community service. With the guidance of an adult advisor, Keystone Clubs aim to positively impact teens, their Club and local communities. We then conclude each day with evening activities and programs that reach an older audience, teaching necessary life skills (Activ8 & ELEV8 teen program, Nurturing Parenting). All in all, the Boys & Girls Clubs opens each day at 7am and does not close its doors typically until 10-10:30pm, serving kids the entire time.

Demonstration of Need

The Boys and Girls Clubs are providing a safe, positive environment for thousands of kids to attend before and after school. These kids would otherwise be going home to no parental supervision. This is also referred to as the “danger zone” (from 3:30- 6:30pm) when parents are not home and children are left unattended. The Boys & Girls Clubs is the only after school program that provides transportation to our facility from fifteen different schools in the Magic Valley. Thirteen of those schools are in the Twin Falls School District. There will be an additional school added during the 2017/2018 school years. The Boys and Girls Clubs will continue to provide a safe, positive place for kids and continue to align with the mission of the City of Twin Falls to enhance and serve our community, provide healthy lifestyles for youth, provide lifelong learning programs, develop education programs to address drug use, violence and bullying and educating youth in community service and civic engagement. This aligns appropriately with the 2030 City of Twin Falls Strategic Focus areas and had a direct impact on Twin Falls youth. As Twin Falls continues to grow, the need for the Club has also grown. Our programs have been on a waiting list for over two years. Currently there are 6,626 Kindergarten- 8th grade students in the Twin Falls School District. The Twin Falls Club serves 275 kids per day. The need for our organization, our programs and opportunities for Twin Falls Youth has never been so urgent. Providing a safe environment where kids can learn, grow and feel a sense of belonging. There are countless testimonials from local members of the Boys and Girls Clubs of Magic Valley who tell stories of how the Club has changed their lives and offered them hope when all other paths would have led to a destructive life style. Through city funds we will be able to provide quality programming to Twin Falls Youth, mentors and equipment/supplies.

Partnerships

As mentioned above the Club collaborates with several community partners. These include but are not limited to: CASA, St. Luke’s, Snake River Detention Center, Twin Falls School

District, Safe House, Twin Falls Optimist Clubs, South Central District Health, Department of Health & Welfare, YMCA, College of Southern Idaho, Community Council of Idaho, U of I Extension Center, Idaho Food Bank and Twin Falls County Youth Baseball. We are always looking for the opportunity to help others or use resources that are available in our community. We know and understand the value of partnering with other agencies to enhance our program.

Performance Measures

Because most of our measurements are numerical, we rely on our Club member tracking system (KidTrax Member Tracking Software) to detail every single activity we offer at the Boys & Girls Club. We track every occurrence of a particular program, how many children are enrolled in that program, as well as how often and how long those children attend the program. All of these numerical values are compiled by the software system to enable us to generate accurate reports for every single thing we do. Additionally, we administer pre and post-tests to our Club members within each program at the beginning and end of each quarter to track and measure specific outcomes we wish to reach, as well as our Club members' enjoyment, satisfaction, and progress within our programs. An example of a measurable desired outcome would be the increased physical activity level, healthier life choices, stronger knowledge of healthy lifestyles, and overall better health of our Club members enrolled in our fitness program. This can be measured through the administration of physical and athletic assessments, as well as overall fitness and healthy lifestyle knowledge. We will promote, encourage and track physical activity throughout the duration of the program to track each participant's progress and ensure that we are accomplishing the expected results and outcomes of the program. The assessments from the beginning of each quarter will be compared to those at the end of each quarter to demonstrate where growth and improvement has occurred in each Club member. Additionally, each year we administer the National Youth Outcomes Initiative (NYOI) Survey to each of our Club members aged 9 and older to assess our Club members' individual needs and desires, as well as obtain their direct feedback about our programming, staff members, and Club environment. The statistical results and information we receive from this survey is then studied so that we can continuously implement the best programming and resources that best suit the needs and desires of our Club members.

Work Plan

Our request is to ask the City of Twin Falls to assist in the funding of three recreational after school programs – fitness, the arts and music and drama– and to assist in operating a

facility that is the “positive, safe place for kids.” These three programs will target 120 different kids each day during our after school program in the 2017-2018 school year. We are requesting assistance of \$16,500, consistent with our area of need and the amount of kids we are currently serving. It is important to note that we are not asking the city to front “all the money” to run our programs. Rather, we are asking for funding to augment what the Club is doing on its own to match the monies needed for our program (see budget narrative below). In our fitness program, we will teach our Club members about the vital importance of healthy lifestyles, physical fitness, and teamwork. Club members will also be introduced to and taught the fundamental skill sets of a variety of different athletic sports & activities. In our Art program, we will collaborate with several local artists to teach Club members to utilize different mediums and techniques to create and appreciate a variety of different art forms. We will also hold an end-of-school-year art show to showcase the various projects and talents of our Club members; this art show will be open to peers, parents, and community members alike. Finally, in our performance art programs, we will offer our Club members a variety of opportunities for creative and artistic expression. In choir, we will teach Club members about proper vocal techniques, basic music symbols and sight-reading, and harmonization, and will offer an end-of-quarter choral concert for parents, peers, and community members. In band, Club members will be taught to play a musical instrument, and will also have an opportunity to demonstrate their new abilities in an end-of-quarter musical concert. And in theater, Club members will have the opportunity to learn about basic stage production – including blocking, acting, and prop and costume-making – and will get to participate in at least one theatre play production during the 2017-2018 school year. Each of these programs will also incorporate community service into their quarterly plans. Teaching our members to give back and love the community we live in is a priority.

Budget

Detailed Budget:

Fitness Academy -after-school fitness materials/equipment	\$2,750
Musical Theatre after-school program	\$4,000
Art Academy after-school program	\$2,750
Field Trips (1 per quarter per program)	\$1,200
Coordinators (3)	\$5,800

Total Budget Requested from the City of Twin Falls:	\$16,500.00
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2017 Municipal Powers Outsource Grants Application

Organization: Fifth Judicial District CASA Program, Inc.

Contact: Tahna Barton, Executive Director

Phone: (208) 735-1177

Email: tahna@5thcasaidaho.org

Brief Overview of the Organization

Our CASA (Court Appointed Special Advocates) Program is a nonprofit 501c3 corporation that recruits, trains and supports community volunteers to advocate for abused and neglected children who are involved in child protection cases.

Demonstration of Need

- Include a detailed Statement of Need.
- Does your organization provide a service that is not provided by local government?
- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?
- What is the importance of City funding to the overall mission of the organization?

Last calendar year our Program advocated for 205 children in the City of Twin Falls with 20 volunteers. 143 children had their own CASA volunteer; the other 62 children were monitored by staff. Idaho law mandates that the CASA Program be appointed to every child protection case. We are the only organization that provides this service. It is our main goal to provide a CASA volunteer for every child in the City of Twin Falls. This funding request is vital in assisting us to reach this goal.

The City of Twin Falls overall mission "is to meet current and future needs of the community, promote citizen input, preserve our heritage, conserve and protect our social and physical resources and enhance the quality of life in Twin Falls." CASA recruits, trains and supports community volunteers. CASA advocates for the neglected and abused children of Twin Falls. CASA increases the quality of life for these children by protecting their best interests. Goal "HC1" in the City's Strategic Plan states: "Improve health in the community." CASA improves the lives of these children who find themselves in the judicial system, through no fault of their own.

Idaho law mandates that the CASA Program be appointed to every child protection case. We do receive grant funds from the State of Idaho, but it only provides 33% of our budget. It is up to our Program to find the remaining 69% through other grants, contributions and fundraising.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.
- Show how the mission of the organization could be furthered by establishing new partnerships.

Our CASA Program collaborates with the Idaho Supreme Court, Fifth Judicial District Court, Department of Health and Welfare, Twin Falls School District, Boys & Girls Club and many other social services, throughout these child protection cases. We are accredited by the National CASA Association and partner with them for training and education. Our Program has developed community partnerships with many businesses: Cactus Pete's, Glanbia, C3, Locally Owned Radio, Premier Auto Group, and Mr. Gas, just to name a few. All of these organizations assist us in fulfilling our mission statement:

"Our CASA Program is a nonprofit organization advocating for the best Interest of neglected and abused children in the child protection system."

We continue to build on these relationships and establish new ones to partner in recruiting, training and supporting community volunteers to meet this goal.

Performance Measures

- How will the organization measure successful use of City funds?
- Provide at least one outcome against which performance can be measured.

We are asking for grant funds to recruit, train and support new volunteers to serve children in the City of Twin Falls. To measure the successful use of City funds, we will categorize them according to the budget and track each category. We can further use "CASA Manager", a software program that tracks data on the number of children we serve and the number of volunteers, in the City of Twin Falls.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable
- Provide a timeline of activities that will be funded by City funds

Recruitment: advertisement in the Times News, twice week, for four weeks – Times News will match cost, as a nonprofit, for each ad we purchase we will receive one ad at no charge. Follow up with recruiter to process applications and background checks.

Training: provide trainer, supplies to train 15 community volunteers

Volunteer Support: reimburse volunteers for their mileage expense, 15 volunteers, 20 miles per month, 12 months at the rate of .485 per mile.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.
- Include costs for any materials and/or services.
- Is the organization and its programs sustainable?

Recruitment

Times-News advertising, 4 ads @ \$178.68, plus 4 ads at no charge	\$	715.00
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Personnel

Recruiter: 5 hrs per candidate, total 75 hours at \$12 per hour	900.00
Trainer: 30 hrs, 4 classes, total 120 hours at \$16 per hour	1,920.00
Payroll taxes (Medicare, FICA, UI) @ .0865	244.00

Supplies

100 recruitment folders from National CASA Association @ \$1.80 each	180.00
250 recruitment brochures from National CASA Association @ \$1.86 each	186.00
15 Volunteer Manuals	150.00

Background Checks

15 candidates, \$40 each, through Idaho Supreme Court	600.00
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Mileage Reimbursement

15 volunteers, 20 miles per month, 12 months at the rate of .485	1,746.00
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Total Budget:	\$	6,641.00
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This request is the same as last year. We are not asking for additional funding.

The Fifth Judicial District CASA Program was started in July of 1980, incorporated in the state of Idaho in October of 1993 and sustainable for the past 37 years. Our current fiscal budget is supported by contributions (24%), fundraising (30%) and grants (46%).

Thank you for the opportunity to be considered for Municipal Powers Outsource Grant funds.



2017 Municipal Powers Outsource Grant Application

Organization: Interlink Volunteer Caregivers (IVC)

Program: “Access to Healthcare” Transportation

MPOG Request: \$15,960

Contact: Edie Schab Phone: 733.6333

Email: ivcofmv@gmail.com Website: www.ivcSouthernIdaho.com

Demonstration of Need

A primary unmet need addressed by IVC is non-Medicaid funded transportation to vital medical appointments which allows people access to their healthcare providers. (John Hathaway, Health & Welfare regional administrator (retired) recently reported, “80,000 people in Idaho are not covered with health insurance.”) IVC volunteers, using their own vehicles, provide transportation to elderly, disabled and chronically ill people who cannot drive.

IVC’s handprint in the community is essential for providing access to healthcare within Twin Falls through its transportation program. Without the assistance provided by IVC, many of our citizens would be forced to move into care facilities. For many citizens, medical bills would be debilitating due to emergency room visits as a result of procrastinating visits to medical or mental health appointments when access to transportation poses a significant challenge. IVC is the **only** organization in southern Idaho providing no-cost door-through-door transportation to those who qualify.

Idaho’s population is aging faster than the nations according to estimates released by the last U.S. Census Bureau. With an estimated 8,000 – 11,000 U.S. “Baby Boomers” hitting age 65 daily and people 65 and older accounting for 14.3 percent of Idaho’s population, the need for transportation will continue to increase. Idaho, specifically Twin Falls, is a popular retirement location due to our low cost of living and access to medical care. The need for elderly transportation services in Twin Falls will continue to grow exponentially during the next 10 years as Baby Boomers become the next wave of elderly needing IVC’s services.

Benefits

Twin Falls gets a double bang for each dollar as volunteers match the funding by donating their time and vehicles to transport at no-cost to the client. The health of clients is dramatically improved as they are able to visit their physicians, therapists, pharmacists and dialysis providers. IVC is an essential agency in our community ultimately contributing to improved health and an overall sense of wellbeing to Twin Falls’ elderly and disabled citizens.

Without this most critical service, Twin Falls residents who no longer drive would be unable to access needed medical services resulting in failing health. As a result of no medical treatment, often the individual moves into a crisis situation. These citizens then need other costly transportation like ambulances and often require extensive costly hospitalizations. Transporting vulnerable citizens furthers both IVC and Twin Falls City’s mission by allowing access to health related professionals which contributes to a healthier community.

Benefits - continued

As citizens, we all strive to remain in our own homes as long as possible. It is where we feel most comfortable and valid. IVC volunteers provide that validity and reassurance. As a result of IVC services, people are able to remain independent in their own homes and not be forced into care facilities thereby saving taxpayers thousands of dollars. IVC gives **the gift of home** to those it serves.

Partnerships

IVC partners with area organizations to stretch our resources while ensuring there are no duplication of services. IVC has a positive reputation in our community as a team-player regularly collaborating with many organizations including: CSI's Office on Aging, Twin Falls Senior Center, CSI's Trans IV, St. Luke's M.V. Medical Center, St. Luke's MSTI, Idaho Dept of Health & Welfare, Salvation Army, South Central Community Action Partnership, Living Independent Network Corporation, Davita and Magic Valley Kidney Dialysis Centers, South Central District Public Health, United Way of SCID, Valley House, Voices Against Violence, Habitat for Humanity, Idaho Commission for the Blind & Visually Impaired, Twin Falls County Emergency Coordinator – Jackie Frey, Progressive Behavioral Systems, Family Health Services as well as area home health and hospices.

IVC is the agency of last resort. If someone does not qualify for other programs or have the necessary resources, then and only then, will IVC step in to provide needed help. IVC regularly provides the public with information and referrals to other organizations.

Performance Measures

Monthly reports submitted by IVC volunteers are tabulated then data tracked and analyzed to determine totals in transportation mileage, participants served, hours donated and services provided. IVC's director compiles data into a report which is supplied to each IVC board member at regular monthly meetings. This tool provides IVC board members with an accurate picture of progress made and funds spent. Reported findings will also be reported to Twin Falls City Council members.

Work Plan

If awarded, IVC will use MPOG funds to reimburse its volunteers for mileage driven while using their own vehicles at \$0.46 cents per mile. This reimbursement is for fuel and maintenance costs as well as vehicle wear and tear.

The timeline of Twin Falls city residents served with transportation to health related appointments are as follows:
1st Qtr – 1,243 people will be served, 2nd Qtr – 1,243 people will be served, 3rd Qtr – 1,243 people will be served, 4th Qtr – 1,243 people will be served. Total for 2017-18 = 4,972 people transported within Twin Falls city limits.

Budget

Please see attachment of IVC's budget for "**Access to Healthcare**" Transportation program.

Sustainability

IVC has been serving Twin Falls for 20 years and the need for its services continues to grow with the increase of retirees and the lack of affordable public transportation. IVC has proven to be a fiscally responsible organization with committed board members, competent director, caring volunteers and commitment to partnerships within the community. IVC demonstrates accountability and commitment by adhering to its Strategic Plan Goals: 1) Maximize funds to support IVC's mission, 2) Enhance the quality and quantity of volunteer resources, 3) Foster an effective board of directors, 4) Maximize employee effectiveness. IVC's leadership is one of integrity, transparency and compassion for its mission.

Without IVC's "**Access to Healthcare**" Transportation program IVC participants would not otherwise have access to healthcare and would become forced to move from their homes into care facilities costing taxpayers a fortune!

Transportation services in Twin Falls will be an ongoing need for which IVC will continue to raise money via special events, solicitation from donors as well as ongoing and new grant requests.

IVC

“Access to Healthcare” Transportation Program

BUDGET

Budget Period/Time Frame: June 1, 2017 – May 31, 2018

ITEM		DESCRIPTION / CALCULATIONS	TOTAL VALUE:	MATCHING RESOURCES:		GRANT RESOURCES:	
				AMOUNT	SOURCE	AMOUNT	SOURCE
A. SALARIES							
Executive Director (Project Manager, Volunteer-Participant Coordinator, Grant Administrator)		\$42,578/yr = (2080 hrs @ \$20.47/hr) \$21,289 =(1040 hrs \$20.47/hr)	\$21,289	\$20,000 \$1,289	TFHIT Seagraves Found	0	NA
Executive Assistant (part-time) (Volunteer-Participant Coordinator)		\$12,480/yr = (960 hrs @ \$13.00/hr)	\$12,480	\$12,480	Seagraves Found	0	NA
Other							
TOTAL SALARIES:			\$33,769	\$33,769		0	NA
B. EMPLOYEE-RELATED EXPENSES (EREs):							
FICA		7.65% x \$21,289= \$1,629 7.65% x \$12,480= \$955	\$2,584	\$2,584	Seagraves Found	0	NA
State unemployment insurance		\$1600/yr/2	\$800	\$800	Seagraves Found	0	NA
Health insurance		\$6,612/yr/2	\$3,306	\$3,306	Idaho Community Foundation	0	NA
Workers' compensation		\$1487/yr/2	\$743	\$743	Seagraves Found	0	NA
Other							
TOTAL EREs:			\$7,433	\$7,433		0	NA

ITEM		DESCRIPTION / CALCULATIONS	TOTAL VALUE:	MATCHING RESOURCES:		GRANT RESOURCES:	
				AMOUNT	SOURCE	AMOUNT	SOURCE
C.	CONTRACTUAL SERVICES:						
	Volunteers Donated Hours - Value	8,794 hrs x \$12/hr	\$105,528	\$105,528	IVC Volunteers	0	NA
	TOTAL CONTRACTUAL SVCS:		\$105,528	\$105,528		0	NA

D.	ITEM	DESCRIPTION / CALCULATIONS	TOTAL VALUE:	MATCHING RESOURCES:		GRANT RESOURCES:			
				AMOUNT	SOURCE	AMOUNT	SOURCE		
	SPACE COSTS:								
	Office rent (monthly)	\$573/month x 12 months	\$6,876	\$3,576	Seagraves Found Donor				
	Utilities	Included in rent	\$0.00	\$3,300					
	Other:								
	TOTAL SPACE COSTS:		\$6,876	\$6,876	0	NA			
E.	EQUIPMENT: RENTAL, LEASE OR PURCHASE								
	Office equipment (list):								
	Copy Machine (lease)	\$52/month x 12 months	\$624	\$624	Seagraves Found	0	NA		
	Other (list):								
	TOTAL EQUIPMENT:		\$624	\$624	0	NA			
F.	SUPPLIES AND MATERIALS:								
	Office/desktop supplies	\$50/month x 12 months	\$600	\$600	Seagraves Found	0	NA		
	Copying supplies		\$0.00						
	Program-related supplies		\$0.00						
	Program-related materials		\$0.00						
	Other		\$0.00						
	TOTAL SUPPLIES/MATERIALS:		\$600	\$600	0	NA			
	G.	ITEM	DESCRIPTION / CALCULATIONS	TOTAL VALUE:	MATCHING RESOURCES:		GRANT RESOURCES:		
					AMOUNT	SOURCE	AMOUNT	SOURCE	
	TRAVEL								
	Local mileage for staff (___¢/mi x ___ miles)		\$0.00						
	Out-of-area travel: Transportation, lodging, meals, etc. (list):		\$0.00						
				\$2,800 \$10,000 \$5,000 \$5,000 \$1,000 \$7,000 5,000 20,000	United Way St. Luke's CHLF Glanbia TF County Jerome County Bowl Pong Event Idaho Gives Seagraves Found	\$15,960	This Grant		
	Volunteer mileage reimbursement (miles x 0.46 ¢/mile)	(156,000 miles/yr @ 0.46 ¢/mile)	\$71,760	\$55,800		\$15,960	This Grant		
TOTAL TRAVEL:			\$71,760		\$55,800		\$15,960	This Grant	

ITEM	DESCRIPTION / CALCULATIONS	TOTAL VALUE:	MATCHING RESOURCES:		GRANT RESOURCES:	
			AMOUNT	SOURCE	AMOUNT	SOURCE
I.	OTHER EXPENSES:					
	Telephone/Internet (monthly):	\$2,400	\$2,400	Seagraves Found	0	NA
	Postage	\$1,176	\$1,176	Seagraves Found	0	NA
	Fire, Theft Insurance	\$550	\$550	Seagraves Found	0	NA
	D&O Insurance	\$350	\$350	Seagraves Found		
	Printing/copying costs	\$900	\$900	Seagraves Found		
	Subscriptions	\$0.00				
	Publications, books, tapes, etc.	\$0.00				
	Training expenses	\$0.00				
	Advertising and marketing costs	\$6,060	\$6,060	Seagraves Found	0	NA
	Volunteer Liability + Excess					
	Automobile Insurance	\$684	\$684	Seagraves Found		NA
	TOTAL OTHER EXPENSES:	\$12,120	\$12,120			
	TOTAL PROJECT/PROGRAM - RELATED COSTS:	\$238,710	\$222,750 Match		\$15,960	MPOG Funds
	TOTAL REQUEST FROM TF MPOG FUNDS					\$15,960



Jubilee House, Inc.
315 Grandview Drive
Twin Falls ID 83301
(208) 736-2566

2017 Municipal Powers Outsource Grants Application

Organization: Jubilee House, Inc.
Contact: Kristy Backus, Program Director
Phone: 208-736-2566
Email: jubilee.house@hotmail.com

Brief Overview of the Organization

Jubilee House is a 12-month residential recovery home serving Twin Falls and surrounding areas. Over 80% of our residents come from the City of Twin Falls. Our mission is to offer the tools and the time needed to rehabilitate and live a productive life in recovery. Very often, by the time someone is sincerely willing and ready to leave their life of addiction and chaos, they have used up all the funds and services available to them. Jubilee House offers a yearlong *Full Life Recovery Program* which includes room, board, transportation, licensed drug and alcohol counseling, coaching and life skills classes, as well as 24/7 supervision at NO charge to the residents.

Demonstration of Need

Twin Falls Strategic Focus Areas include a Healthy Community, a Learning Community and a Secure Community that improves the response to drug and alcohol issues. Alcohol is associated with 25% of all hospital admissions and an additional 10% when other illegal substances are considered. Idaho's prison population is higher than it has ever been. Meth use and lack of community based programs accounts for the higher prison population. Up to \$7,500 is spent on each inmate every month in health care costs alone.

A survey of Regional Substance Abuse Authorities stated that only 21.9% of those needing substance abuse treatments were adequately served by existing services. This survey also stated that the most needed and unavailable services were residential treatment, with transitional or halfway housing being the fourth needed service that is not sufficiently available. The study went on to state that the lack of services in rural areas and access to transportation to travel to treatment and appointments is one of the top four weaknesses in our current system.

While in Jubilee House's Full Life Recovery Program, we help women address health issues caused by years of abuse and medical neglect. Furthermore, we can serve women that would otherwise not be able to receive services and treatment due to cost restrictions. Our counseling and classes provide the tools needed to live a life of health and recovery. In addition, we help our residents' setup an on-going network and plan for life.



Jubilee House, Inc.
315 Grandview Drive
Twin Falls ID 83301
(208) 736-2566

Full Life Recovery Program offers a program that promotes healthy living in all areas of life. We accept women with dual diagnosis (addiction and mental health issues). We provide education on addiction and work closely with mental health services. Communities are left paying the high costs of addiction through crime, legal fees, incarceration, unpaid bills, medical and other social services. There is a societal cost that includes unpaid services, health care, theft and legal obligations that account for more than \$19 a day for a using addict. In 2012, Idaho ranked 49th nationally in per capita income. In 2011, Idaho ranked in the top 10 in home foreclosures, had a 12.1% poverty rate and a 9.3% unemployment rate*. Our goal is to help families gain the tools needed to improve their lives, not just the information to be sober. We work with each woman to have goals of continuing education, through GED, technical schools and/or college. We help each resident identify issues that may be deterrents to gainful employment and assist in overcoming those issues.

Partnerships

We work closely with Child Protective Services offering safe and supervised visitation and assisting women in completing case plans where appropriate. In addition, we also work closely with the specialty courts, such as CPS Drug Court, Drug Court and Mental Health Court as well as Probation and Parole and Adult Mental Health assisting women in maintaining appointments, classes and other requirements to successfully utilize the services and programs offered. Over 80% of our residents have been incarcerated in the penal system in Twin Falls and the State of Idaho. Many of those women have had children in the CPS system in Idaho. Indirectly our services affect the entire community.

Performance Measures

Our goal is to continue to offer room, board, classes, counseling and supervision through our *Full Life Recovery Program* to the women of Jubilee House maximizing their chances of success. It is our goal to have an average of 8 women in residence with a graduation held in the Fall and the Spring. Residents are required to maintain compliance with other agencies, complete classes and counseling, improve health and work towards self-sufficiency. We will also continue to offer ongoing accountability, support and encouragement to our previous graduates.

Work Plan

Assist each resident in fully complying with their legal obligations, attend and complete classes offered and to assist women to develop plans for maintaining health; and for all graduates to have gainful employment and goals and plans to better themselves. We do this through continuing to offer classes, counseling and work opportunities. Maintaining files of class hours and counseling completed. ***Working with other agencies*** to monitor compliance. Assisting women in learning skills in maintaining budgets and schedules.

Budget

We are requesting a grant in the amount of \$8,000.00 from the City of Twin Falls to supplement the cost of \$92,729.00 for our *Full Life Recovery Program*. Our total estimated 2017 budget is



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\$138,940.00 for our residential program. The funds would be utilized for program related items that deal with basic needs and 24/7 supervision, not for administrative costs.

Financial Need and Fiscal Responsibility

Jubilee House receives **no State, Federal or Insurance funding** and all our services are offered at no cost to our residents. We have offered continuous service since February 2008 with 46 women completing our Full Life Recovery Program and 3 more scheduled in June. The average cost of a recovery program ranges from \$10,000 - \$20,000 per month per resident with success rates typically below 20%. Jubilee House has offered services for 9 years for a total cost of less than \$2000.00 per month per resident. Although success rates are hard to keep track of, many Jubilee House residents continue to seek counseling, accountability and friendship through the Jubilee House, an estimated two-year success rate is approximately 70%. The longer a person stays in the program, the better chances for long-term success. The funds we get from the MPOG grant go to allow the 24/7 supervision and the basic needs of food, shelter and transportation that are a fundamental part of our *Full Life Recovery Program*.



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ESTIMATED WORKING BUDGET

JANUARY - DECEMBER 2017

Expense	Estimated Annual \$	Not direct program expense
Salaries and Payroll		Admin Time 35% Director/15% Staff
Director	27,040	9,464
Staff	16,640	2,496
*Overnight Staff	20,400	
Administrative	15,860	15,860
Contract Drug and Alcohol Counselor	13,200	1,320
Payroll Taxes and WC Insurance	12,200	12,200
*Transportation		
Mileage		
Company Vehicle Gas	3,000	
Auto Insurance		
Auto Repair		
*Household Utilities		
Electric		
Gas	6,500	650
Sewer		
Property Maintenance		
*Household Expenses		
Food		
Toiletries	7,500	
Cleaning Supplies		
Room, Board, Basic Needs		
Insurance		
Liability	4,200	420
Property		
Professional Fees	500	500
Advertising/Mail Outs	800	800
Administration		
Office Supplies		
Printing	2,300	2,001
Postage		
Publications		
Program Material	3,500	
Staff Training		
Seminars	500	500
Education		
Travel		
Medical (for residents)		
Exams, Dental, RX	800	
In Kind Donations / Non-Cash / Direct Program	4,000	
Total Estimated Budget	138,940	
Direct Program Related Expenses	66.74%	92,729
Administrative Expenses	33.26%	46,211

*Basic needs shown in red

2017 Municipal Powers Outsource Grant Application

Living Independence Network Corporation, LINC

Melva Heinrich, Twin Falls Director

208-733-1712

mheinrich@lincidaho.org

LINC, is a 501 (c)3 nonresidential center for independent living, We have three office, the home office is in Boise and another satellite office in Caldwell. We provide information and referral, advocacy, peer counseling and transitions, from high school and long term care. We also have an in home care program, where we provide care for people with disabilities and seniors so they may live in their homes and remain in the community. The revenues we make from this program are used to provide other services within the community, one of these programs is the transportation program we run in Twin Falls.

LINC's transportation program has had funding cuts from ITD because of their mythology of how 5310 funds are distributed within the state. These cuts started two years ago and we have made adjustments within the program, these cuts have affected the end user to the point their number of rides barely cover the minimal needs. We are working to rebuild the program but need to add to our funding sources. We are serving about 500 of the most venerable citizens in our city, by providing transportation services to essential services on a monthly basis.

We work with other transportation providers in Twin Falls to enhance each other's services, such as with Trans IV. With our program they are able to give each rider six free rides before they start charging. We encourage people who qualify to also work with the seniors helping seniors to make the rides go through the month. By working together we are not duplicating services we are enhancing what is available. This may seem like all the rides a person might need

for the month and in some cases it is enough but as an example a person shops for groceries twice a month, has an eye appointment, and two dr.'s appointments, and gets their hair done. This would be 12 trips, we could cover 6 of those but they still need to pay for the other 6 rides, at a cost of \$30.00 to \$60.00 depending on who they ride with and the distance they go. For someone on a limited income that could be more than they have. That is why we are trying to increase the number of rides we can permit.

LINC's transportation program has been in a constant for almost 25 years and with assistance from the city of Twin Falls we will be able to return the program to a needed level of service. Our mission of providing services to people with disabilities is to assist them in maintaining independence and transportation is the number one need in maintaining that independence.

LINC has a long history in collaborating with other community members, we have also been involved with transportation planning, with the city, regional and at the state level. We work with Area Office on Aging, College of Southern Idaho, Trans IV, Interlink Volunteer Caregivers, and St. Luke's hospital. All of these partnerships are beneficial to each of our programs. Our mission could be expanded with additional community support and we continue to try to develop these relationships and hope as we do we can educate the community as to the importance of transportation to those who are unable to drive.

LINC maintains detailed records as to the number of trips we provide, where people travel and how often they travel. We are able to track the flow of usage over time, and would be able to track the increase we would expect from assistance from the city.

Twin Falls city dollars would be used to provide funding for direct services and support services such as postage, printing and the cost of the ride itself. When LINC receives funds we average the funds to cover the entire year to ensure that there are no gaps in services. Twin Falls City funds would be used in that manner.

LINC will receive \$89,000.00 from Idaho Transportation Department beginning October 1, 2017 good for the following 12 months, we also expect to receive \$8,000.00 from OOA to be used as match funds. These funds will all be used for cost of the rides themselves. Administration funds for this program are approx. 52,000.00 which LINC pays the bulk of these costs. WE are however looking to having some of these cost covered by additional grant funding as LINC has born these cost for many years and needs to reduce this expenditure. I have included the auditor's findings and as you can see LINC and its programs are sustainable, however we are wanting to get by in from the community as this program makes Twin Falls a better place to live and provides a much needed service.

2017 Municipal Powers Outsource Grants Application

Organization: The Magic Valley Arts Council

Contact: Carolyn White

Phone: 208-734-2787

Email: Carolyn@twinfallscenter.org

Brief Overview of the Organization

Magic Valley Arts Council (MVAC) is a 501-c-3 non-profit organization and is designated as the official Arts Organization for the City of Twin Falls. Like the City of Twin Falls, MVAC supports the availability of cultural and entertainment infrastructure, in partnership with other organizations, to provide arts and cultural opportunities to the public which reflect Twin Falls' unique sense of community. Magic Valley Arts Council is an umbrella organization in support of cultural activities, visual arts, performance arts, literary arts, arts education and outreach to the community.

Demonstration of Need

- Include a detailed Statement of Need.

Magic Valley Arts Council (MVAC) requires grant funds to continue offering free and reduced fee programs and arts education to the community of Twin Falls. Most granting organizations and foundations have significantly reduced dollar amounts in the last several years and now focus primarily on project specific funding without recognizing the need for ongoing operational support. Without funding for daily operations, our organization would find it difficult to continue to provide programing, especially those offered free or at reduced fees to a segment of our community that is unable to afford alternative arts opportunities. As arts programing has been reduced or eliminated in the elementary levels of our educational system, it is even more important to provide these opportunities and experiences to our youth so that they have equal exposure to the arts. As the official Arts Organization for the City of Twin Falls, we believe it is our responsibility to continue providing these opportunities to our citizenry as we endeavor to continually enrich the artistic quality of life in our area.

- Does your organization provide a service that is not provided by local government?

Yes, the Magic Valley Arts Council provides services not provided by local government. MVAC provides various arts and cultural opportunities to all citizens of Twin Falls. Several of our programs directed especially toward youth, provide a wider variety of activities and options, such as our varied arts outreach programs which serve as an alternative to formalized sporting activities or fee based club activities. Additionally, we help to administer community and city public art projects such as the recently completed North Five Points Pocket Park Art Piece and the Sub-Arts Committee for Urban Renewal with the Main Ave. Redesign project and assistance with the current Archway Project.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

MVAC supports the availability of cultural and entertainment infrastructure, in partnership with a number of other organizations, including the College of Southern Idaho, the Twin Falls Public School District, and other local organizations to provide arts and cultural opportunities to the public which reflect Twin Falls' unique sense of community. We support and offer educational opportunities to our citizenry. The Magic Valley Arts Council actively seeks to engage the public through various volunteer opportunities and involvement in the community, while enhancing the quality of life in Twin Falls. We believe a strong cultural community attracts an educated and skilled workforce, promotes our region as a tourist destination and encourages private investment in public amenities. We know that prospective new businesses inquire about the arts and cultural opportunities in our community as part of their analysis in making relocation plans, which then lead to economic development and growth in our area.

- What is the importance of City funding to the overall mission of the organization?

The Mission Statement of the Magic Valley Arts Council is: "to provide arts and cultural experiences for all people in the greater Twin Falls area". Your funding is vital to ensuring that we are capable of fulfilling this mission by providing operational support. Support for the arts should not be thought of as an act of charity, but as a wise investment. The estimated total economic impact of the Magic Valley Arts Council for 2016 was \$867,927. This data is calculated by using a valid input-output study methodology using the Americans for the Arts website artsusa.org. The figures input are publicly available information (the population of Twin Falls, our organization's total expenses for our last fiscal year, and the total number of people we reach annually). Through our programs, the Council adds \$633.687 to local household income, generates \$37.399 for local government revenues, and adds \$42,032 to Idaho state revenues. Additionally, the Magic Valley Arts Council, unlike most non-profits, paid \$12,573 in local property taxes last year. The Magic Valley Arts Council needs your support monies to continue initiating this investment back to the economy.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

The Magic Valley Arts Council is an umbrella Arts organization and partners with the following organizations: Art Guild of Magic Valley, Full Moon Gallery Cooperative, the College of Southern Idaho Arts on Tour, the CSI Refugee Program, Magic Valley Camera Club, Jump Co., Twin Falls Municipal Band, Jazz on the Canyon, Magic Valley Symphony, Dilettantes, Magic Valley Magicians, Regional Watercolor Society and Idaho Watercolor Society, in addition to other civic organizations: Twin Falls Rotary Clubs, Kiwanis Club and the Twin Falls Optimists. We also partnered with over 80 local businesses as venues for Art and Soul. Additionally we work closely with private individuals and City entities to help coordinate and assist in public art projects. All of these partnerships support us in our effort to provide visual arts, performance arts, literary arts, community outreach and community wide arts education.

- Show how the mission of the organization could be furthered by establishing new partnerships.

The Magic Valley Arts Council is always looking for partnerships as we develop new programming that can be offered to the citizens of Twin Falls and further our mission of providing arts and cultural experiences to them.

Performance Measures

- How will the organization measure successful use of City funds?

Success is measured by the number of programs offered, attendance at events and event participation, satisfaction surveys, committee and board discussions, and use of strategic Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis, are all forms MVAC uses to evaluate, measure and determine value of programming, activities and procedures. In 2016, over 20,000 people attended a variety of art programs presented by MVAC. In addition, our galleries continue to attract a wide variety of people daily.

- Provide at least one outcome against which performance can be measured.

Our 2016, Kids Art in the Park event attracted 360 youth, another record number of participants for this event in the program's 25 year history. In 2017, with increased funding, our goal is to be able to hire more art teachers in order to provide more classes so that we can increase participation, due to the increase in our population, to 400 youth. This program utilizes community youth probation participants as teacher assistants during the day, providing a positive experience and often these youths' only exposure to an art class. Their behavior and attitude changes are instantly apparent at the end of the day. Refugee newcomers that attend are able to participate as there is no language or cultural barrier in art. Additionally, we would like to provide more student outreach performance workshops during our Missoula Children's Theater residency week. We find arts education develops problem-solving skills and

self-discipline and inspires students to stay in school and to succeed. Arts activities for youth and families are positive alternatives to inappropriate behavior, crime and drug abuse. As funding for the Arts and Arts Education continues to decline, it is vitally important to provide these alternatives.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable.

With this funding, we will continue our emphasis on arts education through our already successful programs which include Our Arts on Tour student outreach, in collaboration with CSI, brings professional performances to local schools, reaching over 3000 students annually. These student outreach performances are offered free of charge to students, with the Twin Falls School District receiving first priority. Kids Art in the Park, a day of fine art for kids ages 3 -14, provides an opportunity for an art experience in multiple disciplines for a minimal \$2.00 registration fee and reaches over 350 kids. Missoula Children's Theatre, a residency week with professional instructors from Missoula, Montana, provides a performance opportunity to 64 local kids, with workshops throughout the week to more than 350 additional kids in the Twin Falls area. We will also fund new rotating exhibits, present our 13th Annual Brown Bag Lecture Series, host the Idaho Water Color Society touring exhibit, continue our documentary film series with public debate in partnership with PBS Television, hold local photography club workshops and exhibits, produce Thousand Springs Festival of the Arts and Art and Soul of the Magic Valley. This event now in its 7th year, is the largest premier cash prize art contest in the Northwest, attracting over 290 artists, 63 new participants from 19 states, 80 local businesses, and over 200 local sponsors and supporters. This event alone continues to attract community businesses, artists, and the general public, as well as draw both artists and tourists from out of town. This also provides a strong economic benefit to local businesses. Art exhibits at the Twin Falls Center for the Arts, home of the MVAC, are all free and open to the public.

- Provide a timeline of activities that will be funded by City funds.

Program funds, teacher fees and/or staffing are expensed at the time of each designated program: Art and Soul of the Magic Valley in April, Kids Art in the Park in July, Missoula Children's Theater in November, Thousand Spring Arts Festival in September, and youth and adult art classes year round. Additional funds are expensed as programs are developed and new art opportunities arise.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

Requested Grant Funds Total would be used as follows:

<i>Staffing (limited to program mgt.):</i>	<i>\$3,000</i>
<i>Contracted artist fees:</i>	<i>\$5,800</i>
<i>Art Teacher Fees:</i>	<i>\$4,200</i>
<i>Student art material fees:</i>	<i><u>\$2,000</u></i>
<i>Total Grant Funds requested</i>	<i>\$15,000</i>

- Include costs for any materials and/or services.

Material and services fees are included in the above grant fund breakdown.

- Is the organization and its programs sustainable?

The Magic Valley Arts Council continues to be a fiscally responsible organization as we move into our 27th year of bringing art and cultural opportunities to the City of Twin Falls. Increased individual and business membership and fundraising efforts, along with the business model of having a rental facility, helps to partially offset ongoing operational expenses as we continue to grow and develop new programs to meet the needs and desires of our citizens and the community.

Documentation

A P&L for our current fiscal year which ends April 31, 2017 and 990 returns for the last 3 yrs.

2017 Municipal Powers Outsource Grants Application

Organization: Magic Valley Symphony

Contact: Amy Toft

Phone: (208) 404-9670

Email: maestroscircle@gmail.com

Brief Overview of the Organization

Magic Valley Symphony promotes live performance and enjoyment of classical music by maintaining a full orchestra of volunteer musicians from Southern Idaho. We enable local amateur musicians to expand their talents by rehearsing and playing beautiful music to exacting standards. We create educational opportunities and scholarships for local student and adult musicians. We perform 4 concerts a year for the whole community. Magic Valley Symphony has been playing together since 1959. The musicians are a diverse group in age, employment, country of origin, religion, politics, and sexual identity. (Our audience is also.) Music brings people together like nothing else! We strive to keep our music excellent and welcoming to all. Our conductor, Mr. Ted Hadley, gives brief, down to earth explanations of our pieces which helps us all appreciate the music.

Demonstration of Need

Please find our annual budget attached. Magic Valley Symphony consists of volunteer musicians and behind the scenes community members. Our entire program is supported by grants and donations.

We provide a service that is not provided by local government. We give the people of the Magic Valley the opportunity to perform and listen to beautiful, peaceful, and often exciting music that brings them together.

The service the Magic Valley Symphony provides is directly related to the City's Strategic Plan and Mission Statement. Classical music has been shown to improve school test scores. Allowing young people to participate in good music and learn to appreciate it helps make Twin Falls a Learning Community.

We recycle our program booklets for our entire season, thus helping us be an Environmental Community. Music by its very nature is environmentally friendly!

Studies have shown that a vibrant arts community is attractive to new business. Cultural opportunities enhance the City's image. This helps us support Twin Falls as a Prosperous Community.

City funding could be a great help in meeting our goal of bringing the community new opportunities to play and experience beautiful music.

Partnerships

Magic Valley Symphony partners with CSI for performance and practice space. Many of their faculty and student musicians play with us.

We partner with local schools to inspire students with workshops and scholarships.

Our December 2017 concert will be a partnership with the Magic Valley Chorale and our two high schools.

Many symphony members play in the Twin Falls City Band in the summer and the Symphony in the winter. This gives Twin Falls great music all year.

We are supported by many local businesses and community members.

Performance Measures

We will measure the successful use of City funds by concert attendance and audience feedback. This year we are giving a free ticket to each 4th Grader in the Twin Falls School District for our April concert. We hope to increase awareness of the Magic Valley Symphony and our audience by continuing this practice every year.

Our exciting idea of partnering with the City of Twin Falls to unite recent and long time residents follows.

Work Plan

The Magic Valley Symphony can help Twin Falls become a welcoming city by giving concert tickets to immigrant and refugee families. We can partner with the CSI Refugee Center to coordinate rides and provide friends to attend the concert with refugees. If this grant is approved and received, we would devote an entire concert to it. The City of Twin Falls would be prominently featured in advertising and at the concert itself. Perhaps the mayor and/or city council members would be willing to conduct a fun piece, or play another role at this concert. Possibly local performers could give a demonstration of instruments, singing, or dance during the concert intermission. The April 27 Pops concert would be a great fit for this. The April concert is scheduled to be something of a "summer orchestra concert" in the informal style of a city band concert. We would have an art display or perhaps citizens showing heritage items and dress. We will have refreshments after the concert and this will give newer and more seasoned Twin Falls residents a chance to meet and learn about each other.

Timeline:

Fall 2017: We will begin advertising the special welcoming concert in partnership with the City Of Twin Falls in our program book. This book will be used at all concerts, and will be seen during the rest of our performance year.

Jan 2018: We will coordinate ticket distribution with the CSI Refugee Center. We'll plan for displays in the lobby of the CSI Fine Arts Center.

March - April 2018: We would plan and practice the mayor/city council involvement with the concert.

Advertise the concert in the Times News, local radio stations, sign boards, and our Facebook, Instagram, and Twitter accounts.

Friday April 27, 2018: We will present the Welcoming Concert!

Budget

We ask the City of Twin Falls to sponsor this Welcoming Concert. We also ask for budget assistance with our music purchasing fees and rental for the season. While these are two separate needs, without music, there would be no concerts!

Sponsor a Concert	\$2,500.00
Music Purchases	1,500.00
Music Rental	<u>1,000.00</u>

Total Grant Request \$5,000.00

This year the Magic Valley Symphony showed a budget deficit. Our aggressive campaign to expand performance and programs makes a budget deficit on the 2017-2018 season possible. Our conservative spending and in-kind donations from generous community members will allow us to sustain our present concert schedule and develop a more outstanding presence in the future.

The Magic Valley Symphony is proud to represent the City of Twin Falls and its surrounding area. Ours is a wonderful vibrant community, seeking to grow and be better each year. The Magic Valley Symphony's goals are similarly aligned. Thank you for considering our grant request. We look forward to an ever more beneficial association with the City of Twin Falls.



2017 Municipal Powers Outsource Grants Application

Organization: Orton Botanical Garden, Inc.

Contact: LaMar N. Orton

Phone: 208-734-7959, cell: 208-308-6840

Email: lorton1@msn.com

Brief Overview of the Organization

Demonstration of Need

- Include a detailed Statement of Need.

Orton Botanical Garden, Inc., (OBG) as a private garden, has operated on an appointment basis except for 2 weekends in May for an open house and plant sale and at Christmas time for our Christmas light display. As a 501(c) (3) OBG would like to establish regular visitors' hours at the garden. In order to do that an employee or volunteer would be needed at the Garden during those open visitors' hours. OBG would like to hire a part time employee to be at the garden and to work with volunteers. Initially the Garden would probably be open on Fridays and Saturdays, but as more funding becomes available, it could be open 6 days a week. Regular visitors' hours would improve service to the public. Education classes could also be provided

- Does your organization provide a service that is not provided by local government?

OBG is the only botanical garden in the Twin Falls area. The Garden demonstrates drought tolerant landscaping and water conservation. It also provides open space, plant identification, and information on fire wise plants, Idaho native plants, pollinators, ethnobotany and wildlife.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

OBG provides additional open space within the community, which supplements the City's park system. It provides a new service in that it is an educational facility for citizens to learn about water conservation, plant use and benefits through extensive signing throughout the Garden and through guided tours and classes.

- What is the importance of City funding to the overall mission of the organization?

In order to have regular visitor' hours, classes and tours, funding for an employee is critical. Without it public access to the Garden will remain limited.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

One of OBG's demonstration beds was funded by the Sawtooth National Forest. The bed showcases Idaho native buckwheats, some of which are endemic to Idaho and are rare. In addition to many individual visitors, garden clubs, native plant organizations, Master Gardeners, grade school, high school and university classes, Forest Service, BLM, and Idaho Fish and Game representatives have visited the Garden. In 2017 the Garden's schedule already includes participating in a local Master Gardener's program, receiving a bus load of gardeners and botanists from Boise, hosting a class of BLM representatives, conducting a class on plants for young children for the Salvation Army. Two of OBG's board of directors have ties to the Idaho Botanical Garden in Boise.

Show how the mission of the organization could be furthered by establishing new partnerships.

OBG's main objective is to be an educational facility. It could also become a research facility for universities, federal, state and local agencies. By working with tourism groups, native plant societies, etc. OBG could become a tourist attraction.

Performance Measures

- How will the organization measure successful use of City funds?

City funds will be used exclusively to establish regular garden visitors' hours and to provide educational opportunities to the public.

Provide at least one outcome against which performance can be measured.

Increased public access and visitation numbers will be the prime measure of success. Another measure will be participation in classes and tours offered at the Garden.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable.

The funds will be used to hire an employee to be at the Garden during visitors' hours and to help with educational and volunteer efforts.

- Provide a timeline of activities that will be funded by City funds.

Upon approval of City funds, OBG will immediately take steps to hire an employee and to establish regular visitors' hours at the Garden. OBG's goal would be to have this done by June 15, 2017.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

OBG goals are as follows:

1. *Acquire the 1808 square foot home adjacent to the Garden to convert into an office and garden information center. The house also has a 720 square foot basement and a 480 square foot garage. The office would house displays about the Garden, fire wise landscaping, pollinators, wildlife in the garden, ethnobotany, etc. It is estimated that the purchase of the home and development of the office to meet City requirements would run approximately \$200,000 to \$250,000.*
2. *Acquire the adjacent 4 acre parcel of land to the east of the Garden for future garden expansion. Estimated purchase price is \$80,000 to \$100,000. (It is currently for sale.)*
3. *Hire staff to be able to establish regular Garden hours for the public.*
4. *Provide adequate signing throughout the Garden. The total estimated cost is \$10,000 dollars including in-kind and volunteer hours. (The garden has already received a \$1,000 grant for signing and have two other grants pending.)*
5. *Establish a program for volunteers to work in the Garden.*
6. *Establish an educational program for the public that includes regular guided tours and classes.*

City funds would be used exclusively for numbers 3, 5 and 6 above. OBG is asking for a \$25,000 grant and is seeking additional funding from other sources.

- Include costs for any materials and/or services.

Other funding sources would be used for materials and/or services.

- Is the organization and its programs sustainable?

OBG's Board of Directors is working very hard to ensure the long term viability of Orton Botanical Garden, Inc. and to improve its services to the community. Proper funding is key to what can be provided. OBG is seeking grants from a number of foundations and resources to enable its continued community presence.

Documentation

- Most recent financial statements and a copy of the last three Form 990 Return for Organizations Exempt from Income Tax or equivalent filing for your organization.

Please see attached. OBG has been a 501(c)(3) since 2015 so only two years of Form 990 are available.

2017 Municipal Powers Outsource Grants

Organization: Safe House/Youth Safe Place/Youth Group Home
Contact: Val Stotts, Safe House Director
Phone: 735-8087
Email: vstotts@co.twin-falls.id.us

Overview: Since 1997, the Safe House/Youth Safe Place /youth group home has been in continuous operation in the City of Twin Falls providing 24 hour supervised crisis response and shelter care with positive youth and adult role models for “at risk” male or female youths ages 11-17 that cannot or should not be returned home for a wide variety of reasons including neglect, abandonment or abuse. Many are “Runaways” (homeless youth that left without parental consent) or “Throwaways” (youth that were forced to leave by parents or circumstances). Most often they had been previously assessed by Health and Welfare as not being ready to live in a foster home or to be adopted due to serious behavioral or other at-risk issues.

The Safe House also provides the Twin Falls Police free 4 hour temporary holds for youth; providing a positive option for police to prevent booking youth into detention for minor offenses. Temporary holds prevents officers from waiting with youth at the police station until parents or guardians pick them up; at times this can be several hours; i.e. if parents are out-of- town or at work and they can’t get away immediately.

Need: The Safe House program is the only state licensed, fully compliant, non-profit Youth Group Home/Youth Safe Place that exists in the 8 south central Idaho counties of the Magic Valley.

Last year 24 of 44, (55%) of youths served were from the City of Twin Falls and safe and secure Attended Care services were also provided to 10 non-systems youth.

Each year 44-67 Magic Valley at-risk and economically disadvantaged youths enter the Safe House in crisis and without the economic resources to support their stay at the facility. Funding sources are not available to aid group home care for these youths because they “fall through the cracks” of the mental health, child welfare, juvenile justice or school systems and either services aren’t available to help them or they do not qualify for services through these entities. Oftentimes youth come to the Safe House with only the clothes on their back.

Health and welfare placements at one time were sufficient to support the Safe House until the budget crisis of 2008 resulted in the closure of several regional H&W offices and H&W budget cuts resulted in fewer placements and shorter youth stays at the Safe House; and subsequent negative Safe House budgets, including a projected \$38,167 projected deficit in FY2017.

This project seeks a \$5,000 Municipal Power Outsource Grant (MPOG) in 2017 to continue to provide Twin Falls Police free 4 hour temporary holds for youth; providing a positive option for police to prevent booking youth into detention for minor offenses, and to provide safe and secure 24 hour supervised shelter care and services for in crisis and “at risk” City of Twin Falls homeless youth. Every dollar of outside funding helps to keep the Safe House open. **If the Safe House were to close than, where would these homeless City of Twin Falls youth in crisis go?** National statistics indicate that the majorities would likely be victimized or turn to committing property crimes to survive.

The Safe House supports the City of Twin Falls mission and strategic plan focus: The City of Twin Falls mission is “To meet current and future needs of the community, promote citizen input, preserve our heritage, conserve and protect our social and physical resources and *enhance the quality of life in Twin Falls.*” **The Safe House provides temporary holds and provides immediate placement, shelter and services for “at risk” youth in crisis situations to improve their quality of life by improving their health, safety and outcomes.** Safe House services are also consistent with Focus Area 1 of the City’s Strategic Plan –Healthy Community: *by committing to the long range health of its citizen and visitors.* **The Safe House provides for the long range health of area youth in crisis by preventing youth victimization and homelessness and by diverting youths from escalating crime and incarceration in the Juvenile Justice system.**

Collaboration, Coordination and Partnerships: A strong collaboration of business, government, emergency responders, faith based providers, justice, education and resource agencies rally to help youth in crisis situations and have created a high level of continuum of care services for youth.

Collaborating agencies that the Safe House works with to serve youth and families in crisis are extensive and include the following: Health and Welfare Child Protection, South Central Public Health, Boys and Girls Club, Mustard Seed, Planned Parenthood, Juvenile Probation, Status Offender Services, the Fifth Judicial District Court juvenile judges, prosecutors and public defenders, law enforcement, the county’s Treatment and Recovery Clinic (TARC) and other state approved mental health and substance use disorder treatment providers, and a host of service and social clubs, businesses and local foundations, doctors and dentists, and area schools, teachers and school counselors.

The Safe House utilizes 126 resource agencies to refer victims, families and youth to get needed resources and services they need to succeed. The referral resource list is extensive and offers a wide range of resources to help victims and clients. Resource categories include the following: Abuse, Child Care, Legal Help, Financial Assistance, Employment, Shelters, Parenting, Counseling, Medical, Psycho-Social Rehab, Drug and Alcohol, local Victim’s Coordinators, Victims Compensation Fund and Support Groups.

Goal: To assist City of Twin Falls youth and families in crisis by improving access to youth group home care and referral services (mental health, mediation, family intervention, substance use disorder treatment & etc.) needed to stabilize youth and families in crisis and transition youth to safe and stable living environments.

Objective: Utilize the MPOG grant during the term of the grant to help fund the Safe House programs, in order to continue to provide attended care and group home care and referral services to at-risk, economically disadvantaged and in crisis City of Twin Falls youths; diverting 75% of youths served from the Juvenile Justice system and transitioning 75% of youths served from the Safe House to other safe and stable living environments with the necessary support from healthy, permanent relationships with family or significant others that enable youths to become more independent, self-sufficient and contributing members of society.

Group home care includes: basic living necessities, (food, clothing, safe shelter services and personal hygiene items) 24 hour supervised care and access to community resources for needed medical concerns, employment, educational/vocational services, mental health, and social connectedness.

Referral services include: mental health, mediation, family intervention, substance use disorder treatment & etc. needed to stabilize youth and families in crisis and to transition youth to safe and stable living environments.

Measuring Success during the term of the grant:

- The number of City of Twin Falls youth served by the Safe House from (Attended Care and Youth Group Home Care) from intake records.
- Percentage of City of Twin Falls youth served by the Safe House who transition to safe and stable environments? Checked at 90 days post placement to see if they are still at the original placement and to see how they are doing by the Safe House Case Manager.
- Percentage of City of Twin Falls youth served by the Safe House diverted from the Juvenile Justice system from the local MAGIC and state Odyssey court tracking programs.

Listed below is the FY2017 budgeted expenses and projected revenue from a wide variety of funding sources. The budgeted expenses are necessary to continue to provide youth group home/safe place services and retain the Safe House licenses to operate.

<u>Safe House Budgeted Expenses FY 2017</u>	<u>Revenue Sources FY 2017</u>	
\$256,330 Salaries	\$8,000	Misc. Donations,
\$154,837 Fringe Benefits	\$300,000	State Reimbursements,
\$14,400 Operating Costs	\$35,000	Residential Care Reimbursements
(Utilities \$10,000, Phones \$2,000 & Building M&O \$2,200)	\$20,000	Health Initiatives Trust Grant
\$18,500 Supplies/Materials	\$20,000	Health Initiatives Trust Grant
(Groceries \$13,000 & Office & Misc. youth supplies \$5,500)	\$10,000	CHI St Luke's Round 1
\$2,000 Other (specify) Travel/Training	\$373,000	Projected Revenue

\$411,167 Total Project Budget

- \$411,167 Expense Projection +\$373,000 Revenue Projection= **(-\$38,167) Deficit Budget** (Income to be determined)

All of these revenue resources and grants from other local business and foundations are helping to keep the Safe House doors open and providing services to homeless City of Twin Falls youth and families in crisis however; the Safe House budget October 2016-September, 2017 has a projected deficit budget of - \$38,167. **Support is needed from local grants like the Municipal Powers Outsource Grants to continue to improve the health and safety of some of the area's most vulnerable citizens; homeless youth in crisis.**

Expectations: The Safe House will provide 24 hour adult supervised care to City of Twin Falls at-risk and in crisis homeless youth to instill a sense of well-being and general good health, with basic living necessities provided including: food, clothing, safe shelter services and personal hygiene items; as well as, access to community resources for needed medical concerns, employment, educational/vocational services, mental health, and social connectedness and support.

Historically the Safe House has been successful in preventing 75% of at-risk homeless youth from being incarcerated in the Juvenile Justice system by transitioning 75% of them from the Safe House to safe and stable environments with the necessary support from healthy, permanent relationships with family or significant others enabling youth to become more independent, self-sufficient and contributing members of society.

Diverting 75% of 24 City of Twin Falls Youth would keep 18 youth out of the Juvenile Justice system and would save taxpayers up to \$1,147,320, (based on a single youth incarcerated in the Juvenile Justice system in District V costs on average \$63,740 per individual per year times 18 diverted youth equals \$1,147,320).

Thanks for your time and consideration of this application!

2017 Municipal Powers Outsource Grant Application

Organization: The Salvation Army of Twin Falls

Contact: Lt. Troy Cook

Phone: 208-733-8720

Email: troy.cook@usw.salvationarmy.org

Brief Overview of the Organization

The Salvation Army has been meeting the needs of impoverished people in the Magic Valley since 1906. Our programs include emergency food assistance, hot lunches, showers, summer day camp and emergency disaster response. Our "It's All About KIDS – Keeping In Desirable Shape" program started in Summer 2010, is a fitness and healthy lifestyle program aimed at improving the health habits of children. We are a non-traditional source of learning.

Demonstration of need

- According to Statehealthfacts.org, 27.8% of Idaho's children are overweight or obese. This is a .3% increase over previous year. Those children have an increased risk for health conditions such as diabetes, cardiovascular disease, and certain cancers which lead to higher medical costs. Obesity can also lead to psychosocial problems that have a lifelong negative impact. Our goal is to decrease medical costs associated with chronic obesity while enhancing the quality of life for individuals in the Magic Valley.
- Our organization does provide a service that is not provided by local government. While Twin Falls Parks and Recreation offers recreational sports opportunities to youth and adults, they do not offer educational opportunities associated with wellness training. Our "It's All About Kids" program provides opportunities to participate in physical and nutritional education activities while relating to other activities and hobbies.
- We continue to improve the existing KIDS program in compliance with "Objective HC1.2A the City will provide affordable healthy lifestyle programs for kids."
- We are in desperate need of City funding. Our organization does receive donations and program fees, but the expense of the program leaves a large program deficit. The total program expense was over \$100,000 last year, while receiving only \$58,000 from other grants, donations, and fees. The cost of transportation alone is over \$9,000.

Partnerships

- The KIDS summer day camp has scheduled educational models to teach how healthy nutrition and daily physical activity can be brought to life. A partial list of the trainers includes University of Idaho Nutritionists, Walker Center Counselors, Sheriffs Search and Rescue, Firemen, Dept. of Fish and Game, Nurses and exercise instructors, CSI Culinary Staff, coaches, and other outdoor enthusiasts.

- We are continuing to recruit individuals from our community to bring a healthy lifestyle to life. Our goal is to accentuate the joy of movement, activity and good nutrition and teach how it can be attainable at work, school and home. We will also teach how all of this can be managed within a current budget.

Performance Measures

- We measure success when we see children making behavioral changes within their eating habits and exercising goals during the program. We also judge success when the program is filled to capacity as it reflects parent satisfaction. Our goal is to enroll 40 children in our upcoming Summer Day Camp program.
- We use charts to measure height, weight and BMI and assess data on the children. Our stats for the past five years show the good growth that kids should have, decreased BMI's and the bonus of increased stamina, balance, coordination and elevated self-esteem levels on all participants.

Work Plan

- Funds will support the KIDS program.
- Our program will include a variety of activities beginning in June, with learning about where food comes from. Learning about farms and planting seeds. Continuing through the month with learning the importance of staying healthy and fit through fun activities. Wrapping up the month with field activities and exploring food through science. July will kick off with sports activities, the importance of working as a team, while trying a variety of sports. Mid-July will focus on performing arts like dancing and learning to be confident. We will also be enjoying the great outdoors, with a variety of field trips around the local area, learning about wilderness skills and using outdoor abilities. This will include water activities and the importance of water safety. Wrapping up the month, we will explore our creative side with art and cooking skills. August will begin with traveling the world with our imaginations and learning to cook a meal based on those adventures. Games, activities, snacks and field trips will continue to wrap up the summer.

Budget

- Included is our detailed budget. We are requesting \$20,000 to cover approximately 25% of the cost of the program. These costs include:
 - o Personnel costs: \$73,956.66
 - o Administrative costs: \$6453.43
 - o Occupancy: \$9135.80
 - o Supplies/Materials: \$2225.10
 - o Transportation: \$9811.38
 - o Project Budget: \$104,043.85
- The Salvation Army has been serving Twin Falls since 1906. We fund our programs with a direct mail campaign, Christmas Red Kettles and small fundraisers. Children's programs have been a part of our services for over 60 years. This is the 7th year of the "It's All About Kids" healthy lifestyle program.

2017 Municipal Powers Outsource Grants Application

Organization: TRANS IV BUSES
Contact: Lynn Baird, Trans IV Director
Phone: (208) 736-2133
Email: transiv@cableone.net

Brief Overview of the Organization and Demonstration of Need

- Include a detailed Statement of Need.

Trans IV's funding comes from the Federal Transportation Administration, Medicaid, Agency Contracts, Fares and Local Cash Match. Trans IV is approved for \$404,243 for FTA support for operating the fiscal year ending September 30, 2017. This will require matching funds of about \$170,000 made up of cash and in-kind match. Based on this available FTA amount we are asking for a total of \$50,000 from the City to help support public transportation in Twin Falls.

- Does your organization provide a service that is not provided by local government?

Since 1978 The College of Southern Idaho (CSI) has acted as the fiscal agent for Trans IV which is the local public transportation agency that provides safe, low cost transportation to the citizens of Twin Falls for those who cannot provide their own transportation or choose not to. This includes people who cannot drive or have given up driving because of age or other factors. It has been stated many times before that CSI and Trans IV's goal is to provide as many ride opportunities to the public as funding permits.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

This is not a new service, but will be used to continue existing service and help offset the additional cost of new riders. We provide transportation to and from the Twin Falls Senior Center to help increase attendance for meals and exercise classes for the local senior population.

- What is the importance of City funding to the overall mission of the organization?

As Twin Falls approaches Small Urban status the City will need to play a leading role in public transportation, at this time Trans IV continues to be the only FTA subsidized Public

Transportation for the City. Our current Approved funding from ITD is for \$404,243 which requires match of \$170,000. This grant amount will remain \$404,000 for the ITD fiscal year October 1, 2017 to September 30, 2018. This will requires additional local support to maintain our current service level.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

Trans IV provides transportation services for local people without preference as required by FTA rules. The service must be available to anyone without preference to need. We do work with educational institutions and other community organizations as much as possible. We avoid any transportation that would be considered a charter. Charters are prohibited by FTA for public transportation agencies.

Performance Measures

- How will the organization measure successful use of City funds?

The City funds will be used to make up some of the need for matching funds to receive the \$404,243 FTA this year and the \$404,000 for next fiscal year. These and federal fund will be used to provide public transportation in Twin Falls. Over 99% of all Trans IV's service is within Twin Falls City limits.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable

The funds will be used to match Federal dollars for operating a public transportation system for Twin Falls.

- Provide a timeline of activities that will be funded by City funds.

The current FTA funding year through ITD is through September 30, 2017.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

We are requesting \$50,000. This is a request to supply matching funds to obtain \$404,243 of Federal operating dollars that requires \$170,000 in match. Other sources of the match are Medicaid – Approximately \$70,000, Office on Aging estimated \$9000 and agency contracts of approximately \$8,000.

The balance of the match will have to come from the City of Twin Falls and from In-Kind match from College of Southern Idaho for Administrative Oversight, Accounting, Auditing and Personnel Administration.

- The amount of match available to cover all of the FTA funds available is thin. This has occurred because of the changes in Medicaid that has reduced the amount by 60% and has severely changed our match needs.
- Failure to provide matching fund will make whatever portion of the FTA award that is not matched unavailable.

- Are the organization and its programs sustainable?

Yes it is sustainable with the help of our local community. We will receive \$808,487 for October 2016 – 2018 in federal 5311 FTA funds. ITD is now on a two year grant cycle that matches the FTA fiscal year. This will require match for this and future years. As was pointed out in the Transportation Study that the City did last year, a demand response system appears to be best option for Twin Falls at this time. The study says that an enhancement of this system may fill the requirements when Twin Falls becomes Small Urban. As outlined in the attached financial recap from last year we showed a loss of \$44,247 and a projected loss for this year in excess of \$80,000. Some of the loss for this year is from the updating of equipment amounting to \$267,165 that we had to provide cash match of 20%. Without this equipment upgrade this year's loss should have mirrored last years. We were able to obtain 5 new buses that will allow us to give reliable service to our community.

Lynn Baird
Trans IV Director

College of Southern Idaho

Acct Year: 1617 Fund From: 00 Dept From: 7400 Acct From: 3000
 Acct Month: 9 Fund To: 99 Dept To: 7499 Acct To: 5999

Fund 74		TRANS IV		Actual	Encumbrance	Total	Budget	Remaining
Dept	7404	TRANS IV - REVENUE						
4220		FEDERAL REVENUE	(\$284,310.00)	\$0.00	(\$284,310.00)	\$0.00	\$284,310.00	
4221		FEDERAL REVENUE - EQUIPMENT	(\$213,732.00)	\$0.00	(\$213,732.00)	\$0.00	\$213,732.00	
4330		LOCAL REVENUE	(\$2,000.00)	\$0.00	(\$2,000.00)	\$0.00	\$2,000.00	
4340		MEDICAID	(\$58,707.02)	\$0.00	(\$58,707.02)	\$0.00	\$58,707.02	
4360		AGENCY CONTRACTS	(\$18,676.50)	\$0.00	(\$18,676.50)	\$0.00	\$18,676.50	
4570		FARES/BOARDING/PASSES	(\$16,075.00)	\$0.00	(\$16,075.00)	\$0.00	\$16,075.00	
4650		MISC REV	(\$4,000.00)	\$0.00	(\$4,000.00)	\$0.00	\$4,000.00	
4998		TRANSFERS - FROM OTHER FUND	(\$30,000.00)	\$0.00	(\$30,000.00)	\$0.00	\$30,000.00	
		SUBTOTAL 4	(\$627,500.52)	\$0.00	(\$627,500.52)	\$0.00	\$627,500.52	0.00%
Dept 7404	TRANS IV - REVENUE		(\$627,500.52)	\$0.00	(\$627,500.52)	\$0.00	\$627,500.52	0.00%
	Revenue: (\$627,500.52)	Expense: \$0.00		Encumb Rev: \$0.00	Encumb Exp: \$0.00		Net: (\$627,500.52)	

Revenue \$ 627,500.52
 Admin Exp - 126,239.70
 Operations Exp - 272,637.88
 Pm+Capital Exp - 351,467.93
 + Due from ITD (122,844.99)
 Net Loss 9mo ytd 42,378.00
(80,466.99)

College of Southern Idaho

Acct Year: 1617

Fund From: 00

Dept From: 7400

Acct From: 3000

Acct Month: 9

Fund To: 99

Dept To: 7499

Acct To: 5999

Dept	7410	TRANS IV - ADMIN	Actual	Encumbrance	Total	Budget	Remaining
5020		SALARIES EXEMPT	\$45,222.03	\$0.00	\$45,222.03	\$0.00	(\$45,222.03)
		SUBTOTAL 50	\$45,222.03	\$0.00	\$45,222.03	\$0.00	(\$45,222.03)
5101		WORKMENS' COMP	\$262.26	\$0.00	\$262.26	\$0.00	(\$262.26)
5110		FICA	\$2,693.97	\$0.00	\$2,693.97	\$0.00	(\$2,693.97)
5111		MEDICARE	\$630.00	\$0.00	\$630.00	\$0.00	(\$630.00)
5120		HEALTH INSURANCE	\$8,939.97	\$0.00	\$8,939.97	\$0.00	(\$8,939.97)
5130		RETIREMENTS	\$5,433.99	\$0.00	\$5,433.99	\$0.00	(\$5,433.99)
5140		UNEMPLOYMENT INSURANCE	\$226.08	\$0.00	\$226.08	\$0.00	(\$226.08)
5150		GROUP LIFE AND DISABILITY	\$406.98	\$0.00	\$406.98	\$0.00	(\$406.98)
		SUBTOTAL 51	\$18,593.25	\$0.00	\$18,593.25	\$0.00	(\$18,593.25)
5201		PRINTING AND DUPLICATING	\$421.62	\$0.00	\$421.62	\$0.00	(\$421.62)
5215		TELEPHONE	\$5,001.15	\$0.00	\$5,001.15	\$0.00	(\$5,001.15)
5235		RENT PAYMENTS	\$7,200.00	\$0.00	\$7,200.00	\$0.00	(\$7,200.00)
5253		LEGAL AND AUDIT	\$2,000.00	\$0.00	\$2,000.00	\$0.00	(\$2,000.00)
5255		IDAHO POWER	\$3,399.07	\$0.00	\$3,399.07	\$0.00	(\$3,399.07)
5256		INTERMOUNTAIN GAS	\$437.99	\$0.00	\$437.99	\$0.00	(\$437.99)
5257		TF WATER & SANITATION	\$374.97	\$0.00	\$374.97	\$0.00	(\$374.97)
5265		INSURANCE EXPENSE	\$41,373.99	\$0.00	\$41,373.99	\$0.00	(\$41,373.99)
5285		GARBAGE DISPOSAL	\$340.69	\$0.00	\$340.69	\$0.00	(\$340.69)
		SUBTOTAL 52	\$60,549.48	\$0.00	\$60,549.48	\$0.00	(\$60,549.48)
5301		OFFICE SUPPLIES	\$469.35	\$0.00	\$469.35	\$0.00	(\$469.35)
5310		POSTAGE	\$85.88	\$0.00	\$85.88	\$0.00	(\$85.88)
5323		SOFTWARE	\$120.00	\$0.00	\$120.00	\$0.00	(\$120.00)
5390		OTHER SUPPLIES	\$263.90	\$0.00	\$263.90	\$0.00	(\$263.90)
		SUBTOTAL 53	\$939.13	\$0.00	\$939.13	\$0.00	(\$939.13)
5422		EQUIP (\$5000 & UP)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		SUBTOTAL 54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5585		DRUG TESTING	\$288.00	\$0.00	\$288.00	\$0.00	(\$288.00)
5590		MISC. EXPENSE	\$647.81	\$0.00	\$647.81	\$0.00	(\$647.81)
		SUBTOTAL 55	\$935.81	\$0.00	\$935.81	\$0.00	(\$935.81)
Dept 7410	TRANS IV - ADMIN		\$126,239.70	\$0.00	\$126,239.70	\$0.00	(\$126,239.70)
	Revenue: \$0.00	Expense: \$126,239.70	Encumb Rev: \$0.00	Encumb Exp: \$0.00		Net: \$126,239.70	0.00%

College of Southern Idaho

Acct Year: 1617 Fund From: 00 Dept From: 7400 Acct From: 3000
 Acct Month: 9 Fund To: 99 Dept To: 7499 Acct To: 5999

Dept		Actual	Encumbrance	Total	Budget	Remaining
Dept 7430	TRANS IV - PM & CAPITAL					
5010	SALARIES CLASSIFIED	\$23,953.50	\$0.00	\$23,953.50	\$0.00	(\$23,953.50)
	SUBTOTAL 50	\$23,953.50	\$0.00	\$23,953.50	\$0.00	(\$23,953.50)
5101	WORKMEN'S COMP	\$1,135.44	\$0.00	\$1,135.44	\$0.00	(\$1,135.44)
5110	FICA	\$1,441.53	\$0.00	\$1,441.53	\$0.00	(\$1,441.53)
5111	MEDICARE	\$337.14	\$0.00	\$337.14	\$0.00	(\$337.14)
5120	HEALTH INSURANCE	\$8,939.97	\$0.00	\$8,939.97	\$0.00	(\$8,939.97)
5130	RETIREMENT	\$2,867.22	\$0.00	\$2,867.22	\$0.00	(\$2,867.22)
5140	UNEMPLOYMENT INSURANCE	\$119.79	\$0.00	\$119.79	\$0.00	(\$119.79)
5150	GROUP LIFE AND DISABILITY	\$215.55	\$0.00	\$215.55	\$0.00	(\$215.55)
	SUBTOTAL 51	\$15,056.64	\$0.00	\$15,056.64	\$0.00	(\$15,056.64)
5220	REPAIR AND RENTAL	\$14,296.71	\$0.00	\$14,296.71	\$0.00	(\$14,296.71)
5235	RENTAL	\$19,800.00	\$0.00	\$19,800.00	\$0.00	(\$19,800.00)
	SUBTOTAL 52	\$34,096.71	\$0.00	\$34,096.71	\$0.00	(\$34,096.71)
5323	SOFTWARE	\$120.00	\$0.00	\$120.00	\$0.00	(\$120.00)
5390	OTHER SUPPLIES	\$11,076.08	\$0.00	\$11,076.08	\$0.00	(\$11,076.08)
	SUBTOTAL 53	\$11,196.08	\$0.00	\$11,196.08	\$0.00	(\$11,196.08)
5420	EQUIPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5422	EQUIP (\$5000 & UP)	\$267,165.00	\$0.00	\$267,165.00	\$0.00	(\$267,165.00)
	SUBTOTAL 54	\$267,165.00	\$0.00	\$267,165.00	\$0.00	(\$267,165.00)
Dept 7430	TRANS IV - PM & CAPITAL	\$351,467.93	\$0.00	\$351,467.93	\$0.00	(\$351,467.93)
	Revenue: \$0.00	Expense: \$351,467.93	Encumb Rev: \$0.00	Encumb Exp: \$0.00		Net: \$351,467.93
						0.00%

CSI Trans IV

Income Statement July 1, 2015-June30, 2016 2015-2016

Cumulative

JUN

BUDGET

CASH BASIS INCOME

Grant Funds 5311	443173	475000
Equipment funds 5311		
Local Revenue	27500	24000
Medicaid	83935	82000
Agency Contracts	44730	35000
Box Fares	22074	22000
Misc Income		

Accounts Receivable

Monthly ITD Billing
ITD Outstanding

621412

638000

Change in Accts Rec

0

0

Total Accrual Basis Income

621412

638000

ADMINISTRATIVE EXPENSE:

SALARIES	60127	58000
FRINGE BENEFITS	22837	22500
UTILITIES/RENT/INSURANCE	78247	80000
OFFICE	1449	1500
MISC EXPENSE	628	1000
Equipment		

163288

163000

OPERATING EXPENSE:

SALARIES	84847	85500
FRINGE BENEFITS	50221	48000
Other Services/Contract Labor	198535	180000
FUEL	48977	60000
MISC EXPENSE	13152	13500

396732

387000

CAPITAL EXPENSE

SALARIES	31287	31000
FRINGE BENEFITS	18296	18000
Rent & Repair	37977	40000
Other Supplies	19079	17000
Equipment Purchase		

106639

106000

Total Expense

666659

656000

YTD P/L

-44247

-18000

CSI Trans IV

Income Statement July 1, 2016 - June 30, 2017

Cumulative

JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
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2016-2017

BUDGET

CASH BASIS INCOME

Grant Funds 5311
Equipment funds 5311
Local Revenue
Medicaid
Agency Contracts
Box Fares
Misc Income
Transfer from CSI Transit

			29802	62993	111090	147074	220880	252293	284310		
			84432	170632	2000	170632	170632	170632	213732		
2765	11535	18356	24883	33660	38901	46576	53294	58707			
2366	5339	6819	8529	11264	12912	14667	17086	18677			
1625	3539	4899	6984	9019	11019	12610	14335	16075			
						1000	3000	4000			
									30000		

420000
214000
25000
80000
25000
22000
14000
30000

Accounts Receivable

Monthly ITD Billing
ITD Outstanding

6756	20413	59876	187821	337665	382538	468365	512640	627501			
									0		
29802	33191	48096	35983	36521	37286	31413	32017	42378			
	29802	33191	48096	35983	36521						
	84432	84432	86200		43100	43100	43100				

830000

Change in Accis Rec

Total Accrual Basis Income

29802	147425	251919	170279	72504	116907	74513	75117	42378			
29802	117623	104494	-81640	-97775	44403	-42394	604	-32739	-42378	0	
36558	167838	311795	358100	410169	499445	542878	587757	669879		0	

830000

ADMINISTRATIVE EXPENSE:

SALARIES
FRINGE BENEFITS
UTILITIES/RENT/INSURANCE
OFFICE
MISC EXPENSE
Equipment

5025	10049	15074	20099	25123	30148	35173	40196	45222			
2064	4127	6191	8254	10339	12402	14466	16530	18593			
5518	12177	18564	26925	33241	39883	46756	53602	60549			
4	4	41	88	177	687	1299	930	939			
	740	775	775	815	883	913	913	936			

60000
25000
80000
1500
1000

OPERATING EXPENSE:

SALARIES
FRINGE BENEFITS
Other Services/Contract Labor
FUEL
MISC EXPENSE

7148	14415	21622	28829	36037	43244	50451	57659	64866			
4596	9222	13834	18445	23056	27668	32279	36597	41209			
11481	19069	38740	53213	71258	88874	98219	110154	138808			
1800	3552	7643	11273	13550	19528	21299	24659	27390			
						265	365	365			

86500
55000
165000
40000
13500

CAPITAL EXPENSE

SALARIES
FRINGE BENEFITS
Rent & Repair
Other Supplies
Equipment Purchase

2661	5323	7964	10646	13307	15969	18631	21292	23953			
1673	3346	5019	6692	8365	10038	11711	13384	15057			
2200	7277	19704	21944	24329	26569	29487	31687	34097			
220	2136	3726	5333	8264	8841	9409	10081	11196			
	105540	213910	213910	213910	267264	267264	267264	267165			

32000
20000
50000
15000
267000
384000
911500

Total Expense

YTD P/L

44390	196977	372827	426426	481771	591998	637622	685313	750345			
									0		
-7832	-29139	-61032	-68326	-71602	-92553	-94744	-97556	-80466		0	

-81500

2017 Municipal Powers Outsource Grants Application

Organization: Twin Falls Senior Citizen's Federation, Inc.

Contact: Jeanette M. Roe

Phone: 208-734-5084

Email: jroe@tfseniorcenter.com

Brief Overview of the Organization

The Center provides hot nutritious meals to members at the Center (Monday through Friday) and to home bound in Twin Falls (daily). The Center also hosts numerous services including AARP tax aide services, SHIBA counseling, Volunteer Lawyer consultations, nutritional educational services, exercise classes, computer classes, quilting, art classes, card playing, dances, monthly breakfasts, and other special events during the year. The Center has seen a significant increase in the number of individuals using the services at the Center over the last four years. The Center's mission is to participate and contribute to the Senior Citizen's activity within the range of civic, cultural, medical, transportation, and nutritional opportunities for elder members of our community. The Center staff works hard to focus on serving the community one heart at a time.

Demonstration of Need

- Include a detailed Statement of Need.

The Twin Falls Senior Center provides a well-rounded atmosphere for all to enjoy. The Center has been enhanced over the last four years including new paint, installation of sound boards, installing seven new computer stations, a new front entry way, energy efficient dishwasher, new chairs, and carpeting in four of the Center's rooms. The Center has been progressive in finding other funding to help with multiple projects (Large and Small) to update the Center and its capacity to serve others. We would like to ask for \$5,000 to help us with making the east (front) entrance and sidewalk handicap accessible. Currently the west or backside of the building has handicap accessible parking; however, the 2 foyer entrance doors do not have handicap accessible features. Putting handicap doors on the west side of the building is not practical or cost effective according to TF City officials. Utilizing the parking area on the front will allow more handicap access while using the front main entrance that has handicap accessible features. The Center would lose two parking spots on the front (east) side of the building; however, they would gain two on the back (west) side.

The ICDBG grant from the Idaho Department of Commerce (IDC) has committed partial funding for this project; however, due to the project delaying handicap accessibility until the major component of the ICDBG grant was finished (ie. HVAC) project costs have increased. All other ICDBG components have been completed to the building (Over \$138,274 of improvements). All parties including the IDC, the Center, and the City officials from different departments have finally agreed on the accessibility design. We can now move forward with bidding the project. The only problem is funding the final component. The ICDBG grant has \$11,311 to fund the project; however, preliminary estimates for the project are closer to \$20,000.

- Does your organization provide a service that is not provided by local government?

Yes. The Twin Falls Senior Center is the only facility in Twin Falls that provided over **72,399** meals in 2016 (**12,296** more than 2015). Of the 72,399 total meals served in 2016, **53,827** meals (**11,007** more than 2015), were delivered to homebound seniors who need access to healthy nutritious home cooked meals. As the population of Twin Falls ages and becomes over 60 the demand for services will continue to rise. By 2020 38% of the population of Twin Falls will be over 60 based upon 2010 census data. The Center has seen significant increase in the need for meals, along with numerous activities and social functions for seniors. More and more Seniors are utilizing the Center on a weekly basis. Many of these Seniors have handicap accessible needs. The Center wants to make sure all Seniors can utilize the facility while making it accessible and safe.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

The Twin Falls Senior Center also believes in the 2030 Vision of the City's strategic plan and mission statement. The Center also has a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists at the Center and through partnerships with the City of Twin Falls, private individuals, local businesses, and by

working together with other non-profits, will lead to a healthy, well-rounded community to serve the elder community members of Twin Falls.

The Center works hard to educate others about all the numerous functions and activities the Center has for the community. The Center also provides the Times News, KMVT, the Twin Falls Chamber of Commerce and others with monthly daily menu choices and daily activities to publish along with PSA's. The Center also maintains a current up to date website with applicable information. The Center's goal is to keep seniors happy, healthy and independent as long as possible. The Center also believes in serving the community one heart at a time. The Twin Falls Senior Center is a valuable resource for an array of services, information, activities, socialization, and nutritional meal assistance.

- What is the importance of City funding to the overall mission of the organization?

The City funding will allow the Center to continue to serving the elder members of the community by providing an up to date facility with comforts of home. Upgrading the handicap accessible features including the front entrance, parking spaces along with the sidewalk improvements will greatly benefit the members for many years to come. Liability insurance becomes a critical factor as the Center continues to serve more individuals. With a prior liability claim from the west (back) entrance hitting an individual because of improper accessibility along with a big wind gust caused a very unfortunate accident that the Center does not want to happen in the future to any other member. This funding will be a great benefit for current and future members of the Center while providing a safer environment.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

The Twin Falls Senior Center also partners with other agencies like the Twin Falls Health Initiative Trust, a private foundation, Salvation Army, Safe Harbor, Mustard Seed, St. Luke's Foundation, and the Idaho Food Bank to make sure seniors are getting the proper nutrition. The Center also works with the Office on Aging, the Twin Falls County Commissioners as well as other local non-profit organizations, governmental entities and educational institutions. The Center has working with many other organizations to bring even more activities to the Center.

- Show how the mission of the organization could be furthered by establishing new partnerships.

Knowledge and education is very powerful. Developing new partnerships with other agencies, just helps get the word to those who would benefit from our services.

Performance Measures

- How will the organization measure successful use of City funds?

The Center keeps daily, monthly and yearly records to show the increased use of the facility for daily meals, activities, socialization, and volunteer opportunities. The Center also measures the successful use of the City funds with keeping track of the number of improvements to the building on the inside and outside including the parking & common areas.

- Provide at least one outcome against which performance can be measured.

Success will also be measured when the Center's facility is updated for all types of activities at the Center and community functions. Success will also come when elder members of our community have a wonderful facility to spend time together with other friends, neighbors, and acquaintances. Success will also be measured by the volume of individuals visiting the Center for lunch and activities and the increase number of home delivered meals provided to home bound Seniors.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable

The MPOG funds will be used in conjunction with secured funds from the Idaho Department of Commerce ICDBG grant, and matching funds from the Center to cover the cost of the new handicap accessible improvements to the front entrance, sidewalks and parking spaces. With all parties sharing the cost of the handicap accessible improvements, the Center is able

to safely serve more Seniors while they utilize the Center’s facilities for activities, meals, and other social events for many years to come.

- Provide a timeline of activities that will be funded by City funds

The Center will spend the funds within 180 days from the date received. The work will be done in the timeliest manner possible. The Center has included bids from local companies.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

PROJECT FUNDING BUDGET & SOURCES

Twin Falls Senior Center (TFSC)	\$ 4,250.00
Twin Falls Senior Center – Tree Removal	\$ 750.00
City of Twin Falls MPOG Funds	\$ 5,000.00
Idaho Dept. of Commerce (ICDBG grant)	<u>\$ 11,311.00</u>
TOTAL Estimated PROJECT FUNDING	\$ 21,311.00

- Include costs for any materials and/or services listed below.

Since the project is estimated to be well under \$25,000 a small purchase procurement process will be used to solicit a lump sum bid from a minimum of three local concrete contractors to get a fair price within the estimated project budget. Each contractor will received the approved design and specifications, along the current Davis Back wage rates. (Due to the use of funds from the Idaho Department of Commerce workers will be paid Davis Bacon wages during the project construction phase.)

- Project costs will including removal of the current outside concrete entryway along with the sidewalk.
- Replacing the curbing to maintain the Center’s flowerbeds location
- Pouring on new concrete to the front entrance, sidewalk and the card room exit with ADA code requirements
- Installation of car concrete bumper stops
- Installation of handicap signage
- Striping of new handicap parking spaces

- Is the organization and its programs sustainable?

Yes, the Twin Falls Senior Center has been operating since 1978. The stability of the Center improved greatly beginning in 2012 with the hiring of the current Executive Director, Jeanette Roe. Financial reports are prepared monthly and reviewed by all Board members. On a yearly basis an independent CPA, makes sure the center is operating in a viable manner. The independent CPA prepares yearly financial statements annually along with tax Form 990; which, is also submitted timely to the IRS. All financial records and documents are available to the public for inspection.

- Documentation

Attached are the most recent financial statements for years ending in December 2016, and December 2017. Also included is tax Form 990 for years 2016, 2015, and 2014.

2017 Municipal Powers Outsource Grants Application

Organization: Twin Falls Senior Citizen's Federation, Inc.

Contact: Jeanette M. Roe

Phone: 208-734-5084

Email: jroe@tfseniorcenter.com

Brief Overview of the Organization

The Center provides hot nutritious meals to members at the Center (Monday through Friday) and to home bound in Twin Falls (daily). The Center also hosts numerous services including AARP tax aide services, SHIBA counseling, Volunteer Lawyer consultations, nutritional educational services, exercise classes, computer classes, quilting, art classes, card playing, weekly dances, monthly breakfasts, and other special events during the year. The Center has seen a significant increase in the number of individuals using the services at the Center over the last four years. The Center's mission is to participate and contribute to the Senior Citizen's activity within the range of civic, cultural, medical, transportation, and nutritional opportunities for elder members of our community. The Center staff works hard to focus on serving the community one heart at a time.

Demonstration of Need

- Include a detailed Statement of Need.

The Twin Falls Senior Center provides a well-rounded atmosphere for all to enjoy. The Center has been enhanced the building over the last four years including new paint, installation of sound boards, installing seven new computer stations, a new front entry way, energy efficient dishwasher, new chairs, and carpeting in four of the Center's rooms. The Center has been progressive in finding other funding to help with smaller projects to update the Center and its capacity to serve others. We would like to ask for \$750 to help us to cover the cost for the remaining LED lighting for the outside of the Center. The installation of LED lighting throughout the Center provides a better lighting along with substantial deduction in electrical power costs per month and on a continuing yearly basis for many years to come. The lighting fixtures on the outside of the building are not pleasing to the eye nor do they emulate light for nighttime safety. Adding photocells along with LED lights will also save electrical costs and less maintenance in changing bulbs over the next 25 years. The Center is committed to saving energy while providing an excellent lighting source for our Seniors. The card players, the quilters, and the congregate members are enjoying the improved light currently installed at the Center. The Center has been installing the LED's in phases and would like to complete the entire project with your support.

- Does your organization provide a service that is not provided by local government?

Yes. The Twin Falls Senior Center is the only facility in Twin Falls that provided over **72,399** meals in 2016 (**12,296** more than 2015). Of the 72,399 total meals served in 2016, **53,827** meals (**11,007** more than 2015), were delivered to homebound seniors who need access to healthy nutritious home cooked meals. As the population of Twin Falls ages and becomes over 60 the demand for services will continue to rise. By 2020 38% of the population of Twin Falls will be over 60 based upon 2010 census data. The Center has seen significant increase in the need for meals, along with numerous activities and social functions for seniors.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

The Twin Falls Senior Center also believes in the 2030 Vision of the City's strategic plan and mission statement. The Center also a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists at the Center and through partnerships with the City of Twin Falls, private individuals, local businesses, and working together with other non-profits, will lead to a healthy, well-rounded community to serve the elder community members of Twin Falls.

The Center works hard to educate others about all the numerous functions and activities the Center has for the community. The Center also provides the Times News, KMVT, the Twin Falls Chamber of Commerce and others with monthly daily menu choices and daily activities to publish along with PSA's. The Center also maintains a current up to date website with applicable information. The Center's goal is to keep seniors happy, healthy and independent as long as possible. The Center also believes in serving the community one heart at a time. The Twin Falls Senior Center is a valuable resource for an array of services, information, activities, socialization, and nutritional meal assistance.

- What is the importance of City funding to the overall mission of the organization?

The City funding will allow the Center to continue to serve the elder members of the community by providing an up to date facility with comforts of home. The funds improve the comfort of the facility for our congregate and guests to enjoy in the years to come. The installation of LED lighting will reduce the electrical bill and maintenance expenses for the Center for many years to come. The new lighting will also help the Seniors to see better while utilizing the Center for activities, functions, and services. This funding will be a great benefit for current and future members of the Center.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

The Twin Falls Senior Center also partners with other agencies like the Twin Falls Health Initiative Trust, a private foundation, Salvation Army, Safe Harbor, Mustard Seed, St. Luke's Foundation, and the Idaho Food Bank to make sure seniors are getting the proper nutrition. The Center also works with the Office on Aging, the Twin Falls County Commissioners as well as other local non-profit organizations, governmental entities and educational institutions. The Center is working with many other organizations to bring even more activities to the Center.

- Show how the mission of the organization could be furthered by establishing new partnerships.

Knowledge and education is very powerful. Developing new partnerships with other agencies, just helps get the word to those who would benefit from our services.

Performance Measures

- How will the organization measure successful use of City funds?

The reduction of the electrical expense for the new lighting will reduce the Idaho Power billing substantially since the new lighting uses 1/2 of a kWh/monthly basis for many years to come.

The Center will continue keeping daily, monthly and yearly records to show the increased use of the facility for daily meals, activities, socialization, and volunteer opportunities.

- Provide at least one outcome against which performance can be measured.

Success will also be measured when the Center's facility is updated for all types of activities at the Center and community functions. Success will also come when elder members of our community have a wonderful facility to spend time together with friends, neighbors, and acquaintances. Success will also be measured by the volume of individuals visiting the Center for lunch and activities, and the increase number of home delivered meals provided to home bound Seniors.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable

The MPOG funds used in conjunction with funds from the Twin Falls Senior Center and Idaho Power energy incentives will allow the project the Center's lighting to be converted to LED's. Energy savings along with reduce maintenance cost will allow all parties to benefit.

- Provide a timeline of activities that will be funded by City funds

The Center will spend the funds within 90 days from the date received. The work will be done in the timeliest manner possible. The Center has included bids from local companies.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

PROJECT FUNDING BUDGET & SOURCES

Twin Falls Senior Center	\$ 1,570.25
City of Twin Falls MPOG Funds	\$ 750.00
Idaho Power Energy Incentive Program	<u>\$ 2,680.00</u>
TOTAL PROJECT FUNDING	\$ 5,000.25

- Include costs for any materials and/or services.

<i>Twin Falls Senior Center LED project Proposed Budget</i>	<i>Project Cost</i>		<i>Idaho Power Incentives</i>	<i>Twin Falls Senior Center</i>	<i>City of TF MPOG Grant</i>
Trac Lights	\$200.00		-\$200.00		
LED's Main Hall & Bathroom	\$1,134.00		-\$756.00	-\$378.00	
Remainder of Building & Outside Lighting	\$3,666.25		-\$1,724.00	-\$1,192.25	-\$750.00
Total Budget for LED improvements					
	\$5,000.25		-\$2,680.00	-\$1,570.25	-\$750.00

Funding Percentage of LED Project Costs			
	-\$0.54	-\$0.31	-\$0.15

- Is the organization and its programs sustainable?

Yes, the Twin Falls Senior Center has been operating since 1978. The stability of the Center improved greatly beginning in 2012 with the hiring of the current Executive Director, Jeanette Roe. Financial reports are prepared monthly and reviewed by all Board members. On a yearly basis an independent CPA, makes sure the center is operating in a viable manner. The independent CPA prepares yearly financial statements annually along with tax Form 990; which, is also submitted timely to the IRS. All financial records and documents are available to the public for inspection.

- Documentation

Attached are the most recent financial statements for years ending in December 2016, and December 2017. Also included is tax Form 990 for years 2016, 2015, and 2014.

2017 Municipal Powers Outsource Grants Application

Organization: Twin Falls Senior Citizen's Federation, Inc.

Contact: Jeanette M. Roe

Phone: 208-734-5084

Email: jroe@tfseniorcenter.com

Brief Overview of the Organization

The Center provides hot nutritious meals to members at the Center (Monday through Friday) and to home bound in Twin Falls (daily). The Center also hosts numerous services including AARP tax aide services, SHIBA counseling, Volunteer Lawyer consultations, nutritional educational services, exercise classes, computer classes, quilting, art classes, card playing, weekly dances, monthly breakfasts, and other special events during the year. The Center has seen a significant increase in the number of individuals using the services at the Center over the last four years. The Center's mission is to participate and contribute to the Senior Citizen's activity within the range of civic, cultural, medical, transportation, and nutritional opportunities for elder members of our community. The Center staff works hard to focus on serving the community one heart at a time.

Demonstration of Need

- Include a detailed Statement of Need.

The Twin Falls Senior Center provides a well-rounded atmosphere for all to enjoy. The Center has been enhanced the building over the last four years including new paint, installation of sound boards, installing seven new computer stations, a new front entry way, energy efficient dishwasher, new chairs, and carpeting in four of the Center's rooms. The Center has been progressive in finding other funding to help with smaller projects to update the Center and its capacity to serve others. We would like to ask for \$4,100 to help us to purchase a new electric double-deck convection oven and the installation of two new outlets for the ovens. Currently we are not able to keep up with the demand on the two ovens we currently have. We have limited space so the only option is install a double deck oven while making allowances for a second double-deck unit to be installed later. The need for the additional ovens is to keep up with the increasing demand for daily meals with the allotted period. Being able to have three to four ovens functioning at the same time would enable the cook up to four different food items at one time saving time and labor in the kitchen. For example the staff could bake bread, cook cookies, and along with the main course like meat and baked potatoes all at the same time. These improvements will help us to meet the current and future nutritional needs of seniors.

- Does your organization provide a service that is not provided by local government?

Yes. The Twin Falls Senior Center is the only facility in Twin Falls that provided over **72,399** meals in 2016 (**12,296** more than 2015). Of the 72,399 total meals served in 2016, **53,827** meals (**11,007** more than 2015), were delivered to homebound seniors who need access to healthy nutritious home cooked meals. As the population of Twin Falls ages and becomes over 60 the demand for services will continue to rise. By 2020 38% of the population of Twin Falls will be over 60 based upon 2010 census data. The Center has seen significant increase in the need for meals, along with numerous activities and social functions for seniors.

- Are you providing a new service or improving access to existing services related to the City's Strategic Plan and Mission Statement?

The Twin Falls Senior Center also believes in the 2030 Vision of the City's strategic plan and mission statement. The Center also a broad-based commitment to the long-range health of its citizens and visitors. A wide array of activities exists at the Center and through partnerships with the City of Twin Falls, private individuals, local businesses, and working together with other non-profits, will lead to a healthy, well-rounded community to serve the elder community members of Twin Falls.

The Center works hard to educate others about all the numerous functions and activities the Center has for the community. The Center also provides the Times News, KMVT, the Twin Falls Chamber of Commerce and others with monthly daily menu choices and daily activities to publish along with PSA's. The Center also maintains a current up to date website with applicable information. The Center's goal is to keep seniors happy, healthy and independent as long as possible. The Center also believes in serving the community one heart at a time. The Twin Falls Senior Center is a valuable resource for an array of services, information, activities, socialization, and nutritional meal assistance.

- What is the importance of City funding to the overall mission of the organization?

The City funding will allow the Center to continue to serve the elder members of the community by providing an up to date facility with comforts of home. The funds improve the comfort of the facility for our congregate and guests to enjoy in the years to come. The installation of additional kitchen equipment (a double-deck convection oven) including new 220 electrical wiring for the ovens will make it easier for the Center to serve the increasing number of daily meals to home bound Seniors and those enjoying meals and activities at the Center. This funding will be a great benefit for current and future members of the Center.

Partnerships

- Demonstrate existing partnerships and collaborative efforts with other community organizations, government entities or educational institutions.

The Twin Falls Senior Center also partners with other agencies like the Twin Falls Health Initiative Trust, a private foundation, Salvation Army, Safe Harbor, Mustard Seed, St. Luke's Foundation, and the Idaho Food Bank to make sure seniors are getting the proper nutrition. The Center also works with the Office on Aging, the Twin Falls County Commissioners as well as other local non-profit organizations, governmental entities and educational institutions. The Center has working with many other organizations to bring even more activities to the Center.

- Show how the mission of the organization could be furthered by establishing new partnerships.

Knowledge and education is very powerful. Developing new partnerships with other agencies, just helps get the word to those who would benefit from our services.

Performance Measures

- How will the organization measure successful use of City funds?

The Center keeps daily, monthly and yearly records to show the increased use of the facility for daily meals, activities, socialization, and volunteer opportunities.

- Provide at least one outcome against which performance can be measured.

Success will also be measured when the Center's facility is updated for all types of activities at the Center and community functions. Success will also come when elder members of our community have a wonderful facility to spend time together with other friends, neighbors, and acquaintances. Success will also be measured by the volume of individuals visiting the Center for lunch and activities, and the increase number of home delivered meals provided to home bound Seniors.

Work Plan

- State how the funds will be used by the organization, including specific projects or activities if applicable

The MPOG funds will be used in conjunction with secured funds from the Twin Falls Rotary Club Death by Chocolate proceeds, and matching funds from the Center to cover the cost of the new electrical installation and the new double-deck convection ovens. With all parties sharing the cost of the kitchen improvements, the Center is able to get a new double deck convection oven that will benefit all Seniors who receive meals at the Center or at home for many years to come.

- Provide a timeline of activities that will be funded by City funds

The Center will spend the funds within 180 days from the date received. The work will be done in the timeliest manner possible. The Center has included bids from local companies.

Budget

- Include a detailed budget for grant funds. If City funds are a part of an overall budget, please demonstrate what areas of the budget will be funded by the grant.

PROJECT FUNDING BUDGET & SOURCES

Twin Falls Senior Center	\$ 1,317.75
City of Twin Falls MPOG Funds	\$ 4,100.00
Twin Falls Rotary Death by Chocolate Funds	<u>\$ 1,000.00</u>
TOTAL PROJECT FUNDING	\$ 6,417.75

- Include costs for any materials and/or services.

Proposed Cost Range Receptacles and Double Deck Convection Oven, Electric - Twin Falls Senior Center

E-102-E CONVECTION OVEN, ELECTRIC



Quantity

1

Price

\$ 5,150.00

Delivery and set-up included

CONVECTION OVEN, ELECTRIC
\$5,002.50 Duke Manufacturing Model No. E102-E Convection Oven, electric, double-deck, standard depth, thermostatic controls, with 8" high stainless steel legs & adjustable stainless steel feet, stainless steel front, painted steel cabinet, 50/50 stainless steel independent doors, (2) windows, (5) racks, (13) rack positions, porcelain interior, (200°-500°F), 60 minute dial timer with buzzer & (2) speed fan, NSF, cETLus (Flyer) 1 ea 240v/60/1ph, 11kw, 45.8 amps per section

ELECTRICAL UPGRADE

**New Wiring 240-volt single
phase 50 amp receptacles for
two additional ranges**

1

\$ 1,290.25

Includes materials and labor

TOTAL PROJECT COST

\$ 6,417.75

- Is the organization and its programs sustainable?

Yes, the Twin Falls Senior Center has been operating since 1978. The stability of the Center improved greatly beginning in 2012 with the hiring of the current Executive Director, Jeanette Roe. Financial reports are prepared monthly and reviewed by all Board members. On a yearly basis an independent CPA, makes sure the center is operating in a viable manner. The independent CPA prepares yearly financial statements annually along with tax Form 990; which, is also submitted timely to the IRS. All financial records and documents are available to the public for inspection.

- Documentation

Attached are the most recent financial statements for years ending in December 2016, and December 2017. Also included is tax Form 990 for years 2016, 2015, and 2014.

2017 Municipal Powers Outsource Grants Application

Organization: Voices Against Violence

Contact: Donna Graybill, Executive Director

Phone: 208-733-2558

Email: donna@vavmv.org

Brief Overview of the Organization

Voices Against Violence, formerly the Crisis Center of the Magic Valley, is a victim advocacy organization located in the city of Twin Falls. Originally founded in 1981 under the name Volunteers Against Violence, VAV has been the leader in providing services to victims of domestic violence and sexual assault for over 35 years. Recently VAV has expanded its scope to serve all individuals who have been victims of crime in response to the requirements of major funders and to reflect the realities of interpersonal violence.

VAV's mission is to empower individuals who have experienced violence. This mission is achieved through providing high quality, compassionate service in all program areas.

Programs include

- Case Management
- Counseling (individual and group)
- Life Skills Classes
- Spanish Language Services
- Legal advocacy
- 24 Hour Hotline,
- Emergency Shelter
- 24 Hour Victim advocacy
- Emergency financial assistance
- Transportation
- Food, Household, and Personal Care items
- Outreach

In 2016 Voices Against Violence provided services to 1,488 individual clients, 3,845 nights of shelter, and 4,813 meals to clients.

Demonstration of Need

Voices Against Violence receives the majority of funding through the state to continue to provide services to victims. However, this funding does not include a budget to provide outreach services. Outreach allows us to provide meaningful trainings, presentations, resources, and collaborative partnerships with partner agencies in Twin Falls. In this last year VAV has applied for various sources of grant funding to fully fund an outreach program to respond to underserved populations. This includes

the Twin Falls Health Initiatives Trust, and 2 collaborative grants administered by the Idaho Coalition Against Domestic Violence: Idaho Rural Collaborative for Underserved Youth, and Thriving Families. All three of these funding sources require that funds be used to reach out to individuals not commonly reached by our organization such as those in remote parts of the counties we serve, or those who speak Spanish exclusively. In combination with Municipal Powers Outsource grant funding, the alternative sources of funding have allowed us to fully expand our outreach program. This ensures we receive referrals from individuals who need our help, and maintain important partnerships to work in the best interest of our clients.

Voices Against Violence is the only organization providing FREE services to victims of domestic violence, sexual assault, stalking, human trafficking, hate crimes in the Twin Falls area. CARES advocates for children and performs forensic interviews, but VAV provides services to help with the aftermath of a traumatic crime.

Voices Against Violence supports the City's Strategic Plan and Mission Statement by helping create a healthy community free from threat of violence. With this grant funding, Voices Against Violence will expand outreach and educational services to prevent violence before it happens. Voices Against Violence also supports the strategic goal of creating a secure community by intervening in family violence before it becomes fatal, and interrupting the cycle of violence in families by providing emergency shelter and support services.

Voices Against Violence Vision/Mission

- Voices Against Violence *envisions* a community free from gender and sexual violence.
- Voices Against Violence's *mission* is to empower individuals who have experienced violence.

Voices Against Violence Goals

- Safety-Voices Against Violence is committed to providing safety for those who have experienced violence and are at risk. Voices Against Violence offers safety through providing a secure and confidential shelter to help women and children heal from violence.
- Healing-Voices Against Violence seeks to provide emotional and mental health support for survivors through hotline, crisis-counseling, and individual and group counseling for adults and children affected by violence.
- Advocacy-Voices Against Violence supports survivors through accompaniment through the healing process, crisis intervention, legal information, resources, and case management.
- Education-Voices Against Violence seeks to provide outreach and education to the community to prevent violence. Voices Against Violence seeks to collaborate with community partners in criminal justice, law enforcement, education, and health fields to most effectively support survivors.

Partnerships

Voices Against Violence is committed to working together with community partners to collectively support victims in their path towards healing. We find that the stronger our community partnerships, the better outcomes for survivors and their families.

Voices Against Violence has a strong partnership with the Twin Falls Police Department, and we are excited to collaborate with the new victim witness coordinator. Throughout this past year TFPD has relied on VAV to respond to victim's needs, and VAV has relied on TFPD to serve and protect our clients. VAV is grateful to have Chief Kingsbury as such a strong victim advocate, and we are optimistic about future collaborative efforts.

Voices Against Violence has a long term partnership with St. Luke's Regional Medical Center. St. Luke's is a significant source of referrals as they often have first contact with victims and frequently make referrals to us. Voices Against Violence and St. Luke's participate in cross-collaborative trainings to ensure all involved in responding to domestic violence and sexual assault are aware of respective processes and protocols.

Voices Against Violence has partnered with other victim assistance providers, such as CARES to clarify the roles of each agency in responding to adult and child sexual violence. Voices Against Violence also collaborates with and provides training to various counseling agencies to help practitioners identify domestic violence in clients and patients, and to help us provide longer term mental health services for our clients. These agencies include Valley Community Counseling, A Plus Solutions, Crosspoint Family Services, Adult Mental Health, and Child Mental Health.

Voices Against Violence has worked to develop a strong and functional partnership with the new Mental Health Crisis Center since they opened earlier this year. This has included understanding the policies and eligibility of each program to see how our working parts can fit together to support clients.

Voices Against Violence partners with the Department of Health and Welfare's various departments including Child Protective Services where there are relevant shared cases, Medicaid to connect victims and their families to needed medical care, Assistance Programs to support our families in their journeys towards independence.

Voices Against Violence has partnered with several programs within the College of Southern Idaho, including the Title IX investigation team, Diversity Council, and the local chapter of American Association of Women in Community Colleges.

Voices Against Violence has developed a legal advocacy program that works with the court systems in the 6 counties VAV services to assist with protection orders and safety planning. Through our strong partnership with Mini-Cassia and Jerome County Courts, VAV has come to hold a place in Domestic Violence Court proceedings and hopes to help bring a Domestic Violence court to Twin Falls County. This is an evidenced based model that has better outcomes for clients.

Voices Against Violence receives donations from other local agencies to sustain our shelter operations, these include South Central Community Action and Idaho Foodbank for Food, Costco, Target, Falls Brand, and Chobani. Voices Against Violence also receives donations from various clubs and

organizations such as local faith based organizations, Chamber of Commerce, Optimist Club, Lion's Club, Rotary Club After Hours, Rotary Club, Sigma Beta Phi, and areas schools.

Voices Against Violence has developed working relationships with Twin Falls School District, Burley School District, Valley School District, and plans to expand to Wendell/ Gooding School District, Lincoln County School District, and Jerome School District as we are able to continue to fund outreach and preventative efforts.

Performance Measures

Voices Against Violence will measure the success of our underserved outreach program by documenting all outreach activities provided and number of participants reached through outreach presentations, prevention lessons, informal collaborative meetings, and tabling at public events. VAV was able to provide 468 hours of outreach to the Twin Falls community through MPOG funding. This year VAV will provide 8-10 hours of outreach weekly to include monthly tabling events, bi-weekly presentations, monthly collaborative meetings with partner agencies, and weekly youth prevention lessons to at risk youth in the Twin Falls area.

Work Plan

Month	Tabling Activities	Outreach Activities	Education Activities
May	- All Business Conference - Idaho Gives, Heather Platts Benefit Concert	2 Presentations to community based agencies - Materials provided to 8 community agencies - Collaborative meeting with 1 agency	4 youth prevention education lessons
June	Tabling at Pride Week	2 Presentations to community based agencies - Materials provided to 8 community agencies - Collaborative meeting with 1 agency	4 youth prevention education lessons
July	Victim Panel Twin Falls Public Library	2 Presentations to community based agencies - Materials provided to 8 community agencies - Collaborative meeting with 1 agency	4 youth prevention education lessons
August	Twin Falls County Fair	2 Presentations to community based agencies - Materials provided to 8 community agencies - Collaborative meeting with 1 agency	4 youth prevention education lessons
September	South Central Community Partnership Event	2 Presentations to community based agencies	4 youth prevention education lessons

		• Materials provided to 8 community agencies • Collaborative meeting with 1 agency	
October	DV Awareness Month Candlelight Vigil Synergy Brotherhood Ride	• 2 Presentations to community based agencies • Materials provided to 8 community agencies • Collaborative meeting with 1 agency	• 4 youth prevention education lessons
November	Festival of Giving CSI Volunteer Fair	• 2 Presentations to community based agencies • Materials provided to 8 community agencies • Collaborative meeting with 1 agency	• 4 youth prevention education lessons
December	Christmas/ Holiday Sponsorship Recruitment	• 2 Presentations to community based agencies • Materials provided to 8 community agencies • Collaborative meeting with 1 agency	• 4 youth prevention education lessons
January		• 2 Presentations to community based agencies • Materials provided to 8 community agencies • Collaborative meeting with 1 agency	• 4 youth prevention education lessons
February	TEDx Convention	• 2 Presentations to community based agencies • Materials provided to 8 community agencies Collaborative meeting with 1 agency	• 4 youth prevention education lessons
March	Vagina Monologues	• 2 Presentations to community based agencies • Materials provided to 8 community agencies • Collaborative meeting with 1 agency	• 4 youth prevention education lessons
April	Sexual Assault Awareness Month Walk a Mile in Her Shoes	• 2 Presentations to community based agencies • Materials provided to 8 community agencies • Collaborative meeting with 1 agency	• 4 youth prevention education lessons

Budget

Budget Item	Budget Detail	Amount
Outreach advocate salary	312 hours at \$16.50/hr	\$5,164
Executive Director salary	156 hours at \$31/hr	\$4,836
Outreach Materials and Supplies	Outreach give away items t-shirts food/beverage for public at events Tabling Fees	\$4,000
Mileage Reimbursement	151 miles monthly @ .55/mi	\$1,000
TOTAL		\$15,000

	<u>16/17</u> <u>Request</u>	<u>16/17</u> <u>Actual</u>
Boys and Girls Club	\$ 16,500	
CASA	\$ 6,641	
Interlink Volunteer Caregivers	\$ 15,960	
Jubilee House, Inc.	\$ 8,000	
LINC	\$ 5,000	
Magic Valley Arts Council	\$ 15,000	
Magic Valley Symphony	\$ 5,000	
Orton Botanical Garden	\$ 25,000	
Safe House	\$ 5,000	
Salvation Army	\$ 20,000	
Trans IV	\$ 50,000	
Twin Falls Senior Center - 1	\$ 5,000	
Twin Falls Senior Center - 2	\$ 750	
Twin Falls Senior Center - 3	\$ 4,100	
Voices Against Violence	\$ 15,000	
	\$ 196,951.00	\$ -

Amount Available \$ 100,000



Twin Falls City Council Minutes

Monday, May 8, 2017, 4:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

1) 4:00 P.M.

- a) Presentations from Municipal Powers Outsource Grants (MPOG) Applicants.
Grants and Communications Administrator Thompson gave staff report.

City Council discussion ensued on the following:

Question on financials.

Percentage of participants residents of the City of Twin Falls

Financials on cash balance

LINK and Interlink volunteer care givers and Trans IV differences.

Will these funds help to grow the MV Symphony.

Budget amount is \$100,000.

MOTION:

Councilmember Talkington moved to table the Municipal Powers Outsource Grants until next week. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted. 7 to 0.

City Manager Rothweiler said that the Council meeting will start at 4:00 PM next week to continue with the Municipal Powers Outsource Grants.

2) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Vice Mayor Hawkins called the meeting to order at 5:25 PM

A quorum was present.

3) PLEDGE OF ALLEGIANCE

Vice Mayor Hawkins invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

4) CONSIDERATION OF AMENDMENTS TO THE AGENDA

No Amendments.

5) PROCLAMATIONS

- a) Police Week and Peace Officers Memorial Day - Request made by Craig Kingsbury, Police Chief

Vice Mayor Hawkins read proclamation and presented it to Police Chief Kingsbury.

Police Chief Kingsbury thanked City Council.

6) GENERAL PUBLIC INPUT

7) CONSENT CALENDAR

- a) Request to approve the Accounts Payable for May 2-8, 2017.
- b) Request to approve the May 1, 2017, City Council Minutes
- c) Request by Kindsey Ringenberg and Taylor Chapin on behalf of multiple downtown merchants to hold the Construction Block Party event to be held Saturday, May 13, 2017, in the City-owned parking lot located in the 100 Block of 2nd Avenue North.

MOTION:

Councilmember Talkington moved to approve the Consent Calendar as presented. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

8) ITEMS OF CONSIDERATION

- a) Request to adopt a resolution of the City Council for the City of Twin Falls, which reaffirms its commitment to the City's 2030 Strategic Plan and encourages all residents, civic institutions, businesses, and partners to promote policies and practices that support a neighborly community.

City Manager Rothweiler reviewed Resolution.

Discussion ensued on the following:

How many public comments have been received.

Representation of public.

Percentage of citizens in favor.

Strategic Plan

Restating who and what we are

Practice what we preach.

Be good Samaritans

Dairy industries, agriculture play important role.

Preserving democracy.

Restating policy and practices.

Asked why, reply why not.

MOTION:

Councilmember Talkington moved to adopt Resolution 2017-008 as presented. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

- b) Recognition of Eck Senivongs for completing his International Code Council certifications.

Building Inspector Bordi presented the International Code Council Certification to Eck Senivongs.

Eck Senivongs thanked City Council.

- c) Present Captain Aaron Hudson with a Fire Chiefs Challenge Coin.

Fire Chief Soule presented a Fire Chiefs Challenge Coin to Captain Aaron Hudson.

Captain Hudson thanked Fire Chief Soule and City Council.

City Council gave there appreciation.

Mayor Barigar left meeting at 5:58 PM

- d) Request to adopt a resolution to destroy any semipermanent, duplicate or temporary records.
Deputy City Clerk Bryan gave Staff report.

MOTION:

Councilmember Boyd moved to adopt Resolution 2017-009. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

- e) Request to award a bid to Kloepper Inc. to construct the Preserve section of the Canyon Rim Trail.
Parks and Recreation Director Davis reviewed bids.

Council discussion ensued on the following:

Clarification of trail

Property owners property trade to make trail a little straighter.

David Thibault, EHM Engineers, Inc. explained what is included in the bid. He indicated that the property trade to make the trail straighter was not included in this bid.

MOTION:

Councilmember Lanting moved to approve the bid to Kloepper, Inc in the amount of \$698,626. Councilmember Talkington seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- f) Update on the Main Avenue Project.
Paul Johnson, CH2M Hill, gave an update on the Main Avenue Project.

Discussion ensued on the following:

Loop water main how many fire hydrants per block.

Flag sleeves marked. Eight holidays that American flags would be displayed.

Fund raiser for Lions Club.

9) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Councilmember Pierce announced there are openings on the Historic Preservation Committee.

10) PUBLIC HEARINGS - 6:00 P.M.

- a) Request for **Annexation** for 30 (+/-) acres of land proposed to be annexed with a zoning designation of R-4, currently zoned R-4 for Property located at 248 Pheasant Rd. c/o EHM Engineers, Inc. on behalf of Jon Zernickow (app. 2855)
David Thibault, EHM Engineers, reviewed request.

Planner 1 O'Connor gave staff report

City Council discussion ensued on the following:

Additional Water Supply

Upgrade of water system.

Assistant City Engineer Vitek gave a report on the water supply needs.

Public Hearing open:

Public Hearing Closed:

MOTION:

Councilmember Boyd moved to approve the Annexation of 30 +/- acres of land proposed to be annexed with a zoning designation of R-4 for Property located at 248 Pheasant Rd. %EHM Engineers, Inc. on behalf of Jon Zernickow. Councilmember Reid seconded the motion. Roll call vote showed all members present voted. 6 to 0.

- b) Request for a **Zoning District Change and Zoning Map Amendment** from R-4 and R-4 PUD to R-6 ZDA for approximately 4.02 (+/-) acres to develop a planned 4-Plex development on property located on the south side of the 1800 block of Elizabeth Boulevard. c/o Gerald Martens (app. 2856)

David Thibault EHM Engineers asked for a zoning district change and zoning map amendment.

Planner one O'Conner gave staff report.

Discussion ensued on the following:

Flood Plan area

City liability to flood plain.

Elizabeth Blvd two lane.

Elizabeth Blvd widening.

Traffic concerns.

Traffic study.

Asst. City Engineer Vitek gave a clarification on the proposed sidewalk.

City Attorney Wonderlich asked that City Council not include attached or detached sidewalk in motion.

Open Public Hearing:

Closed Public Hearing.

MOTION:

Councilmember Talkington moved to approve the request for a Zoning District Change and Zoning Map Amendment for R-4 and R-4 PUD to R-6 ZDA for approximately 4.02 (+/-) acres to develop a planned 4-Plex development on property located on the south side of the 1800 block of Elizabeth Blvd. %Gerald Martens. (app. 2856) with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
 2. Subject to Right of Way dedication so that sidewalk is located in the Public Right of Way.
 3. Subject to required improvements, curb, gutter, and sidewalk, being installed within the first phase of development.
 4. Subject to a minimum six foot tall (6') sight obscuring and sound buffering screening fence built along the perimeter of the development .
 5. Subject to no development on the western portion of the property that is within the floodplain until resolution of the floodplain issues by the City Engineering Department.
 6. All lighting shall be shielding and downward facing to protect the adjacent properties.
- Councilmember Pierce seconded the motion. Roll call vote showed all members present voted. 6 to 0.

11) GENERAL INPUT/ANNOUNCEMENTS-PUBLIC/STAFF/COUNCIL

Max Newlan, Twin Falls, Thanked City Staff for providing First aid to him.

12) ADJOURNMENT

The meeting adjourned at 07:15: PM

Sharon Bryan, Deputy City Clerk



Date: Monday, May 15, 2017
To: Honorable Mayor and City Council
From: Matthew Hicks, Captain

Request:

Presentation of SWAT Retirement Plaque to Staff Sergeant Arnold Morgado.

Time Estimate:

The presentation will take approximately ten minutes.

Background:

Staff Sergeant Arnold Morgado started his career with the Twin Falls Police Department in September 1998. He was selected to serve on the Special Weapons and Tactics (SWAT) Team in November 2000. He served as an Entry Team Member until 2006 when he was selected as a Team Leader. He held this position until 2011 when he was promoted to Field Commander. The Field Commander is responsible for presenting tactical operations for the safe resolution of an incident. Additionally, Staff Sergeant Morgado has overseen the selection of several new team members, as well as maintaining administrative and logistical records for the Team.

He has participated in, or supervised over 100 SWAT operations that include the successful capture of several homicide, robbery and kidnapping suspects throughout the Magic Valley. He was also able to successfully take part in or lead the efforts in these events without suffering a major injury to an officer, citizen or suspect.

Staff Sergeant Morgado retires from the unit as the longest serving active member in the Team's 39-year history.

Approval Process:

N/A

Budget Impact:

Approval of this request will not impact the City budget.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Captain Hicks would like to present Staff Sergeant Morgado with a retirement plaque from the SWAT Team before the City Council.

Attachments:

None

City Council Presentation

Good Evening, My name is Sheri Wills and I am the current president of our local Pickleball assoc. This is Judi Thietten who is our local ambassador.

We would like to introduce you to the sport of Pickleball
show video

Pickle ball is a unique racquet ball sport that is designed to be played and enjoyed by different generation and different levels of skill, playing together.
#1. It is a social game that appeals to both the novice and competitive player.

#2. you interact with people, make new friends and have fun while getting low impact exercise. You don't have to be a jock to play but if you are a jock you will get all the fast-paced action and competition you can handle –as you saw on the video. However, the light ball and smaller court makes for a game that eliminates the joint-rending movements that are common in other racquet ball sports.

Pickleball is an addictive, fun racquet ball sport that is exploding across the country.

#3. Our local assoc was organized under the umbrella of the National Assoc. They were invaluable in helping us organize our local assoc.

#4. Judi as the ambassador represents the National Assoc by keeping our local people informed about tournaments, rules and other general information.

#5. Currently there are 2.5 million players and that number is growing daily.

#6. There are 16,549 courts that are registered with the National Assoc. and these are increasing at 313 courts a month. Think of that, 313 new courts every month.

#7. Twin Falls is experiencing its own explosion in players. In 2013 we had 13 very dedicated players but in 2017 we are approaching 200 players. This is wonderful – however the down side of this growth is enough courts to play on..

#8. At the present time we have 5 outside courts at Oregon Trails. 1 court on Pierce St., which we share with basketball players.

#9. We will have 6 more outdoor courts when the courts at Frontier Field are completed.

#10. The Boys and Girls have expressed an interest in using the Frontier Courts to teach their youngsters to play.

#11. We told them we would be glad to help them as we helped a Home School Group in 2015.

#12 In this picture one of our over 85 year old players taught some high schoolers the basic of pickleball and then turned around and won the game. Pickleball truly is a sport for all ages and abilities.

Now you are probably thinking, this is all very interesting but what does it have to do with the council. We wanted you to be aware that there are so many people in Twin Falls playing pickleball and they want places to play.

#13. We would like to see the second phase of the Frontier Field complex included in up coming budgets. That would put lights on the field for people to play after work as well as provide 6 more courts. We anticipate the first 6 courts will be filled and overflowing with players anxious to try out the new surface!

In Twin Falls, our outdoor season is VERY short!! It is very important that the Parks and Rec Dept. be supported to provide areas of activitiy for all ages.

#14. We want pickleball to be included in your long range plans. Our dream is that Twin Falls would have a City Recreation Hall that would have space for all kinds of indoor activities including pickleball courts.

#15. At the present time we have 3 indoor courts at Pickleball Time to use in the winter. And sometimes 2 courts at the Y. That is not enough space for the number of players wanting to play in bad weather!!

16 This is a small sample of what Utah is offering their players. We would like to see Twin Falls on the crest of the wave of pickleball Fever that is sweeping the county and not in back water. Our explosion of player are going to need places to play

#17. We would like to invite you to come and join us sometime -- try it out -- you might like it!! Check out the sport on U-Tube or the Pickleball channel on the computer - YEP – they have their own channel - It Is that big across the country !!!

Do you have any questions?



Christmas 2014



Luncheon at Jean's



2015 at Slice



Boo-Ball October 2014



June 2015 PickleParty at Wok & Grill

SECRET SANTA HOLIDAY SMASH







**THE USA
PICKLEBALL ASSOCIATION**
is a non-profit corporation
that provides the guidance
& infrastructure for continued growth
& development of the sport.

ESTIMATED U.S. PLAYERS

**2.5 million
Players**

From Sports & Fitness Industry Association
(SFIA) 2015 Participant Report

KNOWN U.S. PICKLEBALL COURTS

16,549
Courts

Increasing @ 313 per month in City Parks, Rec Centers, YMCAs, Retirement Communities, RV Parks, Country Clubs, Tennis Clubs, Back Yards & Driveways.

From USAPA (Jan 2016)

WE HAVE EXPERIENCED HUGE GROWTH

2013

13 Players

2015

90 Players

2017

175 Players



OREGON TRAIL YOUTH COMPLEX 2014

FRONTIER PICKLEBALL COMPLEX

Six New Courts
to be Surfaced,
lined, and ready
for play by mid
June.



NO GENERATION GAP HERE !

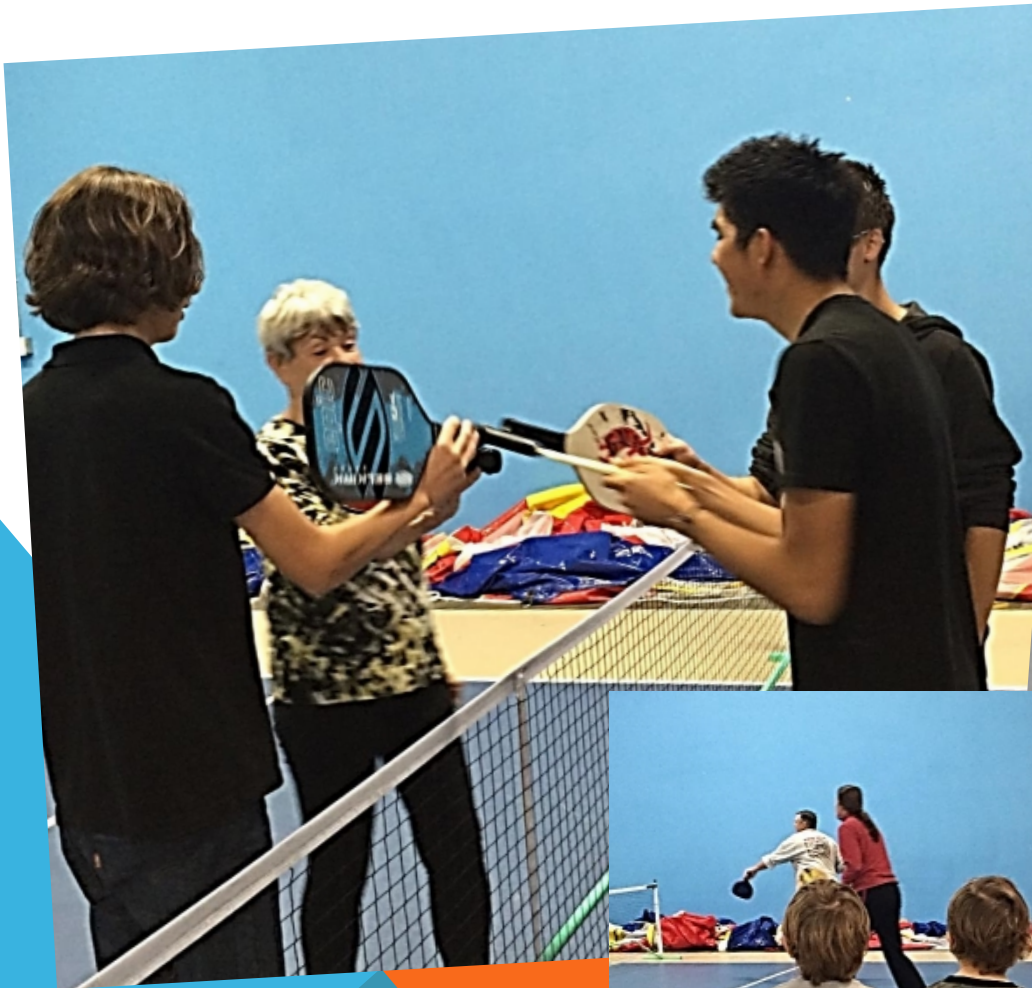


70-yr Age span



FIFTEEN HOME SCHOOLERS — 8-WEEK CLINIC IN 2015





2ND PHASE AT FRONTIER

Six additional courts just to the north with lights all around are planned to complete this project.





Warming up the Champs

SOCCER TIME --- 3 INDOOR COURTS



LITTLE VALLEY COURTS, ST. GEORGE, UTAH



TRY IT ONCE . . .



. . . It Just Could Change Life As You Know It.

Link for City Council presentation.

<https://www.youtube.com/watch?v=hEPXLp1kR7o>

Better link for your own info and enjoyment!

<http://www.pickleballchannel.com/us-open-2016-highlight-reel>

play 1:15 forward for the big action. 😊

I just have the open tab at the top beside the slide show and it works very smoothly.

Let me know if you need anything else.

Judi Thietten

USAPA Ambassador to Twin Falls

judisong2@gmail.com

208 734-6288



Date: Monday, May 15, 2017
To: Honorable Mayor and City Council
From: Jon Caton, Public Works Director

Request:

Request to approve the purchase of real property located at 127 South Park Avenue West.

Time Estimate:

5-10 Minutes plus time for Council questions and answers.

Background:

127 S. Park Ave. West is approximately 0.3 acres located at the corner of Washington Ave. S. and S. Park Ave. W., and is directly east of the existing Public Works building. There is also approximately 0.35 acres of undeveloped Right-of-Way between these two properties.

Staff would like to request the purchase of this property for three primary reasons: 1) It improves the practical use of the existing Public Works property, 2) improves employee and customer parking, and 3) provides an opportunity to better address stormwater being generated by the existing Public Works building.

Currently, D.L. Evans owns this property. The current appraised value is \$85,000 and the bank is willing to enter into a contract to sell the property for \$80,000. A Phase 1 Environmental Assessment has been performed and staff does not have any environmental concerns with this property at this time. Furthermore, there is an existing lease with Lamar Co. for the billboard currently on site. Lamar Company has waived their first right of refusal to purchase the property with the understanding that the City of Twin Falls does not see a conflict with the existing billboard structure or 20 year lease.

Approval Process:

Requires Council Approval.

Budget Impact:

Both WWC and Water Distribution each have \$40,000 approved in the existing FY17 budget to address Stormwater and repaving of the Public Works facility. If the property purchase were approved, this \$80,000 could be diverted to purchase this property.

Regulatory Impact:

NA

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends the approval of this property purchase.

Attachments:

1. 127 S. Park Ave. W. Appraisal
2. Billboard Lease
3. 127 S. Park Ave. W. Phase 1 Env
4. Purchase & Sale Agreement
5. Waiver of 1st Right of Refusal

McKinlay & Klundt Appraisal Company

(Bus) (208) 734-5522

P.O. Box 5698
Twin Falls, Idaho 83303

(Fax) (208) 734-9755

AN APPRAISAL REPORT OF

Tee's Breads

LOCATED AT

127 South Park Avenue West
Twin Falls, Idaho 83301

CLIENT

D.L. Evans Bank

McKinlay & Klundt Appraisal Company

P.O. Box 5698
Twin Falls, Idaho 83303
(Bus) (208) 734-5522
(Fax) (208) 734-9755

August 9, 2016

Mrs. Terri (TK) Albert
Appraisal Review Department
D.L. Evans Bank
375 North Overland Avenue
Burley, Idaho 83318

Re: 127 South Park Avenue West
Twin Falls, Idaho 83301

Dear Terri (TK) Albert,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property consists of an irregular, corner parcel constituting 16,117 square feet. It is improved with a 1,912 square foot general purpose commercial building and 850 square foot walk in cooler for a total of 2,762+/- square feet. For the past several years the building has been vacant, however prior to being vacant it was used as wholesale bakery.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached document, which conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of August 9, 2016.

This letter is not an appraisal report hence it must not be removed from the attached 106-page document. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property as of July 22, 2016:

\$85,000 Market Value "As Is"

Thank you for your business. Let us know how we may further serve you.



Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/17



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/17

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Overview • • •

Salient Information	
<i>Property Type</i>	General Purpose Commercial Building
<i>Real Estate Appraised</i>	127 South Park Avenue West, Twin Falls, Idaho 83301
<i>County</i>	Twin Falls
<i>Estate Valued</i>	100% of the Fee Simple Estate
<i>Client</i>	D.L. Evans Bank
<i>Client File Number</i>	16-348
<i>Most Likely Buyer</i>	Owner-User
<i>Intended User</i>	D.L. Evans
<i>Intended Use</i>	Asset Valuation
<i>Effective Value Date</i> (point in time that the value applies)	July 22, 2016
<i>Report Date</i> (date the report is transmitted to client)	August 9, 2016
<i>Value Indication(s)</i>	Cost Approach N/A Sales Comparison \$83,000 Income Approach \$89,000
<i>Final Value Conclusion(s)</i>	\$85,000 “As Is”

Noteworthy Issues

The subject property consists of an irregular, corner parcel constituting 16,117 square feet. It is improved with a 1,912 square foot general purpose commercial building and 850 square foot walk in cooler for a total of 2,762+/- square feet. For the past several years the building has been vacant, however prior to being vacant it was used as wholesale bakery.

No atypical factors significantly affect value. The real estate appraised is generally typical for this type property in this locale.



Scope of Work . . .

Scope of Work

Introduction

The Uniform Standards of Professional Appraisal Practice (USPAP) defines scope of work as “*the type and extent of research and analysis in an assignment*”. Scope of work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is observed;
- the type and extent of data researched; and
- the type and extent of analyses applied to arrive at opinions or conclusions.

Assignment Elements

The purpose of this assignment (the problem to be solved) is to form one or more opinions about value. This purpose necessitates identification of seven assignment elements listed below.

1. Client Information

Client's Name **	Mrs. Terri (TK) Albert
Client's Company Name	D.L. Evans Bank
Appraiser(s) Engaged By	The Client's Agent
Client's Interest In Property Appraised	Owner

2. Other Intended Users

The Client's Company, Successors, And Assignees

3. Intended Use Of Report (*To aid*)

Asset Valuation/Portfolio Analysis

4. Value Opinion(s) Developed

Market value

Standard / Definition Of Value Used
To Form The Value Opinion(s)

Advisory Opinion 30 of USPAP, which is the same definition as the one in FIRREA.

**** *The client is always an intended user.***

Scope of Work

Assignment Elements

5. Key Dates

Effective Value Date (point in time the value applies)	July 19, 2016
Date Property Appraised Was Observed By One Or More Appraisers Signing This Report	Land & Building Observed July 19, 2016

6. Assignment Conditions

Extraordinary Assumptions	One Or More Apply, Detailed Later Herein
Hypothetical Conditions	None Used
Jurisdictional Exceptions	None Used
Expected Public or Private On-Site or Off-Site Improvements Affect Value	Not Expected
Assemblage of Estates or Component Parts Affects Value	Not Expected
Other	None Used

Scope of Work

Relevant Characteristics

The seventh assignment element is relevant characteristics about the property appraised. These characteristics are typically categorized as physical, legal, and economic.

Physical attributes of the property appraised are presented later in the Subject section of this report. Some characteristics are identified below. Atypical issues are listed in the Noteworthy Issues section and may be further detailed elsewhere herein.

Unless specifically stated otherwise, the estate appraised (listed below) assumes no adverse leases, liens or encumbrances other than normal covenants and restrictions of record.

7a. Physical

Existing Property Use	Commercial Building
Property Use Reflected In One Or More Value Opinions	Continued Use As Is
Sources of Information About the Property Appraised Included	Interior And Exterior Observation

7b. Legal

Category Of Property Appraised	Real Property
Estate(s) Appraised	Fee Simple
Legal Issues Considered	No Atypical Legal Issues
Environmental Concerns	No Known Environmental Concerns

7c. Economic

Effect Of Lease(s) On Value	No Leases Hence Not Applicable
Cost Information	
Type of Reconstruction Cost Used	Reconstruction Cost Not Considered
Source of Reconstruction Cost Information	Not Applicable

Scope of Work

Extent of Services Provided

Number of Final Value Opinions Developed	One
Value Opinion(s) Reflect The Worth Of the Property Appraised	As Is
Extent Of Report Preparation	An Appraisal Report
Other Reporting Requirements	Not Applicable
Extent Of Data Research	Extensive
Data Sources	Local MLS; Private Data Provider Service; Public Records At Government Office; Online Public Records; Other Appraisers; Real Estate Sales Agents; Buyers and / or Sellers; Landlords and / or Tenants
Documents Considered	County Records
Data Verification	Direct and Indirect Methods
	Adequate Interior and Exterior
Extent Of Subject Observation By One Or More Appraisers Signing Report	Specifics of this viewing, if any, are detailed in the Extraordinary Assumptions & Disclosures section of this report.

Other Intended Use Considerations

Client's Prior Engagement Of Appraisal Services	Very Frequent
Loan To Value Ratio	70.00% to 74.99%
Atypical Issues	No Atypical Issues
Assignment Complexity	Typical Complexity
FIRREA Compliance	Fully Compliant
Insurable Value	Insurable Value Is Not An Intended Use

Miscellaneous Matters

Scope of Work Agreement	Agreement in Addenda
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Scope of Work

Appraisal Development

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as "worthy of belief".

Depending upon the intended use, intended users, and agreements between the appraiser and the client, the appraisal development process may include several, but not necessarily all of the following tasks.

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject's highest and best use(s), if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

In most cases, the core valuation process begins with a highest and best use analysis. This is essential because it establishes a framework for the proper selection of comparables. Cited comparables should have the same highest and best use as the property appraised.

Scope of Work

Appraisal Development

If some property modification like new construction is contemplated, a feasibility analysis may be appropriate. In some cases, feasibility may simply be justified by inferred market evidence like low vacancy or rising rents.

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. The type of highest and best use; extent of feasibility considered; and the relevance of each major approach are listed below.

Highest and Best Use	An Inferred Demand Analysis
Feasibility Analysis <i>(a more detailed study separate from highest & best use)</i>	Separate Feasibility Analysis Not Developed
Cost Approach	Applicable And Included In Report
Sales Comparison	Applicable And Included In Report
Income Approach	Not Applicable And Not Included In Report

Quoting "*The Appraisal of Real Estate*" Thirteenth Edition published by the Appraisal Institute, page 186 says

"Highest and best use analysis and feasibility analysis are interrelated, but feasibility analysis may involve data and considerations that are not directly related to highest and best use determinations. Such analyses may be more detailed than highest and best use analysis, have a different focus, or require additional research."

Applicable and necessary approaches were selected for development after consideration of available market data, intended use, and intended user(s). An approach considered not applicable was omitted because this methodology is not appropriate for the property interest being appraised, or sufficient data to properly develop the approach was not available. Any approach judged not applicable, yet included in this report, was developed solely at our client's request. Data used to develop an inapplicable but included approach has a low to nil degree of comparability to the subject. Hence, no emphasis was given an approach deemed not applicable but included. Furthermore, no liability or responsibility is assumed for an approach considered not applicable but included at the client's request.

Scope of Work

Concept Explanations

Intended use and all intended user(s) should be weighed heavily during the scope of work decision. A single intended user who frequently engages appraisal services is likely very knowledgeable about the appraisal process. For this type user, the appraisal development and reporting for less complex property types might be toward the lower end of the spectrum. By contrast, multiple intended users, especially those with opposing motivations, likely need extensive appraisal development and reporting. Litigation is a prime example when a thorough appraisal development and detailed reporting is warranted.

A loan to value ratio reflects risk. For commercial-grade loans, ratios over 75% are generally regarded as risky. If a contemplated loan is viewed as risky, then the extent of appraisal development and the level of report detail should be more comprehensive. Similarly, more complex properties generally warrant more thorough analyses and more extensive report details.

Prior engagement of appraisal services by a client implies a level of awareness about the appraisal process. A greater awareness may justify a less thorough level of report detail whereas the opposite is true for an individual who has never engaged an appraisal.

A Jurisdictional Exception is an assignment condition, which voids a portion of USPAP that is contrary to law or public policy. When a Jurisdictional Exception applies, only the contrary portion is void. The remainder of USPAP remains in full force and effect. Jurisdiction Exceptions always shrink USPAP, not expand it.

Data verification affects reliability. Direct data verification confirms information used in the report with one or more parties who have in-depth knowledge about physical characteristics for the property being appraised, or related financial details. Indirect verification employs information obtained from a secondary source like a data reporting service, a multiple listing service, or another appraiser. Direct verification is generally more time-consuming and costly, but also more reliable.

Information from all data sources was examined for accuracy, is believed reliable, and assumed reasonably accurate. However, no guaranties or warranties for the information are expressed or implied. No liability or responsibility is assumed by McKinlay & Klundt Appraisal Company or the appraiser(s) for any inaccuracy from any seemingly credible information source.

Scope of Work

Concept Explanations

A statement about observation of the subject property by the appraiser(s) is listed above. If the subject was observed, this viewing was not as thorough as a professional property inspection. A professional inspector determines the precise physical condition, remaining useful life, and operability of major building components like the structural system, roof cover, electrical system, plumbing, and heating plant. Inspectors typically do not ascertain size of the building, or characteristics of the land. By contrast, an appraiser commonly ascertains both land and building size. Ordinarily, appraisers do not determine operability, or remaining useful life of building systems. An appraiser typically views real estate to determine only general attributes like physical condition of the building as a whole, site topography and access, building size, construction quality, floor plan, and functionality of the property as a whole. For this appraisal, no probes, investigations, or studies were made to discover unapparent, adverse physical features.

Highest and best use analyses can be categorized into two groups - inferred and fundamental. A fundamental analysis is quantified from broad demographic and economic data such as population, household size, and income. Supply is inventoried. Subject specific characteristics are considered. Then, the relationship between supply and demand is weighed to determine a specific highest and best use for the subject. An inferred analysis uses local trends and patterns to infer a general highest and best use for the subject. For an inferred analysis, market dynamics that might be considered include prices, market exposure times, rents, vacancy, and listings of similar real estate. Inferred analyses emphasize historical data while fundamental analyses are based on future projections. The kind of highest and best use analysis utilized in this assignment is listed above.

Scope of Work Limitation

All readers of this report should be aware the foundation, for conclusions communicated herein, was based on and limited to an **inferred market analysis, not a fundamental market study**. Our scope of work agreement with our client does not include a detailed fundamental analysis.

A *fundamental analysis* forecasts demand from broad demographic and economic data like population and income. Existing supply is inventoried. Then the relationship of supply and demand is weighed to determine net demand. An *inferred analysis* is based on local trends and patterns from which inferences are made. Sales, listings, marketing intervals, and/or price change for other similar land infer there is adequate demand for the subject parcel at a price level congruous with this data.

If the client desires an in-depth analysis regarding the subject's marketability, potential alternate uses, or a numeric demand analysis, it is suggested a detailed fundamental market analysis be prepared.

Report Reliance & Use Restrictions

No liability is assumed, expressed, or implied by McKinlay & Klundt Appraisal Company, or the appraiser(s) for unauthorized use of this report. Only those persons, parties, entities, companies, corporations, partnerships, associations, or groups that are explicitly identified as an intended user on page 2 may rely on, and use this report. There are no implied, suggested, inferred, consequential, or indirect intended users of this report. Unauthorized users should not use, or rely on any portion of this document. Unauthorized users do so at their own risk and peril.

Borrowers

This appraisal report was prepared to assist a lender in underwriting a loan. A prospective borrower is not the appraiser's client or an intended user simply because the borrower obtains a copy of this document. Even though the borrower may directly or indirectly pay for this appraisal service, the borrower should not rely on, or use this report unless the borrower is explicitly identified as an intended user on page 2 herein.

Scope of Work Exclusion - Insurable Value

The cost approach may or may not have been developed herein. Unless explicitly stated otherwise, the cost approach was developed solely to support the subject's market value. Use of this appraisal, in whole or part, for another purpose is not an expected intended use. Nothing in this appraisal should be used, or relied upon to determine the amount or type of insurance coverage to be placed on the subject property. The signatory / signatories to this report assume no liability for, and do not guarantee that any insurable value inferred from this report will result in the subject property being adequately insured for any loss that may be sustained. Since labor costs, material costs, building codes, construction intervals, and governmental regulations are constantly changing, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than this report's effective value date.

Extraordinary Assumptions & Disclosures

An extraordinary assumption is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) to be “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinion or conclusions”.

Extraordinary assumptions presume as fact otherwise uncertain information. In other words, this type assumption involves uncertainty about an underlying premise. An example is a survey that displays a lot size. If the lot size is later found to be much smaller, then the value conclusion may be negatively affected.

USPAP Standard Rule 1-2(f) requires the identification of all extraordinary assumptions that are necessary for credible assignment results. This appraisal employs the following extraordinary assumptions.

- Features of the subject site such as legal description, dimensions, size, etc. were obtained from publicly available sources. All information taken therefrom is assumed reasonably correct.
- Some details of the subject improvements like size and shape were obtained from public records. Other features such as exterior materials were obtained from personal observation and/or measurement. All are assumed reasonably correct.
- Observation of the subject property was limited to the entire site, most of the roof (not visible from the ground), most exterior walls (as visible from the ground), most common areas like halls, porches, or stairs, and most of the interior. Unseen spaces are assumed to have physical condition and construction quality similar to that in observed spaces. It is further assumed the subject has no hidden defects. The appraiser(s) did not attempt to study, dig, probe, investigate, detect, remove materials, or discover unfavorable physical features.
- Real estate tax information for the subject was obtained from a reputable online source, so it is assumed reasonably correct. Moreover, this information is assumed the most recent that is expeditiously available to the public.
- Assumptions and presumptions discussed in the Noteworthy Issues section of this report, if any, are incorporated by way of reference into these Extraordinary Assumptions & Disclosures.
- A recently issued title policy was not furnished to the appraiser(s). If a value-impairment is identified or suggested in a title policy, another professional report, or some other document, this appraisal does not address issues that are significantly atypical for a valuation of this type property unless specifically identified in the Scope of Work and/or Noteworthy Issues section of this report.

The above extraordinary assumptions as well as other assumptions anywhere herein are integral premises upon which the conclusions in this document are based. If any of these assumptions are later found to be materially untrue or inaccurate, then this report’s assignment results may or may not be affected.

Hypothetical Conditions

USPAP defines a hypothetical condition as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

Hypothetical conditions assume conditions that are contrary to known fact. An illustration is the current valuation of a proposed home. For the purpose of a rational analysis, it is assumed the home exists on the effective value date, but it is known the home is nonexistent. Another example is a new zoning classification, that a property does not have today, but the new zoning is assumed for the purpose of a logical current valuation. Uncertainty is not involved with a hypothetical condition. An essential premise underlying the valuation is known not to exist on the effective value date.

USPAP Standard Rule 1-2(g) requires the identification of all hypothetical conditions that are necessary for a credible value opinion. This appraisal employs no hypothetical conditions.

Personal Property & Intangibles

Personal property is movable and **not** permanently affixed to the real estate. Examples of personal property are freestanding ranges, refrigerators, tables, desks, chairs, beds, linen, silverware, hand tools, and small utensils. An intangible is a nonphysical asset like franchises, trademarks, patents, goodwill, and mineral rights. Personal and intangible property included in this appraisal's value opinion, if any, is considered typical for this type real estate, yet insignificant to the value opinion. Therefore, non-realty is not itemized or valued herein. Moreover, this report's final value conclusion(s) **excludes** unaffixed equipment, detached trade fixtures, and chattel unless specifically stated to the contrary.

Definition of Market Value

The definition of *market value* is used in all federally regulated transactions that exceed a minimum amount. This definition is mandated by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989. The exact same definition was published in the Federal Register several times by different federal agencies. Some printings are: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; and 59 Federal Register 29499, June 7, 1994.)

Federal agencies publishing the **exact same definition** include the

- Office of the Comptroller of the Currency (OCC) as 12 CFR 34, subpart C
- Federal Reserve Board (FRB) as 12 CFR 225, Subpart G
- Federal Deposit Insurance Corporation (FDIC) as 12 CFR 323.2, Definition (g) in 55 Federal Register, 33,888 August 20, 1990, Effective September 19, 1990.
- Office of Thrift Supervision (OTS) as 12 CFR 564
- National Credit Union Administration (NCUA) as 12 CFR 722

The **exact same definition** was again published jointly by the OCC, OTS, FRS, and FDIC on page 61 of the "Interagency Appraisal and Evaluation Guidelines". These guidelines were published in the Federal Register on December 10, 2010 as Volume 55, page 77472. All the above citations defined market value as:

"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 are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *buyer and seller are both typically motivated;*
- *both parties are well informed or well advised, and acting in what they consider their own best interests;*
- *a reasonable time is allowed for exposure in the open market;*
- *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *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."*

Virtually the same definition is also cited in Advisory Opinion 30 in the Uniform Standards of Professional Appraisal Practice (USPAP).

Definition of Real Property Estates

One or more of the following underlined legal estates or interests are valued in this report. Definitions of three estates, quoted immediately below, are from *The Dictionary of Real Estate Appraisal*, 6th Edition; published by the Appraisal Institute, copyright 2015.

- Fee Simple Estate *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*
- Leased Fee Estate *"The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."*
- Leasehold Estate *"The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease."*

The words "Leased Fee Estate" constitute a real estate term. This term is not defined in Black's Law Dictionary, the Deluxe Eight Edition. However, leased fee estate is defined by USLegal.com as:

"an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of lease."

In effect, the definitions of "lease fee estate" by the Appraisal Institute and USLegal.com are equivalent.

Chicago Title Insurance Company, one of the largest in the country, does not use the term "Lease Fee Estate" in their title insurance policies. Chicago Title does insure the "Fee Simple Estate Subject to the Leases".

For all practical purposes, the terms "Leased Fee Estate" and "Fee Simple Estate Subject to the Leases" are equivalent.

Market value of the leased fee estate represents the worth of real property to the landlord (the lessor) as encumbered by terms set forth in one or more leases. A leasehold estate is the tenant's (the lessee's) interest in real property.

A lease is an encumbrance because it limits or precludes the landlord's right of use. If a property is unencumbered, then usage of the term "fee simple estate" could be strictly or narrowly interpreted to mean the property is not encumbered by lease. If there are no leases for a multitenant facility, then the building has no lease income. Under this interpretation, the value of the fee simple (V_{FS}) would be less than the value of the leased fee (V_{LF}). Accordingly, the $V_{FS} < V_{LF}$ because lease-up costs must be paid by a buyer to find tenants.

In effect, total lease-up cost would constitute a penalty to the property's value imposed by a buyer. Components of a total lease-up cost include leasing commissions, rent loss, concessions, tenant improvements, any other cash expenditures, and buyer incentive to undertake the risk of lease-up.

Definition of Real Property Estates

According to the Appraisal Institute course *General Appraiser Income Approach, Part 2* - page 231, there are two interpretations of the term "fee simple estate". A second interpretation for fee simple estate is a value-oriented definition used by many real estate appraisers. For valuation purposes, market value of the fee simple is the worth of the property assuming it is already leased at market rent to a level of stabilized occupancy. Under this interpretation, the $V_{FS} \geq V_{LF}$ because lease-up costs to find tenants are already paid.

An extremely important concept in the valuation of leases is the relationship between market rent or income (I_{FS}) and contract rent, the rent stated in a lease (I_{LF}). If the contract rent is below market rent ($I_{LF} < I_{FS}$), the tenant enjoys an advantageous position called a positive leasehold interest. Then, the value of the leased fee is usually less than the value of the fee simple ($V_{LF} < V_{FS}$). If contract rent exceeds market rent ($I_{LF} > I_{FS}$), then the landlord has an advantage while the tenant has an unfavorable position called a negative leasehold interest. When contract rent equals market rent, then the numerical value of these two estates is equal but the rights of each estate are distinctly different.

In essence, the difference interpretations for the fee simple estate involve lease-up costs. If fee simple is interpreted to mean no leases encumber the property, then a buyer of a multitenant facility would incur lease-up costs. These cost would likely be substantial so a prospective buyer would penalize the property by the amount of the total lease-up cost, which is detailed above. If fee simple is interpreted to mean the value of real property already leased up to stabilized occupancy at market rent, then no lease-up is necessary so no lease-up penalty is appropriate.

For valuation purposes in this report, three estates are defined below.

- *Market value of the **fee simple estate** for a single-user property like a one-user building or vacant land represents the worth to the most probable buyer via the sales comparison approach. Income generation on a rental basis is not an important factor to this buyer. Property suitability for the buyer's own use or use control are the primary purchasing criteria. Lease-up costs are not relevant. In this context, fee simple means the property is not encumbered by lease.*
- *The **fee simple estate** for a multiple-tenant facility is different from the one immediately above. A different interpretation is appropriate for a building designed to generate real estate rental income like a shopping center or apartment building. This estate for this type property is defined as the worth to the most probable buyer assuming the property is already leased to a level of stabilized occupancy at normal market terms including market rent. Lease-up costs are assumed already paid so a lease-up penalty is not appropriate.*
- *An investment grade, leased, single-user building is best valued in a fashion that is similar to a multiple-tenant property. Hence, the interpretation for fee simple in the immediately preceding paragraph is best for an investment grade, leased, single-user building.*
- *Market value of the **leased fee estate** is defined as the worth of real property to its current owner as encumbered by terms specified in one or more leases.*
- *Lastly, a **leasehold estate** is defined as one tenant's interest in real property as defined by a lease.*

These definitions are crucial valuation concepts in this report.

Non-Disclosure State

Idaho is a non-disclosure state. This means essential information like grantor, grantee, sale prices and sale dates for real estate transactions are not listed in public records. Hence, appraisers must gather key details from parties involved who have no incentive to cooperate. Often appraisers are compelled to obtain the information from secondary sources. This lessens reliability of the data and lengthens the time required to complete a proper appraisal. McKinlay & Klundt Appraisal Company discloses it made reasonable attempts, within the context of the scope of work, to obtain all key information from seemingly reliable sources; but common sense suggests some data may not be completely accurate.

Assemblage

USPAP Standard Rule 1-4(e) requires an analysis of the assemblage of various estates or component parts that affect value. In this case, no assemblage is expected so value is not affected.

Contingent and Limiting Conditions

1. By this notice, all persons, companies, or corporations using or relying on this report in any manner bind themselves to accept these Contingent and Limiting conditions, and all other contingent and limiting conditions contained elsewhere in this report. Do not use any portion of this report unless you fully accept all Contingent and Limiting conditions contained throughout this document.
2. The "Subject" or "Subject Property" refers to the real property that is the subject of this report. An Appraiser is defined as an individual person who is licensed to prepare real estate appraisal-related services in the State of Idaho and affixes his / her signature to this document.
3. Throughout these Contingent and Limiting Conditions, the singular term "Appraiser" also refers to the plural term "Appraisers". The terms "Appraiser" and "Appraisers" also refer jointly / collectively to "McKinlay & Klundt Appraisal Company", its officers, employees, contractors, personnel, staff, shareholders, members, and affiliates. The masculine terms "he" or "his" also refer to the feminine term "she" or "her".
4. In these Contingent and Limiting Conditions, the "Parties" refers to all of the following collectively: (a) the Appraiser(s), (b) McKinlay & Klundt Appraisal Company, (c) the client, and (d) all intended users.
5. These Contingent and Limiting Conditions are an integral part of this report along with all certifications, definitions, descriptions, facts, statements, assumptions, disclosures, hypotheses, analyses, and opinions.
6. All contents of this report are prepared solely for the explicitly identified client and other explicitly identified intended users. The liability of the Appraiser is limited solely to the client. There is no accountability, obligation, or liability to any other third party. Other intended users may read but not rely on this report. In no event shall the Appraisers be liable for consequential, special, incidental or punitive loss, damages or expense (including without limitation, lost profits, opportunity costs, etc.) even if advised of their possible existence. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all contingent and limiting conditions, assumptions, and disclosures. Use of this report by third parties shall be solely at the risk of the third party.
7. This document communicates the results of an appraisal assignment. This communication is not an inspection, engineering, construction, legal, or architectural report. It is not an examination or survey of any kind. Expertise in these areas is not implied. The Appraiser is not responsible for any costs incurred to discover, or correct any deficiency in the property.

Contingent and Limiting Conditions

8. As part of this appraisal, information was gathered and analyzed to form opinion(s) that pertain solely to one or more explicitly identified effective value dates. The effective value date is the only point in time that the value applies. Information about the subject property, neighborhood, comparables, or other topics discussed in this report was obtained from sensible sources. In accordance with the extent of research disclosed in the Scope of Work section, all information cited herein was examined for accuracy, is believed to be reliable, and is assumed reasonably accurate. However, no guaranties or warranties are made for this information. No liability or responsibility is assumed for any inaccuracy which is outside the control of the Appraiser, beyond the scope of work, or outside reasonable due diligence of the Appraiser.
9. Real estate values are affected by many changing factors. Therefore, any value opinion expressed herein is considered credible only on the effective value date. Every day that passes thereafter, the degree of credibility wanes as the subject changes physically, the economy changes, or market conditions change. The Appraiser reserves the right to amend these analyses and/or value opinion(s) contained within this appraisal report if erroneous, or more factual-information is subsequently discovered. No guarantee is made for the accuracy of estimates or opinions furnished by others, and relied upon in this report.
10. In the case of limited partnerships, syndication offerings, or stock offerings in the real estate, the client agrees that in case of lawsuit (brought by the lender, partner, or part owner in any form of ownership, tenant, or any other party), the client will hold McKinlay & Klundt Appraisal Company, its officers, contractors, employees and associate appraisers completely harmless. Acceptance of, and/or use of this report by the client, or any third party is prima facie evidence that the user understands and agrees to all these conditions.

Contingent and Limiting Conditions

11. For appraisals of multiunit residential, only a portion of all dwellings was observed. A typical ratio of observed dwellings roughly approximates 10% of the total number of units, and this ratio declines as the number of dwellings grows. It is assumed the functionality, physical condition, construction quality, and interior finish of unseen units are similar to the functionality, physical condition, construction quality, and interior finish of observed units. If unobserved dwellings significantly differ from those that were viewed in functionality, physical condition, quality, or finish, the Appraiser reserves the right to amend theses analysis and/or value opinion(s).
12. If the appraised property consists of a physical portion of a larger parcel is subject to the following limitations. The value opinion for the property appraised pertains only to that portion defined as the subject property. This value opinion should not be construed as applying with equal validity to other complementary portions of the same parcel. The value opinion for the physical portion appraised + the value of all other complementary physical portions may or may not equal the value of the whole parcel.
13. Unless specifically stated otherwise herein, the Appraiser is unaware of any engineering study made to determine the bearing capacity of the subject land, or nearby lands. Improvements in the vicinity, if any, appear to be structurally sound. It is assumed soil and subsoil conditions are stable and free from features that cause supernormal costs to arise. It is also assumed existing soil conditions of the subject land have proper load bearing qualities to support the existing improvements, or proposed improvements appropriate for the site. No investigations for potential seismic hazards were made. This appraisal assumes there are no conditions of the site, subsoil, or structures, whether latent, patent, or concealed that would render the subject property less valuable. Unless specifically stated otherwise in this document, no earthquake compliance report, engineering report, flood zone analysis, hazardous substance determination, or analysis of these unfavorable attributes was made, or ordered in conjunction with this appraisal report. The client is strongly urged to retain experts in these fields, if so desired.
14. If this report involves an appraisal that values an interest, which is less than the whole fee simple estate, then the following disclosure applies. The value for any fractional interest appraised + the value of all other complementary fractional interests may or may not equal the value of the entire fee simple estate.
15. If this appraisal values the subject as though construction, repairs, alterations, remodeling, renovation, or rehabilitation will be completed in the future, then it is assumed such work will be completed in a timely fashion, using non-defective materials, and proper workmanship. All previously completed work is assumed completed in substantial conformance with plans, specifications, descriptions, or attachments made or referred to herein. It is also assumed all planned, in-progress, or recently completed construction complies with the zoning ordinance, and all applicable building codes. A prospective value opinion has an effective value date that is beyond or in the future relative to this report's preparation date. If this appraisal includes a prospective valuation, it is understood and agreed the Appraiser is not responsible for an unfavorable value effect caused by unforeseeable events that occur before completion of the project.

Contingent and Limiting Conditions

16. This valuation may or may not include an observation of the appraised property by an Appraiser. The extent of any observation is disclosed in the Scope of Work section of this report. Any observation by an Appraiser is not a professional property inspection. Viewing of the subject was limited to components that were not concealed, clearly observable, and readily accessible without a ladder on the property observation date. As used herein, readily accessible means within the Appraiser's normal reach without the movement of any man made or natural object. Comments or descriptions about physical condition of the improvements are based solely on a superficial visual observation. These comments are intended to familiarize the reader with the property in a very general fashion.
17. The allocation of value between the subject's land and improvements, if any, represents our judgment only under the existing use of the property. A re-evaluation should be made if the improvements are removed, substantially altered, or the land is utilized for another purpose.
18. The Client and all intended users agree to all the following. (A) This appraisal does not serve as a warranty on the physical condition or operability of the property appraised. (B) All users of this report should take all necessary precautions before making any significant financial commitments to or for the subject. (C) Any estimate for repair or alternations is a non-warranted opinion of the Appraiser.
19. Electric, heating, cooling, plumbing, water supply, sewer or septic, mechanical equipment, and other property systems were not tested. No determination was made regarding the operability, capacity, or remaining physical life of any component in, on, or under the real estate appraised. All building components are assumed adequate and in good working order unless stated otherwise. Private water wells and private septic systems are assumed sufficient to comply with federal, state, or local health safety standards. No liability is assumed for the soundness of structural members since structural elements were not tested or studied to determine their structural integrity. The roof cover for all structures is assumed water tight unless otherwise noted. This document is not an inspection, engineering or architectural report. If the client has any concern regarding structural, mechanical, or protective components of the improvements, or the adequacy or quality of sewer, water or other utilities, the client should hire an expert in the appropriate discipline before relying upon this report. No warranties or guarantees of any kind are expressed or implied regarding the current or future physical condition or operability of any property component.
20. Any exhibits in the report are intended to assist the reader in visualizing the subject property and its surroundings. The drawings are not surveys unless specifically identified as such. No responsibility is assumed for cartographic accuracy. Drawings are not intended to be exact in size, scale, or detail.
21. Value opinions involve only real estate, and inconsequential personal property. Unless explicitly stated otherwise, value conclusions do not include personal property, unaffixed equipment, trade fixtures, business-good will, chattel, or franchise items of material worth.

Contingent and Limiting Conditions

22. No liability is assumed for matters of legal nature that affect the value of the subject property. Unless a clear statement to the contrary is made in this report, value opinion(s) formed herein are predicated upon the following assumptions. (A) The real property is appraised as though, and assumed free from all value impairments including yet not limited to title defects, liens, encumbrances, title claims, boundary discrepancies, encroachments, adverse easements, environmental hazards, pest infestation, leases, and atypical physical deficiencies. (B) All real estate taxes and assessments, of any type, are assumed fully paid. (C) It is assumed ownership of the property appraised is lawful. (D) It is also assumed the subject property is operated under competent and prudent management. (E) The subject property was appraised as though, and assumed free of indebtedness. (F) The subject real estate is assumed fully compliant with all applicable federal, state, and local environmental regulations and laws. (G) The subject is assumed fully compliant with all applicable zoning ordinances, building codes, use regulations, and restrictions of all types. (H) All licenses, consents, permits, or other documentation required by any relevant legislative or governmental authority, private entity, or organization have been obtained, or can be easily be obtained or renewed for a nominal fee.
23. Conversion of the subject's income into a market value opinion is based upon typical financing terms that were readily available from a disinterested, third party lender on this report's effective date. Atypical financing terms and conditions do not influence market value, but may affect investment value.
24. All information and comments concerning the location, market area, trends, construction quality, construction costs, value loss, physical condition, rents, or any other data for the subject represent estimates and opinions of the Appraiser. Expenses shown in the Income Approach, if used, are only estimates. They are based on past operating history, if available, and are stabilized as generally typical over a reasonable ownership period.
25. This appraisal was prepared by McKinlay & Klundt Appraisal Company and consists of trade secrets and commercial or financial information, which is privileged, confidential, and exempt from disclosure under 5 U.S.C. 522 (b) (4).
26. The Appraiser is not required to give testimony or produce documents because of having prepared this report unless arrangements are agreed to in advance. If the Appraiser is subpoenaed pursuant to court order or required to produce documents by judicial command, the client agrees to compensate the Appraiser for his appearance time, preparation time, travel time, and document preparation time at the regular hourly rate then in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

Contingent and Limiting Conditions

27. Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all non-residential real estate or the portion of any property, which is non-residential. The Appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA. It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the Appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value.
28. McKinlay & Klundt Appraisal Company and the Appraiser have no expertise in the field of insect, termite, or pest infestation. We are not qualified to detect the presence of these or any other unfavorable infestation. The Appraiser has no knowledge of the existence of any infestation on, under, above, or within the subject real estate. No overt evidence of infestation is apparent to the untrained eye. However, we have not specifically inspected or tested the subject property to determine the presence of any infestation. No effort was made to dismantle or probe the structure. No effort was exerted to observe enclosed, encased, or otherwise concealed evidence of infestation. The presence of any infestation would likely diminish the property's value. All value opinions in this communication assume there is no infestation of any type affecting the subject real estate or the Appraiser is not responsible for any infestation or for any expertise required to discover any infestation. Our client is urged to retain an expert in this field, if desired.
29. All opinions are those of the signatory Appraiser based on the information in this report. No responsibility is assumed by the Appraiser for changes in market conditions, or for the inability of the client, or any other party to achieve their desired results based upon the appraised value. Some of the assumptions or projections made herein can vary depending upon evolving events. We realize some assumptions may never occur and unexpected events or circumstances may occur. Therefore, actual results achieved during the projection period may differ from those set forth in this report. Compensation for appraisal services is dependent solely on the delivery of this report, and no other event or occurrence
30. No warranties are made by the Appraiser concerning the property's conformance with any applicable government code or property covenant including but not limited to all laws, ordinances, regulations, agreements, declarations, easements, condominium regulations, restrictions, either recorded or unrecorded. The client is urged to engage the services of a licensed attorney to confirm any legal issue affecting the property appraised. No liability or responsibility is assumed by the Appraiser to determine the cost of replacing or curing any supposedly defective physical component.
31. In the event of an alleged claim due to some defective physical component, the client must notify McKinlay & Klundt Appraisal Company and allow its representatives and experts to examine and test the alleged defective component before any repairs or modifications are made. If any type of repair or modification is made without the knowledge of the Appraisers, the Appraiser is released from all liability, real or alleged.

Contingent and Limiting Conditions

32. The client and all explicitly identified intended users agree to notify in writing McKinlay & Klundt Appraisal Company, within one year of this report's preparation date, of any claim relating to or arising from this report regardless of any statute of limitations. If McKinlay & Klundt Appraisal Company does not receive this written notification within the year period defined in the paragraph, then the claimant releases the Appraiser from all claims arising from or related to this report.
33. The client and all explicitly identified intended users acknowledge that any claim relating to this report shall be settled in accordance with the commercial arbitration rules of the American Arbitration Association with the Parties each paying an equal share of all associated costs.
34. Any alleged claim must be filed in the Circuit Court for the County that encompasses most of or all of Twin Falls, Idaho 83303 where the Appraiser's business office is located. If a court of law voids any portion of these Contingent and Limiting Conditions, then the remainder remains in full force and effect. The claimant(s) agree not to contest the venue set forth herein and to submit to, and not contest, the exercise of personal jurisdiction over them by the foregoing court. The claimant(s) waive all rights concerning the exercise of personal jurisdiction of them by the foregoing courts and all claims of or concerning forum non-conveniences in the foregoing forum.
35. Superseding all comments to the contrary regardless of the date, this report may not be transferred or assigned without the prior written consent of McKinlay & Klundt Appraisal Company, the copyright holder.
36. No part of this report shall be published or disseminated to the public by the use of advertising media, public relations media, news media, sales media, electronic devices, or other media without the prior written consent of McKinlay & Klundt Appraisal Company. This restriction applies particularly as to analyses, opinions, and conclusions; the identity of the Appraiser; and any reference to the Appraisal Institute or its MAI, SRPA, or SRA designations. Furthermore, no part of this report may be reproduced or incorporated into any information retrieval system without prior written permission from McKinlay & Klundt Appraisal Company, the copyright holder.



Professional Standards

All leading professional appraisal organizations, the U.S. Congress, all state legislatures, and numerous legal jurisdictions recognize the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation. Revised biennially to keep it contemporary, these standards set forth ethical practices and proper procedures for a competent appraisal. This appraisal fully complies with all relevant portions of the USPAP version in effect on the date this report was prepared. It also complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law.

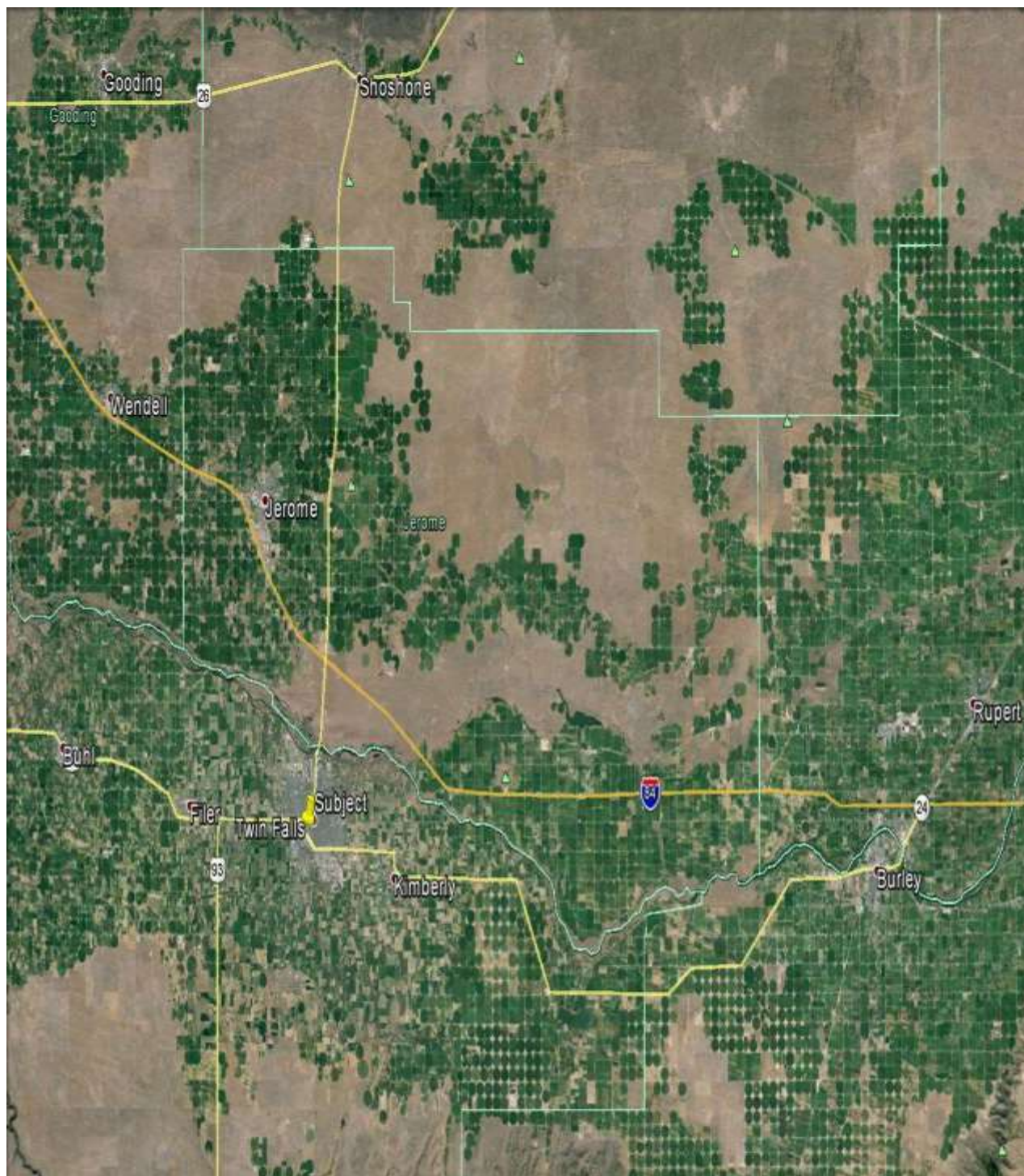
Competency

The persons signing this report are licensed to appraise real property in the state the subject is located. They affirm they have the experience, knowledge, and education to value this type property. They have previously appraised similar real estate.



Area Data . . .

Regional Map



Regional Data



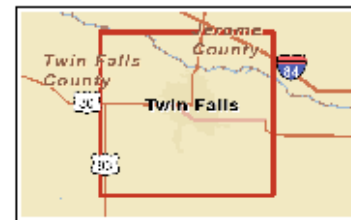
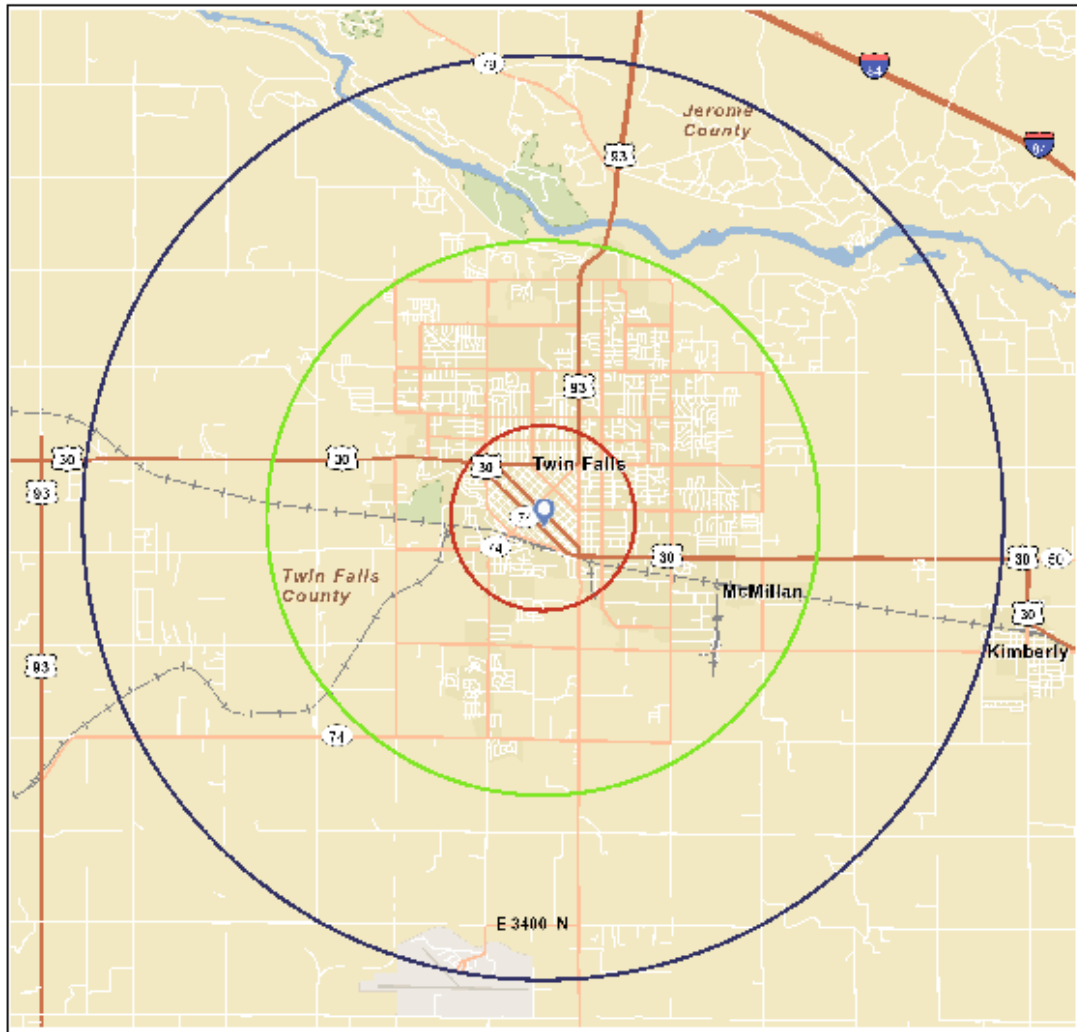
Lat: 5244428.664827, Lon: -1...

Site Map

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.467885

Ring: 1, 3, 5 Miles



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8/30/2010

Page 1 of 1



Executive Summary

McKinlay and Klundt Appraisal Company

Lat: 5244428.664827, Lon: -1...

Latitude: 42.554649
Longitude: -114.467885

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	11,201	42,627	49,267
Male Population	50.7%	48.5%	48.7%
Female Population	49.3%	51.5%	51.3%
Median Age	32.1	34.4	35.3
2010 Income			
Median HH Income	\$39,297	\$44,913	\$45,814
Per Capita Income	\$19,037	\$21,767	\$22,518
Average HH Income	\$45,813	\$54,245	\$56,857
2010 Households			
Total Households	4,481	16,795	19,123
Average Household Size	2.42	2.46	2.51
2010 Housing			
Owner Occupied Housing Units	49.1%	59.5%	61.3%
Renter Occupied Housing Units	42.0%	33.5%	31.7%
Vacant Housing Units	9.0%	7.0%	7.1%
Population			
1990 Population	9,916	30,210	33,708
2000 Population	10,826	37,075	41,371
2010 Population	11,201	42,627	49,267
2015 Population	11,422	45,171	52,669
1990-2000 Annual Rate	0.89%	2.07%	2.07%
2000-2010 Annual Rate	0.33%	1.37%	1.72%
2010-2015 Annual Rate	0.39%	1.17%	1.34%

In the identified market area, the current year population is 49,267. In 2000, the Census count in the market area was 41,371. The rate of change since 2000 was 1.72 percent annually. The five-year projection for the population in the market area is 52,669, representing a change of 1.34 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

Households			
1990 Households	4,063	11,514	12,650
2000 Households	4,269	14,234	15,676
2010 Households	4,481	16,795	19,123
2015 Households	4,582	17,892	20,532
1990-2000 Annual Rate	0.5%	2.14%	2.17%
2000-2010 Annual Rate	0.47%	1.63%	1.98%
2010-2015 Annual Rate	0.45%	1.27%	1.43%

The household count in this market area has changed from 15,676 in 2000 to 19,123 in the current year, a change of 1.96 percent annually. The five-year projection of households is 20,532, a change of 1.43 percent annually from the current year total. Average household size is currently 2.51, compared to 2.56 in the year 2000. The number of families in the current year is 13,039 in the market area.

Housing

Currently, 61.3 percent of the 20,579 housing units in the market area are owner occupied; 31.7 percent, renter occupied; and 7.1 percent are vacant. In 2000, there were 16,711 housing units - 61.5 percent owner occupied, 32.3 percent renter occupied and 6.2 percent vacant. The rate of change in housing units since 2000 is 2.05 percent. Median home value in the market area is \$157,440, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 5.14 percent annually to \$202,324. From 2000 to the current year, median home value changed by 4.96 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

McKinlay and Klundt Appraisal Company

Lat: 5244426.664827, Lon: -114.467885

Latitude: 42.554649
Longitude: -114.467885

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$18,233	\$23,677	\$24,432
2000 Median HH Income	\$28,415	\$33,660	\$34,758
2010 Median HH Income	\$39,297	\$44,913	\$45,814
2015 Median HH Income	\$45,722	\$51,398	\$52,092
1990-2000 Annual Rate	4.54%	3.58%	3.59%
2000-2010 Annual Rate	3.21%	2.85%	2.73%
2010-2015 Annual Rate	3.07%	2.73%	2.6%
Per Capita Income			
1990 Per Capita Income	\$9,404	\$11,825	\$12,024
2000 Per Capita Income	\$13,695	\$16,780	\$17,524
2010 Per Capita Income	\$19,037	\$21,767	\$22,518
2015 Per Capita Income	\$20,868	\$24,267	\$25,187
1990-2000 Annual Rate	3.75%	3.74%	3.84%
2000-2010 Annual Rate	3.34%	2.57%	2.48%
2010-2015 Annual Rate	1.85%	2.22%	2.27%
Average Household Income			
1990 Average Household Income	\$22,570	\$30,384	\$31,754
2000 Average Household Income	\$34,100	\$43,048	\$45,532
2010 Average HH Income	\$45,813	\$54,245	\$56,857
2015 Average HH Income	\$50,044	\$60,318	\$63,399
1990-2000 Annual Rate	4.21%	3.55%	3.67%
2000-2010 Annual Rate	2.92%	2.28%	2.19%
2010-2015 Annual Rate	1.78%	2.15%	2.2%

Households by Income

Current median household income is \$45,814 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,092 in five years. In 2000, median household income was \$34,758, compared to \$24,432 in 1990.

Current average household income is \$56,857 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$63,399 in five years. In 2000, average household income was \$45,532, compared to \$31,754 in 1990.

Current per capita income is \$22,518 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,187 in five years. In 2000, the per capita income was \$17,524, compared to \$12,024 in 1990.

Population by Employment

Currently, 91.5 percent of the civilian labor force in the identified market area is employed and 8.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.8 percent of the civilian labor force, and unemployment will be 7.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 65.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 20.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.5 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 15.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.0 percent were high school graduates only (29.6 percent in the U.S.)
- 10.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 13.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015; ESRI converted 1990 Census data into 2000 geography.



Demographic and Income Profile

Lat: 5244428.664827, Lon: -12742506.721881
Ring: 1 mile radius

McKinlay and Klundt Appraisal Company

Summary	2000	2010	2015
Population	10,826	11,201	11,422
Households	4,269	4,481	4,582
Families	2,647	2,711	2,753
Average Household Size	2.45	2.42	2.41
Owner Occupied Housing Units	2,310	2,415	2,452
Renter Occupied Housing Units	1,959	2,066	2,129
Median Age	31.8	32.1	32.9
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.39%	1.56%	0.76%
Households	0.45%	1.62%	0.78%
Families	0.31%	1.54%	0.64%
Owner HHs	0.30%	1.67%	0.82%
Median Household Income	3.07%	2.49%	2.36%
Households by Income	2000	2010	2015
	Number Percent	Number Percent	Number Percent
<\$15,000	887 21.2%	473 10.6%	428 9.3%
\$15,000 - \$24,999	919 21.9%	817 18.2%	728 15.9%
\$25,000 - \$34,999	763 18.2%	685 15.3%	559 12.2%
\$35,000 - \$49,999	803 19.2%	891 19.9%	825 18.0%
\$50,000 - \$74,999	592 14.1%	993 22.2%	1,286 28.1%
\$75,000 - \$99,999	149 3.6%	439 9.8%	479 10.5%
\$100,000 - \$149,999	60 1.4%	120 2.7%	193 4.2%
\$150,000 - \$199,999	2 0.0%	47 1.0%	63 1.4%
\$200,000+	14 0.3%	15 0.3%	20 0.4%
Median Household Income	\$28,415	\$39,297	\$45,722
Average Household Income	\$34,100	\$45,813	\$50,044
Per Capita Income	\$13,595	\$19,037	\$20,868
Population by Age	2000	2010	2015
	Number Percent	Number Percent	Number Percent
0 - 4	906 8.4%	966 8.6%	967 8.5%
5 - 9	749 6.9%	870 7.8%	890 7.8%
10 - 14	725 6.7%	755 6.7%	819 7.2%
15 - 19	866 8.0%	706 6.3%	769 6.7%
20 - 24	1,067 9.9%	895 8.0%	857 7.5%
25 - 34	1,572 14.5%	1,944 17.4%	1,801 15.8%
35 - 44	1,570 14.5%	1,355 12.1%	1,539 13.5%
45 - 54	1,247 11.5%	1,370 12.2%	1,224 10.7%
55 - 64	831 7.7%	1,098 9.8%	1,173 10.3%
65 - 74	632 5.8%	638 5.7%	797 7.0%
75 - 84	493 4.6%	407 3.6%	398 3.5%
85+	169 1.6%	198 1.8%	189 1.7%
Race and Ethnicity	2000	2010	2015
	Number Percent	Number Percent	Number Percent
White Alone	9,635 89.0%	9,535 85.1%	9,549 83.6%
Black Alone	20 0.2%	33 0.3%	36 0.3%
American Indian Alone	109 1.0%	136 1.2%	144 1.3%
Asian Alone	91 0.8%	97 0.9%	100 0.9%
Pacific Islander Alone	9 0.1%	11 0.1%	12 0.1%
Some Other Race Alone	612 5.7%	946 8.4%	1,094 9.6%
Two or More Races	350 3.2%	444 4.0%	487 4.3%
Hispanic Origin (Any Race)	1,316 12.2%	2,002 17.9%	2,363 20.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 30, 2010

Made with ESRI Business Analyst

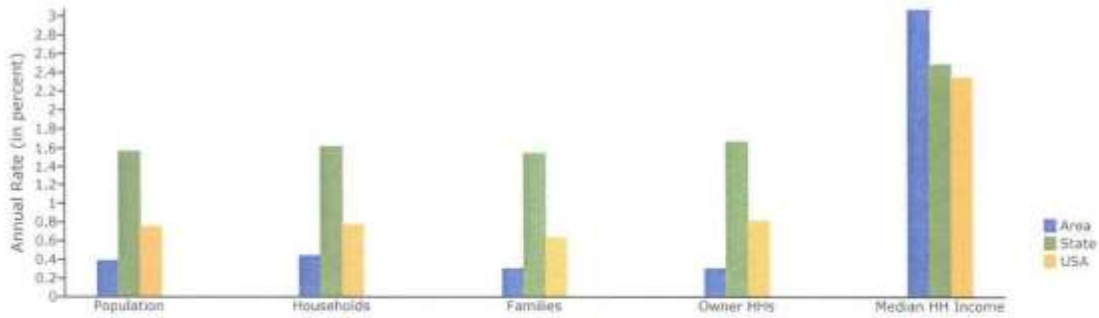


Demographic and Income Profile

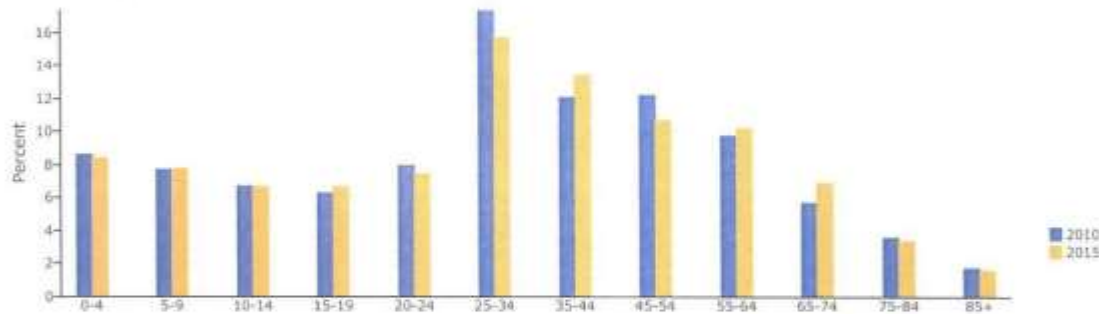
Lat: 5244428.664827, Lon: -12742506.721881
Ring: 1 mile radius

McKinlay and Klundt Appraisal Company

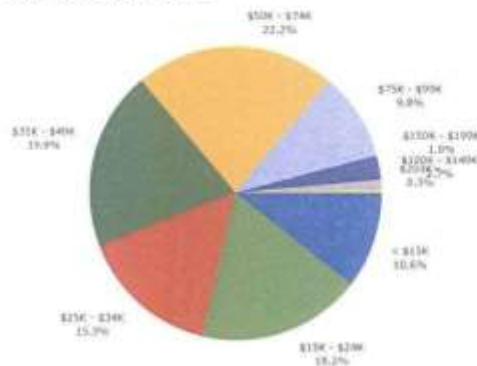
Trends 2010-2015



Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 17.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2010 and 2015.

August 30, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

Lat: 5244428.664827, Lon: -12742506.721881
Ring: 3 miles radius

McKinlay and Klundt Appraisal Company

Summary	2000		2010		2015	
Population	37,075		42,627		45,171	
Households	14,234		16,795		17,892	
Families	9,640		11,205		11,881	
Average Household Size	2.52		2.46		2.46	
Owner Occupied Housing Units	9,093		10,744		11,436	
Renter Occupied Housing Units	5,140		6,051		6,455	
Median Age	34.1		34.4		34.9	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	1.17%		1.56%		0.76%	
Households	1.27%		1.62%		0.78%	
Families	1.18%		1.54%		0.64%	
Owner HHs	1.26%		1.67%		0.82%	
Median Household Income	2.73%		2.49%		2.36%	
	2000		2010		2015	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,639	18.6%	1,771	10.5%	1,631	9.1%
\$15,000 - \$24,999	2,572	18.1%	2,377	14.2%	2,151	12.0%
\$25,000 - \$34,999	2,151	15.1%	2,076	12.4%	1,696	9.5%
\$35,000 - \$49,999	2,822	19.8%	3,282	19.5%	2,911	16.3%
\$50,000 - \$74,999	2,446	17.2%	3,942	23.5%	5,216	29.2%
\$75,000 - \$99,999	849	6.0%	1,953	11.6%	2,170	12.1%
\$100,000 - \$149,999	471	3.3%	912	5.4%	1,467	8.2%
\$150,000 - \$199,999	74	0.5%	233	1.4%	311	1.7%
\$200,000+	194	1.4%	250	1.5%	338	1.9%
Median Household Income	\$33,660		\$44,913		\$51,398	
Average Household Income	\$43,048		\$54,245		\$60,318	
Per Capita Income	\$16,779		\$21,767		\$24,287	
	2000		2010		2015	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,844	7.7%	3,430	8.0%	3,608	8.0%
5 - 9	2,591	7.0%	3,059	7.2%	3,286	7.3%
10 - 14	2,710	7.3%	2,841	6.7%	3,181	7.0%
15 - 19	3,160	8.5%	2,907	6.8%	3,069	6.8%
20 - 24	2,958	8.0%	3,099	7.3%	3,082	6.8%
25 - 34	4,693	12.7%	6,348	14.9%	6,457	14.3%
35 - 44	5,028	13.6%	4,966	11.7%	5,570	12.3%
45 - 54	4,526	12.2%	5,328	12.5%	5,049	11.2%
55 - 64	3,092	8.3%	4,703	11.0%	5,139	11.4%
65 - 74	2,498	6.7%	2,840	6.7%	3,642	8.1%
75 - 84	2,066	5.6%	1,957	4.6%	1,962	4.3%
85+	911	2.5%	1,147	2.7%	1,126	2.5%
	2000		2010		2015	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	34,102	92.0%	38,060	89.3%	39,895	88.3%
Black Alone	85	0.2%	151	0.4%	178	0.4%
American Indian Alone	272	0.7%	367	0.9%	406	0.9%
Asian Alone	392	1.1%	479	1.1%	524	1.2%
Pacific Islander Alone	39	0.1%	58	0.1%	62	0.1%
Some Other Race Alone	1,339	3.6%	2,291	5.4%	2,713	6.0%
Two or More Races	846	2.3%	1,222	2.9%	1,393	3.1%
Hispanic Origin (Any Race)	3,221	8.7%	5,467	12.8%	6,670	14.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 30, 2010

Made with ESRI Business Analyst

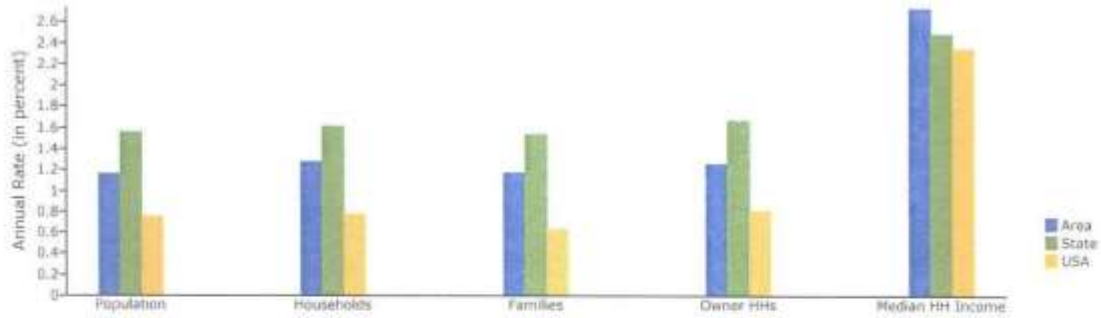


Demographic and Income Profile

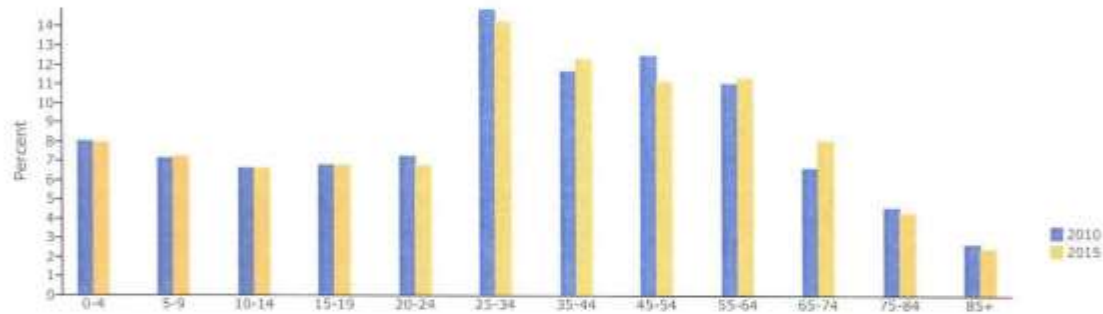
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Ring: 3 miles radius

McKinlay and Klundt Appraisal Company

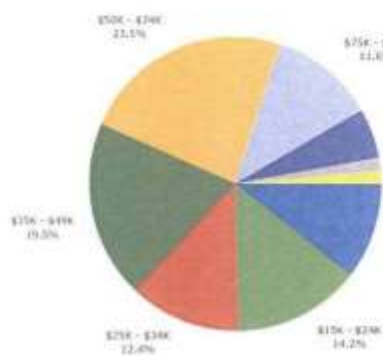
Trends 2010-2015



Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 12.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 30, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

Lat: 5244428.664827, Lon: -12742506.721881
Ring: 5 miles radius

McKinlay and Klundt Appraisal Company

Summary	2000	2010	2015
Population	41,371	49,267	52,669
Households	15,676	19,123	20,532
Families	10,812	13,039	13,946
Average Household Size	2.56	2.51	2.50
Owner Occupied Housing Units	10,283	12,608	13,538
Renter Occupied Housing Units	5,393	6,514	6,994
Median Age	34.6	35.3	35.8
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	1.34%	1.56%	0.76%
Households	1.43%	1.62%	0.78%
Families	1.35%	1.54%	0.64%
Owner HHS	1.43%	1.67%	0.82%
Median Household Income	2.60%	2.49%	2.36%

Households by Income	2000	2010	2015
	Number	Number	Number
<\$15,000	2,808	1,947	1,794
\$15,000 - \$24,999	2,745	2,604	2,359
\$25,000 - \$34,999	2,330	2,282	1,866
\$35,000 - \$49,999	3,082	3,748	3,356
\$50,000 - \$74,999	2,703	4,405	5,818
\$75,000 - \$99,999	1,046	2,294	2,548
\$100,000 - \$149,999	575	1,176	1,895
\$150,000 - \$199,999	113	303	409
\$200,000+	266	364	485

	Percent	Percent	Percent
<\$15,000	17.9%	10.2%	8.7%
\$15,000 - \$24,999	17.5%	13.6%	11.5%
\$25,000 - \$34,999	14.9%	11.9%	9.1%
\$35,000 - \$49,999	19.7%	19.6%	16.3%
\$50,000 - \$74,999	17.3%	23.0%	28.3%
\$75,000 - \$99,999	6.7%	12.0%	12.4%
\$100,000 - \$149,999	3.7%	6.1%	9.2%
\$150,000 - \$199,999	0.7%	1.6%	2.0%
\$200,000+	1.7%	1.9%	2.4%

Median Household Income	\$34,758	\$45,814	\$52,092
Average Household Income	\$45,532	\$56,857	\$63,399
Per Capita Income	\$17,524	\$22,518	\$25,187

Population by Age	2000	2010	2015
	Number	Number	Number
0 - 4	3,075	3,808	4,032
5 - 9	2,908	3,477	3,753
10 - 14	3,111	3,289	3,706
15 - 19	3,563	3,382	3,544
20 - 24	3,137	3,418	3,417
25 - 34	5,063	7,086	7,298
35 - 44	5,673	5,760	6,508
45 - 54	5,212	6,406	6,082
55 - 64	3,561	5,692	6,325
65 - 74	2,814	3,403	4,414
75 - 84	2,275	2,270	2,327
85+	977	1,276	1,264

	Percent	Percent	Percent
0 - 4	7.4%	7.7%	7.7%
5 - 9	7.0%	7.1%	7.1%
10 - 14	7.5%	6.7%	7.0%
15 - 19	8.6%	6.9%	6.7%
20 - 24	7.6%	6.9%	6.5%
25 - 34	12.2%	14.4%	13.9%
35 - 44	13.7%	11.7%	12.4%
45 - 54	12.6%	13.0%	11.5%
55 - 64	8.6%	11.6%	12.0%
65 - 74	6.8%	6.9%	8.4%
75 - 84	5.5%	4.6%	4.4%
85+	2.4%	2.6%	2.4%

Race and Ethnicity	2000	2010	2015
	Number	Number	Number
White Alone	38,225	44,341	46,947
Black Alone	94	171	205
American Indian Alone	289	399	445
Asian Alone	421	536	593
Pacific Islander Alone	41	61	65
Some Other Race Alone	1,407	2,450	2,915
Two or More Races	893	1,309	1,499
Hispanic Origin (Any Race)	3,458	6,039	7,433

	Percent	Percent	Percent
White Alone	92.4%	90.0%	89.1%
Black Alone	0.2%	0.3%	0.4%
American Indian Alone	0.7%	0.8%	0.8%
Asian Alone	1.0%	1.1%	1.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.4%	5.0%	5.5%
Two or More Races	2.2%	2.7%	2.8%
Hispanic Origin (Any Race)	8.4%	12.3%	14.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 30, 2010

Made with ESRI Business Analyst

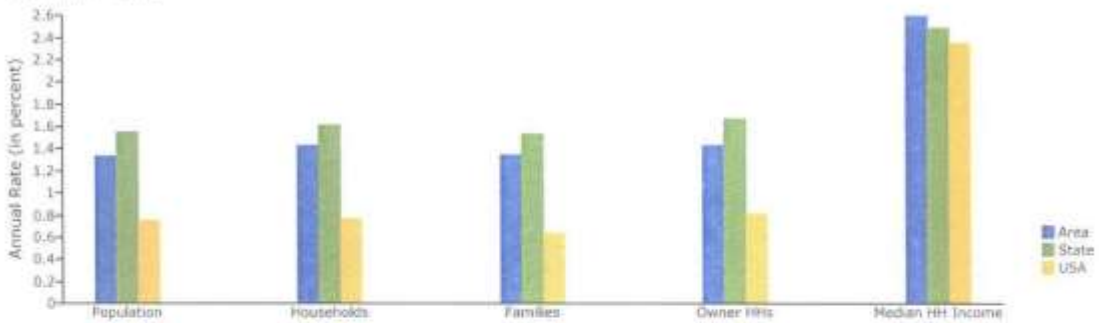


Demographic and Income Profile

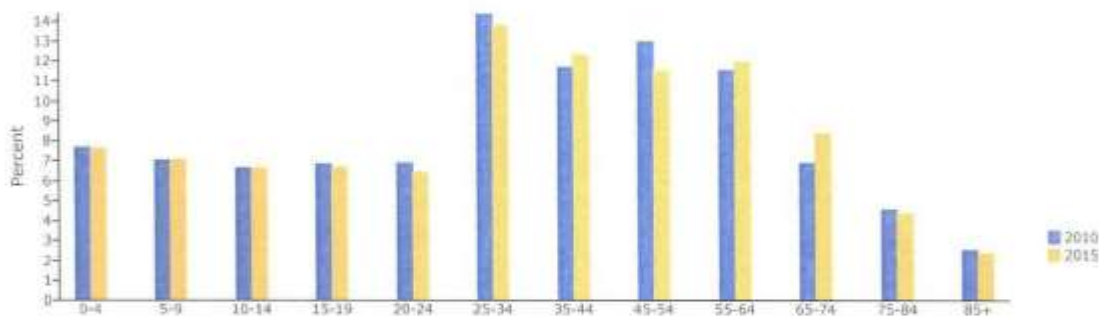
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Ring: 5 miles radius

McKinlay and Klundt Appraisal Company

Trends 2010-2015



Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 12.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 30, 2010

Made with ESRI Business Analyst



Lat: 5244428.664827, Lon: -1...

Ring: 1, 3, 5 Miles

Market Profile

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.467885

	1 mile radius	3 miles radius	5 miles radius
2000 Total Population	10,826	37,075	41,371
2000 Group Quarters	372	1,211	1,254
2010 Total Population	11,201	42,627	49,267
2015 Total Population	11,422	45,171	52,669
2010 - 2015 Annual Rate	0.39%	1.17%	1.34%
2000 Households	4,269	14,234	15,676
2000 Average Household Size	2.45	2.52	2.56
2010 Households	4,481	16,795	19,123
2010 Average Household Size	2.42	2.46	2.51
2015 Households	4,582	17,892	20,532
2015 Average Household Size	2.41	2.46	2.5
2010 - 2015 Annual Rate	0.45%	1.27%	1.43%
2000 Families	2,647	9,640	10,812
2000 Average Family Size	3.08	3.05	3.07
2010 Families	2,711	11,205	13,039
2010 Average Family Size	3.08	3.01	3.04
2015 Families	2,753	11,881	13,946
2015 Average Family Size	3.08	3	3.03
2010 - 2015 Annual Rate	0.31%	1.18%	1.35%
2000 Housing Units	4,635	15,158	16,711
Owner Occupied Housing Units	50.0%	59.9%	61.5%
Renter Occupied Housing Units	42.4%	33.9%	32.3%
Vacant Housing Units	7.6%	6.2%	6.2%
2010 Housing Units	4,923	18,065	20,580
Owner Occupied Housing Units	49.1%	59.5%	61.3%
Renter Occupied Housing Units	42.0%	33.5%	31.7%
Vacant Housing Units	9.0%	7.0%	7.1%
2015 Housing Units	5,131	19,636	22,552
Owner Occupied Housing Units	47.8%	58.2%	60.0%
Renter Occupied Housing Units	41.5%	32.9%	31.0%
Vacant Housing Units	10.7%	8.9%	9.0%
Median Household Income			
2000	\$26,415	\$33,660	\$34,758
2010	\$39,297	\$44,913	\$45,814
2015	\$45,722	\$51,398	\$52,092
Median Home Value			
2000	\$73,113	\$92,752	\$95,708
2010	\$114,823	\$150,844	\$157,440
2015	\$147,648	\$192,772	\$202,324
Per Capita Income			
2000	\$13,595	\$16,780	\$17,524
2010	\$19,037	\$21,787	\$22,518
2015	\$20,868	\$24,287	\$25,187
Median Age			
2000	31.8	34.1	34.6
2010	32.1	34.4	35.3
2015	32.9	34.9	35.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Lat: 5244428.864827, Lon: -1...

Ring: 1, 3, 5 Miles

Market Profile

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.457585

	1 mile radius	3 miles radius	5 miles radius
2000 Households by Income			
Household Income Base	4,189	14,218	15,668
< \$15,000	21.2%	18.6%	17.9%
\$15,000 - \$24,999	21.9%	18.1%	17.5%
\$25,000 - \$34,999	18.2%	15.1%	14.9%
\$35,000 - \$49,999	19.2%	19.8%	19.7%
\$50,000 - \$74,999	14.1%	17.2%	17.3%
\$75,000 - \$99,999	3.6%	6.0%	6.7%
\$100,000 - \$149,999	1.4%	3.3%	3.7%
\$150,000 - \$199,999	0.0%	0.5%	0.7%
\$200,000+	0.3%	1.4%	1.7%
Average Household Income	\$34,100	\$43,048	\$45,532
2010 Households by Income			
Household Income Base	4,480	16,796	19,123
< \$15,000	10.6%	10.5%	10.2%
\$15,000 - \$24,999	18.2%	14.2%	13.6%
\$25,000 - \$34,999	15.3%	12.4%	11.9%
\$35,000 - \$49,999	19.9%	19.5%	19.6%
\$50,000 - \$74,999	22.2%	23.5%	23.0%
\$75,000 - \$99,999	9.8%	11.6%	12.0%
\$100,000 - \$149,999	2.7%	5.4%	6.1%
\$150,000 - \$199,999	1.0%	1.4%	1.6%
\$200,000+	0.3%	1.5%	1.9%
Average Household Income	\$45,813	\$54,245	\$56,857
2015 Households by Income			
Household Income Base	4,581	17,691	20,530
< \$15,000	9.3%	9.1%	8.7%
\$15,000 - \$24,999	15.9%	12.0%	11.5%
\$25,000 - \$34,999	12.2%	9.5%	9.1%
\$35,000 - \$49,999	18.0%	16.3%	16.3%
\$50,000 - \$74,999	28.1%	29.2%	28.3%
\$75,000 - \$99,999	10.5%	12.1%	12.4%
\$100,000 - \$149,999	4.2%	8.2%	9.2%
\$150,000 - \$199,999	1.4%	1.7%	2.0%
\$200,000+	0.4%	1.9%	2.4%
Average Household Income	\$50,044	\$60,318	\$63,399
2000 Owner Occupied HUs by Value			
Total	2,296	9,096	10,278
<\$50,000	16.7%	12.8%	12.2%
\$50,000 - 99,999	67.5%	45.5%	42.5%
\$100,000 - 149,999	11.6%	29.5%	29.5%
\$150,000 - 199,999	2.4%	7.0%	8.1%
\$200,000 - 299,999	1.3%	3.5%	5.0%
\$300,000 - 499,999	0.2%	1.2%	2.0%
\$500,000 - 999,999	0.0%	0.2%	0.3%
\$1,000,000+	0.2%	0.3%	0.3%
Average Home Value	\$80,760	\$105,335	\$113,177
2000 Specified Renter Occupied HUs by Contract Rent			
Total	1,961	5,131	5,351
With Cash Rent	96.4%	96.2%	95.6%
No Cash Rent	3.6%	3.8%	4.4%
Median Rent	\$383	\$427	\$427
Average Rent	\$380	\$429	\$430

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Lat: 5244428.664827, Lon: -1...

Ring: 1, 3, 5 Miles

Market Profile

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.467885

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Age			
 Total	10,827	37,076	41,369
Age 0 - 4	8.4%	7.7%	7.4%
Age 5 - 9	6.9%	7.0%	7.0%
Age 10 - 14	6.7%	7.3%	7.5%
Age 15 - 19	8.0%	8.5%	8.6%
Age 20 - 24	9.9%	8.0%	7.6%
Age 25 - 34	14.5%	12.7%	12.2%
Age 35 - 44	14.5%	13.6%	13.7%
Age 45 - 54	11.5%	12.2%	12.6%
Age 55 - 64	7.7%	8.3%	8.6%
Age 65 - 74	5.8%	6.7%	6.8%
Age 75 - 84	4.6%	5.6%	5.5%
Age 85+	1.6%	2.5%	2.4%
Age 18+	73.8%	73.4%	73.2%
2010 Population by Age			
Total	11,202	42,625	49,267
Age 0 - 4	6.6%	8.0%	7.7%
Age 5 - 9	7.8%	7.2%	7.1%
Age 10 - 14	6.7%	6.7%	6.7%
Age 15 - 19	6.3%	6.8%	6.9%
Age 20 - 24	8.0%	7.3%	6.9%
Age 25 - 34	17.4%	14.9%	14.4%
Age 35 - 44	12.1%	11.7%	11.7%
Age 45 - 54	12.2%	12.5%	13.0%
Age 55 - 64	9.8%	11.0%	11.6%
Age 65 - 74	5.7%	6.7%	6.9%
Age 75 - 84	3.6%	4.6%	4.6%
Age 85+	1.8%	2.7%	2.6%
Age 18+	73.5%	74.3%	74.7%
2015 Population by Age			
Total	11,422	45,172	52,670
Age 0 - 4	8.5%	8.0%	7.7%
Age 5 - 9	7.8%	7.3%	7.1%
Age 10 - 14	7.2%	7.0%	7.0%
Age 15 - 19	6.7%	6.8%	6.7%
Age 20 - 24	7.5%	6.8%	6.5%
Age 25 - 34	15.8%	14.3%	13.9%
Age 35 - 44	13.5%	12.3%	12.4%
Age 45 - 54	10.7%	11.2%	11.5%
Age 55 - 64	10.3%	11.4%	12.0%
Age 65 - 74	7.0%	8.1%	8.4%
Age 75 - 84	3.5%	4.3%	4.4%
Age 85+	1.7%	2.5%	2.4%
Age 18+	72.9%	73.9%	74.4%
2000 Population by Sex			
Males	50.1%	48.2%	48.4%
Females	49.9%	51.8%	51.6%
2010 Population by Sex			
Males	50.7%	48.5%	48.7%
Females	49.3%	51.5%	51.3%
2015 Population by Sex			
Males	51.1%	48.7%	48.8%
Females	48.9%	51.3%	51.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Lat: 5244428.664827, Lon: -1...

Ring: 1, 3, 5 Miles

Market Profile

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.467885

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Race/Ethnicity			
 Total	10,826	37,075	41,370
White Alone	89.0%	92.0%	92.4%
Black Alone	0.2%	0.2%	0.2%
American Indian Alone	1.0%	0.7%	0.7%
Asian or Pacific Islander Alone	0.9%	1.2%	1.1%
Some Other Race Alone	5.7%	3.6%	3.4%
Two or More Races	3.2%	2.3%	2.2%
Hispanic Origin	12.2%	8.7%	8.4%
Diversity Index	37.7	28.8	27.7
2010 Population by Race/Ethnicity			
Total	11,202	42,628	49,267
White Alone	85.1%	89.3%	90.0%
Black Alone	0.3%	0.4%	0.3%
American Indian Alone	1.2%	0.9%	0.8%
Asian or Pacific Islander Alone	1.0%	1.3%	1.2%
Some Other Race Alone	8.4%	5.4%	5.0%
Two or More Races	4.0%	2.9%	2.7%
Hispanic Origin	17.9%	12.8%	12.3%
Diversity Index	48.8	38.1	36.4
2015 Population by Race/Ethnicity			
Total	11,422	45,171	52,669
White Alone	83.6%	88.3%	89.1%
Black Alone	0.3%	0.4%	0.4%
American Indian Alone	1.3%	0.9%	0.8%
Asian or Pacific Islander Alone	1.0%	1.3%	1.2%
Some Other Race Alone	9.6%	6.0%	5.5%
Two or More Races	4.3%	3.1%	2.8%
Hispanic Origin	20.7%	14.8%	14.1%
Diversity Index	53.0	41.6	39.8
2000 Population 3+ by School Enrollment			
 Total	10,164	35,306	39,516
Enrolled in Nursery/Preschool	1.6%	1.7%	1.7%
Enrolled in Kindergarten	1.3%	1.5%	1.4%
Enrolled in Grade 1-8	10.9%	12.1%	12.2%
Enrolled in Grade 9-12	7.6%	6.3%	6.6%
Enrolled in College	5.9%	6.2%	6.0%
Enrolled in Grad/Prof School	0.4%	0.4%	0.4%
Not Enrolled in School	72.3%	71.8%	71.6%
2010 Population 25+ by Educational Attainment			
Total	7,011	27,291	31,894
Less than 9th Grade	7.7%	5.2%	4.8%
9th - 12th Grade, No Diploma	12.0%	8.8%	8.3%
High School Graduate	31.8%	30.5%	30.0%
Some College, No Degree	24.8%	26.0%	26.2%
Associate Degree	9.8%	10.3%	10.3%
Bachelor's Degree	10.9%	13.2%	13.8%
Graduate/Professional Degree	3.0%	6.1%	6.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Lat: 5244428.664827, Lon: -1...

Ring: 1, 3, 5 Miles

Market Profile

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.467885

	1 mile radius	3 miles radius	5 miles radius
 2010 Population 15+ by Marital Status			
Total	8,611	33,296	38,693
Never Married	28.8%	24.0%	23.6%
Married	48.9%	55.8%	56.7%
Widowed	6.3%	7.3%	7.2%
Divorced	16.0%	12.9%	12.6%
 2000 Population 16+ by Employment Status			
Total	8,272	28,265	31,565
In Labor Force	66.6%	64.8%	65.1%
Civilian Employed	60.9%	60.6%	61.0%
Civilian Unemployed	5.6%	4.1%	3.9%
In Armed Forces	0.1%	0.2%	0.1%
Not in Labor Force	33.4%	35.2%	34.9%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	90.1%	91.3%	91.5%
Civilian Unemployed	9.9%	8.7%	8.5%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	91.5%	92.6%	92.8%
Civilian Unemployed	8.5%	7.4%	7.2%
 2000 Females 16+ by Employment Status and Age of Children			
Total	4,106	14,797	16,465
Own Children < 6 Only	9.8%	8.7%	8.2%
Employed/in Armed Forces	6.2%	5.8%	5.6%
Unemployed	0.4%	0.4%	0.4%
Not in Labor Force	3.3%	2.4%	2.2%
Own Children < 6 and 6-17 Only	4.9%	6.2%	6.2%
Employed/in Armed Forces	3.2%	4.0%	4.0%
Unemployed	0.3%	0.3%	0.3%
Not in Labor Force	1.4%	1.9%	2.0%
Own Children 6-17 Only	15.9%	16.1%	16.6%
Employed/in Armed Forces	13.1%	12.8%	13.2%
Unemployed	0.2%	0.3%	0.3%
Not in Labor Force	2.5%	3.0%	3.1%
No Own Children < 18	69.5%	69.0%	69.0%
Employed/in Armed Forces	36.0%	32.4%	32.4%
Unemployed	3.4%	2.6%	2.6%
Not in Labor Force	30.1%	34.0%	34.0%
 2010 Employed Population 16+ by Industry			
Total	5,448	20,724	24,134
Agriculture/Mining	2.3%	2.3%	2.8%
Construction	5.9%	6.0%	6.0%
Manufacturing	10.0%	8.2%	8.2%
Wholesale Trade	3.4%	2.9%	3.0%
Retail Trade	17.7%	14.7%	14.3%
Transportation/Utilities	4.3%	4.1%	4.0%
Information	1.9%	1.3%	1.3%
Finance/Insurance/Real Estate	3.7%	6.7%	6.7%
Services	48.1%	49.2%	49.4%
Public Administration	2.7%	4.5%	4.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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Lat: 5244428.664827, Lon: -1...

Ring: 1, 3, 5 Miles

Market Profile

McKinlay and Klundt Appraisal Company

Latitude: 42.554649
Longitude: -114.467885

	1 mile radius	3 miles radius	5 miles radius
2010 Employed Population 16+ by Occupation			
Total	5,449	20,724	24,135
White Collar	50.8%	59.6%	60.4%
Management/Business/Financial	7.8%	11.3%	12.0%
Professional	16.7%	21.4%	21.8%
Sales	15.0%	14.9%	14.7%
Administrative Support	11.2%	12.0%	11.9%
Services	24.5%	19.6%	19.0%
Blue Collar	24.7%	20.8%	20.6%
Farming/Forestry/Fishing	2.6%	1.9%	2.1%
Construction/Extraction	5.2%	4.9%	4.9%
Installation/Maintenance/Repair	4.1%	3.3%	3.2%
Production	6.6%	5.2%	5.1%
Transportation/Material Moving	6.2%	5.5%	5.3%
2000 Workers 16+ by Means of Transportation to Work			
Total	4,942	16,668	18,949
Drove Alone - Car, Truck, or Van	76.2%	81.1%	81.5%
Carpooled - Car, Truck, or Van	14.4%	11.5%	11.1%
Public Transportation	2.1%	1.1%	1.0%
Walked	2.1%	1.7%	1.7%
Other Means	1.6%	0.9%	0.8%
Worked at Home	3.5%	3.7%	3.9%
2000 Workers 16+ by Travel Time to Work			
Total	4,939	16,668	18,948
Did Not Work at Home	96.5%	96.3%	96.1%
Less than 5 minutes	7.5%	5.7%	5.6%
5 to 9 minutes	24.9%	26.8%	25.5%
10 to 19 minutes	46.8%	46.0%	46.8%
20 to 24 minutes	5.0%	5.9%	6.4%
25 to 34 minutes	4.3%	4.6%	4.7%
35 to 44 minutes	1.4%	1.4%	1.4%
45 to 59 minutes	1.7%	2.2%	2.2%
60 to 89 minutes	1.8%	1.7%	1.7%
90 or more minutes	3.1%	1.9%	1.9%
Worked at Home	3.5%	3.7%	3.9%
Average Travel Time to Work (in min)	16.3	15.3	15.4
2000 Households by Vehicles Available			
Total	4,258	14,233	15,676
None	8.8%	6.1%	5.7%
1	33.9%	32.3%	30.8%
2	37.7%	41.6%	41.6%
3	14.5%	14.5%	15.8%
4	3.8%	3.9%	4.2%
5+	1.2%	1.6%	1.9%
Average Number of Vehicles Available	1.7	1.8	1.9

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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Market Profile

McKinlay and Klundt Appraisal Company

Lat: 5244428.664827, Lon: -114.467885

Latitude: 42.554649
Longitude: -114.467885

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Households by Type			
Total	4,269	14,234	15,676
Family Households:	62.0%	67.7%	69.0%
Married-couple Family	45.0%	53.1%	55.0%
With Related Children	21.6%	24.7%	25.5%
Other Family (No Spouse)	17.1%	14.6%	14.0%
With Related Children	12.1%	10.5%	10.0%
Nonfamily Households	38.0%	32.3%	31.0%
Householder Living Alone	30.8%	26.0%	25.1%
Householder Not Living Alone	7.1%	6.2%	5.9%
Households with Related Children	33.7%	35.2%	35.5%
Households with Persons 65+	22.7%	25.1%	25.2%
2000 Households by Size			
Total	4,269	14,234	15,676
1 Person Household	30.8%	26.0%	25.1%
2 Person Household	31.2%	34.7%	35.0%
3 Person Household	16.1%	15.7%	15.7%
4 Person Household	12.6%	13.6%	13.8%
5 Person Household	5.6%	6.2%	6.4%
6 Person Household	2.3%	2.4%	2.5%
7+ Person Household	1.4%	1.4%	1.5%
2000 Households by Year Householder Moved In			
Total	4,257	14,235	15,677
Moved in 1999 to March 2000	28.2%	25.5%	24.6%
Moved in 1995 to 1998	23.6%	28.6%	28.6%
Moved in 1990 to 1994	17.1%	17.5%	17.8%
Moved in 1980 to 1989	11.6%	12.3%	12.7%
Moved in 1970 to 1979	8.6%	8.2%	8.4%
Moved in 1969 or Earlier	11.0%	7.9%	7.9%
Median Year Householder Moved In	1995	1996	1995
 2000 Housing Units by Units in Structure			
Total	4,622	15,178	16,706
1, Detached	70.9%	68.0%	69.6%
1, Attached	4.6%	4.1%	3.8%
2	4.5%	4.5%	4.1%
3 or 4	7.9%	7.7%	7.0%
5 to 9	4.4%	4.6%	4.2%
10 to 19	2.9%	1.6%	1.5%
20+	2.7%	2.8%	2.8%
Mobile Home	2.1%	6.4%	6.6%
Other	0.0%	0.3%	0.3%
2000 Housing Units by Year Structure Built			
Total	4,637	15,156	16,707
1999 to March 2000	0.3%	2.4%	2.5%
1995 to 1998	2.1%	10.0%	10.1%
1990 to 1994	1.6%	6.9%	7.3%
1980 to 1989	3.1%	9.1%	9.4%
1970 to 1979	9.2%	20.2%	20.9%
1969 or Earlier	83.7%	51.5%	49.7%
Median Year Structure Built	1946	1969	1970

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

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Regional Data

Area Discussion

In analyzing the general city area of the subject property, there are four primary forces which influence real estate value, the four forces are: 1) social, 2) economic, 3) governmental, and 4) environmental considerations.

Environmental Considerations

The subject property is located in Twin Falls, Idaho. The city of Twin Falls is located in the south part of Twin Falls County in southern Idaho. It is approximately 128 miles southeast of Boise, the capital city, approximately 115 miles southwest of Pocatello, and 222 miles northwest of Salt Lake City Utah. Twin Falls is located off of Interstate 84, which runs east/west in Idaho. Twin Falls is the home of the College of Southern Idaho. The environmental considerations of Twin Falls contribute to an economic base of primarily wholesale trade, manufacturing, and health care. There has been growth in the area and property values have been increasing. The elevation of Twin Falls is approximately 3,750 feet. The annual precipitation is 9-12 inches. The average temperature in January is 37 degrees and in July is 91 degrees. A visual inspection of the property did not reveal any apparent environmental issues or concerns. While the appraiser has inspected the subject property, he is not qualified to detect hazardous substances whether by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. The final value estimate is based on the subject being free of hazardous waste contamination. Parties desiring more precise and reliable information may wish to engage a professional environmental consultant to conduct an environmental assessment. Should such assessment indicate an adverse condition is present that has not been addressed by this appraisal; the conclusion of this appraisal may need revision.

Social Considerations

Twin Falls County (population 2010 census – 77,230) is situated in south central Idaho in the midsection of the Magic Valley. Twin Falls is the county seat (population 2010 census – 44,125) and serves as the transportation, marketing and retail center of the Magic Valley. The county airport is located six miles south of Twin Falls and the city draws shoppers from areas more than 100 miles in distance. U.S. Highway #93 meets Interstate 84 approximately three miles north from the Perrine Bridge north of Twin Falls City. U.S. Highway #30 and the Union Pacific Railroad also serve Twin Falls County. There are 11 schools in Twin Falls consisting of seven elementary schools, two junior highs on high school, one alternative school, and six private schools.

Governmental Considerations

Twin Falls has a City-City Manager form of government and an organized City Fire and Police Department. The city has 70 police officers and 37 firefighters. Politically, the community is conservative in its attitudes towards growth and development, however, new development is encouraged as well as a diverse economic base.

Economic Considerations

Twin Falls is the financial and business center of about a 100 mile radius, which would include a population of about 150,000 people. Counties within the trading area are Blaine, Camas, Lincoln, Jerome, Gooding, Minidoka, and Twin Falls. Northern Nevada is also considered as part of the "Greater" Magic Valley.

The economy has an agricultural base and is one of the most densely developed agricultural areas in the United States. There are approximately 250,000 acres of irrigated land in Twin Falls County. Most of the

industries are agriculture-related, such as the Amalgamated Sugar Processing Plant, Seed Milling and cleaning facilities, flower mills, and potato processing plants.

There are a number of cultural and recreational facilities available to the community, including a city owned golf course, tennis courts, swimming pools, ball fields, racquet ball and basketball courts. There are also two private golf courses in the community. Skiing is an important and growing activity with available skiing from about 45 to 90 minutes away at several well developed ski areas, Magic Mountain, Pomerelle, Soldier Mountain, and the famous Sun Valley, Idaho. There is a nice theatre on the CSI campus, and there are a number of community drama groups. There is a symphony orchestra which usually provides about four to six concerts during the year. Other special activities are also sponsored by local communities and the College of Southern Idaho.

Full hospital facilities are available at St. Luke's Magic Valley Regional Medical Center, with 165 beds and 24-Hour Emergency Room service. There are a number of active and associate physicians connected with the hospital, as well as three dentists. There are eight banks with about 16 different locations, along with five Savings and Loan institutions, providing for banking services in the community (Twin Falls). Special manufacturers in the area include Long View Fiber Company, manufacturing corrugated cardboard boxes; Norco Manufacturing, a window product company; Spears Company, a manufacturer of sprinkler products; along with numerous other agriculture related industries. One of the more interesting agricultural pursuits in the area is trout raising. Approximately 90% of commercial trout in the United States is raised within 25 miles of Twin Falls. Twin Falls County is also the leading county in the U. S. for the production of garden seed beans.

The buildings in the farming areas in Twin Falls County generally reflect the prosperity of the farming area. Twin Falls residential areas have expanded from the city and housing is still a major expansion influence. Most farm improvements are well kept and are very functional. These improvements may not be new; however, they are very adequate in most situations. The improvement values are generally a rather small portion of the overall farm value.

Neighborhood Analysis & Trends

Subject is located in the southern portion Twin Falls. The northern end of Twin Falls has gone through a tremendous rezoning and commercial development phase over the last five years or so. The major advent was the Magic Valley Mall, which seemed to spawn the major growth in commercial development. Most of the northern Blue Lakes neighborhood has been developed at this writing and is beginning to expand east and west. The primary zone on Blue Lakes is C-1 which stands for commercial highway. The general neighborhood is mixed use of industrial, manufacturing and commercial uses. The general neighborhood is about 95%+ built-up. The immediate neighborhood of the subject is influenced primarily by a variety of commercial and residential developments.

In summary, the general neighborhood is a commercial area inside the City of Twin Falls. The subject property is located on Washington Street South and South Park Avenue West. Property uses in the immediate area of the subject property are commercial developments with some residential influence in the area.



Subject Property • • •

Identification of the Property

This real estate appraised is situated at the southwest corner of South Washington Street and South Park Avenue West within Twin Falls, Idaho. Its common is 127 South Park Avenue West, Twin Falls, Idaho 83301.

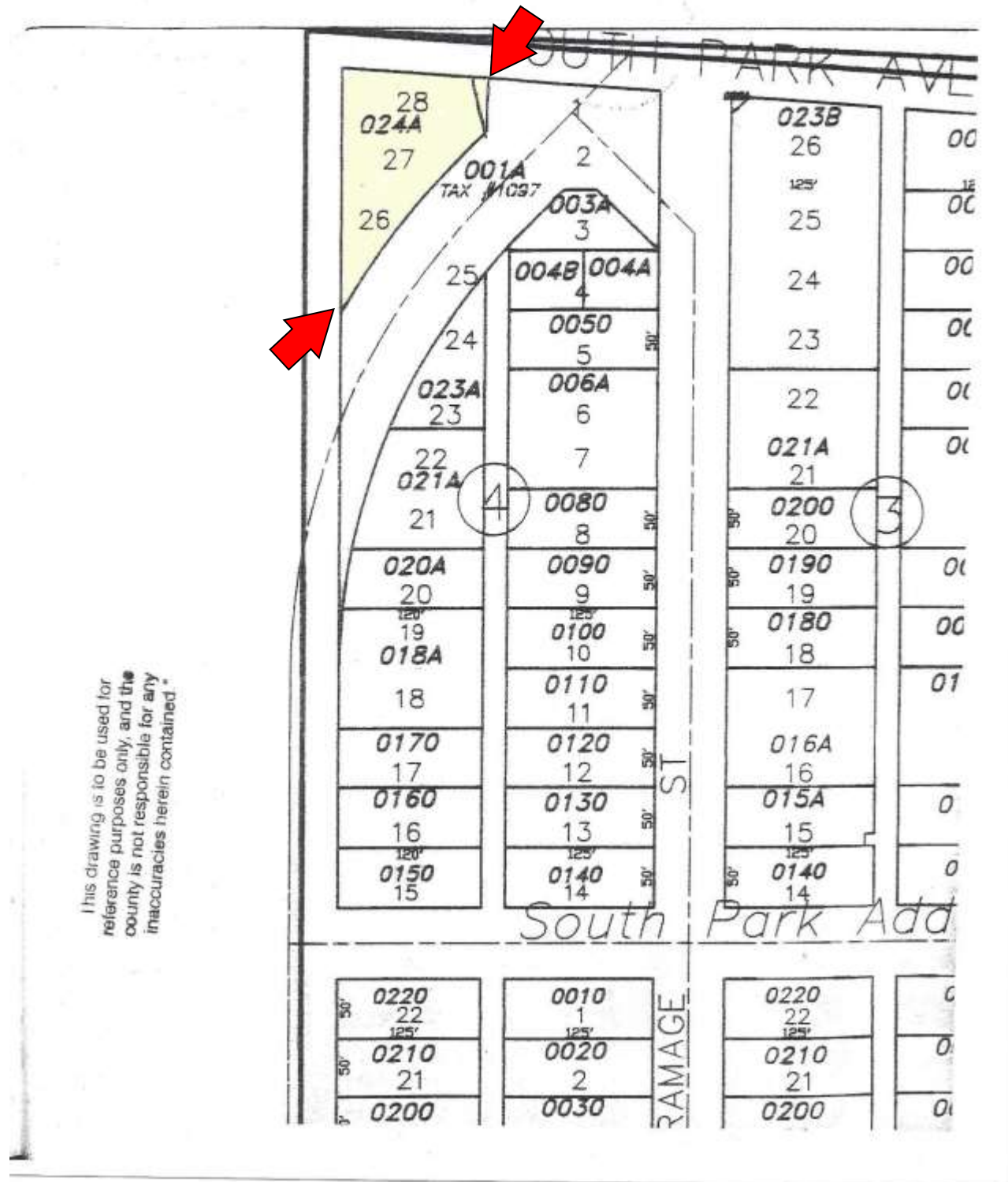
Legal Description

A professional surveyor and / or legal counsel should verify the following legal description before relying upon, or using it as part of any conveyance, or any other document. This legal description was obtained from public records and is assumed accurate.

Twin Falls South Park Addition
Lots 24, 25, 26, 27, 28 W OF Hwy Block 4
(21-10-17 NW)
Containing 0.399+/- acres with building improvements

Aerial View





Building Sketch

ProVal Sketch Worksheet DL EVANS BANK

Parcel ID: RPT5061004024AA

PAGE 1 OF 1

SCALE = 100' PER SIDE

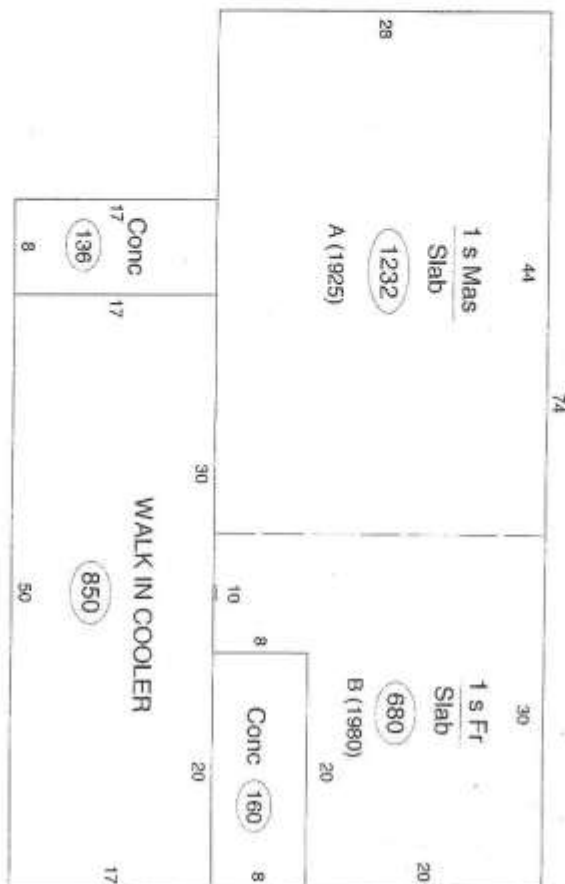
Calculated Areas

Label	Area
Conc	160
Conc	136
1 s Mas	1232
1 s Fr	680

Total area: 1912 SF

Perimeters and PARs

Label	Perim	PAR
Conc	56	35
Conc	50	37
1 s Mas	133	11
1 s Fr	102	15



N

127 SOUTH PARK AVE WEST 83301

Photographs of Subject
(photo page 1)



Subject Front



Subject Rear

Photographs of Subject
(photo page 2)



West Parking
Lot



Shoshone
Looking East

Photographs of Subject
(photo page 3)



Washington
Looking South



Park Avenue
Looking West

Photographs of Subject
(photo page 4)



Park Avenue
Looking South
East



Front Interior

Photographs of Subject
(photo page 5)



Back Interior



Refrigerated
Room

Photographs of Subject
(photo page 6)



Rear Storage
Area



Mechanical
Room

Photographs of Subject
(photo page 7)



Restroom

Sale History

On-line public records and / or a private data-reporting service were used to search for prior sales of the subject real estate. This research discovered no recorded conveyance of the subject during the three-years preceding this report's effective value date. Our client indicated the property did not convey. Moreover, the subject was offered "For Sale" in the local MLS under #98457507 for \$159,950 listed on 01/12/2011 and lowered to \$139,900 on 04/08/2014 under MLS #98551001 and again it was lowered on 11/13/15 to \$94,900 under MLS #98605360. Currently there are no known sale or option agreements pending.

Subject's Current Ownership	
<i>Owner</i>	<i>Information Source</i>
D.L. Evans	Assessor's Records

Flood Hazard

According to the appropriate Federal Emergency Management Agency (FEMA) flood map, which is identified below, the subject property is not located in a zone "A" special flood hazard.

Flood Map Number	16083C1386C
Flood Map Date	09/26/08
Flood Zone	X

Flood Maps published by FEMA are not precise. If anyone desires a precise determination of the subject's flood hazard classification, a professional engineer, licensed surveyor, or local governmental authority should make an exact determination.

Real Estate Taxes

Taxes were taken from Twin Falls County Assessor's Office and Treasures Office.

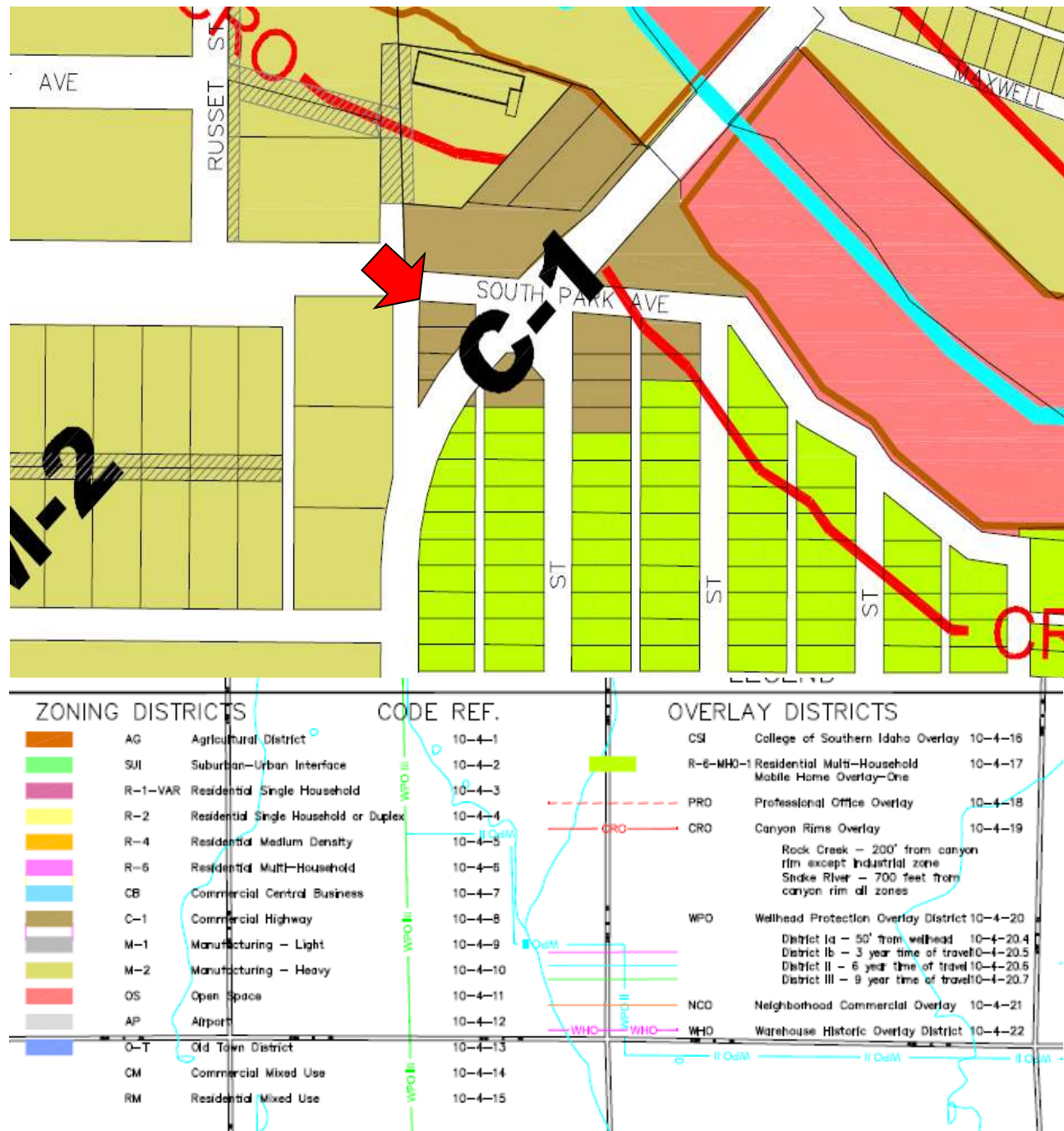
<i>County</i>	Twin Falls
<i>Parcel ID #</i>	RPT5061004024A
<i>Tax Year</i>	2015
<i>Total Assessed Value</i>	\$111,969.00
<i>Total Tax Dollars</i>	\$2,183.64

Real estate taxes are a primary mechanism used by local government to gather the monies needed to fund operations. Too little funds can limit governmental services. Excessive tax burden can hinder real estate values. For the subject, taxes are not unduly burdensome.

Zoning

The subject property is zoned "Commercial Highway" C-1 District by the City of Twin Falls - Twin Falls County, Idaho. The existing subject structure does conform to the zoning ordinance. This classification does permit a professional office use. Presently, the subject has a professional office use.

Zoning Map



Environmental Risks

Disclosure

During the course of this appraisal, the appraiser(s) did **not** detect or attempt to discover any environmental hazard on, under, above, or within the subject real estate. No overt evidence of any environmental hazard is apparent to the untrained eye. It should be known the appraiser(s) did not view the subject property with the intent of detecting any environmental hazard. It is beyond the expertise of the appraiser(s) to detect or determine the chemical nature of any substance or gas. No effort was made to dismantle or probe any part of the property to discover enclosed, encased, or concealed hazards. No effort was exerted to ascertain the presence of any environmental hazard including but not limited to the following.

<i>Asbestos</i>	<i>Urea-formaldehyde insulation</i>
<i>Underground storage tanks</i>	<i>Soil contamination or deficiencies</i>
<i>Lead-based paint</i>	<i>Toxic mold</i>
<i>Radon</i>	<i>PCB</i>
<i>Chemical spills</i>	<i>Fire resistant treated plywood (FRTD)</i>

Flood hazards are detailed elsewhere in this report. Except as enumerated herein, the appraiser(s) were not given the results of any environmental testing on or near the property being appraised. Neither observation of the subject property, or research conducted as part of a typical real estate appraisal suggest the presence of any hazardous substance or detrimental environmental condition affecting the subject. Nearby sites were not investigated to determine whether they are contaminated. Public information and other Internet sources were not researched to determine the presence of hazardous substances or detrimental environmental conditions in the subject's vicinity.

Federal, State, and local laws concerning any hazardous substance or gas are sometimes contradictory. Therefore, any needed clean up should comply with the most stringent laws. The appraiser(s) are **not** informed or trained in environmental legalities. It is assumed no hazardous substance or gas adversely affects the subject real estate. If the subject is adversely influenced by a hazardous condition, then the subject's market value would be impaired.

Recommendation

The presence of any hazardous condition usually diminishes market value. The value opinion formed in this report assumes there is no environmental hazard affecting the subject real estate. No responsibility is assumed by the appraiser(s) or McKinlay & Klundt Appraisal Company for any hazard, or for any expertise required to discover any environmentally hazardous condition. Our client is urged to retain an expert in this field, if desired.

Subject Description

Subject Site			
<i>Address</i>	127 South Park Avenue Twin Falls, Idaho 83301		
<i>Dimensions</i>	Mostly Triangular	<i>Size</i>	17,380 +/- square feet
<i>Easements</i>	None known; none assumed	<i>Alley</i>	None
<i>Encroachments</i>	None known; none assumed	<i>Access</i>	Typical
<i>Shape</i>	Mostly Triangular	<i>Street Paving</i>	Asphalt paved
<i>Curbs & Gutters</i>	Concrete curbs, concrete gutters	<i>Sidewalks</i>	Concrete
<i>Topography</i>	Almost level	<i>Gas</i>	Public
<i>Water & Sewer</i>	Public sewer and water		
<i>Major Flaws</i>	None		
<i>Overall Features</i>	The land has typical physical features as compared to similar alternatives. Its overall locational attributes are average relative to competitive parcels.		

This is a commercial property that contains one parcel. The subject property parcel contains approximately 17,380+/- square feet or .399+/- acres. According to county records the subject property is located on the south side of South Park Avenue West with frontage on South Park Avenue West and Washington Street South. The parcel is mostly triangular in shape and mostly level sloping gently towards the north for adequate drainage.

Description of Existing Improvements

There is one building improvement on the subject site. This building was reportedly built in 1925 with the original square footage of 1,232+/- . There was remodeling and renovation done in 1980 and 1985 adding an additional 680+/- square feet. In 2008 another remodel/renovation was completed to include a newer walk in cooler containing approximately 850+/- square feet. The building contains a total 2,762+/- square feet. It has a concrete foundation with wood framing, some exterior decorative wood siding and a flat built-up roof with some metal roof along short sides and rain gutters. The window is single pane. The entrance door into the office/reception area is wood along with a wood rear door on the south side. The interior has drywall with some plastic wainscot, fully insulated with flooring being a mixture of commercial and regular tile and concrete. There is fluorescent lighting throughout. Heating is provided with gas forced air and cooling provided from a wall unit. The subject has an open floor area containing the kitchen equipment, office, one restroom and walk in cooler. There is some concrete curb and gutter along South Park and South Washington. There is adequate parking along the west and south sides of the building that is graveled and some fencing along the west side. There is adequate landscaping on the north side. Overall, the building is considered to be fair quality and condition.

It is important to note the appraisers are qualified in real property appraisal. The appraisers are not qualified to determine the value of the personal equipment such as the built in ovens and freezers. The client may wish to consult with a professional in the field to determine an estimated value of the personal property.



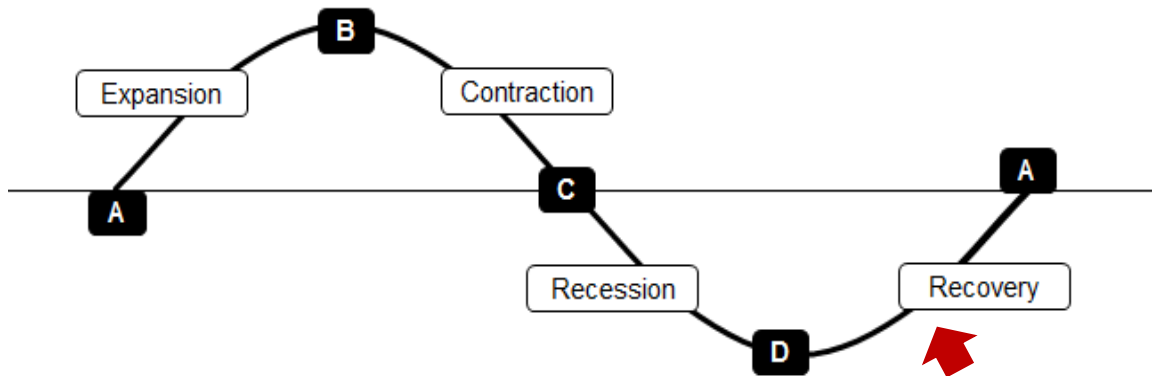
Analyses & Conclusions • • •

Value Introduction

For real estate consisting of land and building(s), there are three primary valuation methods - the cost approach, sales comparison approach, and income approach. Unless stated otherwise, only those considered applicable and necessary to produce credible results are developed in this report.

Real Estate Cycles

Real estate generally has four market cycles. "Understanding where the market is and forecasting the extent of duration of the cycle are important in projecting the pattern of future income."¹ These cycles are depicted below.



The red arrow depicts the appraiser(s) opinion of the subject's position in the market cycle.

Segment	Name	Characteristics
AB	Expansion	Growing demand, rental rates climbing above replacement cost, decreasing vacancy, concessions not prevalent, high profit potential stimulating much new construction
BC	Contraction	Stable to weakening demand, stable to weakening vacancy, small concessions beginning to occur, rents stable to mildly weakening, profit potential shrinking so new construction slowing
CD	Recession	Stagnant to declining demand, vacancy growing, rental rates falling, significant concessions prevalent, new construction virtually halted
DA	Recovery	Demand strengthening, vacancy shrinking, rental rates starting to climb, concessions shrinking, new construction beginning to occur
Time until the next major point		1 to 2 years

¹ *Advanced Concepts & Case Studies*, pg 253, Appraisal Institute, copyright 2010

Highest and Best Use

Introduction

A highest and best use identifies the most reasonably probable and appropriately supported use of the property appraised. Since market conditions change, a property's highest and best use may change as well. This analysis is an essential step in the determination of market value. Market dynamics determines a property's use and an appraisal values that use. Practically speaking, a highest and best use analysis forms a framework for the proper selection of comparables.

There are two types of highest and best use. The first is highest and best use of land as though vacant. If a building already exists, the second variety is highest and best use as though now improved. The latter considers whether the existing building should be retained as is, demolished, remodeled, renovated, repaired, enlarged, or converted to an alternate use. Both types require separate analyses. Current usage may or may not be different from the near future highest and best use.

There are four main tests in a highest and best use analysis, which are summarized below.

- Legal permissibility - governmental requirements and limitations like zoning are considered as well as other legal issues like deed restrictions, easements, and leases.
- Physical attributes like size, design, and physical condition are weighed
- Financial feasibility is ascertained via either an implied or calculated method
- Maximum productivity is determined

If more than one use survives the first three tests, the use that produces the highest, appropriately supported, positive value with the least risk is the highest and best use.

Highest and best use demand analyses can be categorized into two different levels of detail - Inferred and Fundamental. A fundamental analysis forecasts future demand from projections of broad demographic and economic data like population, income, and employment. Existing supply is inventoried. Then, the relationship of supply and demand is weighed to determine net demand. If net demand is positive, more of that property type is needed. Of course, the opposite is also true.

An inferred analysis is based on local trends and patterns from which inferences are made. This type analysis presumes that recent past trends will continue for the near future. Sale prices, number of competitive listings, marketing intervals, and / or price changes for other similar properties infer there is adequate demand for the subject at a price level congruous with the available data. An inferred analysis emphasizes historical data while a fundamental analysis is based on expected future occurrences.

There are two types of highest and best use - “as though now vacant” and “as though now improved”. The former presumes the land is vacant and available for development. The latter considers whether the building should be retained as is, renovated, remodeled, repaired, enlarged, demolished, or converted to an alternate use.

Highest and Best Use

Buyer Types

The most likely buyer type is crucial to highest and best use. Different buyer types have different motivations and different perceptions of risk. The buyer type must be identified to better understand applicable approaches and the selection of cap rates and yield rates. Different buyer types are defined below.

Owner-User	Acquires real estate mostly for its use; vacancy & investment yield are not primary criteria. Property suitability is the major objective.
Passive Investor	Seeks an established income stream; usually does not change the property in any meaningful way; generally prefers long-term ownership
Developer	Acquires real estate to physically or legally change it in some significant fashion; accepts substantial risk so expects major reward; short-to-medium holding period
Speculative Investor	Buys real estate solely as an investment with most of the reward at termination; property use is not a primary consideration; medium-to-long-term holding period; usually buys during weak market conditions, so accepts huge risk. Mantra: Buy low, sell high.
Pure Speculator	Buys real estate solely as an investment with most of the reward at termination; property use is usually not a major consideration; buys during conditions of rapidly appreciating prices; short-to-medium ownership period.

Ideal Improvement

Identification of the "**ideal improvement**" is an essential element of highest and best use. If the property appraised is vacant land, the ideal describes what should be built. If the existing improvements (one or more buildings and site improvements) have the same or similar attributes as the ideal, then the existing improvements have no or minimal depreciation. Obviously, the opposite also applies. The described ideal improvement is as specific as market data will allow. This improvement is a new commercial building.

This appraisal's highest and best use was based, in part, on an inferred demand analysis. Following below are summary considerations used to form two highest and best use determinations for the property appraised.

- Zoning permits commercial uses or related accessory uses.
- Nearby lands are compatibly zoned. There are no known deed restrictions, leases, or other legal issues, which preclude or delay the highest and best use. There is no substantial potential for rezoning to a significantly different use.
- Physical attributes of the property appraised are well suited to serve the use identified below. Usage of the property in this fashion produces a positive reward with acceptable risk.

Highest and Best Use

Timing of Use

A crucial component of a highest and best use is timing. If the timing of a use is not now, when is it? When timing for a specific use cannot be identified, then that use is not the best. If the highest use is not within a decade, then the time-value of money usually precludes that use. When the timing of a use is within a few years, what is the interim use? Remaining dormant is a legitimate interim use.

Most Likely User

The most likely user is another key issue. Users of an age-restricted multiunit residential structure have needs and preferences that are much different from young married couples with small children. These preferences and needs affect value, so the most likely user should be identified to judge the extent that existing or proposed improvements fulfill those needs.

Highest & Best As Though Now Vacant Land

Physical Use	A commercial use
Timing of Physical Use	Immediately develop with the physical use
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	An owner-user
Most Likely User	The buyer

Highest & Best As Though Now Improved

Physical Use	Its current use
Timing of Physical Use	Immediate
Interim Use	No Interim Use
Market Participants	
Most Likely Buyer	An owner-user
Most Likely User	An owner-user

The subject land "as though now vacant" has a market value that is less than the worth of the land and building together. This proves the improvements positively contribute to value. These improvements were designed to serve its current use; they are compatible with nearby uses. Local costs, prices, and rents do not justify major building alterations. Therefore, the improvements should be retained and used "as is".

In light of the foregoing highest and best use determinations, comparables were selected with the same or similar highest and best use. This data is very influential while forming a value opinion for the property appraised.

Land & Building Value “As Is”

Cost Approach

The cost approach is most applicable for real estate consisting of land and a new, or like new, building. This approach tends to lack reliability when there is a large degree of depreciation. Since the subject structure is substantially depreciated, the cost approach was not developed in this appraisal.

Sales Comparison Approach

Introduction

In an appraisal, the real estate being appraised is referred to as the “subject” or “subject property”. Properties possessing characteristics that are physically and locationally similar to the subject are called “comparables” or “comparable sales”. In this approach, comparables are compared to the subject. Differences are noted. Dissimilarities between the subject and the comparables are categorized into elements of comparison. Adjustments, to compensate for dissimilarities, are next applied the sale prices of the comparable sales. Then, a value opinion for the subject is reconciled from the range in adjusted sale prices established by the comparables. Unless stated otherwise, all cited transactions are "arm's length" conveyances. An “arm’s length” transaction is an agreement between unrelated parties with typical motivations in a competitive market.

The sales comparison approach involves the procedure of comparing the subject property with actual market transactions and estimating from the market the amount the subject should bring if it were offered for sale on the open market. This analysis presents the market data in a sequence which demonstrates the differences between sales and the subject, and provides a basis for the value conclusion and adjustments applied. The adjustments are typically computed using square feet as a unit of comparison. Typical criteria considered are property rights conveyed, terms of sale, conditions of sale, time of sale, economic characteristics, location, size, zoning, and other physical characteristics.

The Sales Comparison Approach is primarily based on the appraisal principle of substitution. Substitution is defined in The Dictionary of Real Estate Appraisal as follows: “The appraisal principle that states when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution.” Other appraisal principles which apply to this approach include supply and demand, balance, and externalities.

An extensive search was made of the local market for sale comparables that were arm’s length transactions, similar to the subject in highest and best use, and similar in conditions of the sale, time of sale, economic factors, and physical characteristics. The comparables, an adjustment grid and an explanation of adjustments can be found on the following pages.

Since this vicinity has been nearly all fully developed for several years, there are few, if any, conveyances of truly similar sales, which hinders the sales comparison process.

Comparable Sale 1

LOCATION AND GENERAL DATA

Address: 850 Shoshone Street West, Twin Falls, Idaho

SALES DATA

Grantor or Seller: Confidential
Grantee or Buyer: Confidential
Sale Date: 02/15
Sales Price: \$160,000
Financing Terms: Conventional
Cash Equivalent Price: \$160,000
Property Rights Conveyed: Fee Simple
Conditions of Sale: Typical
Verification: MLS/County Records
Estimated Marketing Time: 6-18 months

SITE DATA

Size: 27,878+/- square feet
Building-to Land Ratio: 5.93:1

BUILDING DATA

Effective Age: 25 Years
Condition: Fair
Square Footage: 4,700+/-
Construction Type: Cinderblock Frame
Quality: Fair

ECONOMIC DATA

Potential Gross Income: \$18,800
Vacancy Rate: -\$1,880
Effective Gross Income: \$16,920
Expenses of EGI: -\$2,538
Net Operating Income: \$14,382

APPRAISAL INDICATORS

Overall Price per Square Foot: \$34.04
Gross Rent Multiplier: 8.51
Overall Capitalization Rate: 8.99%

COMMENTS: This sale is old grocery store building. It has approximately 4,700+/- square feet.

Comparable Sale 2

LOCATION AND GENERAL DATA

Address: 464 Dierkes Street West, Twin Falls, Idaho

SALES DATA

Grantor or Seller: Confidential
Grantee or Buyer: Confidential
Sale Date: 07/16
Sales Price: \$102,500
Financing Terms: Conventional
Cash Equivalent Price: \$102,500
Property Rights Conveyed: Fee Simple
Conditions of Sale: Typical
Verification: MLS/County Records/Agent
Estimated Marketing Time: 6-18 months

SITE DATA

Size: 6,098+/- square feet
Building-to Land Ratio: 2.30:1

BUILDING DATA

Effective Age: 15 Years
Condition: Average
Square Footage: 2,652+/-
Construction Type: Cinderblock
Quality: Average

ECONOMIC DATA

Potential Gross Income: \$13,260
Vacancy Rate: -\$1,326
Effective Gross Income: \$11,934
Expenses of EGI: -\$1,709
Net Operating Income: \$10,144

APPRAISAL INDICATORS

Overall Price per Square Foot: \$38.65
Gross Rent Multiplier: 7.73
Overall Capitalization Rate: 9.90%

COMMENTS: This sale is improved with a commercial building that has had a recently remodeled show room.

Comparable Sale 3

LOCATION AND GENERAL DATA

Address: 2118 Kimberly Road, Twin Falls, Idaho

SALES DATA

Grantor or Seller: Confidential
Grantee or Buyer: Confidential
Sale Date: 03/16
Sales Price: \$85,000
Financing Terms: Cash
Cash Equivalent Price: \$85,000
Property Rights Conveyed: Fee Simple
Conditions of Sale: Typical
Verification: MLS/County Records
Estimated Marketing Time: 6-18 months

SITE DATA

Size: 6,098+/- square feet
Building-to Land Ratio: 2.56:1

BUILDING DATA

Effective Age: 20 Years
Condition: Average
Square Footage: 2,379+/-
Construction Type: Frame
Quality: Average

ECONOMIC DATA

Potential Gross Income: \$9,516
Vacancy Rate: -\$952
Effective Gross Income: \$8,564
Expenses of EGI: -\$1,285
Net Operating Income: \$7,279

APPRAISAL INDICATORS

Overall Price per Square Foot: \$35.73
Gross Rent Multiplier: 10.77
Overall Capitalization Rate: 8.56%

COMMENTS: This sale is located in Twin Falls. This sale contained a office and shop area.

Comparable Sale 4

LOCATION AND GENERAL DATA

Address: 618 Main Avenue North, Twin Falls, Idaho

SALES DATA

Grantor or Seller: Confidential
Grantee or Buyer: Confidential
Sale Date: 04/16
Sales Price: \$65,000
Financing Terms: Conventional
Cash Equivalent Price: \$65,000
Property Rights Conveyed: Fee Simple
Conditions of Sale: Typical
Verification: MLS/County Records
Estimated Marketing Time: 6-18 months

SITE DATA

Size: 3,125 square feet
Building-to Land Ratio: 1.00:1

BUILDING DATA

Effective Age: 30 Years
Condition: Fair
Square Footage: 3,125
Construction Type: Cinderblock
Quality: Average

ECONOMIC DATA

Potential Gross Income: \$7,813
Vacancy Rate: -\$781
Effective Gross Income: \$7,032
Expenses of EGI: -\$1,055
Net Operating Income: \$5,977

APPRAISAL INDICATORS

Overall Price per Square Foot: \$20.80
Gross Rent Multiplier: 8.32
Overall Capitalization Rate: 9.20%

COMMENTS: This sale is located in downtown Twin Falls. This sale contained a retail area.

<i>Summary of Improved Sales</i>							
Sale	Location	Date	Sale Price	Size (sf)	Effective Age/ Condition	Building-to-Land Ratio	Overall Price/SF
1.	850 Shoshone Street West, Twin Falls	02/15	\$160,000	4,700	25 Years Fair	5.93:1	\$34.04
2.	464 Dierkes Street West, Twin Falls	07/16	\$102,500	2,652	15 Years Average	2.30:1	\$38.65
3.	2118 Kimberly Road, Twin Falls	03/16	\$85,000	2,379	20 Years Average	2.56:1	\$35.73
4.	618 Main Avenue North, Twin Falls	04/16	\$65,000	3,125	30 Years Fair	1.00:1	\$20.80
Subj.	127 South Park Avenue West, Twin Falls, Idaho	-	-	2,762	25 Years Fair	6.29:1	-

Sales Comparison Approach

Adjustment Grid

SUMMARY OF COMPARABLES	1.	2.	3.	4.
Date of Sale	02/15	07/16	03/16	04/16
Effective Age	25 years	15 years	20 years	30 years
Quality/Condition	Fair	Average	Fair	Fair
Building-to-Land Ratio	5.93:1	2.30:1	2.56:1	1.00:1
Sale Price	\$160,000	\$102,500	\$85,000	\$65,000
Size (SF)	4,700	2,652	2,379	3,125
Price/SF	\$34.04	\$38.65	\$35.73	\$20.80
ADJUSTMENTS	-	-	-	-
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjusted Price/SF Grade	\$34.04	\$38.65	\$35.73	\$20.80
Cond/Terms	-	-	-	-
Market (Time) Adj.	-	-	-	-
Adjusted Price/SF	\$34.04	\$38.65	\$35.73	\$20.80
Location	Similar	Similar	Similar	Similar
Size	Larger	Similar	Similar	Similar
Effective Age	Similar	-\$3.87	-\$1.79	+\$1.04
Quality	Similar	Similar	Similar	Similar
Condition	Similar	-\$3.87	-\$3.57	Similar
Frontage and Access	Similar	Similar	-\$1.79	Similar
Building-to-Land Ratio	Similar	+\$1.93	+\$1.79	+\$1.04
ADJUSTED INDICATORS	\$34.04	\$34.10	\$30.37	\$22.88
Net Adjustment	\$0.00	-\$4.55	-\$5.36	\$2.08

Range of Values	\$22.88 - \$34.10
Mean	\$30.35

Sales Comparison Approach

(photo page 1)



Comparable
Sale #1
850 Shoshone
Street West,
Twin Falls



Comparable
Sale #2
464 Diekes
Street West,
Twin Falls

Sales Comparison Approach

(photo page 2)



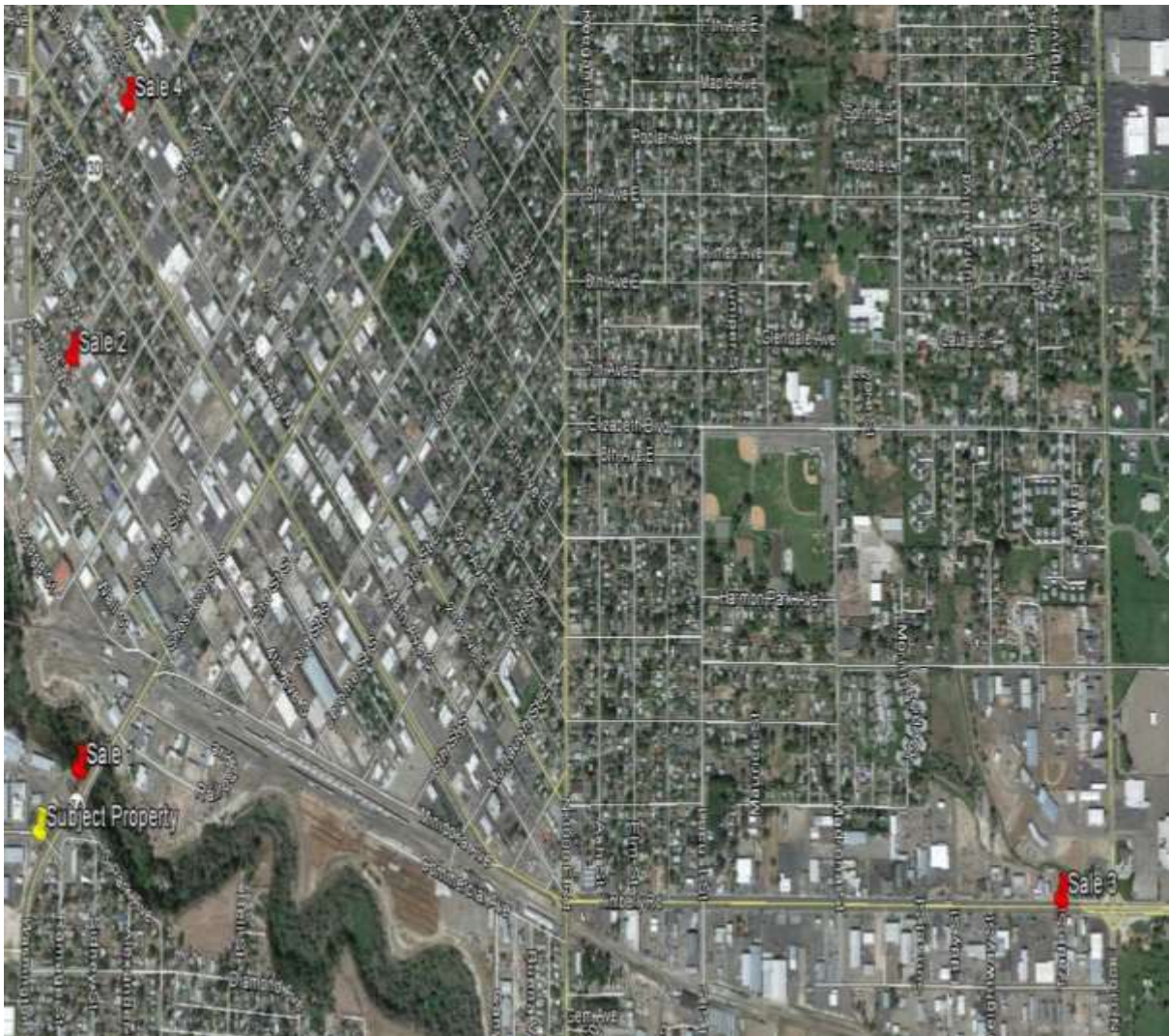
Comparable
Sale #3
2118 Kimberly
Road, Twin
Falls



Comparable
Sale #4
618 Main Avenue
North, Twin Falls

Sales Comparison Approach

Sales Location Map



Sales Comparison Approach

Analysis & Conclusions

The adjustment is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar percentage amounts and are most creditable when there is sufficient data to perform a paired sales or statistical analysis. While we present rating adjustments in the Sales Adjustment Grid, they are based on qualitative ratings rather than empirical data as there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence. Our qualitative ratings are based on a scale calibrated in inferior, similar and superior or on a scale calibrated in five percent increments with a minor adjustment considered to be five percent and substantial adjustment considered to be over 25%. Each rating is taken into consideration in the final reconciliation of value.

Price variances are typically attributed to the following factors: property rights, terms of sale, conditions of sale, date of sale, location, and physical characteristics. A discussion of these factors and how each property compares to the subject is as follows.

The subject and all cited comparable sales share several characteristics. They are all located in Twin Falls, and have similar types of current use. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (“the subject”) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

Property Rights Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable’s sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord’s right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. Unless stated otherwise, property rights are virtually the same for the subject and all cited conveyances. Hence, no adjustments are necessary for this element of comparison.

Financing Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. Unless a statement is made to the contrary, non-market financing was not used to acquire any comparable sale cited in this report. Therefore, no compensations are needed for financing.

Conditions of Sale An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property’s market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance.

Expenditure Post Sale This is a situation when a buyer is compelled to invest additional money into a property immediately after acquisition for some atypical reason. Post-sale invested sums are appropriately added to a comparable's sale price thereby producing an adjusted sale price. Examples are demolition costs or building-code compliance costs. Unless a contrary statement is made, no adjustments are necessary for post-sale expenditures.

Market Conditions Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time. No dates of sale adjustments were applied to any of the sales, due to the lack of commercial data in the market area.

Location Each property was rated to the subject for location aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. All sales are considered to be in a similar location, hence no consideration is needed.

Physical Attributes A myriad of physical characteristics can affect value. Some examples are lot size, building size, physical condition of the building, functionality, and visual appeal. Those sales with superior physical qualities warrant downward adjustment and vice versa.

The sales vary in size, usually there is an inverse relationship between price and building size caused primarily by economies of scale associated with construction. Size differences are recognized in the final reconciliation of value.

Effective ages are adjusted at 1% of the sales price per square foot per year they differ from the subject.

Sales 2 and 3 are considered to be inferior in overall condition to the subject. They are adjusted upward at 10% of their sales prices per unit.

All sales with the exception of sale 3 were considered to have similar frontage as compared to the subject property, hence sale 3 received a 5% downward adjustment.

Land to building ratios account for parking, future growth, and storage. Typically properties with lower land to building ratios sell for lower amounts per square foot. Sale has 1 ratio within a reasonable range of the subject, hence no adjustment is necessary. The remaining sales are considered to have inferior ratios and are adjusted upward at 5% of their sales price per square foot.

Value Indication

The appraisers are well aware the cited conveyances are less than ideal comparisons. However, sales of more comparable properties were not discovered during our research. Selected transactions were chosen for analysis because they are buildings suitable for commercial uses like the subject.

Needed adjustments considerations were explained above. These adjustments have been qualitative and are shown in the prior table. Some of these adjustments are based upon the appraisers' professional judgment when data was insufficient to enable market extraction.

The adjusted data varies from \$22.88 to \$34.10 per square foot, a rather wide range. Considering the subject size, the current condition, a value below the central tendency is justified.

After careful consideration of all factors pertaining to, and influencing the sales comparison approach, the following is selected as the most fitting value indication. Both the per-unit and lump sum value indications reflect the worth of the subject buildings, site improvements, and the land. Accordingly,

Subject Property	2,762	sq. ft.	@	\$30.00	=	\$82,860
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<i>Indicated Market Value "As Is"</i>	
<i>Via Sales Comparison, Say</i>	\$83,000

Income Approach

Introduction

The Income Approach to value is an appraisal technique "which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate". The following five steps are used in developing the income capitalization approach:

1. Estimated potential gross income (PGI). Potential gross income is the total potential income attributable to the property under full occupancy. Income for investment properties consist primarily of rent. There are two primary types of rent-contract rent and market rent. Contract rent is basically the actual rental income from the property under the terms of a lease. Market rent is the rental income that a property would be able to command in the open market as the date of the appraisal.
2. Estimated vacancy and collection loss. This is a deduction made to take into account space that is not leased during the economic life of the subject or rents that cannot be collected. This loss factor is deducted from PGI to establish effective gross income.
3. Forecast stabilized operating expenses. An estimate of operating expenses requires that the forecast reflect the prevailing expense structure that is found in market lease agreements. Expense structures could include full service, modified gross, or triple net.
4. Determine net operating income. Deduction of the operating expenses from effective gross income results in the net operating income (pre-tax income before debt service or depreciation).
5. Capitalizing the net operating income. The resulting net operating income is converted to a stabilized market value using a capitalization rate. Then, when applicable, adjustments are made to establish the "as is" value of the leased fee estate.

Potential Gross Income

To determine the potential gross income for the subject property, a survey of similar type buildings and leases is performed. An analysis of the data found is made to estimate the market rent per square foot per year for the subject. The comparables are indicated on the following pages.

Market & Contract Rent - A Comparison

Contract lease rates are generally at, or near market levels. Sub-market lease rates are rare, so value is not diminished. Supra-market lease rates do not exist, so value is not enhanced. Other lease terms are best described as mostly typical. Leases terms do not cause significant value impairment or supernormal value enhancement. Therefore, the value of the leased fee estate numerically approximates the value of the fee simple estate.

The market is typically a triple net lease, which once analyzed from the information provided and removed falls in a reasonable market range based off of a triple net set-up. Leases that could not be verified were estimated with current market rents. For this appraisal report, the subject property is analyzed as a triple net lease.

Comparable Lease 1

PROPERTY IDENTIFICATION

Address: 850 Shoshone Street West, Twin Falls, Idaho

SITE DATA

N/A

BUILDING DATA

Effective Age: 25 Years

Condition: Fair

Size: 4,700+/- square feet

LEASE DATA

Terms of Lease: Annual

Type of Lease: Triple Net

Escalations & Concessions: Flat

Verification: Agent/Appraisal File

APPRAISAL INDICATORS

Annual Rate/SF: \$4.00

COMMENTS: This lease is located in Twin Falls, Idaho near the subject. This lease is comparable sale 1.

Comparable Lease 2

PROPERTY IDENTIFICATION

Address: 464 Dierkes Twin Falls, Idaho

SITE DATA

N/A

BUILDING DATA

Effective Age: 15 Years

Condition: Average

Size: 2,652+/- square feet

LEASE DATA

Terms of Lease: Annual Lease

Type of Lease: Triple Net

Escalations & Concessions: Flat

Verification: Agent/Appraisal File

APPRAISAL INDICATORS

Annual Rate/SF: 5.00

COMMENTS: This lease is located in Twin Falls, Idaho. This lease is comparable sale 2.

Comparable Lease 3

PROPERTY IDENTIFICATION

Address: 2118 Kimberly Road, Twin Falls, Idaho

SITE DATA

N/A

BUILDING DATA

Effective Age: 20 Years

Condition: Fair

Size: 2,379+/- square feet

LEASE DATA

Terms of Lease: Annual Lease

Type of Lease: Triple Net

Escalations & Concessions: Flat

Verification: MLS/Agent

APPRAISAL INDICATORS

Annual Rate/SF: \$4.00

COMMENTS: This lease is comparable sale 3 and is located in Twin Falls.

Comparable Lease 4

PROPERTY IDENTIFICATION

Address: 618 Main Avenue North, Twin Falls, Idaho

SITE DATA

N/A

BUILDING DATA

Effective Age: 30 Years

Condition: Fair

Size: 3,125+/- square feet

LEASE DATA

Terms of Lease: Annual Lease

Type of Lease: Triple Net

Escalations & Concessions: Flat

Verification: MLS/Agent

APPRAISAL INDICATORS

Annual Rate/SF: \$2.50

COMMENTS: This lease is comparable sale 4 and is located in downtown Twin Falls.

Income Approach

(photo page 1)



Comparable
Rental #1
850 Shoshone
Street West,
Twin Falls



Comparable
Rental #2
464 Diekes
Street West,
Twin Falls

Income Approach

(photo page 2)



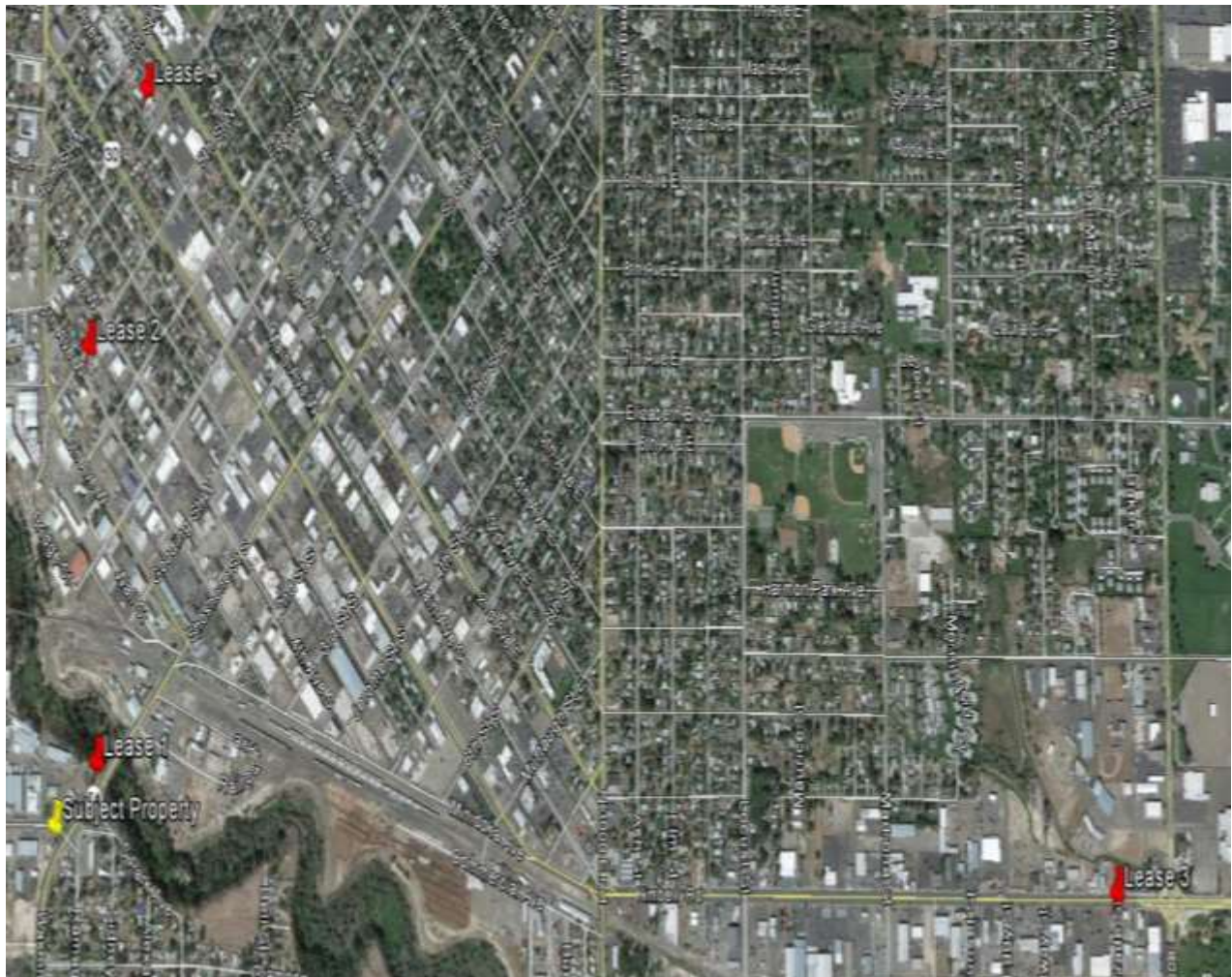
Comparable
Rental #3
2118 Kimberly
Road, Twin
Falls



Comparable
Rental #4
618 Main Avenue
North, Twin Falls

Income Approach

Lease Location Map



Income Approach

<i>Summary of Lease Comparables</i>						
#	Location	Term	Size (sf)	Effective Age/Condition	Escalations	Yearly Rate/SF
1.	850 Shoshone Street West, Twin Falls	Annual	4,700	25 Years Fair	Flat	\$4.00
2.	464 Dierkes Street West, Twin Falls	Annual	2,652	15 Years Average	Flat	\$5.00
3.	2118 Kimberly Road, Twin Falls	Annual	2,379	20 Years Average	Flat	\$4.00
4.	618 Main Avenue North, Twin Falls	Annual	3,125	30 Years Fair	Flat	\$2.50
Sub.	127 South Park Avenue West, Twin Falls, Idaho	-	2,762	25 Years Fair	-	-

Income Approach

Conclusion of Market Rate and Potential Gross Income

The income approach will considers the area of 2,762+/- square feet. The comparables for the subject indicated an annual lease range of \$2.50 to \$5.00 per square foot. Rents for similar facilities typically fall in the \$2 to \$12 per square foot category in the market area. The leases are based on similar expense terms. The most typical arrangement is a triple net lease where the tenant is responsible for taxes, insurance and utilities. After careful consideration of the subject properties age, location and frontage in conjunction with the presented market data and the lease information available to the appraisers, it is our opinion an appropriate income considered for the subject would be near the middle as indicated by the comparable sales and leases of \$4.00.

Income Approach

Expense Commentary

Vacancy and Collection Loss

Vacancy and collection loss is an allowance for anticipated reductions in potential gross income attributed to vacancies, tenant turnover, and nonpayment of rent. The allowance is usually estimated as a percentage of the potential gross income, and takes into account individual property characteristics, quality of tenants, and anticipated supply and demand forces.

According to discussion with real estate agents involved in the commercial market, it appears the local vacancy rate for similar space is relatively low. Furthermore, based on the rent survey we conducted of space comparable to the subject property, it appears that vacancy is low at the present time. It is our opinion that 5.00% is an appropriate long term estimate for vacancy for the subject property.

Operating Expenses

Operating expenses are defined in The Appraisal of Real Estate as follows: "Operating expenses are the periodic expenditures necessary to maintain the real property and continue the production of the effective gross income."

As noted, the rental rate concluded was based on triple net lease terms. Under these terms, landlord is responsible for management and allowance for replacement. The expenses are discussed and summarized as follows.

Management

The management expense category is a fee to take into account servicing the subject property. It includes accounting, advertising, legal fees, administrative, etc. Management fees for office, retail and warehouse buildings have been quoted at three to six percent of effective gross income by management companies. Because the building would most likely be occupied by multiple tenants, a management fee near the higher end of the range, or five percent, is concluded.

Allowance for Expenses and Replacement.

Prudent management would set aside expenses and reserves to replace building components which have a shorter than typical physical life span. This includes the cost to replace asphalt, HVAC, plumbing, roof, and other elements of the structure which expire before the building has reached its economic life. The items comprising reserves for replacement are based upon market research and professional judgment. Most property managers report that between eight and twenty percent of effective gross income is adequate to cover allowance for replacement. A reserve factor of fifteen percent is concluded based on the effective age of the subject. Although this expense and reserve allowance may not necessarily be adequate to cover all structural maintenance and repairs, it is consistent with typical investor parameters.

Income Approach

Capitalization

In the appraisal profession, capitalization is the process of converting income into value. One method extracts a capitalization rate (also called a cap rate) from sales of similar property via the following formula. An extracted rate is then divided into the subject's net operating income (NOI) resulting in a value indication for the real estate being appraised.

$$\text{Net Operating Income} / \text{Sale Price} = \text{Cap Rate}$$

Implicit within a cap rate are all investor expectations about risk, return, and change. This methodology is simple to use, easy to explain, and directly reflects market behavior. Its simplicity is also a weakness because implicit expectations may not be scrutinized.

Income Approach

Mortgage-Equity Technique

Real estate is customarily acquired with both debt and equity capital. The mortgage-equity technique recognizes this and constructs an overall capitalization rate (Ro). An overall cap rate can be calculated as a weighted average composed of the mortgage ratio (M), blended with the cost of the debt capital (Rm), plus the equity ratio (E) tempered by the return or rate necessary to attract equity capital (Re).

The equity cap rate (Re), shown below, is just a first year cash-on-cash return. Four other major ownership benefits - rental growth, equity growth due to loan repayment, income tax benefits, and value growth all escalate total return. When these other factors are explicitly recognized, total return to equity over the entire ownership period, called equity yield (Ye), is usually much higher than the initial or going-in overall cap rate (Ro).

Mortgage interest rates vary by property type and lender risk perceptions. Loan terms shown below are reasonably representative of market norms for borrowers with good credit. Borrowers with tarnished credit histories can expect to pay higher rates with lower loan to value ratios. However, a property's market value is not influenced by the tainted credit history of its current or prospective owner.

Debt capital is now available for real estate like the subject at a fixed interest rate and level monthly payments for an initial multi-year period. Throughout the level payment period, the interest rate is expected to remain stable. Thereafter, the interest rate and payment are both expected to adjust annually. Different buyers have different purchasing criteria, so a range of reasonable equity returns and an approximate mid-point are illustrated. Current loan terms and first year demands on equity are shown below.

Debt				Equity						
Mortgage Ratio (M)		75%		Equity Ratio (E)		25%				
Interest Rate		7.00%		Reasonable First Year Equity Return (Re) Range		6% to 10%				
Initial Fixed Rate Period (Yrs)		5 to 7								
Amortization Period (Yrs)		20		First Year Equity Return (Re), Say		8.00%				
Loan Constant (Rm)		9.30%								
Using the above information, the following mortgage-equity technique constructs an overall cap rate (Ro).										
(M)	x	(Rm)	=	(M) (Rm)	=>	75%	x	9.30%	=	6.98%
(E)	x	(Re)	=	(E) (Re)	=>	25%	x	8.00%	=	2.00%
Summation			=	Ro	=>	Ro			=	8.98%
						Say Ro			=	9.00%

Income Approach

Underwriting Method

The underwriting method (debt coverage ratio-DCR), provides a check of reasonableness with the other capitalization abstraction methods. These calculations are based on lending requirements. In order to derive a capitalization rate using this method, the required debt-coverage ratio is multiplied by the mortgage constant which is multiplied by the loan to value percentage. Market standards are typically a 1.20 to 1.25 debt coverage ratio and 7.00% nominal interest rate over 20 years with monthly payments with 75% loan to value.

Based on the charts below it does provide support for the market abstraction method. Following is the capitalization rate can be calculated using this technique as follows.

		DCR Method		
Loan Ratio	75% = M	$R_o = R_m \times M \times DCR$	=	8.72%
Loan Constant	9.30% = R _m			
Debt Coverage	1.25 = DCR	$I_o / R_o = V_o$	=	\$96,903 = Value

One component of an overall rate, devised via the mortgage-equity technique, is the first year cash-on-cash equity return shown above. Real estate competes with other investments for equity capital. Hence, it is prudent to consider returns offered by alternate investments.

Income Approach

Capitalization

Certificates of Deposit (CDs) are shorter term, safer, and more liquid than real estate. On the opposite hand, CDs do not enjoy income tax benefits like depreciation deductions and potential capital gains treatment. On an overall basis, appropriate yields for real estate, similar to the subject, significantly exceed the CD rates exhibited below.

Treasury yields are generally regarded as medium to long-term durations like real estate. They too are less risky and more liquid than real estate but enjoy no income tax benefits. A fitting yield for real estate like the subject significantly exceeds the CD rates displayed below.

Economic Indicators	
<i>Bankrate.com</i>	
Certificate of Deposit - 2 year APY	1.03%
Certificate of Deposit - 5 year APY	1.41%
Residential Mortgages - 15 year fixed	2.66%
Residential Mortgages - 30 year fixed	3.38%
<i>Loopnet.com</i>	
Prime Rate for real estate like subject	3.25%
<i>CNN.com</i>	
Treasury Yields - 3 Month	N/A
Treasury Yields - 5 year	1.08%
Treasury Yields - 10 year	1.54%
Treasury Yields - 30 year	2.30%
Recent Dow Jones Industrial Average	18,293

Interest rates for residential mortgage mortgages are easily accessible so many real estate participants have an acute awareness of them. Yield for real estate are customarily several points above those shown.

The state of the stock market is reflected by the Dow Jones Industrial Average. In recent years, the DOW stagnated in the 10,000 realm. Scandals like Arthur Anderson, Worldcom, and Martha Stewart tainted many investors' appetite for stocks. Many and prolonged disappointments caused billions to exit stocks in search of more secure, less volatile investments. Much of this capital landed in real estate causing prices to rise and yields to declines to lows not seen in decades.

Income Approach

Investor Surveys

Several notable organizations query active real estate participants to determine their investment criteria presuming an acquisition during the next quarter. Survey respondents are typically pension funds, major real estate advisory firms, insurance companies, large banks, and leading developers. It should be known the survey responses are expectations, not historical figure. Moreover, these investors only acquire newer, large scale, institutional-grade real estate. Whether the subject possesses similar risk characteristics is a moot issue.

Several organizations publish the results of these surveys. The following table exhibits key figures for several property types.

National Figures - 1st Qtr 2016	Overall Cap Rates		
<i>Korpacz Real Estate Investor Survey</i>	Min	Max	Avg
CBD Office Buildings	3.50%	7.50%	5.58%
Regional Malls	4.00%	9.00%	6.00%
Apartment Buildings / Complexes	3.50%	8.00%	5.35%
Warehouses	3.00%	7.00%	5.52%
Averages	3.50%	7.88%	5.61%

Rates of return on alternate investments and historical sales are not the only factors affecting overall cap rates. Expectations of the future are equally important. These expectations include but are not limited to inflation, taxation, governmental policy, environmental concerns, and the general relationship between supply & demand. The overall cap rate displayed above for the subject recognizes several aspects. A weakness to this cap rate is that they are derived on a national basis and not very specific to smaller communities such as Twin Falls, Idaho.

Income Approach

Market Extraction

None of the cited sales published any meaningful income and expense information. In fact, the majority of the spaces were owner-occupied or vacant when the properties conveyed. As such, a capitalization rate could not be extracted from these sales. Review of additional sales revealed no additional information about cap rates for real estate, like the subject, in this market area. To extract an overall cap rate from market evidence, the following data was considered. When necessary, this data was tempered to enhance consistency.

Capitalization Rate Summary				
Sale No.	Date of Sale	Location	Size (SF)	Overall Rate
1.	02/15	850 Shoshone Street West, Twin Falls	4,700	8.99%
2.	07/16	464 Dierkes Street West, Twin Falls	2,652	9.90%
3.	03/16	2118 Kimberly Road, Twin Falls	2,379	8.56%
4.	04/16	618 Main Avenue North, Twin Falls	3,125	9.20%
Average			9.47%	

Market extracted overall cap rates vary from a low of 8.56% to 9.90% high with a 9.16% average. Historical sales were not the sole determinant considered while selecting a fitting rate for the subject. Expectations of the future are equally important. These expectations include but are not limited to inflation, taxation, governmental policy, environmental concerns, and the general relationship between supply & demand. The overall cap rate displayed below for the subject recognizes several considerations.

Income Approach

Capitalization Rate Selection

Several investment attributes were considered while selecting an overall cap rate (Ro). Again, Ro is used to convert the subject's net operating income (NOI) into value. Investment attributes affect risk, which is major factor in the selection of an appropriate cap rate. When risk is low, a commensurate cap rate should be low, and vice versa.

Overall Cap Rate Considerations <i>(for real estate similar to subject)</i>	
Past maintenance	Typical.
Replacements	Minimal.
Current leases	Absolute net; tenant(s) pay most or all expenses.
Supply & demand	Supply and demand about balanced.
Expectations of near future net income growth	Average
Expectations of near future value growth	Average
Expected new competitive supply	Low
Mortgage interest rates	Low
Local unemployment	Low, under 5%
Other risk influences	Possible interest rate hike over the next several years. This risk is minimal as the Federal Reserve has indicated growth in the world economy is slow, which should slow any large interest rate hikes domestically.
Overall risk	Moderate.

Four different methods were employed to properly select a capitalization rate. The Mortgage Equity technique arrived at an 8.45% capitalization rate. The Underwriting Method arrived at an 8.06% capitalization rate. The Investor Survey indicated a variety of investment building capitalization rates from 3.00% to 9.00% with an average of 5.61%. The Market Abstraction Method indicated a range of 8.56% to 9.90% with an average of 9.16%. Taken into consideration all methods utilized, we have concluded that a rate just above the central tendency of the range is appropriate because of its age, location and condition; hence a 9.50 percent is a supported rate for the subject property.

Income Approach

Income Operating Statement

This is the resulting income after allowance for vacancy and collection loss has been withheld, and after all operating expenses have been deducted. The income approach analysis takes into consideration the subject property potential income "as is". The net operating income is shown on the following operating statement.

Income					
Gross Potential Annual Market Rent				\$11,048	
Total Gross Potential Income - Annual				\$11,048	100.0%
Less Vacancy & Collection Loss	10.00%			-1,105	10.0%
Effective Gross Income - Annual				\$9,943	
Less Expenses					
Management	5.00%	0	497		
Total Expenses Allowance... ..	10.00%	0	994		
Total Expenses		\$0	\$1,491	-1,491	13.5%
Net Operating Income (NOI) For The Fee Simple Estate				\$8,452	76.5%

Value Indication

In review, risk associated with physical attributes is normal due to proper maintenance of the building.

All issues necessary to produce a value indication via this approach have been presented and explained. After careful consideration of all factors pertaining to and influencing the income approach, the following formula capitalizes or converts net income into value.

$$\frac{\text{NOI}}{\text{Ro}} = \text{Value} = \frac{\$8,452}{9.50\%} = \$88,968$$

$$\begin{array}{l} \text{Indicated Market Value} \\ \text{"As Is"} \\ \text{Via Income Approach, say} \end{array} = \$89,000$$

Reconciliation

All salient aspects of the subject property have been presented and discussed. Zoning uses, requirements and limitations were considered. If part of the scope of work, the subject's Highest and Best Use was determined. Appropriate valuation techniques were processed. Applicable approaches produced the following results:

<i>Value Indications</i>	<i>“As Is”</i>
Cost Approach	N/A
Sales Comparison	\$83,000
Income Approach	\$89,000

This appraisal was assigned to form an opinion of market value of the proposed subject property for sole use of D.L. Evans Bank. The Sales Comparison (Market) Approach and Income Approach was completed with both approaches having strengths and weaknesses. The Cost Approach was not completed and not needed to produce a credible result due to age of the improvement.

The Income Approach has a weakness in estimating the gross income and expenses of the subject property based on the quantity and quality of components on the subject. Another weakness of this approach is the lack of reliable cash rental data for industrial market on a long term cash basis. Also, cap rates derived from the market can vary significantly. Small changes to the cap rate typically equate to substantial changes in the estimate of market value, making this approach quite volatile. A strength of this approach is that the subject and sales are analyzed in a consistent manner.

The Sales Comparison (aka Market) Approach has strengths in that it is a reflection of how the typical buyer views the overall market as properties are compared. The sales used are considered to be the best representation at the time of the appraisal. A weakness in the Sales Comparison Approach is the makeup of each sale may be different in the type, number, quality and utility of the improvements and land base. These differences are not well defined and may be difficult to isolate. The Sales Comparison Approach is such that adjustments are made for the differences in land classes, acreages and improvements.

After the analysis of the Sales Comparison Approach and Income Approach, which are reasonably close a value of the sales comparison approach is considered appropriate. Therefore, after considering the current market conditions in the commercial area of Twin Falls, Idaho, our opinion of the market value of the fee simple and the leased fee are one in the same for the property of the described subject property as of July 22, 2016, was:

\$85,000 “As Is”

EIGHTY FIVE THOUSAND DOLLARS

Exposure Time

Terminology abounds in the real estate appraisal profession. Two related but different concepts that are often confused are Exposure Time and Marketing Time. USPAP specifically addresses the confusion.

Term	Definition	Explanation
Exposure Time (Statement 6)	<i>"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal".</i>	Backward looking, ends on the effective value date. Based on factual, past events
Marketing Time (Advisory Opinion 7)	<i>"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value during the period immediately after the effective date of the appraisal".</i>	Forward looking, starts on the effective value date. A forecast based on expectancies of future occurrences.

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In the recent past, the volume of competitive properties offered for sale, sale prices, and vacancy rates have fluctuated little. Sale concessions have not been prevalent. In light thereof, an estimated exposure time for the subject is 6 to 18 months assuming competitive pricing and prudent marketing efforts.

Certification

The appraisers signing this report make the following certifications to the best of their knowledge and belief.

- The statements of fact contained in this report are true and correct.
- Reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions contained within this report, and are the appraisers' personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraisers 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.
- The appraisers have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- This engagement is not contingent upon developing or reporting predetermined results.
- Compensation paid to the appraisers 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 the appraisal.
- Reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)
- A statement regarding observation of the subject property by each appraiser is listed below. None of the appraisers is a professional property inspector. Furthermore, none of the appraisers has formal training in the use of tools or instruments as part of a professional property inspection. Observations by one or more of the appraisers, if any, was limited to just those physical features and attributes that are not hidden or obscure in any fashion by any object or weather condition. None of the appraisers used any tools or instruments, beyond those typically used by appraisers to probe, study, investigate, detect, or discover any physical feature or attribute that was not clearly visible on the date the property was observed.

Appraisers	Observations
Travis Klundt Dave McKinlay	Adequate Interior and Exterior Adequate Exterior

- No one provided significant real property appraisal assistance to the appraiser(s) signing this certification.
- The appraisers have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report during the three-year period immediately preceding acceptance of this assignment.

Certification

- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Travis Klundt has completed the continuing education program for Designated Members of the Appraisal Institute.
- After careful consideration of all factors pertaining to and influencing value, the data, and analysis thereof firmly supports the following final value opinion(s) for the subject property as of July 22, 2016

\$95,000 Market Value "As Is"



Dave McKinlay
Certified General Appraiser-71
McKinlay & Klundt Appraisal Co.
License Expiration Date: 04/08/17



Travis Klundt
Certified General Appraiser-2212
McKinlay & Klundt Appraisal Co.
License Expiration Date: 01/13/17



Addenda • • •

Digital Images

Our world is rapidly shifting to a global economy in which technology and e-commerce play major roles. Digitized signatures and digital photographs are key elements of this shift. This appraisal may contain digital photographs, which are true and accurate representations. Brightness and/or contrast of these images may have been adjusted to enhance visibility when lighting conditions were too light or too dark. However, the content of these images was not altered or augmented in any way.

Digital signatures may be affixed to this document. In this document, a digital signature is a reproduction of the appraiser's actual signature.

Technical Qualifications

Dave McKinlay

Education:

B.S. Degree, Animal Science, Agronomy, Ag. Econ.
Brigham Young University, 1970

State of Idaho Real Estate License (inactive)
State of Idaho, 1990

IDAHO CERTIFIED GENERAL APPRAISER CGA-71

Specialized Background:

- College courses in Farm Appraisal and Valuation
- Workshops and seminars on Appraisal, Irrigation and Ag Credit sponsored by the Federal Land Bank of Spokane
- Seminars and courses sponsored by the American Society of Farm Managers and Rural Appraisers and American Institute of Real Estate Appraisers including:
 - Report Writing and Eminent Domain Seminars
 - Litigation Valuation Seminar
 - Fundamentals of Rural Appraisal--A-10
 - Principles of Rural Appraisal--Course A-20
 - Code of Ethics and Standards--A-12 (Up-to-date)
 - Certification School--A-45
 - Eminent Domain & Income Approach Seminar
 - Residential Appraisal - Course 3 (material)
 - USPAP Revisions (Up-to-date)
 - Ranch Appraisal Seminar
 - Dairy Valuation Seminar
 - Agricultural Chattel Appraisal Seminar
 - Rural Residential Appraisal Seminar
 - Rural Business Valuation Seminar
 - Advanced Rural Appraisal--Course A-30
 - Conservation Easements Seminar
- Numerous other related courses, seminars and personal study
- Real Estate Essentials - College of Southern Idaho, 1990
- Real Estate Practices - College of Southern Idaho, 1990

Appraisal Experience:

- Designated to perform appraisals for the Federal Land Bank of Spokane - October, 1970
- Sixteen years of appraisal and credit experience with the Land Bank system involving management, training, and appraisal review functions
- Independent fee appraisals for FmHA (FSA), FCS, Farmer Mac, various private concerns, commercial banks, attorneys, and financial institutions
- Over 35 years experience in the appraisal field
- I am a member of the American Society of Farm Managers and Rural Appraisers

Area and Type of Appraisals:

-Performed appraisals in Idaho, Montana, Oregon, Washington, Utah, and Nevada with extensive experience in Southern Idaho on farms, ranches, agri-business, residential and commercial properties

Technical Qualifications

Education:

B.S. Degree, Criminal Justice Administration
Boise State University, 2003

IDAHO CERTIFIED GENERAL APPRAISER CGA-2212
IDAHO REAL ESTATE APPRAISAL BOARD MEMBER 08/10 To 08/12

Specialized Background:

- Seminars and courses sponsored by the Appraisal Institute, American Society of Farm Managers and Rural Appraisers and American Institute of Real Estate Appraisers, and Institute of Real Estate Appraisal Studies including:

Appraisal Institute-General Appraiser Income Capitalization I
Appraisal Institute-General Appraiser Income Capitalization II
Appraisal Institute-General Appraiser Market Analysis and Highest & Best Use
Appraisal Institute-Advance Report Writing and Valuation Analysis
Appraisal Institute-Advance Sales and Cost Approach
Appraisal Institute-Advance Income Capitalization
Appraisal Institute-Advance Applications
Appraisal Institute-Appraisal Challenges in Declining Markets
Fundamentals of Rural Appraisal--A-100
Intermediate Approaches to Value of Rural Appraisal--Course A-200
Direct Income Capitalization A-270
General Appraiser Site Valuation and Cost Approach
1031 Exchange Analysis
USPAP
USPAP Update
Institute of Real Estate Appraisal Studies-Fundamentals of Real Estate Appraisals
Institute of Real Estate Appraisal Studies-- Residential Appraisal Techniques I
Institute of Real Estate Appraisal Studies-- Highest and Best Use
Uniform Appraisal Standards for Federal Land Acquisitions
Uniform Appraisal Dataset from Fannie Mae and Freddie Mac
Uniform Appraisal Data Aftereffects: Efficiency vs Obligation
Valuation of Conservation Easements and Other Partial Interests in Real Estate
The Valuation of Intangible and Non-Financial Assets

- Numerous other related courses, seminars and personal study

Appraisal Experience:

- Twelve years of appraisal experience and appraisal review functions
I am a member of the Appraisal Institute and in the process of obtaining MAI.

Area and Type of Appraisals:

-Performed appraisals and selling in Idaho with experience in Southern Idaho on farms, ranches, agri-business, residential and commercial properties.

Client List:

-Wells Fargo, US Bank, Key Bank, First Federal Savings Bank, Zions Bank, D.L. Evans Banks, Farmers National Bank, Bank of Commerce, Citizens Community Bank, Bank of Idaho, Banner Bank, Farm Service Agency, Agri-Access, MetLife Investments, Farm Service Agency, Local City Governments, Intermountain Community Bank, Private Attorneys & Accountants, Estate Planning and numerous more not mentioned.

Twin Falls County Assessor Valuation Summary With Legal Description

Tax Report Page

run report

Page 1 of 2

Master			
Parcel Number	RPT5061004024A	Owner Name	D L EVANS BANK
Property Address	127 SOUTH PARK AVE W 83301	Owner Name2	
Last Sale Date	12/15/2008	Owner Address	P O BOX 1188
Last Sale Price	\$230,000.00	Owner Address2	BURLEY ID 83318
DWELL or MHOME Base		Owner Address3	
Area			
Beds		Baths	
Legal Description			
Legal1	TWIN FALLS SOUTH PARK ADDN	Legal2	LOTS 24, 25, 26, 27, 28 W OF
Legal3	HWY BLOCK 4	Legal4	(21-10-17 NW)
Legal5		Legal6	
Legal Desc			

TWIN FALLS SOUTH PARK ADDN LOTS 24, 25, 26, 27, 28 W OF HWY BLOCK 4
(21-10-17 NW)

Deeds			
Deeds			

2010018929 08-026352 08-026242 07-009250 03-024828

Categories			
Category Desc	Unit Desc	Quantity	Value
COMMERC LOTS AND/OR ACREAGES (INSIDE CITY LIMITS)	AC	0.399	\$52,158.00
IMPROVEMENTS ON CAT 21			\$59,811.00

Values/Taxes			
Tax Year	2015	Tax Amount	\$2,183.64
Market Value	\$0.00	Owner Exempt	\$0.00
Improvements Value	\$59,811.00	CB Amount	\$0.00
Tax Mkt Value	\$111,969.00	Tax Bill Number	26189
First Half Cost	\$0.00	Second Half Cost	\$0.00
First Half Interest	\$0.00	Second Half Interest	\$0.00
First Half Penalty	\$0.00	Second Half Penalty	\$0.00
Tax Year		Tax Amount	Tax Mkt Value
2014		\$2,175.22	\$111,969.00
2013		\$2,458.60	\$126,811.00
2012		\$2,736.44	\$147,909.00
2011		\$2,591.74	\$151,530.00
2010		\$2,492.44	\$151,530.00
2009		\$2,298.46	\$151,530.00
2008		\$1,868.68	\$125,174.00
2007		\$1,311.70	\$88,090.00
2006		\$1,204.70	\$70,601.00
2005		\$1,331.06	\$70,601.00
2004		\$1,316.28	\$70,601.00
2003		\$1,258.22	\$70,601.00
2002		\$1,143.72	\$64,652.00
2001		\$1,125.58	\$64,652.00

Improvements			
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Additional Improvements			
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Imp Type	Est Value	Year Built	Eff Yr Blt	Grade	Base Area	Fin Area	Condition	Length	Width	Height	Capacity
GENCOM M	\$41,701.00	1925	1945	FAIR	1912	0	VG				0
MISC	\$17,520.00	2008	2008	AVG	0	0	AV				0

<http://imls.paragonrels.com/ParagonLS/Reports/TaxReport.mvc?listingIDs=31666&screenWidth=1410&u...> 8/2/2016

Engagement Letter



July 8, 2016

Dave McKinlay & Travis Klundt & Brian Kirkham
McKinlay & Klundt Appraisal
P. O. Box 5698
Twin Falls, Idaho 83303

Dear Mr. McKinlay & Mr. Klundt & Mr. Kirkham,

Please prepare an Appraisal Report on the property described as follows:

Address:	127 South Park Ave Twin Falls, Idaho 83301
Appraisal Fee:	\$1,500
Time Frame:	20-25 business days(no later than August 12, 2016)
Contact:	Gateway Realty-Nathan Lyda 208-280-0782

The report is to be prepared in accordance with D.L. Evans Bank Appraisal Standards. The report must also conform to 12 CRF Part 34 (FIRREA) and adhere to the current version of the Uniform Standards of Professional Appraisal Practice (USPAP). Adherence to these specific standards should be stated in the Letter of Transmittal of the appraisal assignment.

You shall sign the appraisal report as the primary appraiser and shall personally inspect the subject property and each of the comparable properties used in the report. All persons assisting in the collection of data and/or analysis of the appraisal shall be identified. All persons signing the report shall be state licensed or certified as appropriate for the property being appraised.

D.L. Evans Bank reserves the right to convey a copy of the appraisal to other parties. You may be requested to discuss the analysis in the appraisal report with us.

The real property interest(s) to be appraised is marked as follows:

1. Market Value in Fee Simple "As Is"

Credit Administration
208-878-0650

375 N. Overland Ave.
Fax 208-878-0633

P.O. Box 1188
Express Banking

Burley, ID 83318
1-888-873-9777

D. L. Evans Bank

"Idaho's Hometown Community Bank Since 1904"



Please contact the following for any further information needed to complete the engaged appraisal.

Terri (TK) Albert
Appraisal Specialist
375 N Overland
Burley, Idaho 83318
Phone: (208) 878-0650 Fax: (208) 878-0633

Please include a copy of the signed Engagement Letter in the addenda of your report. All copies are to contain original signatures and photos. Please send two copies to the attention of the undersigned and one PDF file to talbert@dlevans.com. Please address the letter of transmittal to the attention of Terri (TK) Albert. Your acceptance of this assignment is evidenced by your signature below. Thank you for your consideration in performing this assignment.

D.L. Evans Bank

I agree to complete the appraisal in accordance with these terms and instructions.

Terri (TK) Albert
Appraisal Specialist
P.O. Box 1188
375 N. Overland Ave
Burley, Idaho 83318
Phone: (208) 878-0650
Fax: (208) 878-0633

Signature:
Date of Signature: 1-13-16
State Certification #: CA# 2212
Expiration Date: 1-13-17

Credit Administration
208-878-0650

375 N. Overland Ave.
Fax 208-878-0633

P.O. Box 1188
Express Banking

Burley, ID 83318
1-888-873-9777

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Twin Falls, Idaho 83303
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The descriptions, analyses, and conclusions stated herein are intended for the exclusive use of our client, D.L. Evans Bank, and other explicitly identified intended users, solely for the intended use stated in this document.

McKinlay & Klundt Appraisal Company retains all rights, title, and interests in all trademarks, trade names, trade secrets, data, conclusions, opinions, valuations, and other information included in, arising out of, or in any way related to this appraisal.

No person or entity shall be entitled to break down, strip out, mine, or disseminate any component or portion of this report, including, but not limited to any valuations, opinions, data compilations, or conclusions.

This report and all its contents is a culmination of intellectual and professional experiences, education, personal investigations, and know-how, which shall at all times remain the property of McKinlay & Klundt Appraisal Company, its sole owner.

End of Report

IDAHO OUTDOOR
ADVERTISING
P.O. Box 9266
Boise, ID 83707

No. 4410
Description:

LEASE AGREEMENT

City TWIN FALLS State IDAHO Date 09-28-95

1. Lessor grants to IDAHO OUTDOOR ADVERTISING (hereinafter "Lessee") exclusive use of the premises described, for erecting and maintaining a one or two-faced outdoor advertising structure for a period of twenty (20) years from the date of acceptance by Lessee. Lessor further grants to Lessee such free access to and use of the real property hereinafter described as Lessee requires to construct, reconstruct, relocate, post, paint, illuminate, maintain, repair, and remove the structures and advertisement placed thereon. The term "structures" as used here shall mean outdoor advertising structures, including fixtures, power poles, lines and connections. The term "premises" as used herein shall mean that portion of the real property where Lessee's structures are placed. The term "real property" as used herein shall mean the following described real property:

WASHINGTON 100' S/O PARK W/L

situated in the City of TWIN FALLS, County of TWIN FALLS, State of IDAHO

2. The rent shall be \$ 900.00 per year payable monthly in advance. Prior to completion of the sign structures, and during such times as no current advertising copy is being displayed on the structures by Lessee, the rent shall be twelve dollars (\$12.00) per year.

3. Lessee shall save the Lessor harmless from all damage to persons or property by reason of accidents resulting from the negligent acts of Lessee's agents or employees in the construction, maintenance, repair, or removal of Lessee's structures on the premises.

4. Lessor and Lessor's tenants, employees, or other persons, whether or not acting on Lessor's behalf, shall not place any materials, equipment, supplies, vegetation, objects or obstructions under or adjacent to the structures or on the real property or any neighboring property which would interfere with or impede Lessee's painting, posting, or servicing the structures or Lessee's quiet enjoyment of the premises or which would wholly or partially obstruct the view of the advertising copy on the structures. Lessor shall remove any such materials, equipment, supplies, or obstructions within ten (10) days of notice from Lessee. If Lessor fails to do so, Lessee may remove same without liability therefore and at Lessor's expense, cancel this lease and remove the structures, or reduce the rent to twelve dollars (\$12.00) per year while such condition continues. Lessor also agrees that Lessee may, without notice or liability to Lessor, trim or remove trees and other vegetation on the real property as Lessee deems necessary to prevent obstruction of Lessee's structures. The Lessor agrees not to erect or permit any other person except Lessee to erect any advertising sign structures on any property owned or controlled by the Lessor within a radius of one thousand (1,000) feet of Lessee's displays.

5. All rents to be paid pursuant to this Lease and all notices are to be forwarded to the undersigned Lessor at the address noted below the Lessor's signature unless notice together with documentation deemed sufficient by Lessee directing that payments and notice be sent elsewhere is received by Lessee.

6. This document constitutes the entire agreement between the parties, and neither shall be bound by any term, condition or representation, oral or in writing, not incorporated into this lease. The Lessor represents that Lessor is/are the owner X tenant _____ authorized agent _____ of the above described real property and has the authority to grant the leasehold estate and to execute this Lease for the term hereof.

THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF ARE INCORPORATED HEREIN BY REFERENCE AND EXPRESSLY MADE A PART OF THIS LEASE.

IDAHO OUTDOOR ADVERTISING

Accepted: [Signature]

Date: 10-2-95

Executed by the Lessor in the
Presence of Witness:

LESSOR: [Signature]

VANRY PIN

Address: 729 MAURICE ST.

TWIN FALLS

ID 83301

Telephone: 208-734-9549

Social Security or
Federal ID #: 518-02-5750

ADDITIONAL TERMS AND PROVISIONS

7. This Lease shall continue in full force and effect for the term stated above and thereafter for one (1) twenty (20) year term unless terminated prior to the end of the initial term upon written notice by Lessor or Lessee by certified mail at least thirty (30) days but not more than ninety (90) days before the end of such initial term. In the event of any potential change in ownership of the real property, Lessor agrees to notify Lessee of such a potential change at least thirty (30) days prior to any change in ownership and to include the name and address of the prospective purchaser(s). Lessor further agrees to give and deliver to any and such prospective purchaser(s) formal, written notice of the existence of this Lease at least thirty (30) days prior to such a closing and grants to Lessee an unconditional right of first refusal to purchase the real property, said right to be exercised by Lessee no later than thirty (30) days after receipt of written notice of said potential change. Lessee's failure to exercise Lessee's right of first refusal as to any offer or sale shall not affect Lessee's right to exercise such right as to any subsequent offer or sale.

8. Lessee may terminate this lease on thirty (30) day's written notice prior to the initial construction of the structures. After the structures are completed, Lessee may cancel this lease upon giving thirty (30) day's written notice by certified mail to Lessor if in the sole opinion of Lessee: the view of the advertising message on the structures is partially or wholly obstructed; the real property or premises has become unsafe for the maintenance of the structures; the structures' advertising value is impaired or diminished by reduced vehicular circulation; the structure has no advertiser paying for advertising space on the structure for a period of three (3) consecutive months; or Lessee's use of the structures is prevented or restricted by law. Lessee, at its option, may in lieu of cancellation continue to maintain the structures reducing the rent paid in proportion to what, in Lessee's opinion, is the loss suffered by such condition for the period the condition continues.

9. If there be more than one display on the demised premises then, for the purposes of computing rental reductions, the rent payable under said lease shall be apportioned equally among each advertising display.

10. If the whole or any part of the premises or Lessee's structures shall be taken or condemned for a public or quasi-public use or purpose under any statute, regulation or ordinance, and/or by right of eminent domain, Lessee may elect to terminate this lease upon thirty (30) days notice. In the event of such taking, whether or not this lease is terminated, the parties agree that Lessee is entitled to receive: the value of Lessee's leasehold interest, or portion taken, and any consideration for the right to extend the term; any award that may be made for the taking of or damage to Lessee's structures and any improvements made by Lessee to the premises; and in the event that this Lease is continued as to the portion of the premises not condemned, any award made for alteration, modifications, or repairs which may be reasonably required in order to place the remaining portion of the premises not taken in a suitable condition for the continuance of Lessee's tenancy. In addition, in the event of such taking, Lessee may, at Lessee's election, relocate the structures on the real property.

11. Lessee shall have a right of first refusal to meet any offer for the lease of any portion of the real property for outdoor advertising purposes for a period of five (5) years after termination of this Lease. Lessee shall exercise the option within thirty (30) days after receipt of written notice of the terms of the third party lease.

12. The Lessee is and shall remain the owner of all structures placed by Lessee upon the real property and has the right to remove all above ground portion of the structures at any time.

13. This Lease is binding upon the heirs, executors, assigns, and successors of Lessor and Lessee. Where the context so requires, the singular shall include the plural.

14. Lessor appoints Lessee as Lessor's attorney in fact to act in Lessor's place for the limited purposes of applying for any local or state permits necessary or appropriate for the structures, including the construction thereof.

15. If any term of this agreement is held by a court of competent jurisdiction to be void or unenforceable, the remainder of the agreement's terms shall remain in full force and effect and shall not be affected.

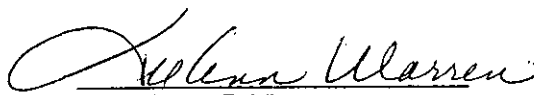
State of Idaho _____)

County of TWIN FALLS, SS

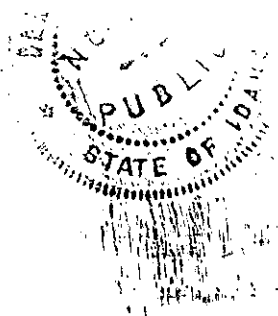
On this 28 day of Sept, in the year of 19 95,

before me Dee Ann Warren, personally appeared

VANRY PIN and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he (she) (they) executed the same.


Notary Public

My Commission Expires on 3-9-2000

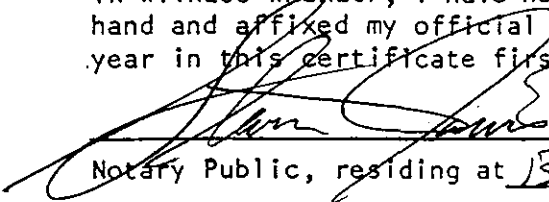


STATE OF IDAHO,)
County of ADA) ss.

On this 2 day of October, 1995,
before me, Steven Jarvis,
a Notary Public in and for said State, person-
ally appeared Scott B. Butterfield

known to me to be the V.P. General Manager
of the corporation that executed the foregoing
instrument, and acknowledged to me that such
corporation executed the same.

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


Notary Public, residing at Boise, Idaho.



TWIN FALLS COUNTY, IDAHO
CORDED FOR:

1995 OCT -4 A 9:11

ROBERT S. FORT
EX-OFFICIO RECORDER

FEE: 1200 DEPUTY: UF

Idaho Outdoor Advertising

1995015425

INVOICE**Date: December 11, 2008****Bill To: Marv Pierce & Teresa Smith**
C/O: Mr. Elmer Blaikie
Prudential**Remit To: Enviro-Mont Consulting & Services**
1341 Lawndale Drive
Twin Falls, ID 83301
(208) 734-3254**Reference to: Phase I Environmental Assessment & Vapor Assessment, Tee's Bread,
Twin Falls, Idaho**

Quantity	Item	Description	Unit price
One	N/A	ESA Phase I	\$2000.00
One	N/A	Vapor Assessment	\$1200.00

Total: \$3200.00**PAID**

DEC 19 2008

CC #



Environmental Consulting & Services

1341 Lawndale Drive
Twin Falls, Idaho 83301
Phone: (208) 734-3254
Cellular: (208) 308-5429
e-mail: drdenviro@q.com

"The Right Advice for the Right Decision"

RELIANCE LETTER

December 11, 2008

TO: Zachary Kelsey, D.L. Evans Bank
215 Blue Lakes Blvd. N.
Twin Falls, Idaho 83301
AND
U.S. Small Business Administration (SBA)

RE: Teresa Smith
Tee's Bread
127 South Park Avenue
Twin Falls, Idaho 83301

Dear Lender & SBA:

Dr. Saiid Dabestani (Environmental Professional) meets the definition of an Environmental Professional as defined by 40CFR.312.10 (b) and has performed the following "Environmental Investigations":

A Phase I Environmental Site Assessment & Vapor Intrusion Assessment of the Property on December 11, 2008, conducted in accordance with ASTM's most recent standard, currently ASTM E 1527-05. In addition, the environmental Professional has performed the additional inquiries set forth at 40 CFR 312.22.

Environmental Professional understands that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional.



PHASE I
ENVIRONMENTAL SITE ASSESSMENT & VAPOR INTRUSION
ASSESSMENT

Tee's Bread
127 South Park Avenue
Twin Falls, Idaho 83301

Prepared by:

ENVIRO-MONT CONSULTING & SERVICES
1341 Lawndale Drive
Twin Falls, Idaho 83301
(208) 734-3254

December 11, 2008

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1.0 Executive Summary

Enviro-Mont Consulting & Services conducted a Phase I Environmental Site Assessment (ESA) as well as a vapor assessment (additional inquiries) on the Tee's Bread site located at 127 South Park Avenue, Twin Falls, Idaho (subject property).

This **ESA** report conforms to the *American Society for Testing and Materials (ASTM)* Document E 1527-05. The **ESA** was requested and performed on behalf of the buyer & seller of the subject property, Teresa Smith & Marv Pierce.

The **ESA** was performed in order to identify, to the extent feasible, recognized environmental conditions in connection with the property. Tasks included actual site inspection of the site perimeter and interior, historical and regulatory records review, interviews, and visual assessment of the adjoining property uses.

The subject property includes a single building and is considered as a single structure. The interior of the structure consists of a main bakery room, a storage area and an office. These different parts of the structure are interrelated by doors.

The US Soil Conservation Service has classified the dominant native surface soil within the boundary of the subject property as Portneuf. The texture of the soil is silt loam and has a moderate infiltration rate. The drainage of this type of soil is classified as well drained with intermediate water holding capacity. The Potneuf soil has high corrosion potential toward uncoated steel. The depth of the surface soil to the bedrock is more than sixty inches. The surface soil is followed by un-weathered bedrock and fractured Basalt.

A standard Federal and State record review performed on the subject property reveals that the subject property is **listed** on the State government databases, specifically ALLSITE and UST. The listing identifies the site as "Pour Haus" which was owned by Vanry Pin on 1992. A record search and contact with Idaho Department of Environmental Quality revealed that two underground storage tanks with capacity of 1000 gallons existed at the site. The tanks were removed and 115 cubic yards of the contaminated soil was excavated and transferred to an approved off-site location. Composite soil samples were collected and analyzed. According to the existing records the sampling & analysis resulted in compliance with the soil clean up levels of 1992.

The Resource Conservation Recovery Act (RCRA) list identifies properties that handle and distribute potentially hazardous waste chemicals as well as generating hazardous waste. The record search indicates that there is one site within 1/8 miles (Lamb-Weston) of the subject property which is listed in the Resource Conservation Recovery Act- Conditionally Exempt Small Quantity Generator (RCRA-CESQA). The RCRA-CESQA sites are the sites that generate less than 100 kg hazardous waste or less than 1 kg of acute hazardous waste per month. In addition, the search identified fifteen sites within 0.5 miles of the subject property which are listed in the Leaking Underground Storage Tank (LUST) facilities. According to the existing

documents, cleanup and/or underground tank updates of these facilities have been accomplished. There are also thirty-nine sites within 0.5 miles of the subject property which are listed in the ALLSITE data base of the State of Idaho. Six US Brownfield sites which are owned by the City of Twin Falls also exist within 0.25 miles of the subject property.

During this assessment, several sites, which were identified during the search, are located at a higher or equal to elevation of the subject property. Therefore, potential impacts to the subject property from such sites are a concern. The concern coupled with the past use of the subject property (prior to 1992, used as a gas station), was justified to conduct a soil gas study at the site in order to identify any potential vapor intrusion to the site.

Vapor study in this case was conducted through drilling holes at specific locations outside of the structure and obtaining air samples, in this case three samples at the depth of 5.0 ft. One additional air sample was also obtained from a drain hole within the storage area of the subject property. The collected samples were analyzed at the field, using a field Gas Chromatogram with Photo Ionization Detector (GC-PID). The GC was calibrated prior to the measurement to detect total petroleum hydrocarbons as low as 0.50 ppm (parts per million). The analysis resulted in no detection of petroleum hydrocarbons in any of the air samples.

Site inspection, reconnaissance, interviews and Federal & State records of this ESA as well as the above cited vapor study, revealed no evidence of recognized environmental conditions in connection with the subject property at the present time.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose for the **ESA** at the subject property is to identify, to the extent feasible (following the guidelines of **ASTM** document E 1527-05), recognized environmental conditions in connection with the property. Recognized environmental conditions are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property, the ground, groundwater, or surface water of the property.

During the assessment, the subject property is evaluated in relation to historical and current land use. The culmination of this effort results in an **ESA** report of findings placing these considerations in relationship to the current environmental regulatory climate and potential economic impact. This report is prepared to assist the user and/or legal counsel in determining a reasonable course of action.

2.2 SPECIAL TERMS AND CONDITIONS

The observations, opinions and conclusions expressed in this report are only for the time period during which this report was conducted. As discussed in **ASTM** Document E 1527-05, sampling of materials (e.g., soil, water, and air, building materials) is not within the scope of an **ESA** and, therefore, was not conducted. However, under specific circumstances limited additional work is warranted. In this case a vapor study deemed necessary and was conducted.

No representation is made or implied regarding the property owner's current compliance with prevailing federal, state, regional and/or local regulations. Furthermore, no representation is made or implied regarding the property owner's ability to comply with prevailing federal, state, regional and/or local regulations.

The work outlined and described in this report is reasonable and necessary in preparation to render a professional opinion concerning the relative environmental condition and/or environmental risk associated with the subject property. Information gathered for this purpose has been sought from reputable sources including but not limited to public agencies and individuals having knowledge of the subject property. We make no representation that work conducted and related information gathered represents the entire range of environmental hazard/risks occurring at, under, or adjacent to the subject property. To do so would require exhaustive research and individual/analytical testing which may not be warranted and which may also be cost prohibitive. The findings and recommendations presented in this report are, therefore, conditioned upon the variables and limitations discussed herein.

2.3 LIMITATIONS AND EXCEPTIONS OF THE SEA

An ESA contains four components according to ASTM Document E 1527-05 guidelines:

- Records Review
- Site Reconnaissance
- Interviews
- Report

The required elements of each component are described in Section 7, 8, 9 and 10, respectively, of the ASTM guideline. These elements have been addressed in this ESA.

2.4 LIMITING CONDITIONS AND METHODOLOGY USED FOR THE SITE RECONNAISSANCE

There are no improvements on the subject property that create a physical obstruction. Weather, adjacent buildings or other man-made structures did not limit the site reconnaissance.

Following the site reconnaissance and prior to the site inspection, Mr. Marv Pierce, the seller of the subject property, was interviewed. Historical and current aerial photographs were reviewed to determine areas of concern.

The subject property is currently used as a bakery without any industrial use. The boundaries and interior of the subject property were investigated on foot. Portions of the perimeter and interior areas of the property were inspected for recognized environmental conditions. Adjacent properties were also visually observed for recognized environmental conditions.

3.0 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject property is located at 127 South Park Avenue, Twin Falls, Idaho with the legal description of:

Twin Falls South Park Addition, Lots 24, 25, 26, 27, 28 W of HWY Block 4 (21-10-17 NW).

The legal description was obtained from the owner and verified at the Twin Falls County Assessor's office.

Site specific topographic map, overview map and detailed map are represented in **Appendix 10.1** of this report.

3.2 SITE AND VICINITY CHARACTERISTICS

The subject property and its vicinity are located within the commercial/ industrial part of the City of Twin Falls. On the north, South Park Avenue separates the subject property from other commercial properties that include a Stinker gas station, LaCasita restaurant and Soranco Beans Products. On the east Washington Street South separates the subject property from a combination of residential and small commercial properties. Southern adjoining property is a bare land and dirt road with Glanbia Food situated at the far south. Sun Valley Stage is the western adjoining property and is separated from the subject property by a fence. A small ditch flows from south to north across the above cited fence. The water from this ditch empties into the Rock Creek.

Appendix 10.2; Photos 1 through 7 shows views of the subject property and its adjoining properties.

The site surrounding properties, especially those that are located on the South Park Avenue are mostly heavy commercial properties. The source of water is the City of Twin Falls municipal water supply. The flow of the groundwater at the site is consistent with the reported north-northeasterly regional groundwater flow (towards Rock Creek). However, due to existence of numerous groundwater well in the area, the flow of the groundwater is subject to change throughout the seasons.

3.3 STRUCTURES, ROADS AND OTHER IMPROVEMENTS

The subject property includes a single building and is considered as a single structure. The interior of the structure consists of a main bakery room, a storage area and an office. These different parts of the structure are interrelated by doors. The main bakery houses a freezer, walking cooler and a large table and other associated bakery supplies. **Appendix 10.2 Photos 13-15** represents views of the sub-structures.

No other improvement or road exists within the boundary of the subject property.

3.4 ENVIRONMENTAL LIENS OR SPECIALIZED KNOWLEDGE

Enviro-Mont Consulting & Services developed a chain-of-title from the records obtained from Twin Falls County Assessor & Recorder office. Review of these records results in the following conclusions:

- There were no environmental liens recorded in the records of the Twin Falls County Assessor & Recorder Office
- There were no record of specialized knowledge of environmental impairments to the subject property.
- Mr. Marv Pierce had no specialized knowledge of any environmental lien on the subject property during his ownership of the subject property.

3.5 CURRENT USES OF THE SUBJECT PROPERTY

The subject property is currently used as a bakery. Enviro-Mont personnel did not observe any improper handling of hazardous material during the site inspection of December 5-7, 2008.

3.6 PAST USES OF THE SUBJECT PROPERTY

According to the records of the Twin Falls County Records, the subject property was used as a Gas station prior to 1960 through 1970's under Sinclair refining company (Webb Pump). During 1980's and on the property was turned into a bar and operated under Pour Haus and owned by Vanry Pin. The subject property ownership was changed in 2007 to RU-Mar, LLC and is currently used as a bakery. The available records from the Twin Falls County are represented in **Appendix 10.3** of this report.

3.7 CURRENT AND PAST USES OF SURROUNDING PROPERTIES

As cited earlier, the subject property is located within the commercial / industrial part of the City of Twin Falls. With the exception of the northern adjoining properties which are separated from the subject property by the Washing Street South, the surrounding properties are classified as commercial or industrial properties. Sun Valley Stages, Hamilton Manufacturing, Inc., Union Pacific Railroad and Valley Radiator are among the surrounding properties of the subject property. These properties are RCRA-NonGen properties which do not generate hazardous waste as defined by the RCRA regulations. However, within 0.50 mile radius of the subject property few up gradient sites exist which are discussed in more detailed in section 4.0 of this report.

Enviro-Mont personnel did not observe any improper handling of hazardous material on surrounding properties during inspection of December 5-7, 2008.

4.0 RECORDS REVIEW

4.1 STANDARD FEDERAL AND STATE SOURCES

The **ASTM** Document E 1527-00 lists the standard federal and state record sources to be researched for information regarding environmental conditions at or adjacent to the subject property. The standard sources are as follows:

Federal National Priorities List (**NPL**)
Federal Comprehensive Environmental Responses, Compensation and Liability Information System (**CERCLIS**) list
Federal Resource Conservation and Recovery Act (**RCRA**) & **RCRA-CESQG** list
Treatment, Storage, and Disposal Facilities (**TSDF**) list
Federal Emergency Response Notification System (**ERNS**) list
US Brownfields Sites
State lists of hazardous waste sites identified for investigation or remediation
State landfill and/or solid waste disposal site lists (**SWF/LF**)
State Leaking Underground Storage Tank (**LUST**) lists
State registered Underground Storage Tank (**UST**) lists
State Allsite (**ALLSITES**)
Corrective Action Report (**CORRACT**)
Former Manufactured gas (Coal Gas) Sites (**Coal Gas**)
Toxic Substance Control Act (**TSCA**)
Toxic Chemical Release Inventory System (**TRIS**)
Emergency Response Notification System (**ERNS**)
Clandestine Drug Laboratories (**CDL**)

This search has been conducted within the circumferences of the areas specified by **ASTM** guidelines.

A standard Federal and State record review performed on the subject property reveals that the subject property is **listed** on the State government databases, specifically **ALLSITE** and **UST**. The listing identifies the site as "Pour Haus" which was owned by Vanry Pin on 1992. A record search and contact with Idaho Department of Environmental Quality revealed that two underground storage tanks with capacity of 1000 gallons existed at the site. The tanks were removed and 115 cubic yards of the contaminated soil was excavated and transferred to an approved off-site location. Composite soil samples were collected and analyzed. According to the existing records the sampling & analysis resulted in compliance with the soil clean up levels of 1992. Details of the tank removal in 1992 are described in section 5.3 of this report.

The Resource Conservation Recovery Act (**RCRA**) list identifies properties that handle and distribute potentially hazardous waste chemicals as well as generating hazardous waste. The record search indicates that there is one site within 1/8 miles (**Lamb-Weston**) of the subject property which is listed in the Resource Conservation Recovery Act- Conditionally Exempt Small Quantity Generator (**RCRA-CESQA**). The **RCRA-CESQA** sites are the sites that generate

less than 100 kg hazardous waste or less than 1 kg of acute hazardous waste per month. In addition, the search identified fifteen sites within 0.5 miles of the subject property which are listed in the Leaking Underground Storage Tank (LUST) facilities. According to the existing documents, cleanup and/or underground tank updates of these facilities have been accomplished. There are also thirty-nine sites within 0.5 miles of the subject property which are listed in the ALLSITE data base of the State of Idaho. Six US Brownfield sites which are owned by the City of Twin Falls also exist within 0.25 miles of the subject property.

The complete environmental data report, prepared for Enviro-Mont by Environmental Data Resources, Inc. is attached as **Appendix 10.4**.

4.2 PHYSICAL SETTING SOURCES

The United States Geological Survey's (U.S.G.S.) 7.5 Minute Topographic Quadrangle Map for Twin Falls County, Idaho, was reviewed to determine the physical setting of the subject property. The Natural Resources Conservation Service Map for Twin Falls County was also reviewed for this report.

4.3 HISTORICAL USE INFORMATION

The objective of consulting historical sources is to determine previous uses of the subject property and surrounding areas.

Historical aerial photographs were gathered from the Natural Resources Conservation Service, U.S. Department of Agriculture, Farm Services offices in the area. The available aerial photographs for 1976, 1979, 1984, 1987, and 1992 were reviewed. In general, the subject property and the adjoining properties had been used primarily as commercial properties and development of the area has remained the same.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 HAZARDOUS SUBSTANCE - IDENTIFIED USES

Mr. Pierce informed Enviro-Mont that to his knowledge, no hazardous substances have been improperly used, treated, stored or improperly disposed of on the property. During the site inspection and reconnaissance no hazardous substances were noted at the site.

5.2 HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

Enviro-Mont personnel did not observed any unidentified substance containers on the subject property during the site visits of December 5-7, 2008.

5.3 STORAGE TANKS

As cited earlier, the subject property was used as a gas station prior to 1960 and operated as a gas station or a pump station till 1980. A record search and review of the State of Idaho Department of Environmental Quality was performed and the inquiry results as follows:

In 1992, an investigation by the Idaho Department of Environmental Quality resulted in removal of two 1000 gallon underground fuel storage tanks and excavation of 115 cubic yard of contaminated soil at the site. The contaminated soil was transferred to an approved off-site location (Southern Idaho Solid Waste). Following the removal of the tanks and the contaminated soil, six sub-sample soils was collected and composited into two samples. The collected soil samples were analyzed for petroleum hydrocarbons. The analysis resulted in less than 5 parts per million petroleum hydrocarbons which complied with the 1992 soil clean up levels. The excavated area was replaced by clean soil and a site closure was granted at that time. Records of the tank removal, excavation, sample collection, laboratory analysis and IDEQ correspondence are found in **Appendix 10.5** of this report.

5.4 PCB's

There was no evidence of potentially **PCB** containing electrical equipment observed on the subject property. Pole-mounted transformers were observed on the western-southwestern adjoining property of the subject property and northern part of the subject property (**Appendix 9.2; Photo 8**). There was no evidence of any leakage from the transformer. Enviro-Mont personnel contacted Idaho Power and inquired about the transformer. According to the Idaho Power, the observed transformer does not contain **PCB** and all **PCB** containing transformers in this area have been removed.

5.5 SOLID WASTE DISPOSAL

Illegal solid waste disposal was not observed on the subject property during Enviro-Mont's December 5-7, 2008. visits to the site. In addition there was no evidence of any past solid waste disposal on the property.

5.6 PHYSICAL SETTING ANALYSIS

The physical appearance of the subject property was in general agreement with the observation made while reviewing U.S.G.S. Topographic Quadrangle map and the Natural Resources Conservation Service map.

5.7 SITE PLAN OBSERVATIONS

Enviro-Mont conducted walkovers on the subject property during December 5-7, 2008. The property and the structure within are currently as cited earlier in this report.

5.8 INTERVIEWS

Enviro-Mont interviewed Mr. Mar Pierce on December 5, 2008. According to Mr. Pierce no environmental liens or record of any contamination with the exception of the underground storage tanks have been recorded for the subject property. Records of interviews are found in **Appendix 10.6** of this ESA.

Inquiries were made to Idaho State department of Environmental Quality, Twin Falls County and the City of Twin Falls regarding the subject property. There was no evidence of environmental violations or environmental liens related to the subject property.

6.0 VAPOR INTRUSION

Vapor intrusion is a term used to describe the process in which chemical vapors from contaminated soil or groundwater affect the indoor air quality in a building. Whenever chemicals are spilled on the ground or leak from an underground storage tank, they can soak into the soil or dissolve into the groundwater and begin to spread. The contaminated soil or groundwater can emit vapors that spread to areas occupied by buildings. Vapors can enter the buildings through cracks in basements, foundations, sewer lines, and any other type of opening. Occasionally, the vapors can increase to concentrations that would be harmful to human health. Vapor intrusion occurs when volatile chemicals from contaminated groundwater or soil migrate through building foundations into indoor air. This exposure pathway is receiving increased attention by regulators in many states, and can present significant health risks for occupants and liability risks for owners in an evolving regulatory climate.

During this assessment, several sites, which were identified during the search, are located at a higher or equal to elevation of the subject property. Therefore, potential impacts to the subject property from such sites are a concern. The concern coupled with the past use of the subject property (prior to 1992, used as a gas station), was justified to conduct a soil gas (vapor study) study at the site in order to identify any potential vapor intrusion to the site.

In this case, vapor study was conducted through drilling holes at specific locations outside of the structure and obtaining air samples, in this case three samples at the depth of 5.0 ft. As well as one additional air sample from inside of the structure. The following procedure was applied for outside of the structure:

On December 6, 2008 specific locations of the holes were determined and the coordinates of the locations are further identified by a portable GPS and are shown in the following table. These locations were also photographed; **Appendix 10.2; Photos 9-11.**

Sampling location & I.D.	Latitude, degree West	Longitude, degree North
VP-1	W114 ° 28.743'	N42° 32.957'
VP-2	W114° 28.729'	N42° 32.865'
VP-3	W114 ° 28.791'	N42° 32.954'

- a) AMS gas vapor drill equipment with dedicated stainless steel probe tip was used for each of the sampling location. Each tip was attached to a seven ft. flouropolymer tubing for remote sampling from under the ground surface.
- b) A direct push technique was used to place each probe to the desired and pre-determined depth of five ft.
- c) Prior to the actual sampling of vapor for each location, the probe and tubing was purged to ensure that stagnant or ambient air was removed from the sampling system. Each sampling point was purged three volumes of the full sampling system using a portable pump attached to the end of tubing.
- d) Decontamination of the drilling equipment was performed between each sampling in order to avoid any cross contamination of the samples.
- e) The collected samples were analyzed at the field, using a field Gas Chromatogram with Photo Ionization Detector (GC-PID). The GC was calibrated prior to the measurement to detect total petroleum hydrocarbons as low as 0.50 ppm (parts per million).
- f) The analysis resulted in no detection of the total petroleum hydrocarbons in any of the air samples.
- g) On December 7, 2008 and air sample was collected from a drain hole within the storage area of the subject property. **Appendix 10.2; Photo 12.**
- h) A Tedlar bag was used for collection of the sample at the rate of 200 milliliters/ minute. This rate was measured by using the pump equipped with a regulated flow meter. One liter air sample was collected on this location.
- i) The air sample in the Tedlar bag was also analyzed by the GC-PID and resulted in no detection for the total petroleum hydrocarbons.

The vapor study as described above resulted in no detection of the contaminant of concern (petroleum hydrocarbons) at the subject property.

6.0 FINDINGS AND CONCLUSIONS

Enviro-Mont Consulting and Services has completed an **ESA** and a Vapor Assessment (additional inquiries) in conformance with the scopes and limitations of **ASTM Document E 1527-05** of the property located at 127 South Park Avenue West, Twin Falls, Idaho. Any exception to—or deletions from—this practice are described in Sections 2.2, 2.3, 2.4 and 3.7 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property at the present time.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The undersigned environmental professional was responsible for conducting, preparing or reviewing the **ESA** and report as well as conducting the vapor assessment for the property located at 127 South Park Avenue West, Twin Falls, Idaho.

Enviro-Mont Consulting & Services

A handwritten signature in black ink, appearing to read "Dr. Saiid Dabestani". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Dr. Saiid Dabestani, Ph.D.

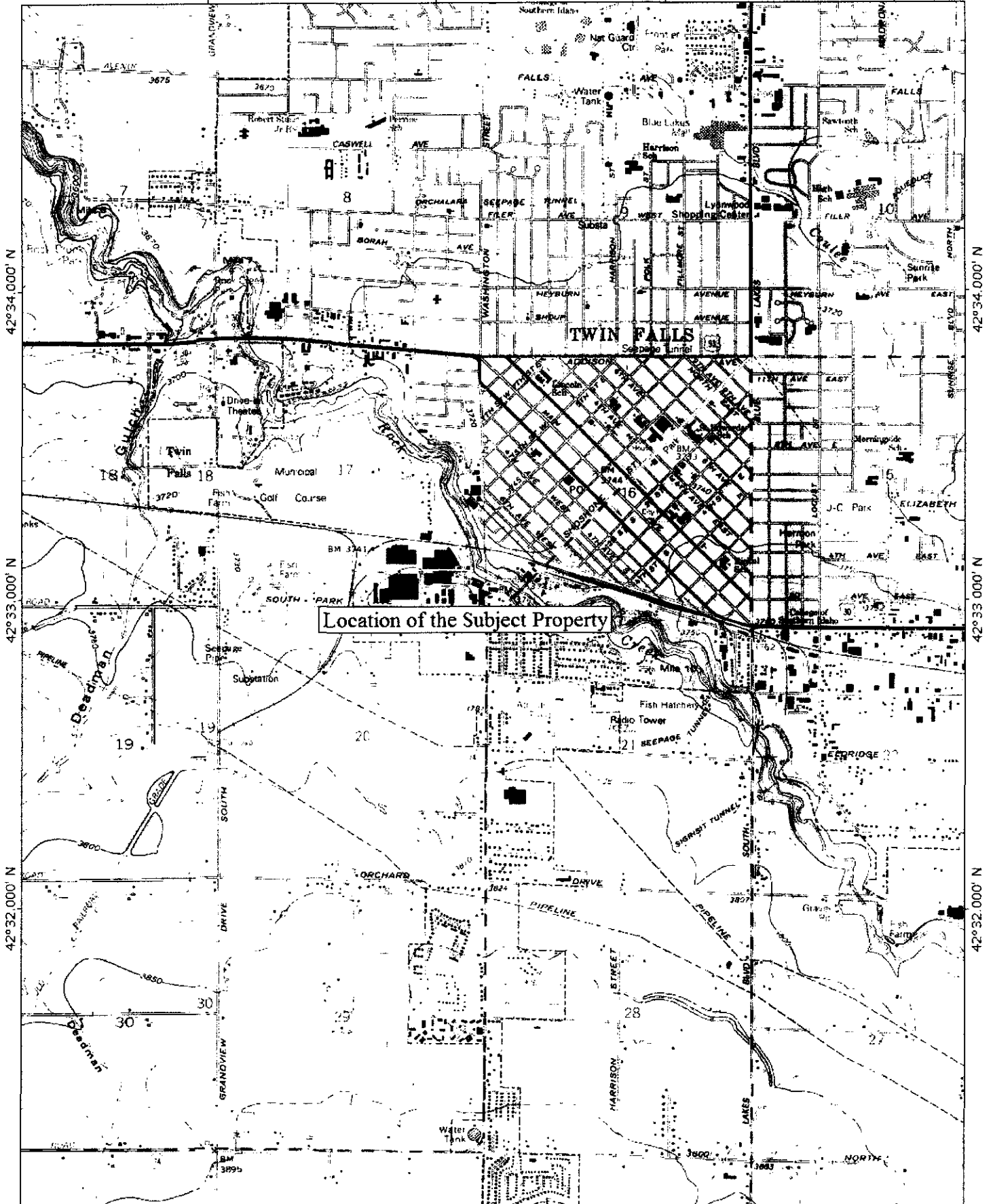
Principal Environmental Scientist

8.0 QUALIFICATIONS OF THE PARTICIPATING ENVIRONMENTAL PROFESSIONAL

Appendix 10.7 contains the resume of the participating environmental professional responsible for conducting **Phase I ESA** and the **Vapor Assessment** on the property located at 127 South Park Avenue West, Twin Falls, Idaho.

APPENDIX 10.1

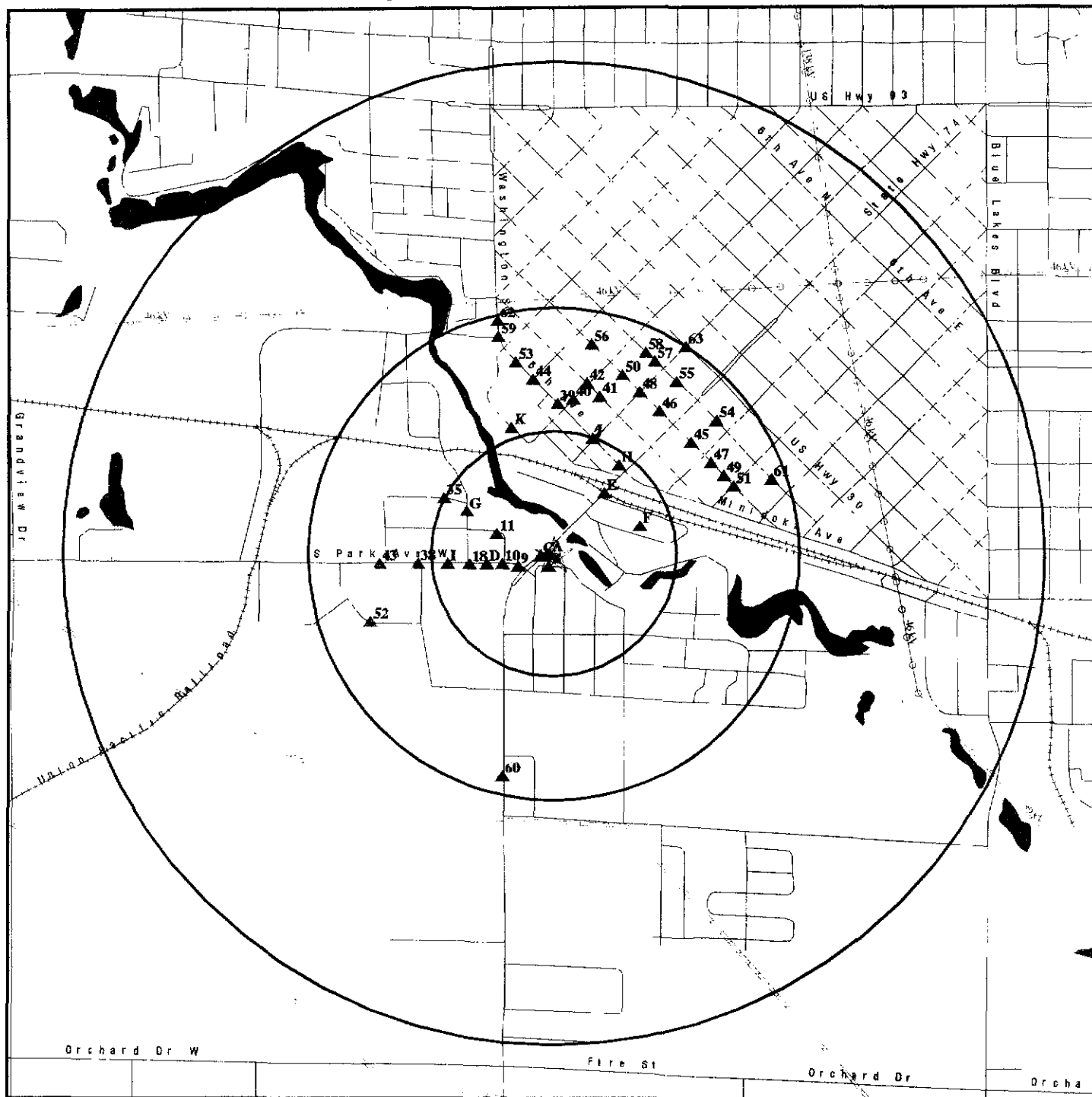
FIGURES & MAPS



Location of the Subject Property



OVERVIEW MAP - 2376791.1s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

□ National Priority List Sites

□ Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Oil & Gas pipelines

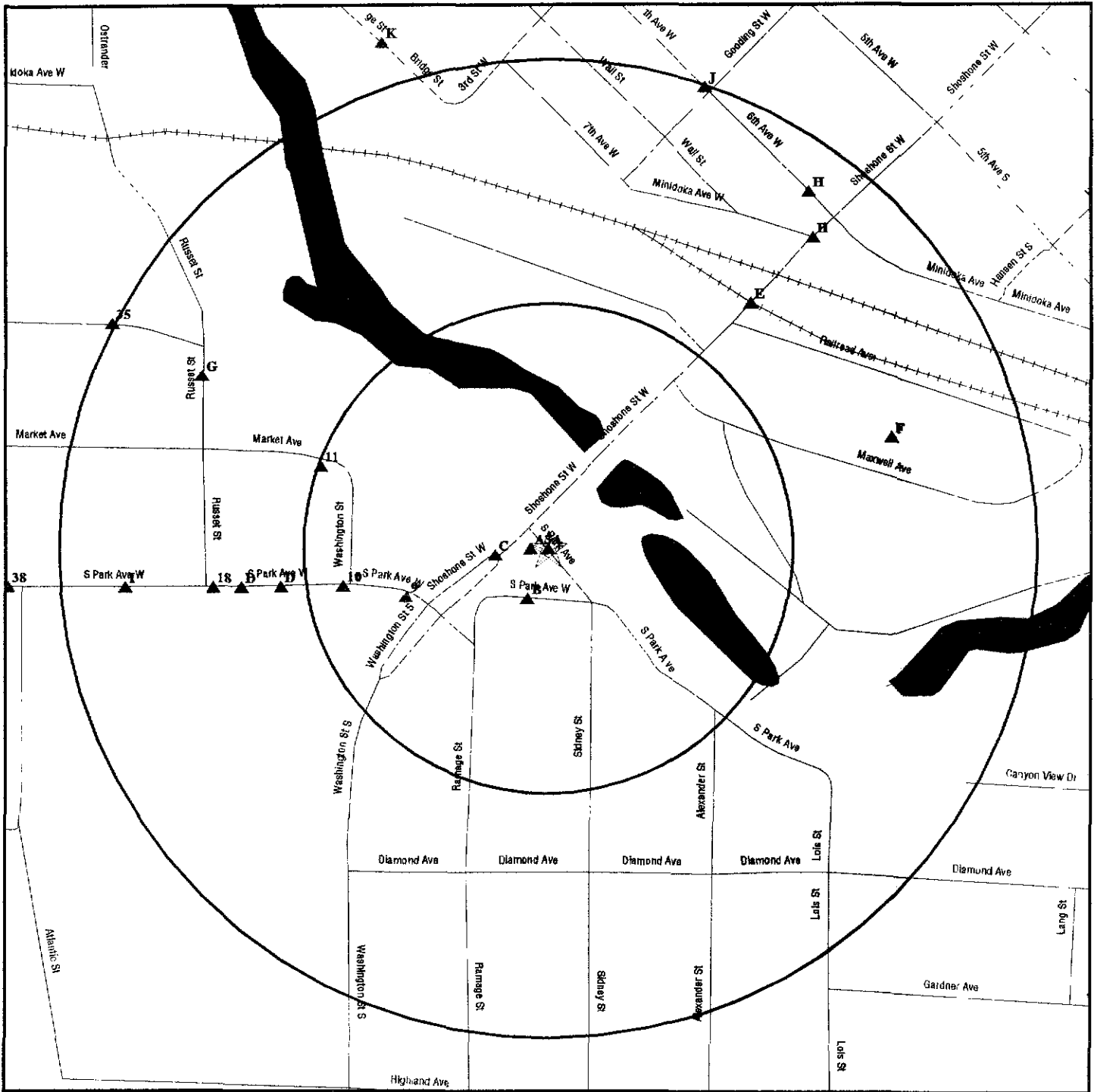
■ National Wetland Inventory

□ State Wetlands

SITE NAME: Property in South Park Avenue
ADDRESS: 127 South Park Avenue
Twin Falls ID 83301
LAT/LONG: 42.5500 / 114.4775

CLIENT: Enviro-Mont
CONTACT: Dr. Dabestani
INQUIRY #: 2376791.1s
DATE: December 05, 2008 11:40 am

DETAIL MAP - 2376791.1s



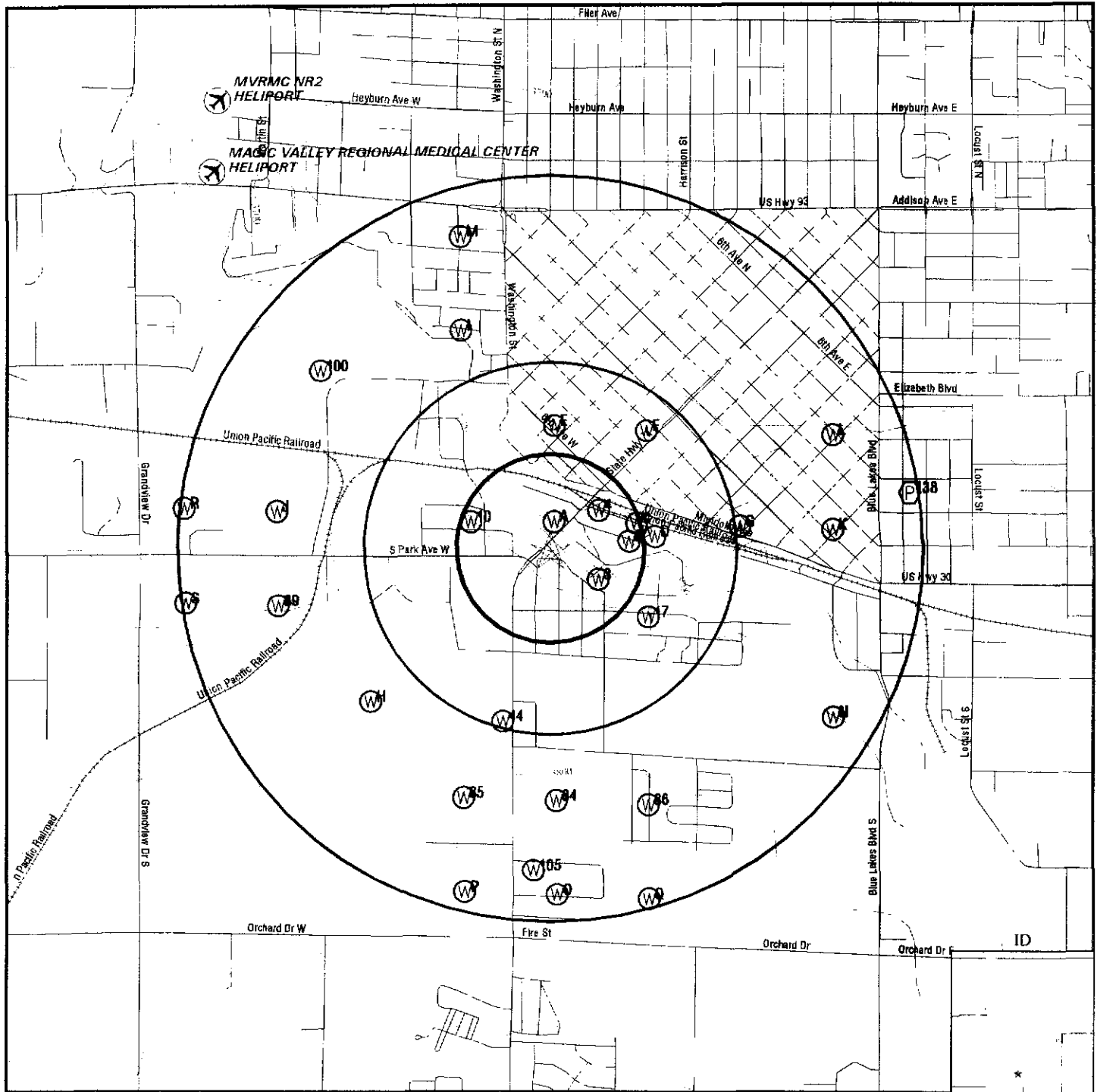
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

Indian Reservations BIA
 Oil & Gas pipelines
 National Wetland Inventory
 State Wetlands

SITE NAME: Property in South Park Avenue
 ADDRESS: 127 South Park Avenue
 Twin Falls ID 83301
 LAT/LONG: 42.5500 / 114.4775

CLIENT: Enviro-Mont
 CONTACT: Dr. Dabestani
 INQUIRY #: 2376791.1s
 DATE: December 05, 2008 11:40 am

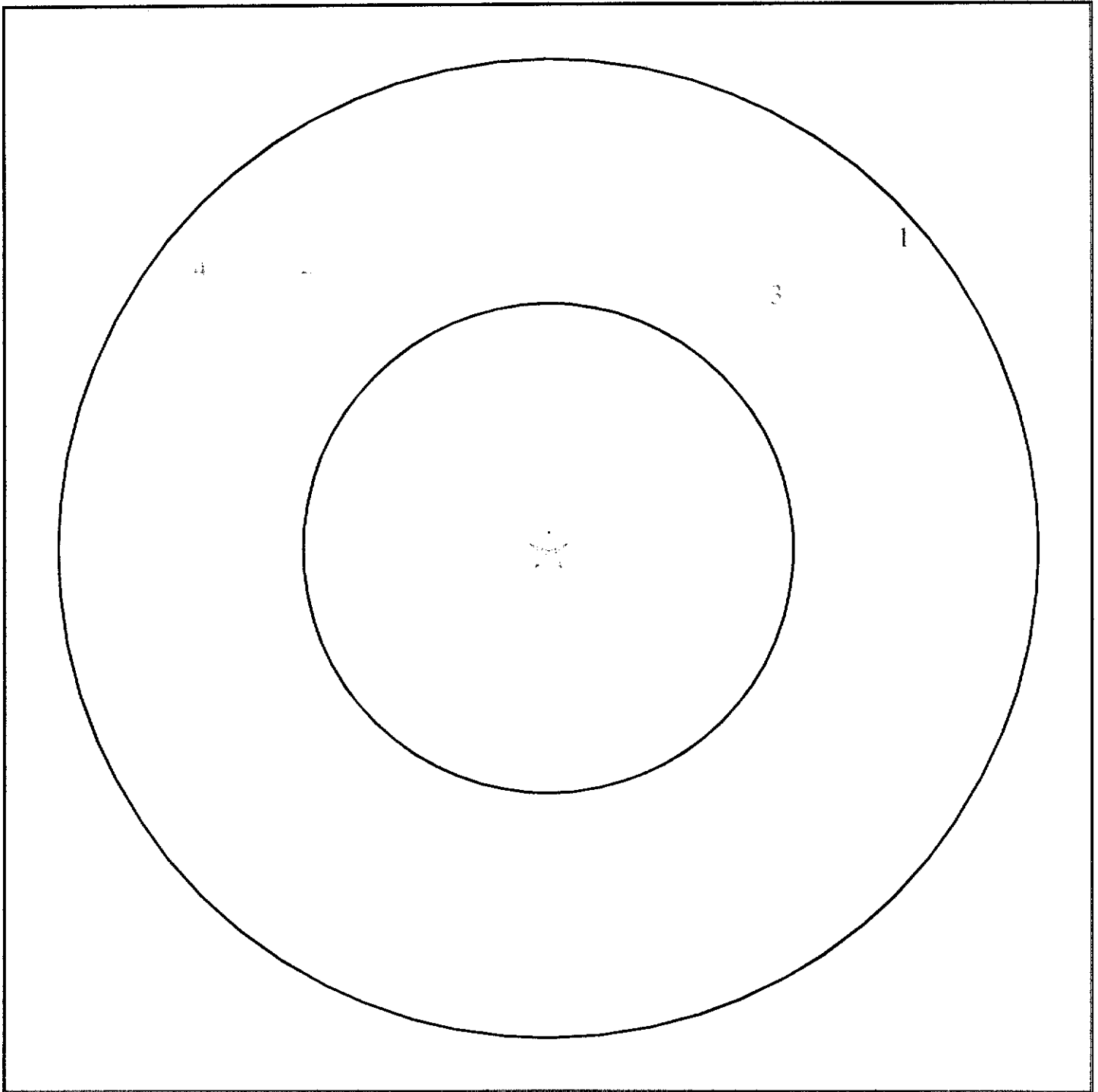
PHYSICAL SETTING SOURCE MAP - 2376791.1s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

SITE NAME: Property in South Park Avenue	CLIENT: Enviro-Mont
ADDRESS: 127 South Park Avenue	CONTACT: Dr. Dabestani
Twin Falls ID 83301	INQUIRY #: 2376791.1s
LAT/LONG: 42.5500 / 114.4775	DATE: December 05, 2008 11:40 am

SSURGO SOIL MAP - 2376791.1s



★ Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

SITE NAME: Property in South Park Avenue
ADDRESS: 127 South Park Avenue
Twin Falls ID 83301
LAT/LONG: 42.5500 / 114.4775

CLIENT: Enviro-Mort
CONTACT: Dr. Dabestani
INQUIRY #: 2376791.1s
DATE: December 05, 2008 11:40 am

APPENDIX 10.2

PHOTOGRAPHS

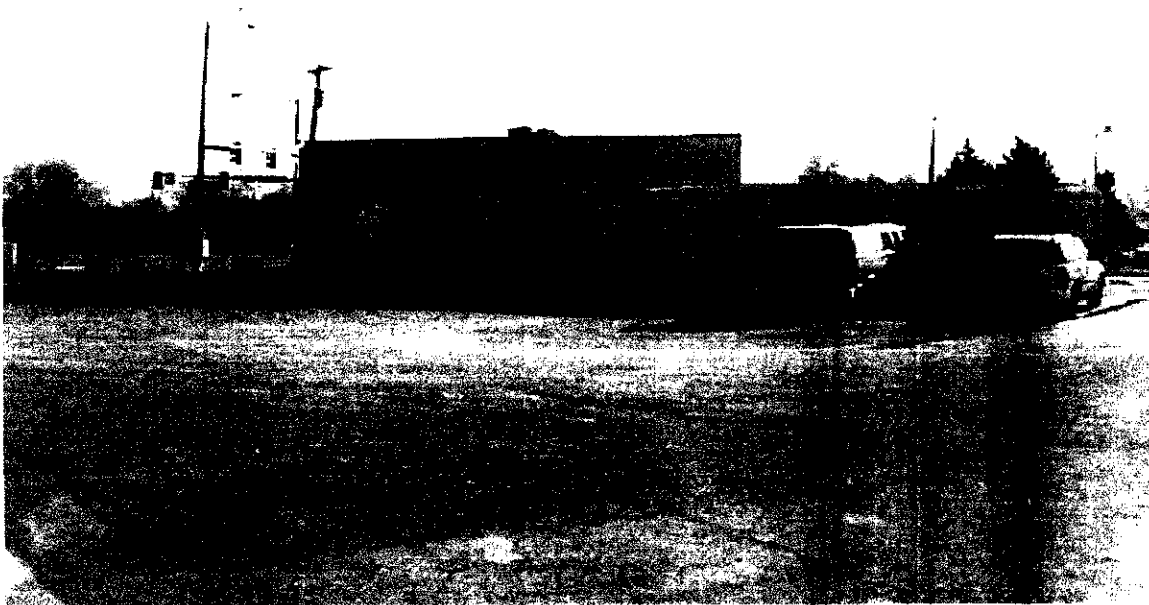


Photo 1: View of the subject property viewed from west to east.

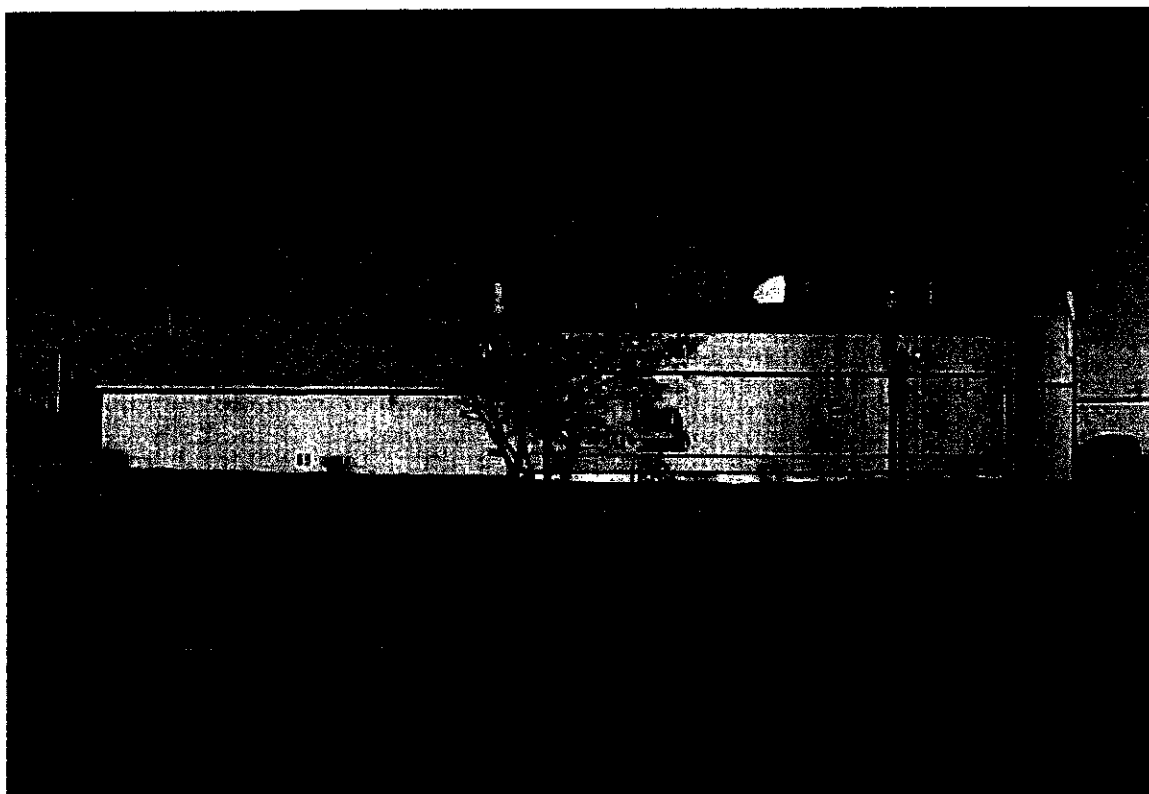


Photo 2: View of the subject property viewed from east to west.

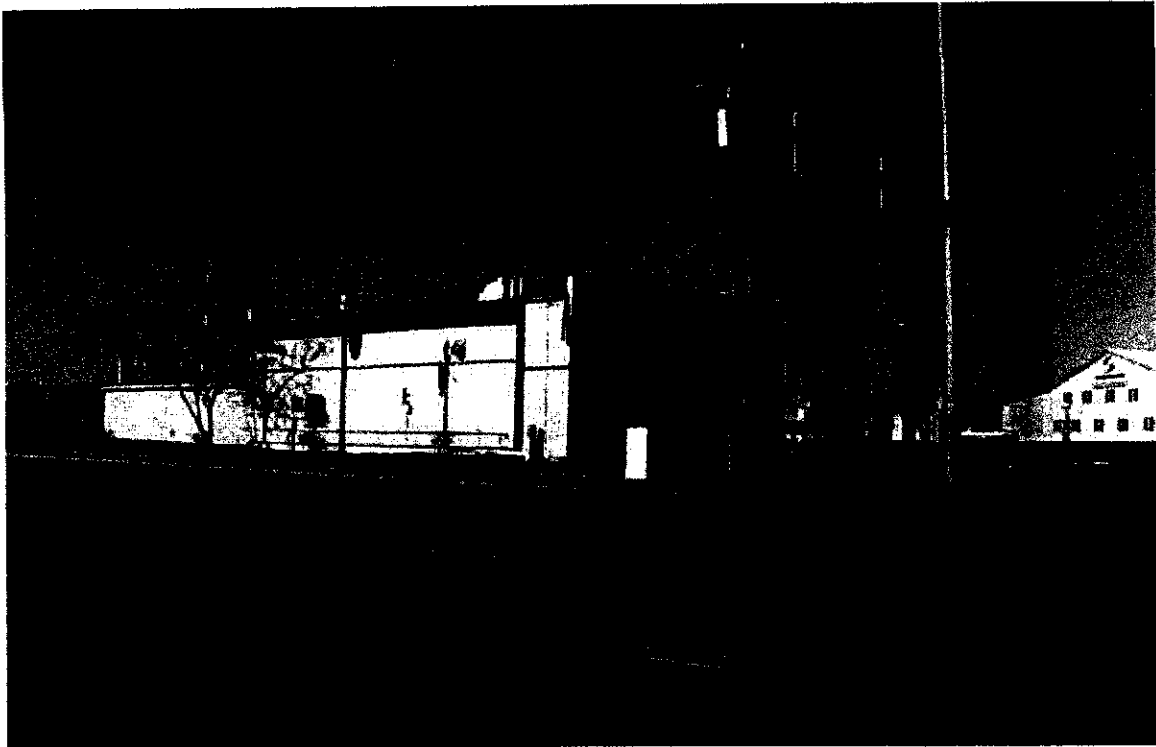


Photo 3: View of the subject property viewed from the northeast.

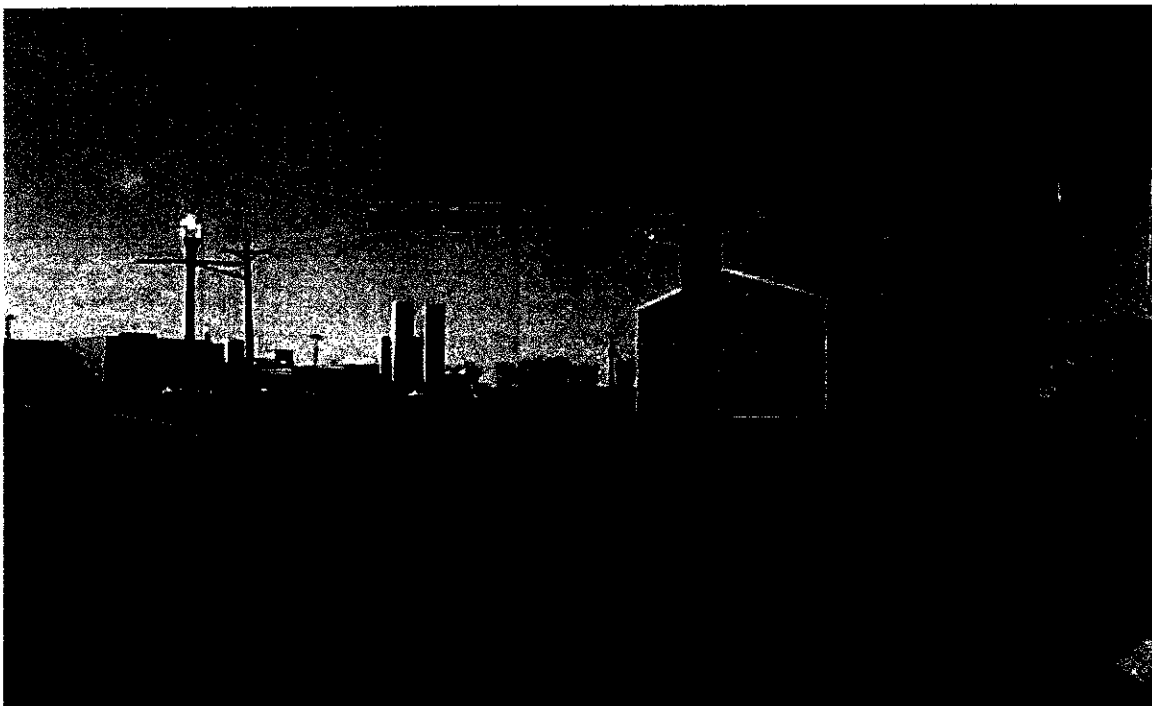


Photo 4: View of the southern and southwestern adjoining properties of the subject property.



Photo 5: View of the northern adjoining property, which is separated from the subject property by South Park Avenue.



Photo 6: View of the northeastern adjoining properties, which are separated from the subject property by Washington Street South.



Photo 7: View of the residential properties, which are separated from the subject property by Washington Street South.



Photo 8: View of the western- southwestern adjoining properties with pole mounted transformers.

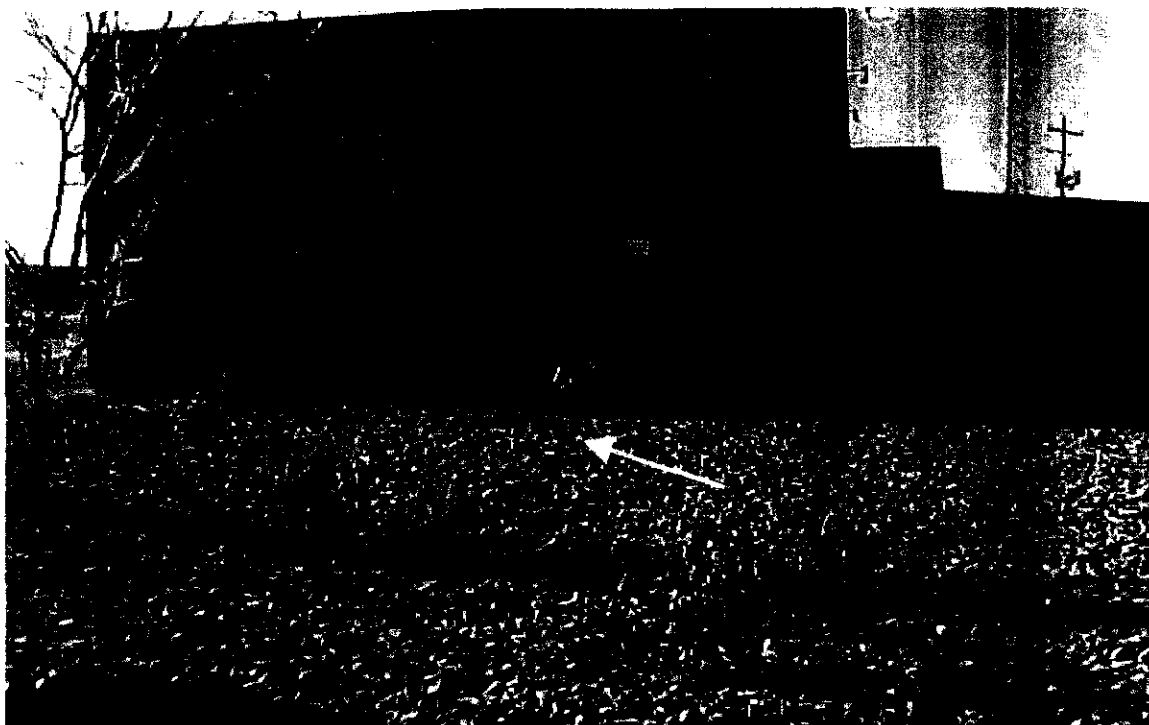


Photo 9: Location of the vapor sample (VP-1), arrow is pointing to the sampling point.



Photo 10: Location of the vapor sample (VP-2), arrow is pointing to the sampling point.

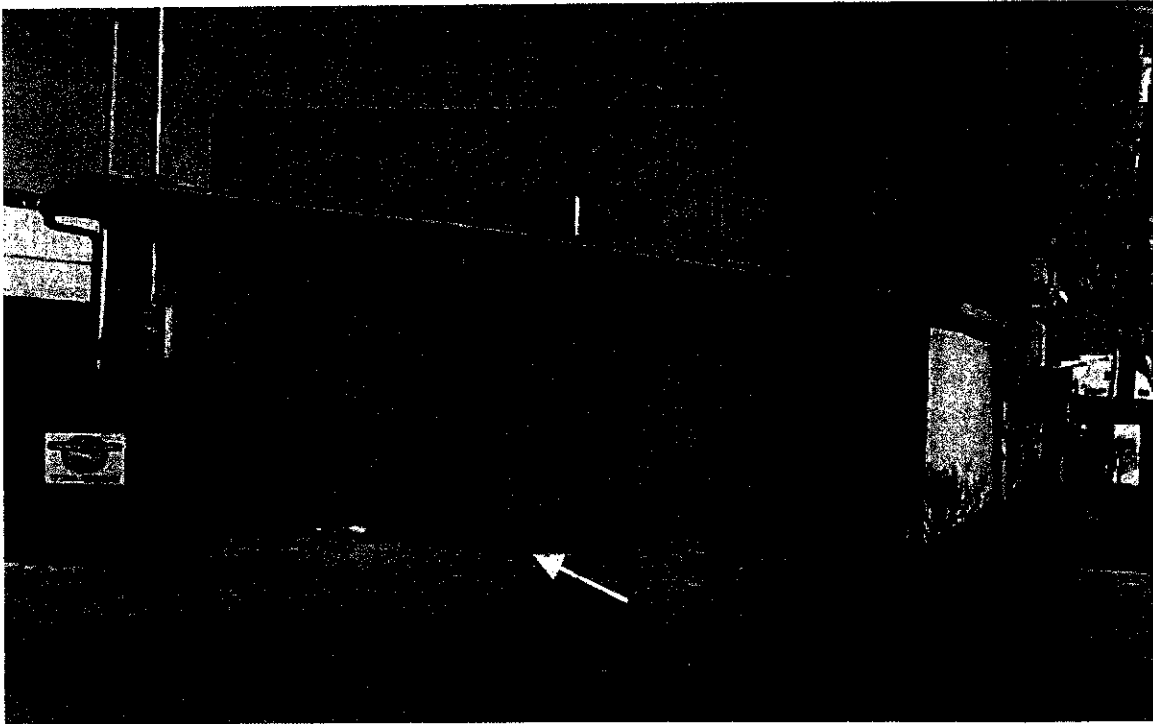


Photo 11: Location of the vapor sample (VP-3), arrow is pointing to the sampling point.

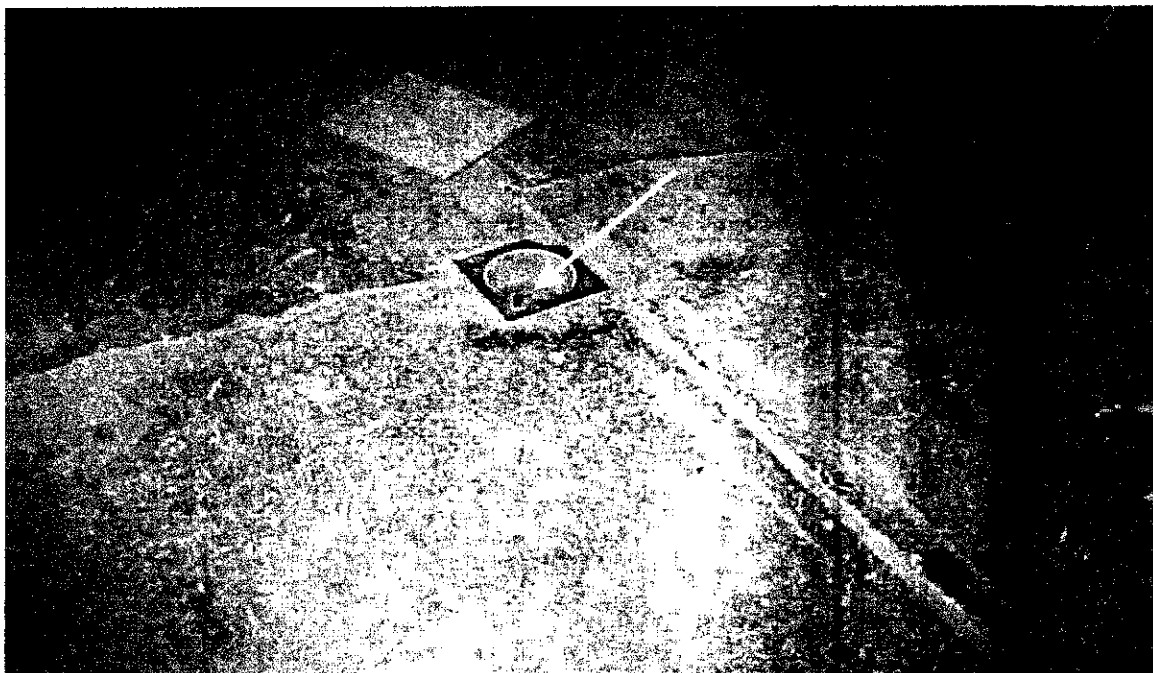


Photo 12: Location of the vapor sample (VP-4), arrow is pointing to the sampling point.



Photo 13: Partial view of the interior structure where bakery is performed.



Photo 14: Partial view of the storage area within the structure of the subject property.

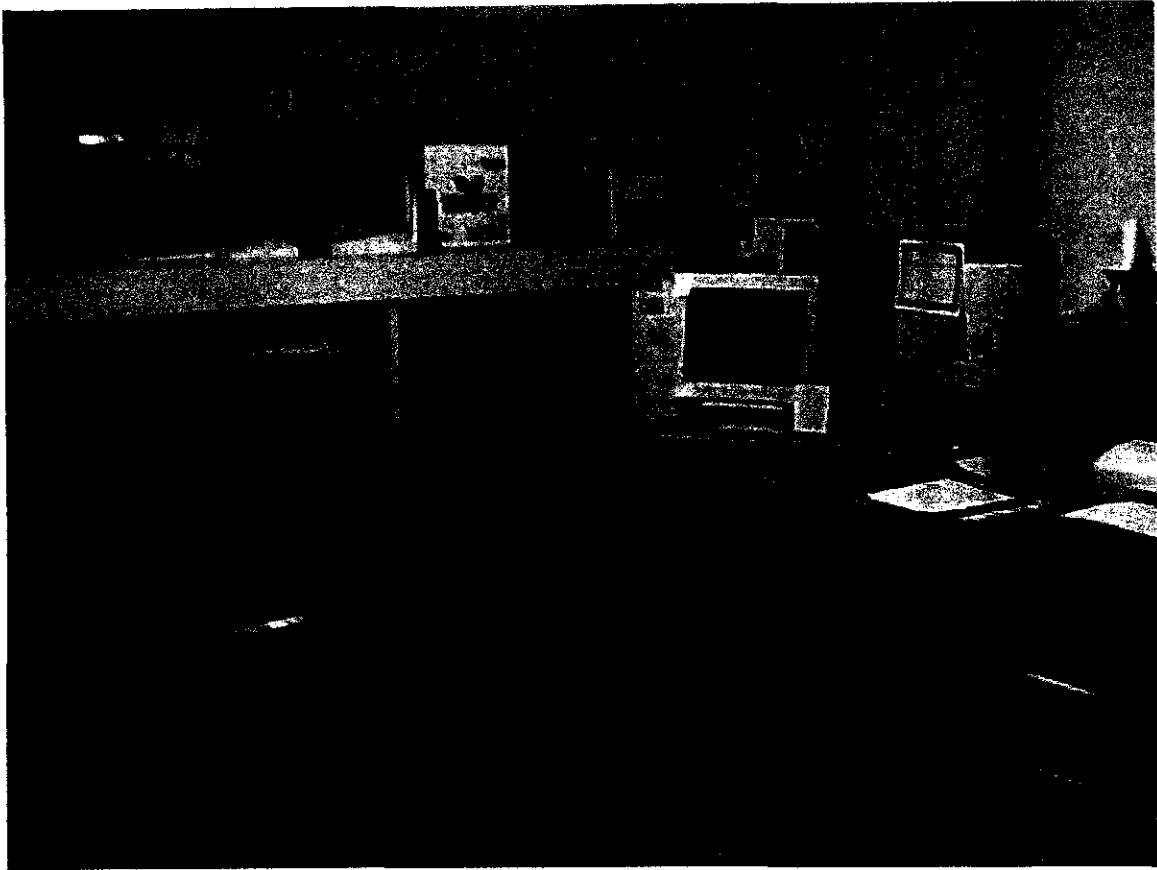


Photo 15: Partial view of the office within the structure of the subject property.

APPENDIX 10.3

TWIN FALLS COUNTY RECORDS OF OWNERSHIP

COMMERCIAL BUILDING APPRAISAL RECORD

CITY		(COUNTY) _____ (ACCT. NO.) _____											
NAME		SHEET _____ OF _____											
ADDRESS _____ CITY _____ DESCRIPTION: <i>TP to Park Addition</i> <i>Lots 24, 25, 26, 27, 28</i> <i>W of Hwy 101</i> <i>PAID 11/25/66</i> <i>LOWMAN VALUE</i>		VALUE SUMMARY BUILDING—DEPR. REPL. COST.....\$ <i>15,325</i> YARD IMPROVEMENTS—D.R.C.....\$ <i>13.74</i> OTHER IMPROVEMENTS—D.R.C.....\$ _____ COST APPROACH—TOTAL D.R.C.....\$ <i>16,919</i> INCOME APPROACH—BLDG. RES.....\$ <i>17,511</i> MARKET APPROACH—BLDG. RES.....\$ <i>20,678</i> IMP. VALUE CONCLUSION.....\$ <i>17,500</i>											
INTERIOR INSP. ☒ YES ☐ NO ☐ TENANT ☐ MNGR. BUILT <i>1925</i> COST \$ _____ SOLD <i>19</i> AMOUNT \$ _____		LIST PRICE \$ _____ PERCENT ADJ. + - SQUARE FOOT + - LUMP SUM											
CLASS: <i>Tavern</i> TYPE: <i>BLK</i> STORIES: <i>1</i> WALL HEIGHT: <i>12</i>													
FOUNDATION LT. MED. HVY. CONC. CONC. BLK. ROCK MSRY. WD. PIER POST PILING MUDBILL													
BASEMENT CONC. OR <i>0%</i> WL CONC. BLK. ROCK DIRT FLR CONC. WD. DIRT FIN. OR WL PLAS. FUR'D. DW. COMP. PLYWD. WD. CLG. DW. PLAS. COMP. PLYWD. WD. ACOUTILE PART. DW. PLAS. COMP. PLYWD. WD. HTG. PLR. TILE LINO. CARPET ELEC.													
FIRST DBL. FLOOR SGL. SWD. HWD. PLYWD. TILE LINO TORGINOL CA <i>FAIR</i> CA GRADE REINF. TILE P&B. PLANK T&G. SHTG.													
ROOF ARCH LOW WOOD RAFTER TRUSSED TRUSS-JOIST BEAM TRUSS AVG. STEEL FURLIN PLYWD. STUD <i>R/GR</i> SHTG. RRFG. T&G. DECK STP. CONC. SHGL. SHK. COMP. WD. AL. ASS. SLATE CGI. ENAM. TILE													
EXTERIOR WALL DBL. SGL. MASONRY BRK. BRK. VEN. SOLID STONE WOOD FR. SOG. BEVEL DROP S&B. VERT. HORIZ. WOOD PLYWD. CGI. AL. STEEL FR. RIGID CONVEN. MTLPLN. ENAM. SHG. SHK. COMP. WD. ASS.													
INTERIOR WALL DW. PLAS. COMP. SWD. HWD. PLYWD. PLYWD. KP. VEN. PT. PART. DW. PLAS. COMP. SWD. HWD. PLYWD. PLYWD. KP. VEN. PT. BLK. BRK. TILE CLG. DW. PLAS. COMP. SWD. HWD. PLYWD. PLYWD. KP. VEN. ACOUTILE MTL.													
OTHER INTERIOR APP. EXFAN FANHOOD GAS ELEC. OVEN RANGE SURF SLIDEIN DISP. BLTINS. SWD. HWD. MTL. TOP PLC. LINO. TILE DISHWASHER													
HEATING AND COOLING GAS FA HDIFUEL STEAM HWTR. EVAP. ACOND. FLR. BTU. FAO. OIL STKR. HT PUMP RADIANT COMB. UNIT WALL FAE. ELEC. DB. GRAVITY CABLE CONV. GLPNL. CUSTOM UNIT													
PLUMBING LAV. LAV. SSK. SVC. SUMP. SHOWER Y. LAUNDRY TRAY UR. UR. W/C DR. LF INDSK. DRAIN PLC. CLAY W/S PORC. ENC.													
ELECTRICAL <i>100</i> POWER LOWVOLT FLUOR INCAND. EX. GD. FAIR													
UPPER STORIES PLR. WALL PART.													
MISC.													
NO. OF UNITS BACKED STACKED DETACHED		SUMMARY OF BLDG. COMPUTATION											
REMARKS: <i>2 RMR</i> <i>Lots 27, 28, 29</i> <i>150.6 x 60</i> <i>2040</i>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>TOTALS</td> <td>+</td> <td></td> <td></td> <td></td> </tr> <tr> <td>NET ADJ.</td> <td>-</td> <td></td> <td></td> <td></td> </tr> </table>		TOTALS	+				NET ADJ.	-			
TOTALS	+												
NET ADJ.	-												
BASE COST \$ _____ X _____ %		BUILDING AREA <i>1622</i> SQ. FT. X <i>20.10</i> PSF = <i>325,625</i>											
TOTAL BASE COST.\$ _____		19.2% COST INDEX _____ % X QUAL. _____ % = _____ % MODIFIER											
REPLACEMENT COST.\$ _____		DEPRECIATION: _____ % PHYSICAL _____ % OBSSOL <i>60</i> % GOOD											
DEPRECIATED REPLACEMENT COST.\$ <i>15,325</i> (TRANSFER TO VALUE SUMMARY)		COMPUTER _____ DATE: _____											

(ACCT. NO.)

SHEET OF

PRINTED AND FOR SALE BY SYMS-YORK CO.—BOISE.

1250

SHEET OF

COMMERCIAL BUILDING APPRAISAL RECORD

RECORD OWNER: St. Louis Building Co. CITY: Twyn Falls COUNTY: Twyn Falls
ADDRESS: Box 249, Kenneth N. Hill, Tax Agent DESCRIPTION: South Park Addition
BUILDING ADDRESS: Ramsey City 12, Missouri 6327 South Park E. OF HIGHWAY OF LOTS 27 & 28, BLY 4

FOUNDATION: CONC FLOOR: CONC PARTITIONS: 98' x 24' 1/2

BLOCK: JOIST CEILING: PLASTER & PT ROOF: FLAT

FRAME: SHGT FIN PLBD: FIBERBD SHEET ROOF COVER: 4 SHGT

PIER: HDWD UNFIN PLBD: UNFIN PLBD SHEET: BUILT-UP

BASEMENT: PLYVD ASPH TILE: LINOLEUM ROLL: SHGL

FLOOR: CONC PARTITIONS: 98' x 24' 1/2 MARQUEE:

CONC: DIRT PLUMBING: 11' WTR CLOSET

WALLS: CONC LAVATORY: H/W TANK

BLOCK: SINK DRKG FOUNTAIN: CEILING

URINAL: PLASTER & PT

ELECTRICAL: 110 V

HEATING: 220 V

FORCED AIR: CONDUIT

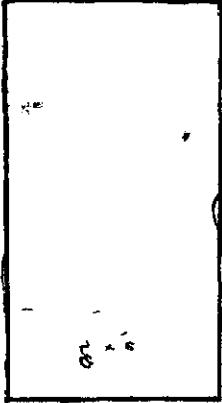
STEAM: KNOB & TUBE

HOT WATER: OUTLETS

ELECTRIC: FIXTURES

SP. HTR-INPUT: Inc. Fairs 55

Staircase:



BUILDING OUTLINE

CONST DATE(S): 1925

FRONT(S)-WINDOWS-DOORS: 14

SIZE: 5X6

NR: 2

CONSTRUCTION: A B C D

FRAME: FRAME

VENEER: VENEER

MASONRY: MASONRY

STORY: STORY

PARTY WALL: PARTY WALL

Full Report

MASTER			
Parcel No	RPT5061004024A	Mailing Address 1	& PIN, POUM W/H
Owner Name	PIN, VANRY	Mailing Address 2	1905 MICHEL AVE
Property Address	127 SOUTH PARK AVE W	Mailing Address 3	MODESTO CA 95351-2221
Last Sale Date		Mailing Zip	83301
Last Sale Price			

OWNERSHIP/LEGAL			
Front Foot	0	Depth	0
Land Other Desc			
Full Owner Info	Legal	Deed Reference	
PIN, VANRY	TWIN FALLS SOUTH PARK ADDN	03-024828	
& PIN, POUM W/H	LOTS 24, 25, 26, 27, 28 W OF	00-008335	
1905 MICHEL AVE	HWY BLOCK 4	95-005376	
MODESTO CA 95351-2221	(21-10-17 NW)	94-008685	

CATEGORIES			
Category Desc	Unit Desc	Quantity	Value
COMMERC LOTS AND/OR ACREAGES (INSIDE CITY LIMITS)	AC	0.37	\$27,866.00
IMPROVEMENTS ON CAT 21		0	\$42,735.00

TAX INFO				
Tax Year	Tax Market Value	Tax Amount	Home Owners Market	Home Owners Exempt
1994	\$39,850.00	\$877.40	\$0.00	\$438.00
1995	\$42,685.00	\$836.40	\$0.00	\$418.00
1996	\$45,804.00	\$848.90	\$0.00	\$424.00
1997	\$53,876.00	\$967.50	\$0.00	\$483.00
1998	\$53,876.00	\$967.30	\$0.00	\$483.00
1999	\$55,811.00	\$1,011.70	\$0.00	\$505.00
2000	\$55,811.00	\$1,008.80	\$0.00	\$504.00
2001	\$64,652.00	\$1,125.50	\$0.00	\$562.00
2002	\$64,652.00	\$1,143.70	\$0.00	\$571.00
2003	\$70,601.00	\$1,258.20	\$0.00	\$629.00
2004	\$70,601.00	\$1,316.20	\$0.00	\$658.00
2005	\$70,601.00	\$1,331.00	\$0.00	\$665.00
2006	\$70,601.00	\$1,204.70	\$0.00	\$602.00

IMPROVEMENT INFO			
Year Built	0	Effective Year	0
Total Living Area	0	Basement Finished Area	0
Main Living Area	0	Second Living Area	0
Upper Living Area	0	Attic Base Area	0
Attic Finished Area	0	Shed Carport Area	0
Bedrooms	0	Full Baths	0
Half Baths	0	Family Rooms	
Dining Rooms		Central Air	
Fireplaces	0		

Disclaimer: This information is deemed reliable but not guaranteed.

APPENDIX 10.5

IDEQ RECORDS OF TANK REMOVAL, SOIL EXCAVATION & ANALYSIS



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1363 Fillmore Street • Twin Falls, Idaho 83301 • (208) 736-2190

C.L. "Butch" Otter, Governor
Toni Hardesty, Director

December 4, 2008

Zachary Kelsey
D.L. Evans Bank
215 Blue Lakes Blvd. North
Twin Falls, Idaho 83301

Re: Underground Storage Tank Closure, Pour Haus, 127 South Park, Twin Falls

Dear Mr. Kelsey:

We have reviewed the underground storage tank site assessment report for the above property which was prepared by Crandall Service. The laboratory results of the samples collected by Jim Crandall appear to be below our 1992 soil clean up levels.

Therefore, the Department of Environmental Quality will not require further clean up of petroleum contaminated soil from this area. This determination is based solely upon the information the owner provided in compliance with the EPA regulations for underground storage tank closure and it does not necessarily constitute an environmental assessment of the entire property. Should subsequent information reveal the presence of additional contamination exceeding our guidance clean up levels, the owner may be required to take further corrective action.

Please feel free to contact me at (208) 736-2190 if you have any questions or comments.

Sincerely,

A handwritten signature in cursive script, reading "Patrick O'Rourke".

Patrick O'Rourke
Water Quality Science Officer

PO/ph
cc: Elmer Blaikie



SCIRO - DEQ

SOUTH CENTRAL IDAHO REGIONAL OFFICE - COMMUNICATION REPORT

DATE 9-16-92 INCOMING X TELEPHONE CONTACT X
TIME pm OUTGOING _____ FIELD VISIT X
DATE(S) RETURNED _____ CONFERENCE X
TIME(S) RETURNED _____

SCIRO STAFF Pat O'Rourke

CALLER / CONTACT anonymous male caller

ORGANIZATION _____

ADDRESS _____

PHONE () _____

SUBJ: RCRA - UST - AST - WATER QUALITY - AIR QUALITY - SOLID WASTE - RECYCLING - CAFO

COMMUNICATION SUMMARY:

- informed DEQ that taverns parking lot was about to be paved and there is probably old gas tanks still buried on site
- O'Rourke visited bar and noticed UST vent along front wall, left card with operator for owner
- spoke with owner about confirming absence or closure in place of unregistered tanks
- 10-19-92 - spoke with realtor Shirley, recommended asking Lent Cranall about history of property and if UST's were closed

10-29-92 inspected UST removal (2-1000 gal) with soil contamination under cement slab, recommended side boring to determine extent of PCS

OUTSIDE AGENCY REFERRAL: _____

reconstructed 4-21-93



SCIRO - DEQ

SOUTH CENTRAL IDAHO REGIONAL OFFICE - COMMUNICATION REPORT

DATE 4-20-93INCOMING ☒TELEPHONE CONTACT ☒TIME 1400OUTGOING ☐FIELD VISIT ☐DATE(S) RETURNED ☐CONFERENCE ☐TIME(S) RETURNED ☐SCIRO STAFF Pat O'RourkeCALLER / CONTACT Roger HarrisORGANIZATION Attorney for Poor 'Hans' ownerADDRESS PHONE () SUBJ: RCRA - UST - AST - WATER QUALITY - AIR QUALITY - SOLID WASTE - RECYCLING - CAFO

COMMUNICATION SUMMARY:

- informed of pending law suite for UST closure
- who was responsible for closure and notification compliance
- who informed DEQ of existence of abandon UST

OUTSIDE AGENCY REFERRAL:



IDAHO DEPARTMENT
OF HEALTH AND WELFARE

DIVISION OF
ENVIRONMENTAL QUALITY

Shirley
real estate

IDAHO UNDERGROUND STORAGE TANK
30 DAY NOTICE OF CLOSURE FORM

7/91

Site Owner/Operator: Vanry Pin, 176 Juniper St. No., Twin Falls, ID
Site Address: Pour Haus, 127 So. Park, Twin Falls, ID 83301
Site County: Twin Falls
Telephone: 734-9549 Facility ID (Notification Number): _____
Fire District: City of Twin Falls

In accordance with Subpart G of Section 280.71 of the Federal Underground Storage Tank (UST) Regulations, we are notifying you of our intent to permanently close the following underground storage tanks* at the above referenced facility:

TANK #	PRODUCT	CAPACITY (GALLONS)	AGE
<u>1</u>	<u>gasoline</u>	<u>500 1000</u>	<u>unknown</u>
<u>2</u>	<u>gasoline</u>	<u>500 1000</u>	<u>"</u>

*Attach additional pages if needed.

We expect this closure to take place on or about Oct 16, 1992.
The regional DEQ (Division of Environmental Quality) office within your area must be notified of the EXACT closure date. In addition, the regional DEQ office within your area must be contacted for assistance if contamination is found. A site assessment is required by the Federal UST Regulations and must be performed before permanent closure is completed. If your leak detection method is either vapor monitoring or ground water monitoring and is operational, you can use these systems to complete the site assessment requirements. Records of closure must also be maintained at the site and available upon inspector's request for three years after closure.

Please contact Jim Crandall at (208) 733-8953 if you need any additional information about the tanks closed at this location.

Site Owner/Operator signature: Vanry Pin Date: 10-15-92

Return completed form to:
UST Coordinator, Water Quality Bureau
Idaho Department of Health and Welfare
Division of Environmental Quality
1410 N. Hilton, 3rd Floor
Boise, Idaho 83706
Phone: (208) 334-5860

NOTE: After July 1, 1990 State Law requires that only Certified UST Technicians are allowed to work on these tanks unless you do the work yourself on your own tanks. A list of Certified UST Technicians can be obtained from the State Fire Marshal at 500 S. Tenth Street, Boise, ID 83720 or by calling 334-3808.

PLEASE KEEP IN MIND THAT TANK CLOSURE IS A POTENTIALLY DANGEROUS OPERATION BECAUSE OF FLAMMABILITY AND OTHER HAZARDS.

CAUTION: TANKS THAT PREVIOUSLY CONTAINED PETROLEUM PRODUCTS OR HAZARDOUS CHEMICALS MUST NOT BE USED FOR THE SUBSEQUENT STORAGE OF FOOD OR LIQUIDS INTENDED FOR ANIMAL OR HUMAN CONSUMPTION.



IDAHO DEPARTMENT
OF HEALTH AND WELFARE

DIVISION OF
ENVIRONMENTAL QUALITY

RECEIVED

OCT 21 1992 RECEIVED

DIVISION OF ENVIRONMENTAL QUALITY OCT 19 1992

IDAHO UNDERGROUND STORAGE TANK
30 DAY NOTICE OF CLOSURE FORM
DIV. of Environmental Quality
Community Programs

Site Owner/Operator: Vanry Pin, 176 Juniper St. No., Twin Falls, ID
Site Address: Pour Haus, 127 So. Park, Twin Falls, ID 83301
Site County: Twin Falls
Telephone: 734-9549 Facility ID (Notification Number): None
Fire District: City of Twin Falls

In accordance with Subpart G of Section 280.71 of the Federal Underground Storage Tank (UST) Regulations, we are notifying you of our intent to permanently close the following underground storage tanks* at the above referenced facility:

TANK #	PRODUCT	CAPACITY (GALLONS)	AGE
<u>1</u>	<u>gasoline</u>	<u>500</u> <u>1000</u>	<u>unknown</u>
<u>2</u>	<u>gasoline</u>	<u>500</u> <u>1000</u>	<u>"</u>

*Attach additional pages if needed.

We expect this closure to take place on or about , 19 . The regional DEQ (Division of Environmental Quality) office within your area must be notified of the EXACT closure date. In addition, the regional DEQ office within your area must be contacted for assistance if contamination is found. A site assessment is required by the Federal UST Regulations and must be performed before permanent closure is completed. If your leak detection method is either vapor monitoring or ground water monitoring and is operational, you can use these systems to complete the site assessment requirements. Records of closure must also be maintained at the site and available upon inspector's request for three years after closure.

Please contact Jim Crandall at (208) 733-8953 if you need any additional information about the tanks closed at this location.

Site Owner/Operator signature: Vanry Pin Date: 10-15-92

Return completed form to:
UST Coordinator, Water Quality Bureau
Idaho Department of Health and Welfare
Division of Environmental Quality
1410 N. Hilton, 3rd Floor
Boise, Idaho 83706
Phone: (208) 334-5860

NOTE: After July 1, 1990 State Law requires that only Certified UST Technicians are allowed to work on these tanks unless you do the work yourself on your own tanks. A list of Certified UST Technicians can be obtained from the State Fire Marshal at 500 S. Tenth Street, Boise, ID 83720 or by calling 334-3808.

PLEASE KEEP IN MIND THAT TANK CLOSURE IS A POTENTIALLY DANGEROUS OPERATION BECAUSE OF FLAMMABILITY AND OTHER HAZARDS.

CAUTION: TANKS THAT PREVIOUSLY CONTAINED PETROLEUM PRODUCTS OR HAZARDOUS CHEMICALS MUST NOT BE USED FOR THE SUBSEQUENT STORAGE OF FOOD OR LIQUIDS INTENDED FOR ANIMAL OR HUMAN CONSUMPTION.

West Fork
boi

JK



DEC 09 1993

DEQ-SCIRO

Post Office Box 1626, Twin Falls, ID 83303-1626, (208) 736-2190

Cecil D. Andrus, Governor Richard P. Donovan, Director

IDAHO UST SITE CLOSURE EVALUATION FORM
(Please print or type)

6/92

Tank Owner Name: Vanry Pin
Property Owner Name: Vanry Pin
Site Name: Pour Haus
Site Address: 127 So. Park, Twin Falls, ID 83301
Site County: Twin Falls
Contact Person: Vanry Pin Telephone: 734-9549
Facility ID Number: _____
Type of Facility (gas station, airport, etc.): Bar

Removal Date: 10-19-92 Name of Tank Remover: Jim Crandall

Number of Tanks Removed: 2 Number closed in place: none

Tank Product: (1) Gasoline (2) Gasoline (3) _____ (4) _____ (5) _____
Tank Volume: (1) 1,000 (2) 1,000 (3) _____ (4) _____ (5) _____
Tank Condition: (1) poor (2) poor (3) _____ (4) _____ (5) _____
Type Pump: (1) unknown (2) unknown (3) _____ (4) _____ (5) _____

Tank Cleaning/Disposal Destination: Pacific Iron and Steel

Indicate amount and location of any material removed from the tank:

(product) none

(water) none

(sludge) none

Depth to Ground Water: unknown Depth to Bedrock: 9 feet

Number of samples collected (soil/water - TPH, BTEX): soil - 7 samples

Sampling Protocol: Rational for sampling locations; relationship between sampling locations and known areas of contamination; sampling procedures; field screening results; laboratory reports. (ATTACH DOCUMENTATION)

Source of Contamination if found:

Tank XX Piping _____ Spill/Overfill _____ Unknown _____

Location of Visual Contamination (i.e. below fill, pipe) related to each tank including the piping: (1) So. below tank (2) _____
(3) _____ (4) _____ (5) _____

Volume of Contaminated Soil (cubic yards): 115 cubic yards

Contaminated Soil Treatment/Disposal Location: Twin Falls County

Landfill

0
 1
 2
 3
 4
 5

ENVIRONMENTAL SCIENTISTS

(503) 223-2737 FAX: 223-6168

FAX: 223-6168

CHAIN OF CUSTODY

[illegible]

SHADED AREA FOR LABORATORY USE ONLY

PINK COPY - CLIENTS COPY

LABORATORY REPORT

Crandall Service Company
275 S. Park Ave. W.
PO Box 972
Twin Falls, ID 83301

PROJECT NAME / SITE: Pour Haus

REPORT NUMBER: 11530

REPORT DATE: 11-4-92

EXTRACTION DATE: 11-3-92

EPA 8015 MODIFIED

Analyte: Petroleum Hydrocarbon Identification and Quantification

Field ID	Lab ID	Matrix	Identification & Quantification mg/Kg			Surrogate Recovery† (%)	Blank mg/Kg (ppm)	Reporting Limit mg/Kg (ppm)		
			Gasoline	Diesel	Heavy Oil			Gas	Diesel	Oil
G-1	7176	SOIL	451	21	ND	*	ND	5	5	5
G-2	7177	SOIL	ND	ND	ND	96	ND	5	5	5
G-3	7178	SOIL	ND	ND	ND	104	ND	5	5	5
G-4	7179	SOIL	ND	ND	ND	106	ND	5	5	5
G-5	7180	SOIL	ND	ND	ND	119	ND	5	5	5

† Surrogate is Chlorooctadecane

ND Not Detected (below reporting limit or detection limit)



PRINTED ON RECYCLED PAPER

APPENDIX 10.6

RECORDS OF INTERVIEWS

Enviro-Mont Consulting & Services

ASTM
Environmental Site Inspection Questionnaire

Description

127 South Park Avenue
Twin Falls, Idaho

Person Interviewed: Marv Pierce

Property Information

Tee's Bakery

Interviewed by: Dr. Dabestani Date: December, 5 2008

Question	Owner/ Occupant	Realtor	Observed During Site Visit
Is the property or any adjoining property used for an industrial use? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn See Section 3.6& 3.7
Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal. (19L) in volume or 50 gal (190L) in the aggregate, stored on or used at the property or at the facility? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn See section 3.6 & 5.1

Are these currently, or to the best of your knowledge have there been previously, any industrial drains (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
Are there currently, or the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property? COMMENTS: Refer to IDEQ report	Yes No Ukn	Yes No Ukn	Yes No Ukn See Section 5.3
Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? COMMENTS:	Yes No Ukn	Yes No Ukn	Yes No Ukn
If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency? COMMENTS: City of Twin Falls	Yes No Ukn NOT APPLICABLE.	Yes No Ukn	Yes No Ukn NOT APPLICABLE

Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? COMMENTS:	Yes No Unk	Yes No Unk	Yes No Unk
Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property? COMMENTS: Refer to IDEQ report	Yes No Unk	Yes No Unk	Yes No Unk <i>See Section 5.3 and</i>
Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? COMMENTS: Limited site assesment	Yes No Unk	Yes No Unk	Yes No Unk <i>See section 5.3 & 6.0</i>
Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the property by any owner or occupant of the property? COMMENTS:	Yes No Unk	Yes No Unk	Yes No Unk
Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system? COMMENTS:	Yes No Unk	Yes No Unk	Yes No Unk
Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? COMMENTS:	Yes No Unk	Yes No Unk	Yes No Unk

APPENDIX 10.7

RESUME

Dr. SAID DABESTANI

**PRINCIPAL ENVIRONMENTAL SCIENTIST
ENVIRO-MONT CONSULTING AND SERVICES**

ADDRESS: 1341 Lawndale Drive, Twin Falls, Idaho 83301

TELEPHONE: (208) 734-3254 Cellular: (208) 308-5429

E-MAIL: Drd@magiclink.com

EDUCATION:

Ph.D., Chemistry, Analytical/ Inorganic, University of Nebraska (1977)

M.S., Chemistry, minor geochemistry, Colorado School of Mines (1974)

B.S., Chemistry, minor mathematics, National University of Iran (1970)

SPECIAL TRAINING:

Safe Handling & Disposal of Chemicals, Center for Disease Control, Atlanta, Georgia

Quality Assurance in Environmental Measurements & Assessments, USEPA Region VII, Kansas City, Kansas

PROFESSIONAL AFFILIATIONS:

Phi Lambda Upsilon, Nebraska Chapter

American Chemical Society

Association of Official Analytical Chemists

National Management Association

Northwest Environmental Business Council

EXPERIENCE:

Dr. Dabestani is an environmental scientist with over 25 years of experience working in multi-scientific disciplines within the academic, laboratory, governmental, and private sectors. He has provided environmental monitoring & assessments, analysis, and expertise to governmental agencies and private industry. Dr. Dabestani has designed and implemented several monitoring programs for soil, water, and air to mitigate contamination from petroleum products, mine wastes, low-level radioactive waste, radio nuclides, agricultural pollution, and chemicals. He has designed and conducted remedial actions pertaining to a variety of contaminants ranging from petroleum impacted groundwater to cleanup pertaining to illicit drug laboratories. Dr. Dabestani has conducted risk assessments, environmental site assessments, quality assurance auditing, and developed several statistically determined waste plan analyses. He also served as director for various state laboratories and taught at academic institutions.

Laboratory Director, Nebraska and Idaho

Dr. Dabestani has 16 years experience in directing and managing environmental and agricultural laboratories in Nebraska and Idaho. He started a new laboratory to provide

pesticide, chemical and environmental contaminant analyses in soil, water, and waste. Dr. Dabestani set up state-of-the-art instrumentation, including GC/ECD, GC/ELCD, GC/NPD, GC/FPD, GC/MS, HPLC-fluorescence, HPLC-post column derivation, AAS, AA, ICP, IR, TOC.

He developed technical procedures, trained technical staff, and established a training program in cooperation with Colleges and the Universities of Idaho and Nebraska. Dr. Dabestani also developed analytical protocols for both the regulated and non-regulated contaminants, established safety and QA/QC programs for the laboratories, and developed a Contract Laboratory Program (CLP) in cooperation with USEPA Region VII.

Assistant Professor, Pahlavi University, Iran

Dr. Dabestani taught several analytical and inorganic chemistry courses as well as directing both graduate and undergraduate students' research programs via a grant awarded by the Science Ministry of Iran.

Adjunct Professor, University of Nebraska-Lincoln

Several undergraduate chemistry courses were taught by Dr. Dabestani while he was the director of the environmental laboratory for the State of Nebraska. A special topic course was designed to educate the students in proper sampling and analysis of air, water, soil, and sludge.

Post-Doctoral Research Associate

Organometallic research and supervision of graduate students in charge of organic chemistry laboratories.

Representative project experience includes:

Project Director, Groundwater Modeling, Southern Idaho

As a part of potential environmental impact from a wastewater treatment plant, groundwater modeling on a part of the aquifer was developed by Dr. Dabestani. The modeling predicted both qualitative and quantitative route of potential contaminants to the groundwater. Several hypothetical time dependent scenarios was included in the model. This model enabled the client to obtain permit for construction of the treatment plant.

Technical Manager, Analysis of Monitoring program at and around Rocky Flats Environmental Technology Site, Golden, Colorado

The site contaminated with radionuclides, VOC's and metals has been going through Remedial Action and was required to comply with a number of regulations including RCRA and CERCLA.

Dr. Dabestani analyzed various Environmental programs for air, surface water, groundwater, soil and ecology. He provided a comprehensive review of the program,

identified short comings and recommended improvements to the program.

Project Director, Groundwater Monitoring, Sidney, Nebraska
Project Director, Groundwater Monitoring, Sidney, Nebraska

Dr. Dabestani designed and implemented a monitoring program for the identification of petroleum products and their sources in groundwater at selected sites in western Nebraska. He investigated the extent of the contamination and identified potential contaminant sources. The project involved extensive groundwater monitoring, field, and laboratory work. Dr. Dabestani served as an expert witness in subsequent litigation.

Technical Director, Monitoring Program, Uranium Mining Company,
Western Nebraska and Eastern Wyoming

Dr. Dabestani developed a specific monitoring program in support of a permit application for the uranium mining company. This program was designed to be the first line of defense against any adverse environmental impacts from the mining operations. The monitoring plan addressed all environmental medias and QA/QC procedures. Dr. Dabestani testified during the public hearings pertaining to this matter.

Technical Specialist & Project Director, Underground Storage Tank
Monitoring, Design, Development and Execution, Idaho and Nebraska

Dr. Dabestani developed sampling and analysis protocol for the detection of petroleum products in soil and water from leaking underground storage tanks. He authored a guidance manual for general distribution.

Dr. Dabestani has also directed several projects related to petroleum impacted Groundwater and sub-surface soil. Projects required extensive investigation, and remediation.

Technical Leader, Low-Level Radioactive Waste Facility,
Boyd County, Nebraska

Dr. Dabestani developed the monitoring requirements for storing low-level radioactive materials. This project implemented plans for monitoring surface water, groundwater, and soil in potential impact areas. Certain geographical portions of the storage area were to be designated as wetlands. He also performed quality assurance auditing for the company's contracted laboratory.

Project Director, Monitoring Program, City of Kimball, Nebraska

Dr. Dabestani designed a comprehensive monitoring program to evaluate the

potential impact of the operation of a proposed thermal oxidation incinerator and evaluated the hydrogeological site characteristics in the area. The design encompassed air, groundwater, surface water, surfacial soil, sanitary sewage, monofil ash, and biological monitoring. The project was divided into three principal phases: a) prior to operation; b) during the trial and post-trial burn; and c) long term (i.e. life of the facility). Specific potential contaminants, monitoring sites, number of samples, field and laboratory methods, and quality assurance were a part of the design.

Technical Leader, Agricultural Pollution Monitoring, Nebraska

Dr. Dabestani implemented several monitoring projects relating to both point source and non-point source pollution. The monitoring plans included site selection, monitoring wells, collection techniques, laboratory methodology, interpretation of the results, and report preparation. The target pollutants that were monitored included: nitrate and phosphate in groundwater, Triazine herbicides in groundwater, feed lot pollutants, including organic and inorganic pollutants and bacteria in surface and groundwater, and surface contamination from Paraquat and Dioquat.

Project Manager, Short-Term Projects

Dr. Dabestani was project manager for numerous short-term projects, including:

- a) A joint project with the University of Nebraska to monitor nitrate/nitrite occurrence in groundwater.
- b) Reviewed compliance and monitoring data for existing treatment plants.
- c) Provided technical guidance to attorneys and clients regarding assessment requirements at contaminated sites.
- d) Quality Assurance officer to design quality assurance project plans for several landfills.
- e) Advised dry cleaning facilities regarding proper waste collection and compliance procedures.
- f) Prepared a checklist for inspections during on site evaluations of wastewater treatment plants.
- g) Performed over 75 environmental site assessments pertaining to commercial properties

PUBLICATIONS:

S. S. Abdel-Maguid, S. Dabestani, V. W. Day, M. G. Thomas, and E. I. Muettterties, J. Amer. Chem. Soc. 98, 8282, 1976.

S. Dabestani, V. W. Day, P. Wagner, J. Amer. Chem. Soc. 99, 4846, 1977.

Manuals/Internal Publications:

Quality Assurance/Quality Control Manual

Laboratory Safety and First Aid Manual

Chemical Hygiene Plan

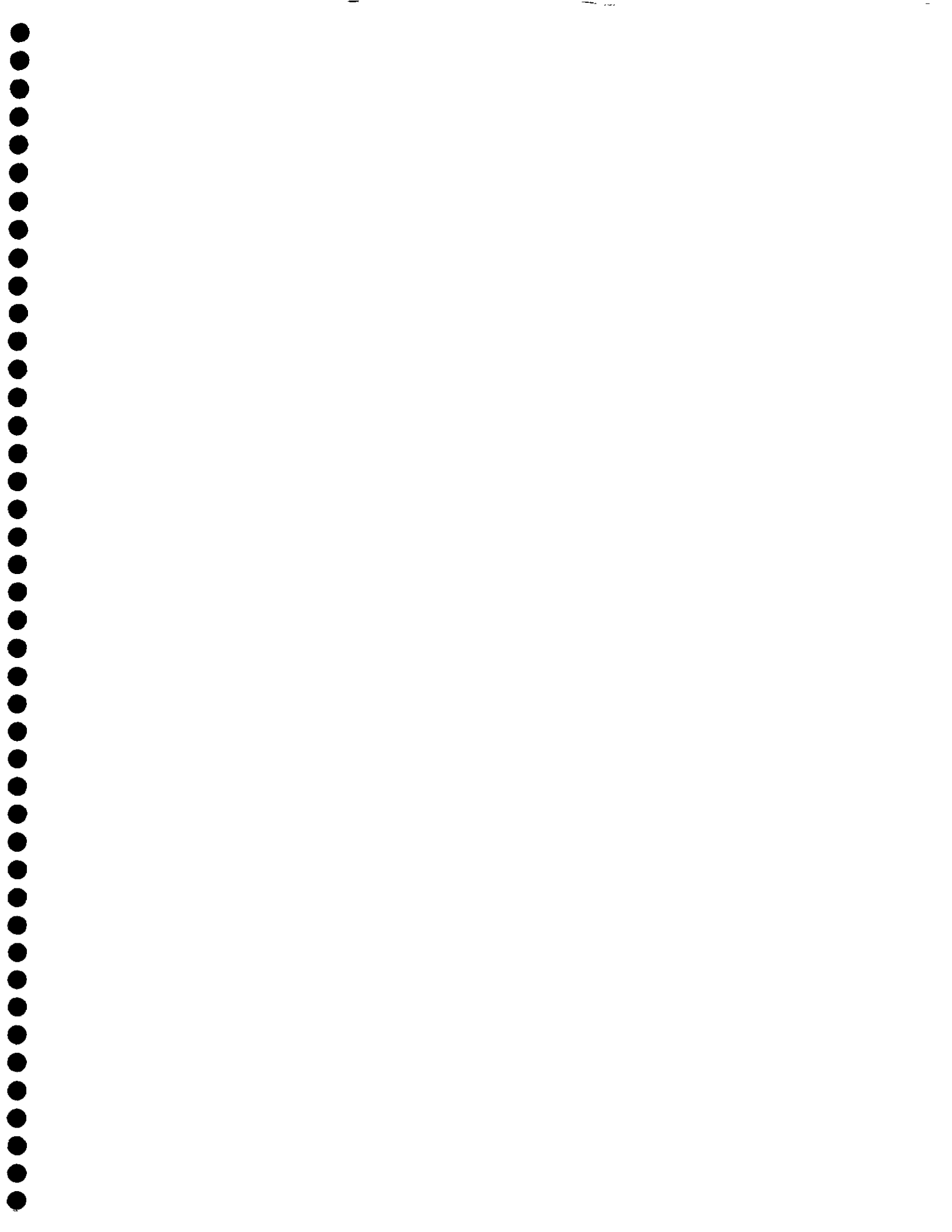
Analytical Method Handbook and Method Protocol

Several guideline articles for Waste Plan Analysis
pertaining to RCRA program

Quality Assurance Project Plan for sampling water,
wastewater, and soil

Use of Quality Control Samples for Intra-laboratory
Precision and Accuracy Statements

Quantitative Determination of 1,2-Ethylene Glycol by
Indirect Atomic Absorption with Copper Periodate



REAL PROPERTY PURCHASE AND SALE AGREEMENT
(127 South Park Avenue West, Twin Falls, ID 83301)

THIS REAL PROPERTY PURCHASE AND SALE AGREEMENT (this "**Agreement**") is made as of April ____, 2017 (the "**Effective Date**"), by **D.L. Evans Bank**, an Idaho state chartered banking organization (the "**Seller**") and **City of Twin Falls**, an Idaho municipal corporation (the "**Buyer**").

RECITALS

A. Seller owns that certain real property sometimes associated with the address 127 South Park Avenue West, Twin Falls, ID 83301 more particularly described in Section 2.

B. Seller desires to sell, transfer and convey the Property (as hereinafter described) and Buyer desires to purchase the Property all according to the provisions of this Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, and in consideration of the recitals above, which are incorporated herein, and the promises, representations, covenants, undertakings and agreements hereinafter contained, Seller and Buyer represent, covenant, undertake and agree as follows:

1. **AGREEMENT TO SELL AND PURCHASE.** Subject to and in consideration of the mutual terms and conditions contained herein, Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller, the property described in Section 2 below.

2. **PROPERTY.** The property that is the subject of this Agreement is legally described on **Exhibit A**, attached hereto and incorporated herein, together with all appurtenances and improvements, if any, located thereon, (collectively the "**Property**").

3. **PURCHASE PRICE.** Buyer agrees to pay to Seller as the purchase price the sum of Eighty Thousand and NO/100 Dollars (\$80,000.00) (the "**Purchase Price**") which amount shall be paid in cash on the Closing Date.

3.1.1. **EARNEST MONEY.** Within Five (5) days of the Effective Date, Buyer shall deposit the sum of One Thousand and NO/100 Dollars (\$1,000.00) ("**Deposit**") as earnest money with Buyer Alliance Title and Escrow Corp., 250 S. 5th Street, Suite 100, Boise, Idaho 83702, Attn: Steve Jewett (the "**Title Company**"). Unless Buyer terminates this Agreement according to its terms and prior to completion of Buyer's Review Period as set forth and defined in Section 4 herein, the Deposit shall become nonrefundable and released to Seller upon completion of the Review Period and shall be applicable to the Purchase Price at Closing.

4. **BUYER'S CONDITIONS PRECEDENT.** Buyer shall have through May 30, 2017 ("Review Period") to satisfy or waive in writing each of the conditions set forth in this Section 4 ("**Review Conditions**"). Buyer may terminate this Agreement at any time prior to the expiration of the Review Period by providing written notice to Seller that the Review Conditions have not been satisfied or waived by Buyer ("**Termination Notice**"). Failure to provide the Termination Notice shall be deemed approval of the Review Conditions. Buyer's Review Conditions are as follows:

- 4.1. Buyer reviewing and approving Commitment described in Section 5;
- 4.2. Buyer obtaining approval from the Twin Falls City Council;
- 4.3. Buyer reviewing the Lease for the Property;
- 4.4. Lessee waiving its right of first refusal in the property; and
- 4.5. Buyer inspecting the Property pursuant to the terms and conditions set forth in Section 8 and determining its suitability for Buyer's intended use in Buyer's sole discretion.

5. **TITLE INSURANCE.**

5.1. Seller has furnished or will furnish to Buyer a commitment for the issuance of a standard owner's policy of title insurance, issued by the Title Company covering the Property within Ten (10) days of the Effective Date (the "**Commitment**"), and (b) copies of all recorded items referred to in the Commitment (the "**Existing Exceptions**"). Buyer accepts all exceptions (both General and Special) shown on the Commitment except any unpaid taxes for years prior to the current year and any mortgages, deeds of trust or other liens ("**Permitted Exceptions**"). All mortgages, deeds of trust or other liens placed on the Property by Seller securing monetary obligations and all unpaid taxes for all prior years (collectively, "**Monetary Liens**") shall be removed at Closing.

5.2. As soon as available from the Title Company after Closing, Seller will provide Buyer an Owner's Policy of Title Insurance (standard coverage) ("**Owner's Policy**") in the amount of the Purchase Price subject only to Taxes for the current year and the Permitted Exceptions. Buyer, solely at its cost and without Seller's obligation to so provide, may obtain an extended coverage Owner's Policy.

6. **CLOSING**

6.1. Closing shall occur at the offices of the Title Company or a location acceptable to the Title Company (the "**Closing**"). The Closing shall take place on or before June 15, 2017 but only after the expiration of the Review Period or after Buyer has waived Review Conditions (the "**Closing Date**"), unless otherwise agreed in writing by the parties.

6.2. On or before the Closing Date, the parties shall execute and deliver the closing documents to Title Company as follows:

6.2.1. Seller shall execute (i) a special warranty deed (the "**Deed**") in a form designated by Seller conveying fee title of the Property to Buyer subject to the Permitted Exceptions, (ii) an affidavit of non-foreign status, and (iii) any other customary closing documents.

6.3. At Closing, the following shall occur:

6.3.1. Seller shall pay all Monetary Liens. Taxes and homeowner's association fees for the year in which the Closing occurs shall be prorated as of the Closing Date.

6.3.2. Seller shall pay the premium for an ALTA owner's standard form of title insurance policy in the amount of the Purchase Price. If Buyer intends to purchase an ALTA owner's extended form of title insurance policy, Buyer shall pay any additional premium required therefor. The escrow fee shall be shared equally by Seller and Buyer.

6.3.3. Buyer shall deposit the Purchase Price, in immediately available funds, with the Title Company. Buyer will pay the cost of recording the Deed and any and all fees and costs associated with any financing arrangements concerning the Purchase Price.

6.3.4. Buyer and Seller shall instruct the Title Company to record the Deed, disburse the Purchase Price in the manner shown on the closing statements, and issue the owners policy of title insurance to Buyer.

6.3.5. Seller will assign to Buyer any leases for the Property and indemnify and hold Buyer harmless for any claims under the leases arising prior to the Closing Date. Buyer will accept assignment as landlord under any leases for the Property and be responsible for any obligations under the lease and indemnify and hold Seller harmless for any claims arising after the Closing Date. Lease payments will be prorated as of the Closing Date for the term covered on any such payment.

7. CONFIDENTIALITY. None

8. INSPECTION.

8.1. Seller hereby grants to Buyer, or its authorized representatives, agents, consultants and contractors, the right to enter upon the Property during the Review Period for the sole purpose of conducting Buyer's review of the Property to determine the suitability of the Property for Buyer's intended use. Notwithstanding the foregoing, Buyer shall ensure that its feasibility study does not interfere with Seller's use of the Property. Buyer shall provide reasonable notice to Seller before entering (or causing one of its designees to enter) the Property and Seller shall have the right to have a representative present during Buyer's studies, inspections, surveys or evaluations.

8.2. Buyer and its authorized representatives shall have the right, at Buyer's expense, to cause any testing and to otherwise inspect the Property and determine whether or not the same and any other information obtained by Buyer regarding the

environmental or physical condition of the Property is acceptable to Buyer, in its reasonable discretion.

8.3. Buyer shall indemnify, defend and hold Seller harmless from and against any and all claims, damages, liability, causes of action, judgments, expenses (including reasonable attorneys' fees and reasonable attorneys' fees on appeal) arising out of or in any way connected with Buyer's exercise of the rights granted herein, provided Buyer shall not be responsible for any existing condition of the Property.

8.4. Buyer shall repair any and all damage to the Property and the improvements located thereon arising out of Buyer's exercise of the rights granted herein and shall restore, to the extent practicable, the Property and the improvements thereon to as good a condition as existed on the date immediately preceding the Effective Date. The obligations set forth in these Sections 8.3 and 8.4 shall survive the Closing or the termination of this Agreement.

9. "AS IS", WAIVER, DISCLAIMER. It is understood and agreed that (a) Buyer is buying the Property "as is" and "where is" as of the Closing Date, and with all faults and defects, latent or otherwise; (b) Seller is making no representations or warranties, either express or implied, by operation of law or otherwise, with respect to: the quality, physical condition or value of the Property, the Property's habitability, suitability, merchantability or fitness for a particular purpose, the status of construction of any of the plat improvements or any improvements, the status of agreements or bonds with any municipality or government authority; (c) Seller makes no representation or warranty whatsoever, either express or implied, by operation of law or otherwise, with respect to: the presence or absence of conditions on the Property that could give rise to a claim for personal injury, property or natural resource damages, or the presence of hazardous materials or substances on, under or about the Property; and (d) Seller makes no representation or warranty whatsoever, either express or implied, by operation of law or otherwise, with respect to the quality, suitability or fitness for a particular purpose of the Plans or the Property. Except as expressly set forth herein, Buyer is relying solely upon Buyer's own inspection, investigation and due diligence with respect to all aspects of the Property, including, but not limited to, the physical condition of the Property on the Closing Date, all issues related to the properties surrounding the Property, all access issues related to the Property, entitlements, and all other matters and/or issues related to the Property. Seller shall not be responsible for any failure to investigate the Property on the part of Buyer or for any representation or statement regarding the Property (including any representation or statement by any real estate broker or sales agent, or any other purported or acknowledged agent, representative, contractor, consultant or employee of Seller, or any third party). Buyer, on behalf of itself and its successors and assigns, waives its right to recover from, and forever releases and discharges, Seller, Seller's affiliates, the members, employees and agents of each of them, and their respective heirs, successors, personal representatives and assigns (collectively, the "Seller Related Parties") from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, attorneys' fees and costs) whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with (i) the physical condition of the Property including, without limitation, all water systems, gradings or other improvements or alterations

heretofore made to the Property, the environmental condition of the Property and hazardous substances, materials, or pollutants on, under or about the Property, or (ii) any laws related to the environmental condition of the Property. Buyer and Seller agree that Seller is exempt from the disclosure provisions contained in Idaho Code Title 55 Chapter 25.

Without limiting the generality of the foregoing, Buyer:

A) Agrees that Seller's conveyance of the Property is subject to all obligations in connection with any existing development or escrow agreement, or requirements imposed by any municipality, including without limitation, any requirement to construct infrastructures, improvements or any requirements to escrow funds or post letters of credit in connection with the development of the Property. These obligations may include, without limitation, the obligation, if any, to replace any funds or letters of credit deposited in connection with any such agreement.

B) Understands and agrees that all of Seller's Materials may have been prepared by third parties at the direction and expense of owners of the Property other than Seller and have come into Seller's possession only as a result of its foreclosure of the Property, and therefore Seller makes no, and hereby disclaims all, representations or warranties or other assurances as to the truth or accuracy of the information contained in the Seller's Materials.

C) Understands and agrees that if this Agreement is terminated for any reason, Buyer shall, within five (5) days following such termination, deliver to Seller all documents and materials relating to the Property previously delivered to Buyer by Seller and copies of all reports, studies, documents and materials obtained by Buyer from third parties in connection with the Property and Buyer's investigation thereof.

10. EXCHANGE OPTION. Either or both Buyer and Seller (or their partners, owners or members as tenants in common, buyers or sellers) may, at their option, effect the purchase and sale of the Property through a third party Section 1031 tax-deferred exchange, in which event the other party shall cooperate toward that end and execute such documents as may be necessary therefor, provided that the Closing Date is not delayed, that the other party incurs no additional expense or liability, that the provisions hereof survive any exchange, and no party will be required take title to any property other than the property it owns or intends to own.

11. ESCROW INSTRUCTIONS. The Title Company is instructed to, in a manner consistent with the terms hereof: receive, hold and disburse deposits and other funds; disburse such funds in accordance with separate authorization signed by Buyer and Seller; prepare closing statements for execution by Buyer and Seller; receive documents, secure their execution and acknowledgement, record them in the proper sequence, deliver originals to the appropriate parties, and deliver copies of all documents signed by either party to that party. If a dispute arises regarding any funds held by the Title Company, the Title Company shall have no obligation to resolve such dispute but shall hold the same pending resolution of such dispute and may, at its option, bring an action in interpleader.

12. CONDEMNATION. If the Property is or becomes the subject of a condemnation proceeding (excluding any general road widening projects currently being considered by the applicable governmental agencies) prior to the Closing Date, Buyer may, at its option, terminate this Agreement by giving notice of such termination to Seller prior to the Closing Date, and upon such termination the Deposit (or so much of it as has not gone to purchase extensions of the Review Period) shall be immediately returned to Buyer and this Agreement shall be of no further force or effect. In the event Buyer does not elect to terminate the Agreement, the Purchase Price shall be reduced by the total of any condemnation award received by Seller at or prior to Closing. Upon Closing, Seller shall assign to Buyer all Seller's rights in and to any future condemnation awards or other proceeds payable or to become payable by reason of any taking. Seller agrees to notify Buyer of condemnation proceedings within five (5) business days after Seller learns thereof (or, in the event Seller learns of such proceedings within five (5) business days of Closing, Seller shall notify Buyer prior to Closing).

13. DEFAULT AND REMEDIES.

13.1. If Buyer defaults in its obligations to purchase the Property under this Agreement, the Deposit shall be delivered to Seller as liquidated damages and as Seller's sole and exclusive remedy for Buyer's default.

13.2. If Seller defaults under this Agreement, Buyer may, as its sole and exclusive remedy, either (i) terminate this Agreement and the Deposit shall be immediately returned to Buyer, or (ii) seek specific performance of the terms of this Agreement.

13.3. A party shall be in "default" if a party breaches its obligations hereunder and fails to cure or remedy such default within ten (10) days after receipt of written notice from the party claiming the default, specifying the nature of such default.

13.4. In the event of any controversy, claim or action being filed or instituted between Buyer and Seller to enforce the terms and conditions of this Agreement arising from the breach of any provision thereof, the prevailing party will be entitled to receive from the other party all costs, damages, and expenses, including reasonable attorneys' fees and costs through all levels of action, incurred by the prevailing party.

14. GOVERNING LAW. The laws of the State of Idaho shall govern this Agreement.

15. TIME, SEVERABILITY. Time is of the essence of this Agreement, and each party hereto agrees to promptly perform such acts as are reasonably required in connection herewith. If any provision of this Agreement to any extent is found by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.

16. NOTICES. All notices required hereunder shall be given in writing and shall be deemed, properly served or delivered: (a) if delivered in person, or by facsimile transmission with confirmation of receipt; (b) upon deposit for overnight delivery with any reputable overnight courier service, delivery confirmation requested; (c) by email upon sending; or (d) upon deposit with the U.S. Postal Service registered or certified mail and

addressed to the parties at the addresses set forth below or such other addresses specified by written notice subsequent to Effective Date hereof:

(a) If to Seller:

D.L. Evans Bank
P.O. Box 1188
Burley, ID 83318
Attn: Robert Squire
rsquire@dlevans.com

(b) If to Buyer, at their address listed in this Agreement and the following:

City of Twin Falls
C/O Jon Caton, P.E.
Public Works Director
324 Hansen St. E.
Twin Falls, ID 83303

With copy to:

Fritz Wonderlich
Twin Falls City Attorney
P.O. Box 1907
Twin Falls, ID 83303-1907

17. ENTIRE AGREEMENT; CONSTRUCTION. This Agreement constitutes the entire agreement between the parties, has been entered into in reliance solely on the contents hereof, and shall not be modified except in writing signed by both parties, supersedes any previous agreements, written or oral, between the parties hereto, and shall be construed neutrally rather than strictly for or against either party. All parties hereto have either: (i) been represented by separate legal counsel; or (ii) have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a party, regardless of which party prepared or caused the preparation of this Agreement.

18. BINDING EFFECT. This Agreement shall be binding upon the successors and assigns of the parties hereto.

19. ASSIGNMENT. Buyer shall have the right to assign this Agreement upon prior written notice to Seller.

20. COMMISSIONS. Buyer and Seller understand and agree that Nathan Lyda of Gateway Real Estate is the responsible broker for this transaction (the "Broker"). The fee payable to the Broker shall be paid by Seller from the Purchase Price at Closing. Buyer and Seller each agree to protect, defend, indemnify and hold harmless the other, their successors and assigns, from and against any and all obligation, cost, expense and

liability, including, without limitation, all reasonable attorneys' fees and court costs arising out of any other claim for brokerage commission, finder's commission or other such compensation as a result of the dealings of Buyer and Seller in connection with this transaction. This representation shall survive closing indefinitely.

REPRESENTATION CONFIRMATION

Check one (1) box in Section 1 below and one (1) box in Section 2 below to confirm that in this transaction, the brokerage(s) involved had the following relationship(s) with the BUYER(S) and SELLER(S).

Section 1:

- A. ☐ The brokerage working with the BUYER(S) is acting as an AGENT for the BUYER(S).
- B. ☐ The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S), without an ASSIGNED AGENT.
- C. ☐ The brokerage working with the BUYER(S) is acting as a LIMITED DUAL AGENT for the BUYER(S), and has an ASSIGNED AGENT acting solely on behalf of the BUYER(S).
- D. ☒ The brokerage working with the BUYER(S) is acting as a NONAGENT for the BUYER(S).

Section 2:

- A. ☒ The brokerage working with the SELLER(S) is acting as an AGENT for the SELLER(S).
- B. ☐ The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S), without an ASSIGNED AGENT.
- C. ☐ The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLERS(S), and has an ASSIGNED AGENT acting solely on behalf of the SELLER(S).
- D. ☐ The brokerage working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

Each party signing the signing this document confirms that he has received, read and understood the attached Exhibit B Agency Disclosure brochure adopted or approved by the Idaho Real Estate Commission and has consented to the relationship confirmed above. In addition, each party confirms that the brokerage agency office policy was made available for inspection and review. EACH PARTY UNDERSTANDS THAT HE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A BROKERAGE UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

Listing Agency: Gateway Real Estate
Agent: Nathan Lyda

Selling Agency: None
Agent: NA

21. COUNTERPARTS. This Agreement may be signed in any number of counterparts and by facsimile, and once so executed by both parties, each such counterpart will be deemed to be the original, but all counterparts together shall constitute but one (1) complete and binding agreement.

22. NO RECORDING. Neither this Agreement nor any memorandum of understanding, letter of intent, or any other document related to this Agreement, shall be recorded prior to the Closing. Buyer expressly waives its right to record a *lis pendens* or *Notice of Pendency of Action* in any action relating to this Agreement.

23. TIME FOR PERFORMANCE. Wherever under the terms and provisions of this Agreement the time for performance falls upon a Saturday, Sunday, or legal holiday, such time for performance shall be extended to the next business day.

24. CAPTIONS. The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the text.

25. EXHIBITS. Exhibit A, Exhibit B, and Exhibit C attached hereto are incorporated herein as if fully set forth.

[signature page follows]

Dated effective as of the Effective Date.

SELLER:

D.L. Evans Bank

By: Scott Horsley
Its: Executive Vice President Chief Credit Officer

BUYER:

CITY OF TWIN FALLS

By:
Its:

Exhibit A
Legal Description – Real Property

That portion of Lots 24, 25, 26, 27 and 28 in Block 4 of South Park Addition, Twin Falls County, Idaho, recorded in Book 2 of Plats, Page 18, lying West of State Highway 74.

Agency Disclosure Brochure



A Consumer Guide to Understanding Agency Relationships in Real Estate Transactions

Duties owed to Idaho consumers by a real estate brokerage and its licensees are defined in the "Idaho Real Estate Brokerage Representation Act," Idaho Code 54-2082 through 54-2097.

This informational brochure is published by the Idaho Real Estate Commission.



Effective July 1, 2016

Right Now You Are a Customer

"Agency" is a term used in Idaho law that describes the relationships between a licensee and the parties to a real estate transaction.

- Perform necessary and customary acts to assist you in the purchase or sale of real estate;
- Perform these acts with honesty, good faith, reasonable skill and care;
- Properly account for money or property you place in the care and responsibility of the brokerage; and
- Disclose "adverse material facts" which the licensee knows or reasonably should have known. These are facts that would significantly affect the desirability or value of the property to a reasonable person, or facts establishing a reasonable belief that one of the parties cannot, or does not intend to, complete obligations under the contract.

If you are a Customer, a real estate licensee is not required to promote your best interests or keep your bargaining information confidential. If you use the services of a licensee and brokerage without a written Representation (Agency) Agreement, you will remain a Customer throughout the transaction.

A Compensation Agreement is a written contract that requires you to pay a fee for a specific service provided by a brokerage, and it is not the same as a Representation Agreement. If you sign a Compensation Agreement, you are still a Customer, but the brokerage and its licensees owe one additional duty:

- Be available to receive and present written offers and counter-offers to you or from you.

You May Become a Client

If you want a licensee and brokerage to promote your best interests in a transaction, you can become a "Client" by signing a Buyer or Seller Representation (Agency) Agreement. A brokerage and its licensees will owe you the following Client duties, which are greater than the duties owed to a Customer:

- Perform the terms of the written agreement;
- Exercise reasonable skill and care;
- Promote your best interests in good faith, honesty, and fair dealing;
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended;
- Properly account for money or property you place in the care and responsibility of the brokerage;
- Find a property for you or a buyer for your property, and assist you in negotiating an acceptable price and other terms and conditions for the transaction;
- Disclose all "adverse material facts" which the licensee knows or reasonably should have known, as defined above; and
- Be available to receive and present written offers and counter-offers to you or from you.

The above Customer or Client duties are required by law, and a licensee cannot agree with you to modify or eliminate any of them.

A "Sold" price of property is not confidential client information, for either buyers or sellers, and may be disclosed by a licensee.

If you have any questions about the information in this brochure, contact:
Idaho Real Estate Commission
(208) 334-3285, TRS (800) 377-3529; irec.idaho.gov

Agency Representation (Single Agency)

Under "Agency Representation" (sometimes referred to as "Single Agency"), you are a Client and the licensee is your Agent who represents you, and only you, in your real estate transaction. The entire brokerage is obligated to promote your best interests. No licensee in the brokerage is allowed to represent the other party to the transaction.

If you are a seller, your Agent will seek a buyer to purchase your property at a price and under terms and conditions acceptable to you, and assist with your negotiations. If you request it in writing, your Agent will seek reasonable proof of a prospective purchaser's financial ability to complete your transaction.

If you are a buyer, your Agent will seek a property for you to purchase at an acceptable price and terms, and assist with your negotiations. Your Agent will also advise you to consult with appropriate professionals, such as inspectors, attorneys, and tax advisors. If disclosed to all parties in writing, a brokerage may also represent other buyers who wish to make offers on the same property you are interested in purchasing.

Limited Dual Agency

"Limited Dual Agency" means the brokerage and its licensees represent both the buyer and the seller as Clients in the same transaction. The brokerage must have both the buyer's and seller's consent to represent both parties under Limited Dual Agency. You might choose Limited Dual Agency because you want to purchase a property listed by the same brokerage, or because the same brokerage knows of a buyer for your property. There are two kinds of Limited Dual Agency:

Without Assigned Agents The brokerage and its licensees are Agents for both Clients equally and cannot advocate on behalf of one client over the other. None of the licensees at the brokerage can disclose confidential client information about either Client. The brokerage must otherwise promote the non-conflicting interests of both Clients, perform the terms of the Buyer and Seller Representation Agreements with skill and care, and other duties required by law.

With Assigned Agents The Designated Broker may assign individual licensees within the brokerage ("Assigned Agents") to act solely on behalf of each Client. An assigned Agent has a duty to promote the Client's best interests, even if your interests conflict with the interests of the other Client, including negotiating a price. An Assigned Agent must maintain the Client's confidential information. The Designated Broker is always a Limited Dual Agent for both Clients and ensures the Assigned Agents fulfill their duties to their respective clients.

What to Look For in Any Written Agreement with a Brokerage

A Buyer or Seller Representation Agreement or Compensation Agreement should answer these questions:

- How will the brokerage get paid?
- When will this agreement expire?
- What happens to this agreement when a transaction is completed?
- Can I cancel this agreement, and if so, how?
- Can I work with other brokerages during the time of my agreement?
- What happens if I buy or sell on my own?
- Under an Agency Representation Agreement, am I willing to allow the brokerage to represent both the other party and me in a real estate transaction?

Real Estate Licensees Are Not Inspectors Unless you and a licensee agree in writing, a brokerage and its licensees are not required to conduct an independent inspection of a property or verify the accuracy or completeness of any statements or representations made regarding a property. To learn about the condition of a property, you should obtain the advice of an appropriate professional, such as a home inspector, engineer or surveyor.

If you sign a Representation Agreement or Compensation Agreement with a licensee, the contract is actually between you and the licensee's brokerage. The Designated Broker is the only person authorized to modify or cancel a brokerage contract.

The licensee who gave you this brochure is licensed with:

Name of Brokerage: _____ Phone: _____

RECEIPT ACKNOWLEDGED

Rev 07/01/16

By signing below, you acknowledge only that a licensee gave you a copy of this Agency Disclosure Brochure.
This document is not a contract, and signing it does not obligate you to anything.

Printed Name/Signature _____ Date _____

Printed Name/Signature _____ Date _____

EQUAL EMPLOYMENT OPPORTUNITY NOTIFICATION

D.L. Evans Bank is a federal contractor obligated to take affirmative action to employ women, minorities, disabled individuals, and veterans. D.L. Evans Bank is also required to inform those with whom it conducts business that they, too, may have such obligations.

You should know that, by operation of law, as well as by this notification, the Equal Employment Opportunity Clause required under regulations of the Secretary of Labor, (41 C.F.R.) (60-1.4(a), 60-300.5(a) and 60-741.5(a)), are incorporated in all of our contractual relationships with you and others. This notification does not necessarily mean that your business has any or all of the affirmative action obligations referenced above. This will depend upon a number of factors, including the dollar amount of your federal transaction(s) and the size of your workforce. We recommend you consult with your attorney to determine the applicability of these regulations to your business.

We ask that you take appropriate action to support these principles of affirmative action and equal employment opportunity, consistent with our policy and with our obligations as a federal contractor.

If applicable, this contractor and subcontractor shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability



Lamar of Idaho

April 27, 2017

Mr. Robert J. Squire, Vice President Corporate Counsel
D.L. Evans Bank
P.O. Box 1188
375 North Overland Avenue
Burley, Idaho 83318

Re: Agreement #4410 dated September 28, 1995 between Idaho Outdoor Advertising and Vanry Pin. (the "Agreement")

Dear Mr. Squire:

This letter will confirm that we hereby waive any right-of-first-refusal we may have under Paragraph 7 of the Agreement to purchase the real property referred to in the Agreement in connection with a proposed sale of all or part of said real property for a purchase price of \$80,000.00 to the City of Twin Falls, ID. The foregoing waiver is limited to this sale and is not a waiver of such right-of-first-refusal as to any other offer or sale.

Yours truly,

Lamar Outdoor Advertising, formerly Idaho Outdoor Advertising

By: 

Name: Larry Alder

Title: G.M.