TO: ACHD Board of Commissioners &
    Bruce S. Wong, Director

FROM: Christy Little
    Planning Review Supervisor

DATE: June 20, 2016

SUBJECT: Vacation of Public Right of Way - Public Hearing and adoption of Resolution Number 2140 for an application to vacate a portion of right-of-way known as Jefferson Street located between Avenue B and 1st Street. This parcel of land is located in the Northwest Quarter of Section 11, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho.

Regular Agenda / Public Hearing for Board of Commissioners meeting June 22 and 23, 2016

EXECUTIVE SUMMARY

The requested action by St. Luke's Regional Medical Center, Ltd. ("St. Luke's" or the "Applicant") is to vacate 50,678 square feet, more or less, of right-of-way known as Jefferson Street located between Avenue B and 1st Street. This parcel of land is located in the Northwest Quarter of Section 11, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho.

PRELIMINARY FACTS & FINDINGS

1. ACHD received a petition and application for the vacation of the above-referenced right-of-way from Spink Butler, Attorneys at Law on behalf of St. Luke's, on April 13, 2016 (Attachment 1). Among the attachments included with the application is an April 4, 2016 appraisal report by Valbridge Property Advisors that determined the fair market value of the requested vacation area to be $1,825,000.00. Supplemental information was submitted on June 7, 2016 (Attachment 2). These documents are available on the ACHD website at: http://www.achdidaho.org/Departments/PR/St._Lukes_Jefferson_vacation_request.aspx

2. The area being proposed for the vacation encompasses approximately 50,678 square feet, more or less (Attachment 3).

3. The applicant is requesting this vacation to acquire ground for expansion of its medical center.
4. Idaho Code, section 50-1306A(6) requires that, before vacation can be authorized, a public hearing must be held, with notice published in accordance with Idaho Code, section 40-206, where any person may appear and show cause that the vacation should not occur.

5. Notice of the public hearing was published in the *Idaho Statesman* on May 30th, 31st and June 7th, 2016, with the last date of publication at least five (5) days before the hearing.

6. In accordance with Idaho Law and ACHD policy, comments were requested from the following public and private agencies and public utilities, regarding their plans for the area of the proposed vacation. In addition, ACHD staff has been notified and comments were requested concerning the requested vacation.

A. ACHD staff comments:
   - Provide easements for any existing utilities
   - Traffic Services
     Bike counts were obtained by ACHD on Jefferson Street, from June 2015 to May 2016.

   ![Jefferson Bike and Pedestrian Counts](image)

B. The following agencies had no response:
   - Century Link
   - Intermountain Gas Company
   - Boise City Development Services
   - Boise City Clerk
   - Boise City Fire Department
   - Boise City Public Works
   - Boise City Parks Department
   - Boise Project Board of Control
Boise City Canal Company
Integra Telecom
Cable One Television
Level 3 Communications
Tesoro Logistics
AT&T Communications
Boise Warm Springs Water District
Ada County Development Services
Zayo Fiber Systems
Westel Fiber

C. The following agencies responded and had no objection:
   Nampa & Meridian Irrigation District
   Syringa Networks
   West Boise Sewer District

D. The following agencies responded and made comments:

   **Idaho Power** – Currently maintains electrical facilities within the existing public utility easement area. Idaho Power does not support a release of the public utility easement until the existing facilities are relocated. New easements may be required for relocated facilities. Once the facilities are relocated, Idaho Power will again review the area and proceed to release and record easements, as appropriate. The applicant has been notified of this comment. Idaho Power has consented to the vacation subject to a utility easement.

   **Suez** – Currently has an existing water main located on the north side of Jefferson Street from 1st Street to Ave. B. St. Luke’s will need to construct a new water line along Fort Street from Reserve to 1st Street. This new line will need to be constructed at St. Luke’s cost and be in service before the main line in Jefferson could be taken out of service. The applicant has been notified of this comment. Suez has consented to the vacation subject to the construction of a new water line.

   **City of Boise Public Works** – Sewer facilities are located within the right-of-way that is being requested to be vacated. A 17-foot wide Boise City sanitary sewer easement will be required. St. Luke’s has the option to relocate the line. The
applicant has been notified of this comment. The City of Boise has consented to
the vacation subject to a utility easement.

7. Approval of the vacation and abandonment is subject to retention of the public and
private utility easements, drainage easements, irrigation easements, and/or other
easements of record or not of record or in use upon or under said described public right
of way and/or the provisions for the relocation or replacement of existing facilities.

8. Costs associated with relocation or replacement of existing easements and facilities
shall be borne by the applicant with approval of the applicable utility or agency.

9. There is no access to Federal or State lands or waters that will be denied if the
requested vacation is approved.

10. On April 19, 2016 a letter was sent out notifying all of the property owners within 500
feet of the requested vacation area of the public hearing date.

   A. Property owner comments: St. Luke’s Regional Medical Center, Ltd., as the
   adjacent property owner to Jefferson Street, submitted a letter that provides for
   consent of the vacation of Jefferson Street. (Letter is included in Attachment 1.)

11. Additional comments were received from members of the public who are not property
owners within 500 feet of the requested vacation area. These comments, along with the
comments of the property owners, are on file in the office of the Development Services
Department.

12. The public hearing for the vacation and abandonment of the above referenced public
right-of-way will be conducted on June 22 and 23, 2016.

13. In July 2015 the Boise City Council approved the Applicant’s Master Plan pursuant to its
Conditions of Approval and Reasons for Decision for CPA14-00014 (included in
Attachment 2). The Master Plan includes expansion of the hospital to the north, over the
portion of Jefferson Street that Applicant has requested be vacated. In approving the
Master Plan, the Boise City Council required increased bicycle and pedestrian
enhancements and improvements within the Fort Boise area that are over and above
the traffic mitigation outlined in the Traffic Impact Study for St. Luke’s Boise Facility
Expansion prepared by CH2M HILL (the “TIS”) (included in Attachment 2). Boise City
Council’s Conditions of Approval and Reasons for Decision for CPA14-00014 sets forth
several community benefits arising from the development proposed by the Applicant’s
Master Plan, including locating medical and social services in a way that maximizes
access to Boise residents and improvements to existing and projected transportation
deficiencies.

14. The final version of the TIS was approved by ACHD in December 2015 after it was
updated in October 2015. ACHD had approved the initial version of the TIS in August
2014.

15. The Applicant, Boise City (the “City”) and ACHD have entered into a three-party
development agreement (the “Development Agreement”) (included in Attachment 2) that
sets forth requirements for project phasing, design and construction, construction contracts, rights-of-way and project costs for the improvements to transportation facilities in the requested vacation area and in the Fort Boise area in connection with the Applicant’s implementation of its Master Plan. The City approved the Development Agreement on March 15, 2016, and ACHD approved the Development Agreement on March 30, 2016.

16. The Development Agreement is conditioned upon ACHD vacating the requested vacation area. The Development Agreement will automatically terminate if ACHD does not approve St. Luke’s application for the vacation of the above-referenced portion of Jefferson Street.

17. Per the Development Agreement, St. Luke’s is required to design, construct and pay for all mitigation improvements that were outlined in the TIS, which are referred to in the Development Agreement as the “TIS Mitigation,” and for additional improvements related to pedestrian and bicycle traffic that were required by the City in connection with approving St. Luke’s Master Plan, which are referred to in the Development Agreement as the “City Modal Elements.” St. Luke’s financial obligations for the TIS Mitigation and City Modal Elements are approximately $4 million. The Development Agreement further requires St. Luke’s to design, construct and fund transportation improvements desired by the City for the Fort Boise area, which are referred to in the Development Agreement as the “Fort Boise Area Improvements.” From 2021 to 2025, ACHD will reimburse St. Luke’s for the costs associated with the Fort Boise Area Improvements, which are estimated to be about $4.5 million. The Development Agreement requires St. Luke’s to pay for the maintenance of any City Modal Elements located inside ACHD’s right-of-way.

18. A summary of the TIS Mitigation is set forth in Tables 1–4 of the Development Agreement. Tables 1–3 and 5–7 of the Development Agreement summarize the City Modal Elements and Tables 1–2 and 8 of the Development Agreement summarize the Fort Boise Area Improvements. Depictions of these improvements are attached to the Development Agreement.

19. Jefferson Street is a 2-lane, 2-way street with street parking on both sides. The available parking spaces are well-used during daytime business hours. There are not separate bike lanes on the street. The street is used year-round by bicyclists who are making trips to and from the East End. The posted speed limit is 20 mph, and Jefferson Street traffic is controlled by a traffic signal at Avenue B and stop sign at 1st Street. Pedestrian crossing activity is significant at both intersections and at a midblock crosswalk that mainly serves hospital employees and visitors. There is an ambulance-only entrance on the south side of Jefferson near Avenue B and a loading zone on the south side to the east of the midblock crosswalk. ITD crash data from the last five years was evaluated within the proposed vacation area. There was one reported crash on Jefferson Street between 1st Street and Avenue B. The crash was a delivery vehicle hitting a parked vehicle.
Bike and pedestrian crash data was reviewed for the same segment of Jefferson Street dating back to 1997. There were no reported pedestrian or bicycle crashes within the vacation area.

The daily vehicle count on Jefferson Street, obtained by ACHD, was 2,586 on April 21, 2016. The PM peak hour count for EB and WB combined was 165 vehicles.

**FISCAL IMPACT**

The required application fee of $1,000.00 was paid by the applicant. If the vacation is approved, the applicant will be purchasing the property from ACHD at considered value of $1,825,000.00.

**POLICY IMPLICATIONS**

The public hearing and the vacation procedures were conducted according to current ACHD policies.

**OPTIONS**

1. Approve the vacation request. If the Board of Commissioners approves the vacation, the Board will direct ACHD staff to: prepare a resolution with supporting findings of fact and conclusions of law authorizing the vacation, which is consistent with its decision for the Board signature at a future meeting. At such future meeting, the Board will sign Resolution Number 2140 and the President of the Board will sign the quitclaim deed to vacate the public Right-of-Way known as Jefferson Street located between Avenue B and 1st Street.

2. Deny the vacation request. If the Board of Commissioners denies the vacation, the Board will direct ACHD staff to: prepare a resolution with supporting findings of fact and conclusions of law denying the vacation, which is consistent with its decision for the Board signature at a future meeting. At such future meeting, the Board will sign Resolution Number 2140 denying the vacation application for the public Right-of-Way known as Jefferson Street located between Avenue B and 1st Street.

**ATTACHMENTS:**

1. Petition letter
2. Supplement to petition letter
3. Depiction of proposed vacation parcel
Attachment 1
Via Email and Hand Delivery

April 13, 2016

Ada County Highway District
c/o Christy Little, Program Administrator
Development Services
3775 Adams Street
Boise, Idaho 83714

RE: St. Luke’s Regional Medical Center, Ltd., request for vacation of a portion of Jefferson Street
SB Matter No. 23160.3

Dear Ms. Little:

This firm represents St. Luke’s Regional Medical Center, Ltd. (“Applicant”) in its request that Ada County Highway District (“ACHD”) grant the vacation of a portion of Jefferson Street in Boise, as described further in this letter request and attachments. The name, address and telephone number of the Applicant and its representative, in addition to our firm, are:

Applicant: St. Luke’s Regional Medical Center, Ltd.
c/o Kathy Moore
Chief Executive Officer
190 E. Bannock Street
Boise, ID 83712
208-381-9333

Representative: Jeff Hull, AIA
Senior Director of Architecture & Construction
190 E. Bannock Street
Boise, ID 83712
208-381-2609

Synopsis

There is a critical need for integrated, modern healthcare in our community, to meet the needs of our community’s expanding and aging population. As the St. Luke’s 1993 Campus Master Plan (adopted decades ago as part of Boise’s Comprehensive Plan) neared the end of its course, St. Luke’s Mission and Vision compelled the exploration of ways to meet this critical need.

Mission: To improve the health of people in our region.

1 Mission: To improve the health of people in our region.
including building on the valuable community hospital infrastructure that already exists in downtown Boise. Of course, expansion of the existing built environment necessitates review of the surrounding transportation system.

More than five years ago, St. Luke’s began, in earnest, the architectural, engineering, economic, land use and transportation studies necessary to determine whether and, if so, how St. Luke’s could further its Mission and Vision in downtown Boise in the context of the goals and objectives of Boise’s Comprehensive Plan, known as Blueprint Boise.

These plans and studies have been shared, scrutinized and revised over several years through almost 100 stakeholder meetings, neighborhood meetings, public work sessions and public hearings. This public input has provided, in part, a detailed road map for public transportation improvements that not only mitigate the requested vacation, but help implement Boise’s planning and economic development foresight.

The Boise City Council, in its reasoned statement approving St. Luke’s Master Plan, made several findings specific to transportation including:

- The Council determined that “St. Luke’s has completed the work proposed in their existing master plan, have identified expansion needs related to projected population growth and medical trends, and have proposed a new master plan to guide future growth as needed to provide for the health needs and welfare of the community and in consideration of infrastructure needs and other mitigation to minimize impact on the community.”
- “The transportation system around the St. Luke’s facility has continued to deteriorate as the result of community-wide development. The new master plan addresses the changes that have occurred in the community and also proposes appropriate mitigation for existing and projected transportation deficiencies in the larger area.”
- “The City’s analysis of the St. Luke’s Master Plan has determined that ... the elements of the plan are consistent with, and will further the goals, objectives and policies of the Boise Comprehensive Plan... The [plan] ... will adequately mitigate for loss of street connectivity on Jefferson Street by providing alternative connectivity enhancements on Bannock Street, expanded facilities including a cycle track that connects bicyclists to the surrounding bike network, and through a cooperative agreement with St. Luke’s and ACHD will create transportation, cyclist and pedestrian improvements in the area that go beyond what St. Luke’s would normally be required to provide.”
- “City-recommended conditions for connectivity mitigation are addressed in the plan.”

The requested vacation of a portion of Jefferson Street and the development of mitigating transportation improvements will allow St. Luke’s to develop integrated healthcare facilities on its campus in keeping with the Master Plan approval by the Boise City Council. In fact, the transportation improvements proposed by St. Luke’s (and, subject to ACHD’s grant of the vacation request, contractually-required of St. Luke’s by ACHD and the City of Boise), will not

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only mitigate the vacation of Jefferson Street, these improvements will include more, better and
safer multi-modal connectivity, providing the traveling public with an array of alternative
commuting choices.

We realize St. Luke’s must prove this information to ACHD in the factual manner that is
required to reach the legal conclusion that the proposed vacation of Jefferson Street is in the
public interest.

As stated above, several years of detailed studies, along with almost 100 stakeholder meetings,
in addition to the City’s public hearings, have occurred so that now, St. Luke’s can formally
request that ACHD vacate a portion of Jefferson Street. A detailed summary of the wealth of
factual information generated by those endeavors is too long for this technical application. This
application will be supplemented with this catalogued information in the near future for
ACHD’s review.

We are confident that the facts generated by the efforts of St. Luke’s, the City of Boise and
interested stakeholders in connection with the St. Luke’s Master Plan and the transportation
improvements that will serve the hospital campus, the greater Fort Boise area and the
community as a whole, will lead ACHD to conclude that the proposed vacation of a portion of
Jefferson Street is in the public interest.

Required Submittals

As required by ACHD, enclosed with this letter application requesting the vacation of a portion
of the Jefferson Street right-of-way are the following:

Tab 1:

A check to ACHD, in the amount of $1,000.00 to defray staff costs associated with processing
the application in connection with the requested vacation.

Tab 2:

A petition, signed by Ms. Kathy Moore, St. Luke’s Regional Medical Center, Ltd., Chief
Executive Officer, consenting to the vacation of a portion of Jefferson Street. As provided
further in the petition, Ms. Moore represents St. Luke’s Regional Medical Center, Ltd., both as
Applicant and the only land owner with property adjacent to each side of the proposed vacated
right-of-way. If the requested vacation is granted by ACHD, the Applicant requests that the
right-of-way be vacated half and half to the adjacent property owner.

Tab 3:

A legal description of the proposed vacated right-of-way. The description is stamped by a
licensed Idaho surveyor (James R. Washburn, The Land Group, Inc.) and includes an exhibit
depicting the legal description. A copy of the recorded plat within which the proposed vacated
right-of-way is located is also contained in Tab 3. Note that ACHD facilities, if any, located within the area requested for vacation would be relocated outside of the area requested for vacation.

Tab 4:

ACHD staff determined that the value of the right-of-way proposed for vacation would likely exceed $2,500.00. Accordingly, the Applicant, at the Applicant's expense, commissioned an appraisal by an Idaho licensed appraiser (Jeff Vance and Joe Corlett, Valbridge Property Advisors/Mountain States Appraisal & Consulting, Inc.) describing the right-of-way's market value.

Tab 5:

A neighborhood meeting/open house was held April 6, 2016 in the Senior Center on Robbins Road in Boise. Invitations were sent, via certified mail, to all property owners within 300 feet of the proposed right-of-way vacation (a total of 30 properties). To engage the broader public and others with an interest in this application, St. Luke's mailed postcard invitations to residents in the Downtown Boise Neighborhood Association; the East End Neighborhood Association; the Barber Valley Neighborhood Association; the Warm Springs Mesa Neighborhood Association and a portion of the South East Boise Neighborhood Association. In all, 42,419 addressees within the 83702, 83712, 83716 and a portion of 83706 zip codes received the letter or postcard invitation.

The sign-in sheets for the meeting contain 57 signatures; a total of 54 people who were not affiliated with the Applicant attended the neighborhood meeting/open house. Included in Tab 5 are:

- Copy of the certified mail mailing list (and returned receipts);
- Copy of the invitation letter sent to property owners within 300 feet of the proposed vacation;
- Returned letters;
- Postcard sent to the 42,419 additional addressees; and
- Neighborhood meeting/open house sign-in sheets.
April 13, 2016
Ada County Highway District
c/o Christy Little, Program Administrator
Page 5

Tab 6:

The Applicant, through its agent, The Land Group, Inc., has made application to Idaho Power Company ("Idaho Power") for release of easement within the right-of-way proposed for vacation. Idaho Power has acknowledged receipt of our request, and St. Luke's will continue to follow Idaho Power's processes. A copy of the application to Idaho Power and copies of letters sent to other utilities or agencies (including ACHD) that may have facilities within the right-of-way proposed for vacation are attached in Tab 6.

Sincerely,

JoAnn C. Butler

JCB: g
cc (with encl. via email):
  Bruce Wong
  Steve Price
  Chris Roth
  Kathy Moore
  Jeff Hull
  Mark Bowen
  Gary Sorensen
APPLICATION TAB 1
APPLICATION TAB 2
PETITION TO VACATE RIGHT-OF-WAY

St. Luke's Regional Medical Center, Ltd., the undersigned, is the record owner of the properties adjacent to East Jefferson Street, (parcel numbers R4671510325, R4671530302, and R4671510843), located between Avenue B and 1st Street, which street right-of-way is sought to be vacated, and does hereby consent to the vacation of this right-of-way, more particularly as described and depicted on the attached Exhibit A.

St. Luke’s Regional Medical Center, Ltd., an Idaho non-profit corporation
190 E. Bannock St.
Boise, Idaho 83712
Telephone Number: 208-381-9333

By:  

Kathy Moore, Chief Executive Officer
March 29, 2016

Project No. 111091

THE LAND GROUP, INC.

EXHIBIT “A”

ST LUKE’S

JEFFERSON STREET RIGHT OF WAY TO BE VACATED

DESCRIPTION

A parcel of land located in the Northwest One Quarter of Section 11, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, more particularly described as follows:

Commencing at the West One Quarter Corner common to Sections 10 and 11 of said Township 3 North, Range 2 East (from which point the Northwest Corner of said Section 11 bears North 00°10'18" East, a distance of 2,657.30 feet);

Thence North 05°59'27" East, a distance of 767.92 feet to the Northwest corner of Lot 1, Block 3 of John Kraff’s Addition to Boise City, recorded in Book 1 of Plats at Page 36 of Ada County Records, said point being on the southerly right of way line of East Jefferson Street and the easterly right of way line of North 1st Street, said point also being the POINT OF BEGINNING;

Thence North 35°11'58" East, a distance of 80.00 feet to the Southwest corner of Lot 24, Block 9 of said John Kraff’s Addition, said point being on the northerly right of way line of East Jefferson Street and the easterly right of way line of North 1st Street;

Thence South 54°41'18" East, a distance of 631.74 feet on the northerly right of way line of East Jefferson Street to a point on the westerly right of way line of North Avenue B;

Thence South 34°13'57" West, a distance of 85.02 feet to a point on the westerly right of way line of North Avenue B and the southerly right of way line of East Jefferson Street;

Thence on the southerly right of way line of East Jefferson Street for the following courses and distances:

Thence North 54°41'18" West, a distance of 16.57 feet;

Thence North 35°18'42" East, a distance of 5.60 feet;

Thence North 54°41'18" West, a distance of 616.62 feet to the point of beginning.

The above described parcel contains 50,678 square feet (1.16 acres) more or less.

PREPARED BY:

THE LAND GROUP, INC.

James R. Washburn

Site Planning • Landscape Architecture • Civil Engineering • Golf Course Irrigation & Engineering • Graphic Design • Surveying
462 E. Shore Drive, Suite 100 • Eagle, Idaho 83616 • P 208.939.4041 • www.thelandgroupinc.com
Jefferson Vacation Exhibit

Jefferson Street Vacation
St. Luke's Health System
APPLICATION TAB 3
March 29, 2016
Project No. 111091

ST LUKE'S
JEFFERSON STREET RIGHT OF WAY TO BE VACATED
DESCRIPTION

A parcel of land located in the Northwest One Quarter of Section 11, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

Commencing at the West One Quarter Corner common to Sections 10 and 11 of said Township 3 North, Range 2 East (from which point the Northwest Corner of said Section 11 bears North 00°10'18" East, a distance of 2,657.30 feet);

Thence North 05°55'27" East, a distance of 767.92 feet to the Northwest corner of Lot 1, Block 3 of John Krall's Addition to Boise City, recorded in Book 1 of Plats at Page 36 of Ada County Records, said point being on the southerly right of way line of East Jefferson Street and the easterly right of way line of North 1st Street, said point also being the POINT OF BEGINNING;

Thence North 35°11'58" East, a distance of 80.00 feet to the Southwest corner of Lot 24, Block 3 of said John Krall's Addition, said point being on the northerly right of way line of East Jefferson Street and the easterly right of way line of North 1st Street;

Thence South 54°41'18" East, a distance of 631.74 feet on the northerly right of way line of East Jefferson Street to a point on the westerly right of way line of North Avenue B;

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Thence on the southerly right of way line of East Jefferson Street for the following courses and distances:

Thence North 54°41'18" West, a distance of 16.57 feet;

Thence North 35°18'42" East, a distance of 5.00 feet;

Thence North 54°41'18" West, a distance of 616.62 feet to the point of beginning.

The above described parcel contains 50,678 square feet (1.16 acres) more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn

Site Planning • Landscape Architecture • Civil Engineering • Golf Course Irrigation & Engineering • Graphic Design • Surveying
462 E. Shore Drive, Suite 100 • Eagle, Idaho 83616 • P 208.939.4041 • www.thelandgroupinc.com
RIGHT OF WAY
TO BE VACATED
AREA = 50,678-SF

Jefferson Street Vacation
St. Luke's Health System
Amended Plat
of
JOHN KRALL'S ADDITIONS
Boise, Idaho.

[Diagram of the amended plat showing streets and properties.]

[Signatures and notations, including a statement by the surveyor, James T. Dough, attesting to the accuracy of the plat as surveyed and recorded.]
APPLICATION TAB 4
Appraisal Report

E. Jefferson Street Right of Way
E. Jefferson Street, between N. 1st Street and Avenue B
Boise, Idaho 83712

April 4, 2016

FOR:
St. Luke's Regional Medical Center, Ltd.
c/o Ada County Highway District
3775 Adams Street
Boise, Idaho 83714

Valbridge Property Advisors
Mountain States Appraisal & Consulting, Inc.
1459 Tyrell Ln., Suite B
Boise, ID 83706
208-336-1097 phone
208-345-1175 fax
valbridge.com

Valbridge Job No: ID02-15-0230-000
April 4, 2016

St. Luke's Regional Medical Center, Ltd.
c/o Christy Little
Ada County Highway District
3775 Adams Street
Boise, Idaho 83714

RE: Appraisal Report for:
E. Jefferson Street Right of Way
E. Jefferson Street, between N. 1st Street and Avenue B
Boise, Idaho 83712
Valbridge Job #ID02-15-0230-000

Dear Ms. Little:

The subject of this appraisal is the E. Jefferson Street right-of-way extending between N. 1st Street and Avenue B. The subject site is 50,678 square feet (1.16 acres). The underlying fee ownership of the site is vested in St. Luke’s Regional Medical Center, Ltd. The interest in the public right-of-way easement is vested in Ada County Highway District (ACHD). St. Luke’s Regional Medical Center, Ltd. is proposing to purchase ACHD’s partial interest in the subject for vacation of the public right-of-way.

The property was appraised using generally accepted principles and theory. We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA); the Interagency Appraisal and Evaluation Guidelines; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them. The appraisal report complies with the requirements set forth under Standards Rule 2-2(a) of USPAP. It presents a narrative discussion of the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. The depth of the discussion contained in this report is specific to the needs of the client and the intended use.

The purpose of this appraisal is to provide an opinion of Market Value: As Is of the partial interest held by ACHD. St. Luke’s Regional Medical Center, Ltd. is the client in this assignment. The intended use is to assist in establishing a potential purchase price. The intended users of this report include the client and any duly appointed representatives of the client, specifically authorized by the client to view or use this appraisal in accordance with the stated purpose or function. The Ada County Highway District is an additional intended user of this report. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.
The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent on the following extraordinary assumptions and/or hypothetical conditions:

Extraordinary Assumptions:
None

Hypothetical Conditions:
None

Based on the analysis contained in the following report, our value conclusion(s) for the subject property are summarized as follows:

<table>
<thead>
<tr>
<th>Final Value Conclusion</th>
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<tbody>
<tr>
<td>Value Type</td>
</tr>
<tr>
<td>Market Value</td>
</tr>
</tbody>
</table>

This letter of must be accompanied by all sections of this report as outlined in the Table of Contents for the value opinion(s) set forth above to be valid.

Respectfully submitted,
Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc.

Jeff Vance, MAI
Senior Appraiser
State of Idaho Certification No. CGA-2828
Certificate Expiration Date: 4/18/16
E-mail: jvance@valbridge.com

Joe Corlett, MAI, SRA
Senior Managing Director
State of Idaho Certificate No. CGA-7
Certificate Expiration Date: 3/11/17
E-mail: jcorlett@valbridge.com
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Addenda
# Summary of Salient Facts

<table>
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<tr>
<th>Property Name:</th>
<th>E. Jefferson Street Right of Way</th>
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</thead>
<tbody>
<tr>
<td>Property Identification:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>E. Jefferson St., between N. 1st St. and Ave. B</td>
</tr>
<tr>
<td>City, State, Zip Code:</td>
<td>Boise, Idaho 83702</td>
</tr>
<tr>
<td>Assessor Parcel No(s):</td>
<td>n/a, metes and bounds description provided</td>
</tr>
<tr>
<td>Property Ownership:</td>
<td>Fee ownership: St. Luke's Regional Medical Center, LTD</td>
</tr>
<tr>
<td></td>
<td>Public right of way easement interest: Ada County Highway District</td>
</tr>
<tr>
<td>Zoning:</td>
<td>H-SD, Health Service District with Design Review Overlay District</td>
</tr>
<tr>
<td>Site Size:</td>
<td>50,678 square feet; 1.16 acres</td>
</tr>
<tr>
<td>Extraordinary Assumptions:</td>
<td>None</td>
</tr>
<tr>
<td>Hypothetical Conditions:</td>
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</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Assemble with larger parcel for medical facility use</td>
</tr>
<tr>
<td>As if Vacant/As Vacant:</td>
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</tr>
<tr>
<td>As Improved:</td>
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<tr>
<td>Purpose of Appraisal:</td>
<td>Provide an opinion of Market Value: As Is, ACHD Partial Interest</td>
</tr>
<tr>
<td>Property Rights Appraised:</td>
<td>Partial interest held by ACHD</td>
</tr>
<tr>
<td>Date of Inspection:</td>
<td>October 20, 2015</td>
</tr>
<tr>
<td>Date of Value(s):</td>
<td>October 20, 2015</td>
</tr>
<tr>
<td>Date of Report Preparation:</td>
<td>April 4, 2016</td>
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<tr>
<td>Valuation Indications &amp; Concluded Value(s):</td>
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<td>Market Value: As Is:</td>
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<td>Cost Approach:</td>
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<td>Income Capitalization Approach:</td>
<td>n/a</td>
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<tr>
<td>Sales Comparison Approach:</td>
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<tr>
<td>Market Value: As Is:</td>
<td>$1,825,000</td>
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</table>
Aerial and Site Views

AERIAL VIEW

SITE VIEW
Introduction

Client and Other Intended Users of the Appraisal
The intended users of this report include the client, St. Luke's Regional Medical Center, Ltd., and any duly appointed representatives of the client, specifically authorized by the client to view or use this appraisal in accordance with the stated purpose or function. The Ada County Highway District is an additional intended user of this report.

Intended Use of the Appraisal
The intended use is assist in establishing a potential purchase price of the partial interest.

Real Estate Identification
The subject is the E. Jefferson Street right-of-way extending between N. 1st Street and Avenue B in Boise, Idaho. No parcel number is associated with the subject property. It is exempt from taxation.

Legal Description
A title report was provided in conjunction with this appraisal which includes a legal description for the subject. The title report is included in the addenda.

Real Property Interest Appraised
We have appraised the partial interest of the fee simple title in the subject property.

Type and Definition of Value
We developed opinions of the following types of value for the subject property.

<table>
<thead>
<tr>
<th>VALUATION SCENARIOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valuation</td>
</tr>
<tr>
<td>Market Value: As Is</td>
</tr>
</tbody>
</table>

Market Value:
The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently 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:

a. Buyer and seller are typically motivated;
b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
c. A reasonable time is allowed for exposure in the open market;
d. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
e. 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.
Partial Interest:
Divided or undivided rights in real estate that represent less than the whole (a fractional interest).
(Dictionary of Real Estate Appraisal, 5th Edition)

Easement Appurtenant:
An easement that is attached to, benefits, and passes with the conveyance of the dominant estate; runs with the land for the benefit of the dominant estate and continues to burden the servient estate, even if it is conveyed to new owners. (Dictionary of Real Estate Appraisal, 5th Edition)

In this case, the ACHD is the dominant tenement; St. Luke's Regional Medical Center Ltd. is the servient tenement.

Please refer to the Glossary in the Addenda section for further definitions of value type(s) employed in this report.

Effective Date(s) of Value
Market Value: As Is – October 20, 2015

Date of Report
The date of this report is April 4, 2016. Our conclusions are reflective of market conditions as of the effective date of value.

Scope of Work
The scope of work includes all steps taken in the development of the appraisal. This includes 1) the extent to which the subject property is identified, 2) the extent to which the subject property is inspected, 3) the type and extent of data researched, 4) the type and extent of analysis applied, and the type of appraisal report prepared.

The subject site was legally identified via the preliminary title report. The physical inspection was relied upon for describing the site. Economic characteristics of the subject property were identified via a comparison to properties with similar location and physical characteristics.

The subject was personally inspected by Jeff Vance, MAI, on October 20, 2015. This included walking the site, viewing the property from several different angles, and driving the neighborhood. Joe Corlett, MAI, SRA, completed a current inspection of the subject property.

We researched and analyzed: 1) market area data, 2) property-specific, market-analysis data, 3) zoning and land-use data, and 4) current data on comparable listings, sales, and rentals in the competitive market area. We observed surrounding land use trends, the condition of the improvements, demand for the subject property, and relative legal limitations in concluding a highest and best use. We then appraised the subject based on the Larger Parcel Concept. The larger parcel is the total property of which the subject is a part. Valuation of the larger parcel determines the unit value of the land which is applied to the subject as a part of the whole. In this case, the partial interest in the subject equates to fee title because the subject site has no development potential as a result of the perpetual public right-of-way easement.
As defined in Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Footnote 47, Page 17, the Larger Parcel is that tract, or those tracts, of land which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

The Sales Comparison Approach was completed to estimate market value for the larger parcel. Market value for the subject was estimated based on its pro-rata share of the larger parcel.

Disclosure of Comparable Verification/Inspection: Idaho is a non-disclosure state. Essential information like grantor, grantee, sale price, and sale date from real estate transactions is not required to be listed in public record. Therefore, the appraiser must gather the key data details from parties involved who may have no incentive to cooperate. Often, appraisers are compelled to obtain information from secondary sources. The appraisers made reasonable attempts, within the scope of this work, to obtain all key information from seemingly reliable sources, but some data may not be completely accurate.

Valbridge Property Advisors – Mountain States Appraisal and Consulting Incorporated (VPA-MSA) maintains an extensive database containing sale, rent, capitalization rate, and expense comparables, as well as other pertinent market data. Unless otherwise noted, the comparables utilized herein were all verified personally by Jeff Vance, MAI, and/or another appraiser employed with VPA-MSA. Verification was made from various sources including purchase contracts, rent rolls, real estate brokers, property management companies, buyers, sellers, and landlords. The conformation source is noted for each comparable utilized herein. For improved properties, we have completed at minimum exterior inspections of the comparables; either in conjunction with this appraisal or as a part of previous appraisals of other properties. Interior inspections have been completed for some but not all of the comparable properties.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). It presents a narrative discussion of the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. The depth of the discussion contained in this report is specific to the needs of the client and the intended use.

**Use of Real Estate**

As of the Date of Value(s): The subject is used as public right-of-way (the portion of E. Jefferson Street extending between N. 1st Street and Avenue B).

As of the Date of this Report: Same as prior.
Ownership and Sales History
According to the preliminary title report provided by the client, fee ownership of the property underlying the right-of-way is vested in St. Luke's Regional Medical Center Ltd. St. Luke's Regional Medical Center Ltd. also owns the adjoining properties. The interest in the public right-of-way easement is vested in Ada County Highway District (ACHD). Each entity has owned their interests in the subject for more than three years.

To our knowledge, there have been no transactions of the subject within the past three years. The subject is not currently listed for sale. We have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

List of Items Requested but Not Provided
None

Extraordinary Assumptions
None

Hypothetical Conditions
None
Immediate Neighborhood
The subject is located west of Avenue B and south of E. Fort Street, approximately ½ mile east of Boise's downtown pedestrian core. Avenue B and E. Fort Street are 2-way, 4-lane arterials extending through the north and east peripheries of downtown Boise. The St. Luke's Regional Medical Center campus is the major focal point in the immediate area. The campus generally encompasses the properties located west of Avenue B, south of E. Fort Street, east of N. 2nd Street, and north of E. Idaho Street. St. Luke's also owns numerous other properties located adjacent to this general area. E. Jefferson Street is a 2-way, 2-lane secondary arterial which bisects the campus. Development in the immediate neighborhood primarily includes two mid-rise hospital buildings, parking structures, and numerous low-rise medical buildings.

There are several significant developments that have been recently completed or are currently under construction in downtown Boise. The 17-story 8th & Main Building is located at the corner of Main Street and 8th Street. It was completed in early 2014. Notable tenants include Ruth's Chris Steakhouse, Holland and Hart Attorneys LLP, First American Title, and Zions Bank. Also completed in early 2014 was a Trader Joe's store located at the corner of Capitol Boulevard and Front Street. Whole Foods and Walgreens, located at the eastern fringe of downtown along Broadway Avenue, were completed in late 2012. Jacks Urban Meeting Place (JUMP), a $100 million mixed-use development located at 9th and Front Street, is under construction and is scheduled for completion in 2016. The JR Simplot Company recently broke ground on a new corporate office headquarters building at 9th and Front Street adjacent to the JUMP project. The building will be 9-stories and contain 334,000 square feet of office space to be occupied by more than 900 Simplot Co. employees. Simplot Co. will consolidate/expand to the headquarters building from other locations in Boise. Construction is underway on the City Center Plaza, a $70 million mixed-use development located at the southeast corner of 8th Street and Main Street. City Center Plaza will include a nine story, 206,000 square foot office/retail building, an underground urban transit mall, and a second multi-story office building with two levels of parking. The project is nearly 100% pre-leased. Construction on the One Nineteen Condominiums recently started at the northwest corner of Grove Street and 10th Street. The project will be six-stories and include 26 residential condominium units and two levels of garage parking. It is scheduled for completion in mid-2016. The Afton Condominiums is proposed to be developed at the northeast corner of River Street and 9th Street. The project will contain 67 residential units to be developed in two phases over a five year period. Construction is scheduled to begin in October 2015. Three large scale hotels are in the planning stages to be developed in the downtown area. Four apartment complexes are currently under construction between Ann Morrison Park and S. Capitol Boulevard (across the Boise River). The complexes will total 541 units and space for nearly 1,500 beds. The apartments are targeted for Boise State University students. In addition, two new apartment complexes with a total of 200 units are in the planning stages to be developed at the east fringe of the downtown core.

Conclusion
The subject location is rated very good. It is located approximately ½ mile east of the center of the downtown pedestrian core and is a part of the St. Luke's Regional Medical Center campus. The subject benefits from good access features, surrounding medical development, and proximity to Boise's downtown core. Upside is forecasted for the downtown Boise submarket. Several significant commercial projects are currently under construction or planned for development in the downtown area, and renovation of older properties continues to be on-going.
Site Description

Assessor's Parcel Map

(Subject outlined in red; assembled larger parcel outlined in yellow)
Subject Site Area Sketch

JEFFERSON STREET RIGHT OF WAY

Scale: 1 inch = 100 feet

File: 15-0230 Jefferson Street Right of Way

10/7/2015
Subject Photographs

Subject, viewing east from N. 1st Street

Subject, viewing west from Avenue B

Physical Characteristics

Site Area: 50,678 square feet; 1.16 acres
Land Size Determination: Metes and bounds legal description
Usable Land Area: The subject is encumbered by a public right-of-way easement (E. Jefferson Street right-of-way). As a result, none of the land is currently developable.
Configuration: Rectangular
Topography: Generally level

Larger Parcel Description

Market value for the subject was estimated based on the Larger Parcel Concept. As defined in Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Footnote 47, Page 17, the Larger Parcel is that tract, or those tracts, of land which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

The larger parcel is the total property of which the subject is a part. Valuation of the larger parcel determines the unit value of the land which is applied to the subject as a part of the whole.

The subject site is the E. Jefferson right-of-way extended between N. 1st Street and Avenue B. For purposes of this appraisal, we have defined the larger parcel as seven parcels bracketed by E. Fort Street to the north, N. 1st Street to the west, E. Idaho Street to the south, and Avenue B to the east. The seven parcels are contiguous and have been assembled for medical use. The parcels are collectively owned by St. Luke's Regional Medical Center Ltd. The parcels are all zoned H-SD (Health Service District) and are improved with medical buildings. Integrated highest and best use for the parcels, discussed further in the Highest and Best Use section of this report, is for medical use.
The subject is outlined in red; the assembled larger parcel is outlined in yellow (refer to assessor's aerial overlay presented below).
Larger Parcel Size:

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Address</th>
<th>Sq. Ft.</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>R4671510742</td>
<td>414 N. 1st St.</td>
<td>17,947</td>
<td>0.412</td>
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<tr>
<td>R4671510733</td>
<td>121 E. Fort St.</td>
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</tr>
<tr>
<td>H4671510843</td>
<td>140 E. Jefferson St.</td>
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</tr>
<tr>
<td>R4671503052</td>
<td>214 E. Jefferson St.</td>
<td>22,303</td>
<td>0.512</td>
</tr>
<tr>
<td>R4671510356</td>
<td>190 E. Bannock St.</td>
<td>361,909</td>
<td>8.368</td>
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<tr>
<td>R4671501866</td>
<td>100 E. Idaho St.</td>
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</tr>
<tr>
<td>Total Land Area</td>
<td></td>
<td>510,915</td>
<td>11.729</td>
</tr>
</tbody>
</table>

Primary Access/Exposure

Street Name/Type: The common parcel is bordered by E. Fort Street to the north, N. 1st Street to the west, E. Idaho Street to the south, and Avenue B to the east.

The subject is the E. Jefferson Street right-of-way extending between N. 1st Street and Avenue B. E. Jefferson Street is a 2-way, 2-lane, secondary arterial extending through the northern periphery of downtown Boise.

At Signalized Intersection: The intersections of N. 1st Street/E. Jefferson Street and Avenue B/E. Jefferson Street are signalized.

Overall Visibility: The common parcel has good arterial street visibility.

Access: Access is rated good.

Site Improvements

Utilities: All typical utilities are available to the subject including municipal water and sewer, electricity, gas, and telephone service.

On-Site Improvements: The subject is improved with asphalt paving, concrete sidewalks and curbing, and perimeter landscaping.

Flood Zone Data

Flood Map Panel: 16001C0277H; 2/19/2003

The subject property is located within an "X500" flood zone, an area of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than one foot or with drainage area less than one square mile; areas protected by levees from 1% annual chance of flood. Properties within an "X500" flood zone are not required to carry flood insurance. The flood map and definitions are located in the addenda of this report.

Other Site Conditions

Soils: Subsoil and drainage appear adequate to support the existing use.

Environmental Issues: During the property inspection, we did not observe any obvious environmental concerns. As real estate appraisers, we are not qualified to determine if any environmental hazards exist on the
The property has one known atypical easement or restriction. The subject is encumbered by a perpetual public right-of-way easement. The interest in the public right of way easement is vested in Ada County Highway District (ACHD). The ACHD is the dominant tenement; St. Luke’s Hospital, LTD is the servient tenement. This easement is detrimental to the subject fee title interest because the site cannot currently be developed. The only allowable use is its current use as a public right-of-way.

A preliminary title report was provided in connection with this assignment. Based on our own observations, no other adverse easements or restrictions exist. This appraisal assumes only standard utility easements and governmental restrictions exist, none of which are assumed to impact value. An A.L.T.A survey is recommended if further assurance is needed. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

The subject is located within Earthquake Zone 2B, considered a moderate zone with respect to seismic activity.

**Zoning Designation**
- **Zoning Code:** H-SD, Health Service District with Design Review Overlay District
- **Zoning Jurisdiction:** City of Boise
- **Zoning Definition:** H-SD; Health Service District

The purpose of the Health Service District is “to provide for health and medical related uses near major medical institutions. Limited office and multiple-family residential uses may be allowed that have similar low intensity land use characteristics and that provide support services to the health and medical uses.”

**Permitted Uses:**
- This zoning primarily allows for hospital and medical related uses.

**Zoning Comments:**
- The improved medical and hospital uses developed on the larger parcel are legally conforming uses.
Parking Requirements
Parking District: The subject is located in the P-3 parking district which reduces required on-site parking from standard.

Site Rating
Location: Very good
Access: Good
Exposure: Good
Functional Utility: Good
Overall Site: Good
Highest & Best Use

The highest and best use analysis prepares the foundation for valuing a property. It is a one-step process for valuing unimproved land and a two-step process for valuing an improved property. The first step is the same for valuing both unimproved property and an improved property. It involves determining the best use of the land as though vacant; whether the property should remain unimproved or be improved, and if improved, with what. The second step is only necessary for determining the highest and best use of an improved property. It involves determining if the improvements should remain in their present form or be altered. The definition of highest and best use is as follows:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value". The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.1

Highest and Best Use, As If Vacant / As Vacant - Larger Parcel

Legally Permissible: The larger parcel is zoned H-SD (Health Service District). This zoning primarily allows for hospital and medical related uses. We are not aware of any other land use regulations that would limit the use of the property. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development of a probable nature.

Physically Possible: As evidenced by the physical characteristics of the larger parcel including its size, configuration and availability of public utilities, all of the legally permissible uses could be developed on the land. Land use patterns in the immediate area are generally medical use.

Financially Feasible: The next step determines if those legally permissible and physically possible uses are also financially feasible. Statistics indicate moderate and improving demand in the medical office markets, characterized by declining vacancies, significant positive net absorption, limited new construction, and increasing lease rates. Near-term, due to a shrinking supply and lack of new construction, vacancy is anticipated to continue to decline, and lease rates are anticipated to continue to moderately increase. Absorption of medical space was relatively strong throughout the economic downturn and rents continue to reflect the upper-end of the general office market. With these considerations, the development of a medical office use would likely be financially feasible in the current market.

Maximally Productive: The final test of maximum productivity is now applied to the uses that have passed the first three tests. Of the financially feasible uses, the maximally productive use is the use that produces the highest residual land value. Considering the aforementioned factors, the maximally productive, and therefore highest and best use, as if vacant/as vacant, is for the immediate development of a medical office use upon securing a medical tenant or tenants at feasibility or breakeven rent levels.

Highest and Best Use, As Improved

This test determines whether any alterations to the improvements or additional improvements would result in higher profitability. There are five alternatives to maximize profitability of the property; razing the improvements for redevelopment of the land to an alternative use, conversion of the improvements to an alternative use, renovation of the improvements, construction of additional improvements, and continued use "as is".

The larger parcel is improved with a hospital and several supporting medical office buildings, which is consistent with highest and best use as vacant. The buildings are of good quality and is in average to good condition overall. The improvements contribute significantly above site value as vacant. The larger parcel maximizes use of the site and does not have any excess or surplus land. After considering the five possible alternatives for the subject (demolition, conversion, renovation, expansion, and continued use "as-is"), continued use “as is” results in the highest and best use.

Highest and Best Use, As If Vacant /As Vacant - Subject

Legally Permissible: The subject’s H-SD zoning primarily allows for hospital and medical related uses. The subject is encumbered by a perpetual public right-of-way easement. The interest in the public right of way easement is vested in Ada County Highway District (ACHD). The ACHD is the dominant tenement; St. Luke’s Regional Medical Center, Ltd. is the servient tenement. This easement is detrimental to the subject fee title interest because the site cannot currently be developed. The only allowable use is its current use as a public right-of-way.

Physically Possible: As evidenced by the physical characteristics of the property, including its size, configuration, accessibility and availability of public utilities, the public right-of-way use could be developed on the land. By vacating the public right-of-way easement, assemblage would be physically possible.

Financially Feasible: As a result of the public right-of-way easement, no use is currently financially feasible. However, by vacating the public right-of-way easement and assemblage with an adjoining parcel, the development of a medical office use would likely be financially feasible in the current market.

Maximally Productive: Considering the aforementioned factors, the maximally productive, and therefore highest and best use, as if vacant/as vacant, is for assemblage with an adjoining economic parcel.

Note, if unencumbered by the right-of-way easement, market fundamentals support the development of a medical use. However, the subject’s narrow configuration limits its development potential as a standalone parcel. Thus, highest and best use for the subject, if unencumbered by the right-of-way easement, is for assemblage with the larger parcel for the development of a medical use to complement the existing medical campus.
Appraisal Methodology

Approaches to Value
There are three traditional approaches typically available to develop indications of real property value: the Cost, Sales Comparison, and Income Capitalization Approaches.

**Cost Approach** - The Cost Approach is based upon the principle of substitution, which states that a prudent purchaser would not pay more for a property than the amount required to purchase a similar site and construct similar improvements without undue delay, producing a property of equal desirability and utility. For proposed or new facilities that have suffered little or no depreciation, and owner-user buildings, this approach is meaningful, though it is rarely used by investors who purchase based on anticipated cash flows.

**Sales Comparison Approach** - The Sales Comparison Approach involves the direct comparison of sales and listings of similar properties, adjusting for differences between the subject property and the comparable properties. It is based on the Principle of Substitution. This principle states that a buyer would pay no more for the subject than the price of a similar property in the market. In active markets with a large number of physically similar comparables, this approach is generally considered to be a good indicator of value. However, the use of this approach may be limited, because many properties have unique characteristics that cannot be accounted for in the adjustment process. In addition, comparable market sales are not always available. Both of these factors may reduce the validity of this approach. This is often a secondary approach for income-producing properties.

**Income Capitalization Approach** - The Income Capitalization Approach is based on the principle of anticipation, or the assumption that value is created by the expectation of benefits to be derived in the future, including annual cash flow and profit in resale. Its premise is that a prudent investor will pay no more for the property than for another property of similar risk and cash flow characteristics.

**Subject Valuation**
We appraised the subject based on the Larger Parcel Concept. The larger parcel is the total property of which the subject is a part. Valuation of the larger parcel determines the unit value of the land which is applied to the subject as a part of the whole. In this case, the ACHD's partial interest in the subject equates to fee title because the subject site currently has no development potential as a result of the perpetual public right-of-way easement.

The Sales Comparison Approach was completed to estimate market value for the larger parcel. Market value for the subject was estimated based on its pro-rata share of the larger parcel.
Valuation – Market Value: As Is, Sales Comparison Approach

Valuation
Market value for the subject was estimated based on the Larger Parcel Concept. The larger parcel is the total property of which the subject is a part. Valuation of the larger parcel determines the unit value of the land which is applied to the subject as a part of the whole.

As defined in Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), Footnote 47, Page 17, the Larger Parcel is that tract, or those tracts, of land which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

The Sales Comparison Approach was completed to estimate market value for the larger parcel. Market value for the subject was estimated based on its pro-rata share of the larger parcel. In this case, the partial interest held by the ACHD equates to fee title because the subject site currently has no development potential as a result of the perpetual public right-of-way easement.

Sale Comparison Approach Methodology
This approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. In this approach, an indication of market value is developed by analyzing closed sales, listings, or pending sales of properties similar to the subject property, using the most relevant units of comparison. The primary unit of comparison selected depends on the appraisal problem and nature of the property. The primary unit of comparison in the market for properties similar to the subject is price per square foot. A systematic procedure for applying the Sales Comparison Approach includes the following steps:

1. Research and verify transactional data to produce an adequate, reliable data set.
2. Select a relevant unit of comparison.
3. Analyze and adjust the comparable sales for differences in various elements of comparison and physical/location characteristics.
4. Reconcile the sales into an indication of value for the subject.

Comparable Selection:
The subject larger parcel is an 11.73 acre assemble site located ½ mile east of the downtown pedestrian core. A search was made for recent sales of reasonably similar sites in proximity to the subject, with an emphasis placed on location, size, and zoning/highest and best use. Six comparables were selected for the comparative analysis. Three are recent closed sales; three are pending sales scheduled to close near-term. The sales are all located in competing areas of downtown Boise. A search was also made for current listings of similar sites in the downtown market. The search concluded that there are no larger sites available for sale in the immediate downtown area. Note, the subject is improved with asphalt paving, concrete curbing and sidewalks, and sprinkler irrigated landscaping. The majority of these site improvements will likely be razed upon redevelopment. Thus, they are concluded to be non-contributory to value.
Elements of Comparison:
The land adjustment analysis uses market based data from paired-sales, construction costs for site improvements, or other market indicators. In instances where there is limited market data available, the adjustment is based on the appraiser's estimate of market reaction.

Real Property Rights Conveyed - This adjustment considers real property rights relating to a property, such as a lease contract or deed restrictions

All of the sales are fee simple sales. No adjustments were warranted.

Financing Terms - This adjustment category considers payment terms. Favorable or unfavorable financing terms warrant adjustment versus cash or cash equivalent.

All of the sales are cash equivalent sales. No adjustments were warranted.

Conditions of Sale - This adjustment category considers the impact to a property's sale price attributable to atypical buyer or seller motivation.

The comparables are typically motivated, arm's length sales. No adjustments were warranted.

Expenditures After Purchase - This adjustment category considers significant expenditures made upon purchase; these costs affect the price or value of the property at sale.

Comparables 1, 3, and 4 included older improvements which will be removed at the cost to the buyer for redevelopment. The estimated cost to raze the improvements was used as the adjustment applied to the comparables.

Non-Realty Components - This adjustment category considers personal property and trade fixtures which were included in the sale.

None of the sales included personal property. No adjustments were warranted.

Market Conditions - This adjustment category considers property sale price changes due to changing market conditions over time. If the market is stable, no adjustment is necessary. However, if the market has appreciated or depreciated, an adjustment is necessary.

Commercial land sale prices throughout Ada County declined significantly from January 2008 through mid-2010. Market conditions began to stabilize in mid-2010 and remained generally flat through mid-to-late 2011. Since late 2012, market fundamentals have improved moderately as evidenced by declining vacancies and capitalization rates and increasing rental rates. Demand for well-located commercial land has also increased as evidenced by an increase in transactions and new construction. Quality locations, such as the subject, have exhibited moderate appreciation since 2012, estimated herein +5% per year from 2012 to present. The market conditions estimate was based on paired sales, although limited, and supported by several interviews with market participants.

Location - This category considers value differences as a function of location qualities, desirability, and accessibility. This category also considers primary arterial frontage locations versus secondary arterial or second tier non-frontage locations. This is typically measured by differences in land values via paired land sales, or differences in property values as a result of rent differences and/or capitalization rate differences.
The subject is located ½ mile east of the downtown pedestrian core in an area anchored by the St. Luke's Regional Medical Center. The subject location is rated very good. Comparables 2-4 have similar competing locations versus the subject. They have similar downtown fringe locations in proximity to the downtown core. Comparables 1 and 5 are inferior to the subject. Comparable 1 has an unanchored location approximately two miles west of the downtown core. Comparable 5 has an unanchored location north of the immediate downtown area. Comparable 6 is superior to the subject. It is located adjacent to the downtown pedestrian core at the signalized interaction of two major arterial streets. No quantitative adjustments were applied for location. Instead, the comparables were ranked qualitatively as they relate to the subject in the final value reconciliation.

**Zoning/Use** - This category considers value differences associated with variances in zoning designations or uses allowed.

The comparables are all similar to the subject for highest and best use. No adjustments were warranted.

**Size** - This category considers value differences resulting from variances in property size. In general, smaller parcels have higher price per square foot sale prices versus larger parcels.

Comparables 3-6 are moderately smaller than the subject. Downward adjustments ranging from -10% to -15% were applied. Note, the size adjustment was tempered considering there are virtually no similar larger sites available for development in downtown Boise. The immediate downtown area is nearly fully built-up.

**Configuration** - This category considers differences in land use or value associated with property configuration. Irregular parcels typically have lower price per square foot sales prices versus rectangular parcels due to less functional utility.

The comparables all have functional configurations similar to the subject. No adjustments were warranted.

**Topography** - This category considers differences in land use or value associated with property topography. Commercial parcels with uneven topographies typically have lower price per square foot sale prices because the cost to develop is greater versus a level parcel.

All of the comparables have generally level topographies similar to the subject. No adjustments were warranted.

**Utilities: Water and Sewer** - This category considers the availability of city water and sewer services to the property.

All of the comparables have similar utilities as the subject. No adjustments were warranted.

**Site Improvements** - This adjustment category considers value differences as a result of site improvements located on a property.

No adjustments were warranted.
Presentation
Presented on the following pages are the Land Sale Comparable Summation Table, Sale Comparable Map, the discussion and analysis of the comparables, and conclusion(s) of market value for the subject.
# Land Sale Comparables

<table>
<thead>
<tr>
<th>Location</th>
<th>Land Use</th>
<th>Parcel Size (Acres)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1</td>
<td>Residential</td>
<td>0.5</td>
<td>Parcel is zoned for single-family use.</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>Commercial</td>
<td>1.2</td>
<td>Parcel is zoned for commercial use.</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>Industrial</td>
<td>2.0</td>
<td>Parcel is zoned for industrial use.</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>Agricultural</td>
<td>3.0</td>
<td>Parcel is zoned for agricultural use.</td>
</tr>
</tbody>
</table>

## Financial Details

<table>
<thead>
<tr>
<th>Property</th>
<th>Price ($)</th>
<th>Market Day</th>
<th>Adjustments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 1</td>
<td>150,000</td>
<td>12/31/2023</td>
<td>None</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>250,000</td>
<td>01/01/2024</td>
<td>5% for land value</td>
</tr>
<tr>
<td>Parcel 3</td>
<td>350,000</td>
<td>02/01/2025</td>
<td>10% for development potential</td>
</tr>
<tr>
<td>Parcel 4</td>
<td>450,000</td>
<td>03/01/2026</td>
<td>15% for zoning changes</td>
</tr>
</tbody>
</table>

## Adjustments

- **Price**: Adjusted for differences in use, zoning, and market condition.
- **Market Day**: Adjusted for inflation and market changes.

**Total Adjusted Price**: $1,500,000
Land Sale Comparable Map
Comparable Analysis and Conclusion(s) – Larger Parcel

Prior to adjustment, the comparable prices ranged from $19.99 to $50.00 per square foot. The price differences are primarily attributable to date of sale, location, and size. After adjustment, the comparables bracket market value for the larger parcel in a range of $20.50 to $51.56, with an average of $34.99 per square foot. Comparable 6 represents the upper-tier of the range, and is superior to the subject for location. Comparable 6 is located adjacent to the downtown pedestrian core at the signalized interaction of two major arterial streets. Comparable 1 represents the lower-tier of the range, and is inferior to the subject of location. Comparable 1 has an unanchored location approximately two miles west of the downtown core. Comparable 2 is the best comparable. It is a pending sale of a larger site with a similar competing location. With primary weight given to Comparable 2, market value for the larger parcel is concluded at $36.00 per square foot. The market value indication table is presented following, which ranks the comparables in relation to the larger parcel.

<table>
<thead>
<tr>
<th>Comp #</th>
<th>Location/Value Indication</th>
<th>Price/SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Superior</td>
<td>$51.58</td>
</tr>
<tr>
<td>4</td>
<td>Similar</td>
<td>$39.86</td>
</tr>
<tr>
<td>2</td>
<td>Similar</td>
<td>$36.03</td>
</tr>
<tr>
<td></td>
<td><strong>Larger Parcel</strong></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Similar</td>
<td>$35.21</td>
</tr>
<tr>
<td>5</td>
<td>Inferior</td>
<td>$28.77</td>
</tr>
<tr>
<td>1</td>
<td>Inferior</td>
<td>$20.50</td>
</tr>
</tbody>
</table>

|        | **Indicated Value**       | $36.00   |

Market Value Conclusion – ACHD Partial Interest

The subject is valued based on its pro-rata share of the larger parcel. The concluded value of the larger parcel at $36.00 per square foot is applied to the subject’s land area of 50,678 square feet, resulting in a value for the subject of $1,825,000 (rounded). In this case, the partial interest held by the ACHD equates to fee title because the subject site currently has no development potential as a result of the perpetual public right-of-way easement. The calculation to value is presented in the following table.

<table>
<thead>
<tr>
<th>Size (Usable sf) x Value/sf = Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>50,678 x $36.00 = $1,824,408</td>
</tr>
</tbody>
</table>

Sales Comparison Approach Conclusion,

*Market Value: As Is* 

<table>
<thead>
<tr>
<th>Sales Comparison Approach Conclusion, Market Value: As Is</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,825,000 (Rounded)</td>
</tr>
</tbody>
</table>
Reconciliation – Market Value: As Is

Summary of Value Indications
The Sales Comparison Approach resulted in a reliable conclusion of market value for the larger parcel due to an adequate number of recent/pending sales of similar commercial sites located in competing areas of downtown Boise. The Sales Comparison Approach is an applicable approach for valuing land in this market and is the primarily analytical method used by market participants. Market value for the subject site was estimated based on its pro-rata share of the larger parcel. In this case, the partial interest equates to fee title because the subject site has no development potential as a result of the perpetual public right-of-way easement.

The Income Capitalization Approach and the Cost Approach were not completed; they are not applicable for land valuation in this market.

Final Value Conclusion: Market Value: As Is
Our conclusion of Market Value: As Is for the subject is presented in the following table.

<table>
<thead>
<tr>
<th>Final Value Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value Type</td>
</tr>
<tr>
<td>Market Value</td>
</tr>
</tbody>
</table>
Marketing Time: The estimate of value in this appraisal assumes the subject would experience a marketing time typical of the current market. Marketing time estimates can be supported by analyzing the actual time the comparable sales utilized in the valuation analysis were exposed to the market before they sold. Historically, commercial land transactions have been relatively stable within the regional market. Prior to 2008, the marketing time was typically 6 to 12 months. However, transactions were limited beginning in 2008 through mid-2010 as a result of the economic downturn and the tightening of lending guidelines, which has reduced both the amount of available capital and the number of potential buyers. Distressed sales were prevalent during this time for commercial land; however, these sales are not true indications of market value. Since mid-to-late 2010, both the national and local economies have strengthened and residential and commercial market conditions have improved. As a result, the commercial land market has shown signs of stabilizing, particularly for well-located properties, as evidenced by stable to appreciating land values and increasing transaction activity. Market conditions are anticipated to continue to improve marginally near term. With this emphasis, and considering the subject market position, the marketing time pertaining to the market value conclusion(s) herein is estimated to be approximately 6-12 months.

Exposure Time: Locally, market conditions were weak from 2008 through mid-to-late 2010. During the past 24 to 36 months, occupancy and rent levels have strengthened. Our estimate of market value reflects current conditions, with an expectation of stability near term. Investors had been conservative due to 1) uncertainty and weakness in local market conditions, 2) uncertainty and weakness in local and national economies, and (3) reluctance in the mortgage lending community. Only recently have market and lending conditions perceptively improved. With these considerations, the exposure time pertaining to the market value conclusion(s) for the subject is estimated to be approximately 12 months as of the effective date(s) of the appraisal.
This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.

2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.

3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.

4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.

7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser’s then current hourly rate plus reimbursement of expenses.

8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.

11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.

13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.

14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.

15. Distribution of this report is at the sole discretion of the client, but no third-parties not listed as an intended user on the face of the appraisal or the engagement letter may rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.

16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc.

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.

18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income & Expense Projection" are anticipated.

20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated.

22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.

26. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.

27. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

28. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

29. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.

30. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.

31. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.

32. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
33. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

34. You and Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. both agree that any dispute over matters in excess of $5,000 will be mediated in good faith prior to initiation of litigation by either party. Claims that may be mediated include fee disputes and any claim of professional malpractice. The mediator shall be mutually selected. In the event that the good faith mediation is unsuccessful, either party may initiate litigation to resolve the dispute in the Fourth Judicial District of the State of Idaho, Ada County. In the event of litigation, the prevailing party shall be entitled to recover its reasonable costs and attorney’s fees, as may be determined by the Court.

35. Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. shall have no obligation, liability, or accountability to any third party. Any party who is not the “client” or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. “Client” shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Mountain States Appraisal & Consulting, Inc. in such action, regardless of its outcome.

36. The value opinion(s) provided herein is subject to any and all predcations set forth in this report.

37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Mountain States Appraisal & Consulting, Inc. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.

40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.
Certification – Jeff Vance, MAI

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a current personal site inspection of the property that is the subject of this report.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan, and the appraiser’s state registration/certification has not been revoked, suspended, cancelled, or restricted.
- This is to acknowledge the assistance of Joe Corlett, MAI, SRA, in preparation of this appraisal.
- As of the date of this report, I, Jeff Vance, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.
- Effective July 1, 1992, the State of Idaho implemented a mandatory program of licensing/certification of real estate appraisers. I have met the qualifications to appraise all types of real estate and am currently certified. My certification number is CGA-2828.

Jeff Vance, MAI
Senior Appraiser
State of Idaho Certification No. CGA-2828
Certification – Joe Corlett, MAI, SRA

I, Joe Corlett, MAI, SRA, certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a current site inspection of the property that is the subject of this report.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan, and the appraiser's state registration/certification has not been revoked, suspended, cancelled, or restricted.
- This is to acknowledge the assistance of Jeff Vance, MAI, in preparation of this appraisal.
- As of the date of this report, I, Joe Corlett, MAI, SRA have completed the continuing education program for Designated Members of the Appraisal Institute.
- Effective July 1, 1992, the State of Idaho implemented a mandatory program of licensing/certification of real estate appraisers. I have met the qualifications to appraise all types of real estate and am currently certified. My certification number is CGA-7.

Joe Corlett, MAI, SRA
Senior Managing Director
State of Idaho Certification No. CGA-7
QUALIFICATIONS OF JEFF VANCE, MAI

Education:
Bachelor of Science, Business-Marketing
University of Idaho, Moscow, Idaho; 1994

Appraisal Institute Courses:
USPAP- National Uniform Standards and Professional Appraisal Practice Course, 2006
Course I-110, Appraisal Principles, 2006
Course I-120, Appraisal Procedures, 2006
Real Estate Financing, Statistics, & Valuation Modeling, 2007
General Market Analysis and Highest and Best Use, 2008
General Sales Comparison Approach, 2008
General Site Valuation and Cost Approach, 2008
General Report Writing & Case Studies, 2009
General Appraiser Income Approach Part 2, 2009
Advanced Sales Comparison & Cost Approaches, 2009
Foreclosure, Short Sale, Auction Price Seminar, 2010
Subdivision Valuation, 2010
Advanced Concepts and Case Studies, 2011
Advanced Income Capitalization, 2012
General Demonstration Report-Capstone Program, 2013

Accreditation:
Effective July 1, 1991, the State of Idaho implemented a mandatory program of
licensing/certification of real estate appraisers; the program became mandatory July 1, 1992. I
am currently qualified as a Certified General Appraiser. My CGA number is 2828.

Memberships/Affiliations:
MAI – Member, Appraisal Institute
Member, Southern Idaho Chapter, Appraisal Institute

Experience:
MAI, Senior Appraiser, Mountain States Appraisal and Consulting, Inc.;
Boise, Idaho; August 2013 to present
Certified General Appraiser, Mountain States Appraisal and Consulting, Inc.;
Boise, Idaho; January 2010 to August 2013
Registered Trainee, Haxton & Company; January 2008 to January 2010
Registered Trainee, Mountain States Appraisal and Consulting, Inc.,
Boise, Idaho; May 2007 to December 2007
Process Supervisor, Product Engineering Failure Analysis Laboratory
Micron Technology, Boise, Idaho; 1994 to 2006

Scope of Appraisal Experience:
Apartment, industrial, office, medical office, retail, service commercial, mixed-use commercial,
shopping center, commercial subdivision, residential subdivision, residential to office conversion,
mini-storage, mobile home park, church, ground leases, and vacant land.

Qualifications
J. Vance
ADDENDA PG. 1
Major Clients Served:

Bureau of Occupational Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as an
CERTIFIED GENERAL APPRAISER

JEFFREY ROBERT VANCE
1459 TYRELL LAKE SUITE B
BOISE ID 83706

Tena Cory
Chief, B.O.L
CGA-2828
Number
04/18/2018
Expires

J. Vance
ADDENDA PG. 2
QUALIFICATIONS OF G. JOSEPH CORLETT, MAI, SRA

Biographic Data
Born in Nampa, Idaho; raised in Boise, Idaho. Summer employment as farm laborer, data processing assistant, and supply clerk for Bank of Idaho. After graduation from University of Idaho, full-time fee appraiser.

Education
Elementary School - Boise, Idaho
High School - San Rafael Military Academy, San Rafael, California
College - University of Idaho (Bachelor of Science Degree in Business, Major in Finance) - 1973
AIREA Appraisal Courses Passed (Since 1973) (Appraisal Institute):
I-A Basic Appraisal Principles, Methods & Techniques - 2 weeks
I-B Capitalization Theory & Techniques - 2 weeks
II Urban Properties - 2 weeks
VII Industrial Properties - 1 week
VIII Single-Family Residential Appraisal - 1 week
Cap. III Capitalization Theory & Techniques, Part 3 - 1 week - 1980
VI Investment Analysis - 1984
X Market Analysis - 1987
301 Basic Capitalization - 1993
530 Advanced Sales Comparison and the Cost Approach - 1997
Valuation of Conservation Easements (33 hrs. classroom) - 2007
Appraisal Curriculum Overview (15 hrs.) - 2010
University Courses:
- Principles of Real Estate
- The Appraisal of Real Estate
Seminars:
- Graduate Realtors Institute Course 100
- Regulatory Compliance and Idaho Law (1998)
- SREA Narrative Report Seminar on Income Producing Property Condominium Seminar
- R-2 Examination and Math Stat Finance - SREA
- AIREA Capitalization Workshop
- AIREA Feasibility Seminar
- SREA Instructor's Clinic, Course 101 - Purdue University
- Leasehold Seminar
- Hotel/Motel Seminar
- Money Markets
- FHLBB R-41B/C Seminars - 1966, 1987
- Real Estate and Taxation
- Market Analysis Seminar - 1987
- Professional Practice Seminar - 1986, 1991
- SREA - Professional Practice - 1988
- AIREA - Cash Equivalent Seminar - 1988
- AIREA - Litigation Valuation - 1988
- AIREA - Investment Analysis - 1989
- AIREA - Applied Sales Comparison Approach - 1989
- AIREA - Rates, Ratios and Reasonableness - 1989
- PSI, Inc. - Asbestos and Other Environmental Concerns - 1990
- Environmental Law Issues, 1991
- Appraisal Institute - Appraising Contaminated Properties - 1992
- Appraisal Institute - Appraisal Review Seminar - 1992

Qualifications
J. Corlett
QUALIFICATIONS OF G. JOSEPH CORLETT, MAI, SRA, Cont’d.

Education, Cont’d.

Appraisal Institute - ADA Seminar - 1993
Appraisal Institute - Report Writing Seminar - 1993
Appraisal Institute - DCF Analysis - 1993
Appraisal Institute - Understanding Limited Appraisals and Reporting Options - 1994
Appraisal Institute - Specialized Appraisal Issues - 1994
Appraisal Institute - Fair Lending and the Appraiser - 1996
The Signage Foundation for Communication Excellence, Inc. - Retail and Commercial Valuation and Evaluation Research and Techniques - 1996
Lincoln Institute - Valuing Land Affected by Conservation Easements - 1998
Appraisal Institute - Appraisal of Local Retail Properties - 1999
Appraisal Institute - The Electronic Appraisal Office - 1999
Appraisal Institute - Special Purpose Properties - 1999
Appraisal Institute - Federal Land Exchanges and Acquisitions - 2000
Appraisal Institute - Attacking and Defending the Appraisal in Litigation - 2000
Appraisal Institute - Appraisals in Eminent Domain - 2001
Appraisal Institute - Appraisal of Non-conforming Properties - 2001
Appraisal Institute - Real Estate Fraud Seminar - 2001
Appraisal Institute - Privacy Seminar - 2001
NBI - Real Estate Exchanges - 2001
American Arbitration Association - Commercial Arbitrator II - 2002
The Still Group - The Investment Real Estate Workshop - 2003, 2006
Academy for Real Estate Careers - Core Continuing Education - 2003
University of Idaho - Proximity Damages - 2003
McKissock - Fair Housing - 2004
NAR - Realtor Ethics - 2004
Pioneer Real Estate School - Real Estate Law - 2004
Pioneer Real Estate School - Brokerage Management - 2004
IREC Core Commission Requirement - 2006
Appraisal Institute UASFLA (Yellow Book) Seminar - 2007
Evaluating Commercial Construction - 2007
Business Practices and Ethics - 2008
Appraisal Challenges: Declining Markets and Sales Concessions - 2009
Wind Powered Electrical Generators - 2010
Understanding Conservation Easements - 2010
Loss Prevention for Real Estate Appraisers - 2011
Valuing Commercial Green Buildings - 2012
McKissock - Dirty Dozen, Development & Reporting - 2014
Appraisal Institute - Business Practices & Ethics - 2014
Prior Adjunct Appraisal Instructor - Boise State University
Appraisal Institute - Advanced Computer Applications for Appraisers and Fractional Interest Valuation - 2014
McKissock - Expert Witness for Commercial Appraisers - 2015
Idaho Coalition of Land Trusts - Conservation Easements - 2015
Appraisal Institute - Fundamentals of Tax Appeals - 2015
Appraisal Institute - Data Verification Methods & Techniques - 2016
QUALIFICATIONS OF G. JOSEPH CORLETT, MAI, SRA, Cont'd.

Business Activities and Positions

Fee appraiser and an owner of Valbridge Property Advisors | Mountain States Appraisal and Consulting, Inc., March 1976 to date.* Narrative report experience consists of appraising numerous commercial, industrial, and special-purpose properties. Currently appraising commercial, industrial, special use, subdivision properties, and income properties. Qualified expert witness in district and federal courts. Past Senior instructor for SREA Course 101.

Affiliations and Memberships

Appraisal Institute - Professional Designations, MAI, SRA
Appraisal Institute, Southern Idaho Chapter - Vice President (1998) - President (1999)
AIREA Chapter No. 55 President (1986); various local, regional, and national committees (1976-1991)
Society of Real Estate Appraisers Chapter No. 157 Vice President (1976-1977 and 1978-1979);
1st Vice President (1980-1981); President (1981-1982)
National Association of Realtors®, Licensed Real Estate Broker - State of Idaho (DB-1660)
Society of Real Estate Appraisers - National Young Advisory Council (1977 and 1979)
Certified Appraiser - State of Oregon #C-000294
Appraisal Institute Director (1994-96)
Appraisal Institute National Government Relations Committee (1996-2001)
Commercial Pilot Multi & Single Engine/ Land - Instruments
Director - Emeritus Idaho Aviation Association-Treasure Valley Chapter
President - Idaho Aviation Hall of Fame (2016)
Building Contractor's Association of Southwestern Idaho - Associate Council Chairman (1976)
Vice President – Communications - Idaho Aviation Association
Director - Idaho Aviation Foundation

Accreditation

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

Effective July 1, 1991, the State of Idaho implemented a mandatory program of licensing/certification of real estate appraisers. I have met the qualifications to appraise all types of real estate. My certification number is CGA-7.


Major Clients Served

U.S. Forest Service
Wells Fargo Bank
US Bank
Key Bank of Idaho
Home Federal Bank
Washington Federal Savings and Loan
D.L. Evans Bank
Bank of the Cascades
Meridian Gold
PERSI
Numerous private clients and corporations
Federal Aviation Administration
Mountain West Bank

Seafirst Bank
The Conservation Fund
Bank of America
Western Union
State of Idaho
Federal National Mortgage Association
City of Boise
Ada County
Textron Financial
The Nature Conservancy
Comerica Bank
Cal National Bank
Bank of the West

Qualifications
J. Corlett
ADDENDA PG. 5
QUALIFICATIONS OF G. JOSEPH CORLETT, MAI, SRA, Cont'd.

**Appraisal Emphasis**

Income-producing properties, including commercial, industrial, offices, shopping centers, and shop buildings; special-use properties, including subdivisions, factories, golf courses, wilderness ranches, and processing plants.

**Areas of Previous Experience**

- Idaho - majority of counties
- Oregon - Eastern and Central counties
- Washington - Eastern Washington
- Nevada - Northern Nevada and Reno areas
- California - Los Altos area
- Colorado - Grand Junction area
- Montana - Great Falls area
- Wyoming - Jackson area

**Areas of Current Practice**

- Idaho
- Oregon

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**Bureau of Occupational Licenses**

**Department of Self Governing Agencies**

The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED GENERAL APPRAISER

G. JOSEPH CORLETT
1459 TYRELL LN STE B
BOISE ID 83706

Tana Cory  
Chief, B.O.L.  
CGA-7 Number  
03/11/2017 Expires

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Qualifications
J. Corlett
ADDENDA PG. 8
1. **Effective Date:** March 17, 2016 at 07:30 AM

2. **Policy or Policies to be issued:**

   Preliminary Research Report

   Report Amount: $500.00

   For the Benefit of:
   Spink Butler, LLP
   c/o Teresa Turner

3. **The estate or interest in the land described or referred to in this Report and covered herein is:**

   Fee Simple

4. **Title to the estate or interest in said land is at the effective date hereof vested in:**

   St. Luke’s Regional Medical Center, LTD, an Idaho non-profit corporation, formerly known as St. Luke’s Hospital, LTD., an Idaho corporation

5. **The land referred to in this Report is described as follows:**

   See Attached Schedule C

**DISCLAIMER**

The information provided in this report is for informational purposes only. This report contains information about real property and interests in real property. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder and the company is not responsible beyond the amount paid for any errors and omissions contained herein. This report in no way creates any obligation by TitleOne Corporation or its underwriters to insure any party now or in the future. Any insurance will be separate from this report and subject to usual and customary underwriting standards.
SCHEDULE B-1
Requirements

The following are to be complied with:

1. Title One Corporation reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.

2. The recordation of a vacation of public right of way executed by Ada County Highway District.

3. NOTE: Additional Underlying Documents.
   
   To view the MAP(s) click here.

4. NOTE: The only deed(s) affecting said land, which recorded within 24 months of the date of this report, or the last recorded vesting deed, is (are) as follows:

   Document: Bargain and Sale Deed
   Grantor: Ludwig Vernon Krall, a/k/a Lou V. Krall and Lou Krall, and Florence Iva Krall, a/k/a Florence Krall, husband and wife
   Grantee: St. Luke's Hospital, LTD., an Idaho corporation
   Recorded: April 19, 1972
   Instrument No.: 803302, records of Ada County, Idaho.

   Document: Bargain and Sale Deed
   Grantor: Robert W. Neal
   Grantee: St. Luke's Hospital, LTD., an Idaho corporation
   Recorded: July 27, 1976
   Instrument No.: 7629365, records of Ada County, Idaho.

   Document: Bargain and Sale Deed
   Grantor: Dorothy Neal Smith
   Grantee: St. Luke's Hospital, LTD., an Idaho corporation
   Recorded: July 27, 1976
   Instrument No.: 7629366, records of Ada County, Idaho.

NOTE: To view said document(s) click here.
SCHEDULE B-II
Exceptions From Coverage

Note: This is a Preliminary Research Report and not a title insurance policy. If it were a policy, it would have the following Exceptions unless they are taken care of to our satisfaction. If the Company's requirements are satisfied, Exceptions 1 through 6 would be removed on Enhanced/Extended coverage policies.

Exceptions:

1. Rights or claims of parties in possession not shown by the public records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

3. Easements, or claims of easements, not shown by the public records.

4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.

7. Taxes, including any assessments collected therewith, for the year 2016 which are a lien not yet due and payable.

NOTE: No parcel number associated with this parcel of land.

8. The land described herein is located within the boundaries of Boise City (208-384-3735) and is subject to any assessments levied thereby.

9. Easements, reservations, restrictions, and dedications as shown on the official plat of John Krafl's Addition recorded March 28, 1895 In Book 1 of Plats at Page 36, records of Ada County, Idaho.

NOTE: To view said document(s) click here.

10. Any easements of right-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of subject property referenced herein as vacated street or alley, vacated by Vacation of Public Right of Way.

Grantor: Ada County Highway District, a body politic and corporate of the State of Idaho
Grantee: St. Luke's Regional Medical Center, LTD, an Idaho non profit corporation
Recorded: To Be Recorded
Instrument No.: To Be Recorded

(End of Exceptions)
SCHEDULE C

Legal Description:

A parcel of land located in the Northwest quarter of Section 11, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho, being more particularly described as follows:

Commencing at the West quarter corner common to Sections 10 and 11 of said Township 3 North, Range 2 East (from which point the Northwest corner of said Section 11 bears North 00°10'18" East, a distance of 2657.38 feet; thence North 05°55'27" East, a distance of 767.92 feet to the Northwest corner of Lot 1 in Block 3 of John Krall's Addition to Boise City, recorded in Book 1 of Plats at Page 38 of Ada County Records, said point being on the Southerly right of way line of East Jefferson Street and the Easterly right of way line of North 1st Street, said point also being the Point of Beginning; thence North 35°11'58" East, a distance of 81.74 feet on the Northerly right of way line of East Jefferson Street to a point on the Westerly right of way line of North Avenue B; thence South 54°41'18" West, a distance of 461.82 feet to the Point of Beginning.
CHAPTER 11-06: USE REGULATIONS

11-06-01. TABLE OF ALLOWED USES

Table 11-06.1 below lists the principal uses allowed within all base zoning districts. Each of the listed uses is defined in Chapter 11-12, Definitions.

1. TABLE ORGANIZATION

   In Table 11-06.1, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended as an indexing tool and are not regulatory.

2. EXPLANATION OF TABLE ABBREVIATIONS

   A. Allowed Uses

      "A" in a cell indicates that the use is allowed by right, without special conditions other than those imposed upon other uses by right in the district. Allowed uses are subject to all other applicable regulations of this Code.

   B. Allowed Subject to Use-Specific Standards

      "A*" in a cell indicates that the use is allowed by right, subject to administrative review to verify compliance with use-specific standards in this chapter. Use-specific standards are noted through a cross-reference in the last column of the table. Cross-references refer to use standards in this chapter. These standards apply in all districts unless otherwise specified.

   C. Conditional Uses

      (1) "C" in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Section 11-03-04.6, Conditional Use Permits. Conditional Uses are subject to all other applicable regulations of this Code, including the use-specific standards in this chapter and the requirements of Chapter 11-08, Development and Design Standards.

      (2) The "C" designation in Table 11-06.1 in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each Conditional Use permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied as the findings indicate appropriate.

   D. Prohibited Uses

      A blank cell indicates that the use is prohibited in the respective zoning district.

3. USE FOR OTHER PURPOSES PROHIBITED

   Approval of a use listed in Table 11-06.1, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 11-06.1 and approved under the appropriate process is prohibited.

SUPPLEMENT NO. 58, Ord 45-15, ORD 9, 11, 14 & 15 2013(ORD 42-13 1029-13)

March 2013 Boise Development Code Page 152
4. **CLASSIFICATION OF NEW AND UNLISTED USES**

In order to provide for new types of land uses not listed in Table 11-06-1, a determination as to the appropriate classification of any new or unlisted form of land use shall be made. When application is made for a use category or use type that is not specifically listed in Table 11-06-1, the Director shall provide an interpretation as to the zoning classification into which such use should be placed. In making such interpretation, the Director shall consider its potential land use impacts, including but not limited to:

A. The nature of the use and whether it involves household living unit;
B. Sales;
C. Processing;
D. Type of product, storage and amount, and nature thereof;
E. Enclosed or open storage;
F. Anticipated employment;
G. Transportation requirements;
H. The amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and
I. General requirements for public utilities such as water and sanitary sewer.
## 5. TABLE OF ALLOWED USES

### Table 11-06-01: Allowed Uses

<table>
<thead>
<tr>
<th>Use Category/Type</th>
<th>A1</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>A5</th>
<th>A6</th>
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<th>A11</th>
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<th>A14</th>
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<th>A16</th>
<th>A17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Dwelling Unit</td>
<td>A1</td>
<td>A2</td>
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<td>A14</td>
<td>A15</td>
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<td>A17</td>
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<tr>
<td>Caretaker Residence</td>
<td>I</td>
<td>X</td>
<td>X</td>
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<td>Dwelling, Single-family</td>
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<td>Dwelling, Duplex</td>
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<td>Enhanced Manufactured Home</td>
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<td>Multi-family living, except PUDs</td>
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<td>Multi-family building, 3-6 units, not</td>
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<td>to exceed 20 units per acre</td>
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<td>Multi-family building, 7-20 units</td>
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<td>Multi-family building, more than</td>
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<td>20 units per acre, including High</td>
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<td>School Campus</td>
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March 2013

Boise Development Code
Page 155
## Table 11-06.1: Allowed Uses

| Use Category/Type                                  | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X | Y | Z |
| Library                                           | C | C | C | C | C | C | C | A | A | A | C | C | C | C | A | A | A | C | C | C | C | C | C | A | C | A |
| School                                            | C | C | C | C | C | C | C | C | C | C | C | C | C | A | C | C | A | A | A | A | A | A | A | A | A | A | A |
| Private Commercial School                         | C | C | C | C | C | C | C | C | C | C | C | C | C | A | C | C | A | A | A | A | A | A | A | A | A | A | A |
| Trade or Vocational School                        | C | C | C | C | C | C | C | A | A | A | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| University                                        | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| University — Uses within 50' of campus boundary  | C | C | C | C | C | C | C | A | A | A | C | C | C | C | A | A | A | A | A | A | A | A | A | A | A | A | A |
| University — Uses within 300' of southern boundary between Denver and Capital | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Hospital                                          | C | C | C | C | C | C | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Laboratory, Medical/Dental                        | C | C | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Medical Research Facility                         | C | C | C | C | C | C | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Office, Medical                                   | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Parking, Recreation and Open Space                | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Forest Reserve or Recreation Area                 | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Golf Course                                       | A | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Golf Driving Range                                | A | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Park or Playground                                | A | A | C | C | C | C | C | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Public Plaza or Open Space                        | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Studio Condominium                                | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Food Kitchen                                      | C | A | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Shelter House                                     | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Single Resident Occupancy Hotel                   | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Transmission Lines                               | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Aircraft Landing Field                            | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Bus Station                                       | A | A | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Transit Terminal, Trucking Terminal               | A | A | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Utility, Water Purification Plant                 | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |
| Utility, Facility, Minor                          | C | C | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| Utility, Facility, Major                          | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |

**Additional Regulations:**
- 11-06.04.3.A
- 11-06.04.4.A
- 11-06.04.5.A

*March 2013*
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### CHAPTER 11-06: USE REGULATIONS

Section 11-06-01: Table of Allowed Uses

#### Subsection 5: Table of Allowed Uses

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March 2013

Boise Development Code

Page 158
# Table 11-06-06: Use Regulations

### Section I

#### 11-06-01: Table of Allowed Uses

**Subsection 5: Table of Allowed Uses**

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Boise Development Code

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E. JEFFERSON STREET RIGHT OF WAY

ADDENDA PG 18

1002-15-026-006
## Table 11-06-1: Allowed Uses

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*Note: RO represents the type of land use regulation.*
| Use Category/Type                                                                 | A 1 | A 2 | R 1A | R 1B | R 1C | R 1M | R 1S | R 2 | R 3 | R 4 | R 5 | O 1 | O 2 | O 3 | O 4 | O 5 | C 1 | C 2 | C 3 | C 4 | C 5 | Additional Regulations |
|----------------------------------------------------------------------------------|-----|-----|------|------|------|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------------|
| Newspaper & Printing Establishment                                               |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     |     |     |                        |
| Blacksmith Shop                                                                  | A   | A   | A    | A    | A    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Manufacturing and Production                                                     | A   | A   | A    | A    | A    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Atmospheric Gas Production Plant                                                 |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Brewery, Distillery, Winery                                                      |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Bottling and Distribution Plant                                                  |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Food Products, Dairy Products & Wholesale Bakers                                |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Lumbermill, Sawmill, Pulpmill                                                    |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Tannery                                                                          |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Asphalt and concrete ready mix plant                                            |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Construction components, bricks, windows, concrete blocks                       |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Wigs, hair products, toilettries and barbering supplies                          |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Signs and other metal working                                                    |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Pharmaceuticals, cosmetics, orthopedics, prosthetic devices and medical and dental supplies |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Architectural, drafting and artist supplies                                      |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Ceramics and other similar products                                             |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Costume jewelry, novelties, buttons, toys, miscellaneous clothing, accessories and notions |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |
| Mining, Dredging, Loading & Hauling of Sand, Dirt, Gravel or Other Aggregate     |     |     |      |      |      |      |      |     |     |     |     |     |     |     |     |     |     |     | A                      |

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## Table 11-06-1: Allowed Uses

| Use Category/Type                                                                 | A1 | A2 | R1A | R1B | R1C | R1M | R2 | R3 | RO (2) | N | L | O | C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 | C10 | C11 | C12 | Additional Regulations |
|----------------------------------------------------------------------------------|----|----|-----|-----|-----|-----|----|----|--------|---|---|---|----|----|----|----|----|----|----|----|----|----|----|------------------------|
| Bulk Storage of Corrosive, Acid, Alkali, Explosive or Flammable Materials or Products | C  | C  |     |     |     |     |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    | 11-06-06.1.A            |
| Storage of Flammable Liquids or Gases Necessary to the Processes on the Premises | C  | A  | C  |     |     |     |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    | 11-06-06.1.B            |
| Outdoor Storage                                                                  | A  | A  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Self-Service Storage                                                             | C  | A  | C  | A  | C  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    | 11-06-06.1.B            |
| Wholesale Business                                                               | A  | A  | C  | A  | C  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Warehousing and Material Movement                                                 |     |    |    |    |    |    |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Grain Elevator                                                                   | C  | A  |     |     |     |     |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Trucking Terminal                                                                | A  | A  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Truck Stop                                                                        | A  | A  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Warehouse                                                                        | A  | C  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    | 11-06-06.2.A            |
| Wholesale Business                                                               | A  | C  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Composting Facility                                                               | C  | C  | C  | C  | C  | C  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    | 11-06-06.2.A            |
| Junkyard, Vehicle Wrecking                                                       | A  | A  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Recycling Drop-Off Center                                                        | A  | A  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    | 11-06-06.2.B            |
| Sanitary Landfill, Incineration                                                   | A  | A  | A  | A  | A  | A  |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Accessory Uses                                                                   |     |    |    |    |    |    |    |    |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Accessory Structure, < 1,000 s.f.                                                | A  | A  | A  | A  | A  | A  | A  | A  |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Accessory Structure, > 1,000 s.f.                                                | A  | A  | A  | A  | A  | A  | A  | A  |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Accessory Structure, > 2,500 s.f.                                                | A  | A  | A  | A  | A  | A  | A  | A  |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Accessory Indoor Storage of Corrosive, Acid, Alkali, Explosive or Flammable Materials or Products | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  | A  |                |
| Accessory Outdoor Storage                                                        | C  | A  | C  | A  | C  | C  | A  | A  |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Accessory Retail Sales & Service Related to the Primary Use                      | A  | A  | A  | A  | A  | A  | A  | A  |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |
| Backyard Composting                                                             | A  | A  | A  | A  | A  | A  | A  | A  |        |   |   |   |    |    |    |    |    |    |    |    |    |    |                |

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<td>11-06-07.4(5)</td>
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</table>

**Additional Regulations**

- Beekeeping is a permitted accessory use to an Urban Farm in all districts.

March 2013

Boise Development Code

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<table>
<thead>
<tr>
<th>Use Category/Type</th>
<th>R2</th>
<th>R1</th>
<th>R0</th>
<th>M1</th>
<th>M2</th>
<th>M3</th>
<th>S2</th>
<th>S1</th>
<th>S0</th>
<th>Temporary Parking Lot</th>
<th>Temporary Office, Temporary Housing, Temporary Use</th>
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</tbody>
</table>

Table of Allowed Uses

Section 11:06:07 Table of Allowed Use

Bois d'Arc, March 2013
11-02-04. DESIGN REVIEW COMMITTEE

1. DUTIES, JURISDICTION, AND AUTHORITY

The Design Review Committee (DRC) is a standing committee of the PZC. The duties, jurisdiction, and authority of the DRC are as indicated in Table 11-03.1 and Chapter 11-03, Review and Decision Procedures and as follows:

A. Protect property rights and values, enhance important environmental features of the city, and to ensure that the general appearance of buildings and structures along with development of the land does not impair or preclude the orderly and harmonious development of the community;

B. Review all development proposals within the design overlay zoning districts established by this Code. Within these districts the DRC, with input from other jurisdictions, shall regulate landscaping, review building design, site planning, signs, grading, development and beautification, including but not limited to the regulation and restriction of the type, number of stories, size, construction, reconstruction, alteration, repair, or use of buildings and structures to ensure compliance with the requirements of the respective overlay districts and

C. Develop and recommend to the PZC for Council adoption, special design overlay districts that describe additional requirements relating to bulk and design regulations to be imposed or that establish design standards for specific uses, types of uses, parking standards, streetscapes, or other similar items. Where a special district has been adopted, it shall be designated on the zoning maps.

2. LIMITATIONS

A. The DRC is specifically prohibited from requiring reduction in density, reduction in floor area ratio, or other general bulk regulations that cannot specifically be shown to be required by reason of public safety, health, or destruction or diminution of property values. Unless the proposed structure is determined to be detrimental to health, safety, or adjoining property values, the DRC shall not require reduction in building height or floor area ratio to less than that allowed in the respective use district, except as allowed per Section 11-09-02.18(2) for development on substandard original lots of record.

B. Denial of a design review permit or approval of a design review permit with conditions unacceptable to the landowner may be appealed to the PZC.

3. MEMBERSHIP

A. Composition

The DRC shall be composed of up to eight members. Members of the DRC shall be appointed with due regard to the proper representation of such fields as architecture, landscape architecture, engineering, planning (environmental, urban, and town), and the visual arts. Only one member may reside outside of the city limits and within the Area of Impact. One member may be, at the time of appointment, under 21 years of age. The student member shall be appointed to a term of up to one year and may be reappointed up to two successive terms. The
CHAPTER 11.02: Review and Decision Bodies
Section 11-02-05: Historic Preservation Commission
Subsection A: Procedures

Mayor, in the same manner, shall appoint a member to fill an unexpired term in case of a vacancy.

B. Term of Office
Members shall be appointed by the Mayor and confirmed by the Council for a four-year term, with the exception of the PZC representative who shall serve a term of one year or less as defined by the PZC.

C. Chairman
The DRC shall appoint one of its members as chairman who shall hold office for such term as designated. The DRC shall elect a co-chairman to act as the chairman in the absence of the chairman.

(Ord. 42-13, 10/29/13)

4. PROCEDURES

A. Quorum
Four of the eight appointed members of the DRC shall be necessary to constitute a quorum for the transaction of business.

B. Meetings
The DRC shall meet in regular hearing once per 30 days on the second Wednesday of each month. The DRC may hold additional hearings following the regular monthly hearing if required by the volume of applications received during the previous cut-off period, and at such other times as may be called by the Chairman or by the Mayor.

C. Rules
The DRC shall adopt rules of procedure as necessary to conduct its duties. The PZC must approve all rules of procedure that are adopted by the DRC.

11-02-05. HISTORIC PRESERVATION COMMISSION

1. DUTIES, JURISDICTION, AND AUTHORITY
The duties, jurisdiction, and authority of the Historic Preservation Commission (HPC) are as indicated in Section 11-05-09, Table 11-03.1, and Chapter 11-03, Review and Decision Procedures, and as follows:

A. Conduct a survey of local historic properties and landmarks;
B. Recommend acquisition of fee and lesser interest in historic properties and landmarks, including adjacent or associated properties and lands, by purchase, bequest, or donation;
C. Preserve, restore, maintain, and operate historic properties under the ownership or control of the city;
D. Recommend the lease, sale, transfer, or disposition of public historic property subject to the rights of public access and upon such terms and conditions that will ensure the preservation of the property;
E. Recommend contracting with the state or federal governments in the pursuit of the objectives of historic preservation;
F. Cooperate with the federal, state, and local governments in the pursuit of the objectives of historic preservation;

Supplement No 58 Ord.45-1, Ord.23-15, Amended; Ord.4-15, Amended
March 2013

Boise Development Code
Page 13

ADDENDA PG. 25
MAP DATA
Map Number : 16001C0277H
Panel Date : February 19, 2003
FIPS Code : 16001
Census Tract : 0001.00
Geo Result : S5 (Most Accurate) - single close match, point located at the street address position

Flood
- X or C Zone
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Area Not Mapped

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http://www.stdb.com/RealMetrar

ADDENDA PG. 26
199 E JEFFERSON ST, BOISE, ID

Census Tract: 0001.00
Geo Result: SS (Most Accurate) - single close match, point located at the street address position

Flood

- X or C Zone
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Area Not Mapped

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What do the different flood zones mean?
The following table gives an explanation of the flood zone designations used by First American Flood Data Services:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Zone Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>Area in SFHA</td>
<td>This is an area inundated by 100-year flooding for which BFEs or velocity may have been determined. No distinctions are made between different flood hazard zones that may be included within the SFHA.</td>
</tr>
<tr>
<td>100KC</td>
<td>100-year Flood Discharge Contained in Channel</td>
<td>An area where the 100-year flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown.</td>
</tr>
<tr>
<td>A</td>
<td>Zone A</td>
<td>An area inundated by 100-year flooding, for which no BFEs have been established.</td>
</tr>
<tr>
<td>A99</td>
<td>Zone A99</td>
<td>An area inundated by 100-year flooding, for which no BFEs have been determined. This is an area to be protected from the 100-year flood by a Federal flood protection system under construction.</td>
</tr>
<tr>
<td>AE</td>
<td>Zone AE</td>
<td>An area inundated by 100-year flooding, for which BFEs have been determined. This is an area to be protected from the 100-year flood by levees from 100-year flooding.</td>
</tr>
<tr>
<td>AH</td>
<td>Zone AH</td>
<td>An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet.</td>
</tr>
<tr>
<td>ANE</td>
<td>Area Not Included</td>
<td>An area that is located within a community or county that is not mapped on any published FIRM.</td>
</tr>
<tr>
<td>AO</td>
<td>Zone AO</td>
<td>An area inundated by 100-year flooding (usually on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.</td>
</tr>
<tr>
<td>AR</td>
<td>Zone AR</td>
<td>An area inundated by flooding, for which BFEs or average depths have been determined.</td>
</tr>
<tr>
<td>B</td>
<td>Zone B</td>
<td>An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.</td>
</tr>
<tr>
<td>BE</td>
<td>Zone BE</td>
<td>An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.</td>
</tr>
<tr>
<td>BL</td>
<td>Zone B</td>
<td>Areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.</td>
</tr>
<tr>
<td>BX</td>
<td>Zone BX</td>
<td>Areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.</td>
</tr>
<tr>
<td>C</td>
<td>Zone C</td>
<td>An area that is determined to be outside the 100- and 500-year floodplains.</td>
</tr>
<tr>
<td>CE</td>
<td>Zone CE</td>
<td>An area that is determined to be outside the 100- and 500-year floodplains.</td>
</tr>
<tr>
<td>CK</td>
<td>Zone CK</td>
<td>An area that is determined to be outside the 100- and 500-year floodplains.</td>
</tr>
<tr>
<td>D</td>
<td>Zone D</td>
<td>An area of undeveloped but possible flood hazards.</td>
</tr>
<tr>
<td>FW</td>
<td>Floodway</td>
<td>An area that includes the channel of a river or other watercourse. Usually adjacent to Zone A.</td>
</tr>
<tr>
<td>FWIC</td>
<td>Floodway Contained in Channel</td>
<td>An area where the floodway is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. BFEs are not shown in this area, although they may be reflected on the corresponding profile.</td>
</tr>
<tr>
<td>IN</td>
<td>Area In SFHA</td>
<td>This is an area inundated by 100-year flooding for which BFEs or velocity may have been determined. No distinctions are made between different flood hazard zones that may be included within the SFHA.</td>
</tr>
<tr>
<td>NIM</td>
<td>Area Not Mapped</td>
<td>An area that is located within a community or county that is not mapped on any published FIRM.</td>
</tr>
<tr>
<td>O</td>
<td>Area Not Mapped</td>
<td>An area designated as outside a &quot;Special Flood Hazard Area&quot; (SFHA) on a FIRM. This is an area inundated by 500-year flooding.</td>
</tr>
<tr>
<td>OW</td>
<td>Open Water</td>
<td>A body of open water, such as a large pond, lake, bay, ocean, etc., located within a community's jurisdictional limits, that has no defined flood hazard.</td>
</tr>
<tr>
<td>UNDE</td>
<td>Area of Undesignated Flood Hazard</td>
<td>A body of open water, such as a pond, lake, ocean, etc., located within a community's jurisdictional limits, that has no defined flood hazard.</td>
</tr>
</tbody>
</table>

ADDENDA PG. 28
<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>V</td>
<td>Zone V: an area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.</td>
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<tr>
<td>VE</td>
<td>Zone VE: an area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.</td>
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<tr>
<td>X</td>
<td>Zone X: an area that is determined to be outside the 100- and 500-year floodplains.</td>
</tr>
<tr>
<td>X5</td>
<td>Zone X (500-year): an area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.</td>
</tr>
<tr>
<td>X500</td>
<td>Zone X (50-year): an area inundated by 50-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.</td>
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<tr>
<td>X50IDC</td>
<td>Zone X50 IDC: 50-year Flood Discharge Contained in Channel: an area where the 50-year flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown.</td>
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<tr>
<td>X50L</td>
<td>Zone X50L: protected by levee: areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.</td>
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<tr>
<td>A1</td>
<td>Zone A1: an area inundated by 100 year flooding, for which no BFEs have been established.</td>
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<td>Zone</td>
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<tr>
<td>V0</td>
<td>An area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.</td>
</tr>
<tr>
<td>V1</td>
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<tr>
<td>V25</td>
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</tr>
<tr>
<td>Zone</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
</tr>
<tr>
<td>V26</td>
<td>Zone V26: An area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.</td>
</tr>
<tr>
<td>V27</td>
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</tr>
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<td>V28</td>
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</tr>
<tr>
<td>V29</td>
<td>Zone V29: An area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.</td>
</tr>
<tr>
<td>V30</td>
<td>Zone V30: An area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.</td>
</tr>
<tr>
<td>Z</td>
<td>Area of Unknown Flood Hazard: An area of Data Discrepancy or an Unclaimed Area. Internal TFHC designation.</td>
</tr>
<tr>
<td>N</td>
<td>Area Not Mapped: An area that is located within a community or county that is not mapped on any published FIRM (usually a community not participating in NFIP). Internal TFHC designation.</td>
</tr>
<tr>
<td>AR/A</td>
<td>Zone AR/A: An area inundated by flooding, for which BFEs or average depths have not been determined.</td>
</tr>
<tr>
<td>AR/AE</td>
<td>Zone AR/AE: An area inundated by flooding, for which BFEs or average depths have been determined.</td>
</tr>
<tr>
<td>AR/AH</td>
<td>Zone AR/AH: An area inundated by flooding, for which BFEs or average depths have been determined.</td>
</tr>
</tbody>
</table>

Any Questions or comments about our website, please contact webmaster@cdsys.com

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Valuation and Advisory Services for All Types of Property and Land

- Office
- Industrial
- Retail
- Apartments/multifamily/senior living
- Lodging/hospitality/recreational
- Other special-purpose properties

SPECIALTY SERVICES
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- Property and lease comparables, including lease review
- Due diligence
- Property tax assessment and appeal-support services
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- Valuations of property for financial reporting, including goodwill impairment, impairment or disposal of long-lived assets, fair value and leasehold valuations
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- Litigation support, including expert witness testimony
- Business and partnership valuation and advisory services, including partial interests
Attachment 2

The Applicant submitted a “Supplement to Vacation Application of a Portion of Jefferson Street” on June 7, 2016.

Due to the volume of the Supplement materials, they are not attached. Documents are located on the ACHD website.

http://www.achdidaho.org/Departments/PR/St._Lukes_Jefferson_vacation_request.aspx
ST. LUKE'S
Jefferson Street Right-of-Way Vacation

Vacation Area
50,678 Sq. Ft. (1.16 acres) ±

1 inch = 100 feet

Parcels Lines

2013 Aerials

This map is a general depiction intended for visual reference only.