



2157 N. Main Street

Coeur d'Alene, ID 83814

Phone (208) 667-3402 Fax (208) 664-0695

**May 1, 2025**

**Parcel #P705035061AA / AIN: 139710**

*Thank you for Choosing Alliance Title and Escrow. We are happy to provide  
this service for you.*

**Angie McPhee  
The Experience Northwest**

*Please specify  
Alliance Title & Escrow on your next Purchase Transaction.  
Thank you!*

*Prepared by: Danielle Hamilton*



2157 N Main St., Coeur d'Alene, ID 83814 – Phone 208.667.3402 – Fax 208.664.0695

## LISTING PACKAGE

DATE: May 1, 2025

OWNERSHIP INFORMATION		Attachment
Primary Owner:	North Idaho Surgical Hospital Building, LLC	X
Last Deed:	See Attached	X
Deed of Trust/Mtg:		
Property Address:	NNA NNA, Post Falls, ID 83854	
Mailing Address:	1593 E Polston Ave, Post Falls, ID 83854	

PROPERTY CHARACTERISTICS		Attachment
Legal Description:		
	POST FALLS IRR TRS, E2-TR 61 BLK 35 EX RW	
Appr. Lot Size:	Acres: 4.57	X
Year Built	1973	
Square Footage		
County/City::	Kootenai / Post Falls	
Protective Covenants:	None found, full title search may locate restrictions.	

TAX INFORMATION		Attachment
Parcel Number(s)::	P705035061AA / 139710	
Assessed Value:	Land Value \$2,054,926.00 Improvement Value \$0.00 Total Assessed Value \$2,054,926.00	X
Property Taxes:	\$12,535.43	
Exemptions:		

*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 for this report is assumed hereunder, and the Company is not responsible for any errors or omissions contained herein.*

PREPARED FOR:	Angie McPhee The Experience Northwest
PROPERTY ADDRESS:	NNA NNA Post Falls, ID 83854

Prepared By: Danielle Hamilton

### Parcel Information

Parcel #: **P705035061AA**  
 AIN/Tax Bill: 139710  
 Site Address:  
     Post Falls ID 83854  
 Owner: North Idaho Surgical Hospital E  
  
     1593 E Polston Ave  
     Post Falls ID 83854  
 Twn/Range/Section: 51N / 05W / 35 / SE  
 Instrument:  
 Parcel Size: 4.57 Acres (198,874 SqFt)  
 Lot Dimensions: 0  
     0  
 Plat/Subdivision: Post Falls Irr Tr  
 Plat Volume/Page:  
     Lot:  
     Block: 35  
 Census Tract/Block: 000503 / 1020  
 Waterfront:  
 Market Value Land: \$2,054,926.00  
 Market Value Impr: \$0.00  
 Total Market Value: \$2,054,926.00  
 Net Taxable Value: \$2,054,926.00



### Tax Information

	Tax Year	Annual Tax
	2024	\$12,535.43
	2023	\$13,191.11
	2022	\$10,565.31

### Legal

POST FALLS IRR TRS, E2-TR 61 BLK 35 EX RW 3551N05W

### Land

Land Use:	441 - Mixed Use Comm/Ind	Zoning:	Post Falls-CCS - Community Commercial Services
Neighborhood:	36 POST FALLS-SELTICE CORRIDOR	School District:	273 - Post Falls
Sewer:		Watershed:	1701030502 - Cedar Creek-Spokane River
Recreation:			

### Improvement

Year Built:	1973	A/C:		Building Type:	
Stories:		Bedrooms:	4	Heat:	
Bathrooms:	2	Full Baths:		Half Baths:	
Finished Area:	2,700 SqFt	1st Floor:	1,350 SqFt	2nd Floor:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

[Return](#)[New Search](#)[Tax Info](#)[Print](#)[PDF Plat Map](#)[GIS Online Map](#)

## General Information

**Owner:** North Idaho Surgical Hospital Buildi  
**Mailing Address:** 1593 E Polston Ave Post Falls Id 83854  
**Property Address:** Not Available  
**Neighborhood:** 36 Post Falls-Seltice Corridor  
**District (TCA):** 011010

**Parcel ID (PIN):** P705035061AA

**Alternate ID (AIN):** 139710

**Property Class:** 441- Mixed Use Comm/Ind

**Deeded Acres:** 4.5655

Last updated: 5/01/2025 01:54:12 AM

## Legal Descriptions

### Description

POST FALLS IRR TRS, E2-TR 61 BLK 35 EX RW 3551N05W

## Net Taxable Value

Tax Year	Value
2024	\$2,054,926.00
2023	\$2,347,136.00
2022	\$1,760,600.00
2021	\$1,539,358.00
2020	\$1,302,548.00
2019	\$255,904.00

## Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	Assessment Update	\$2,054,926.00	\$0.00	\$2,054,926.00
2024	Assessment Update	\$2,054,926.00	\$0.00	\$2,054,926.00
2023	Assessment Update	\$2,054,926.00	\$292,210.00	\$2,347,136.00
2022	Assessment Update	\$1,486,260.00	\$274,340.00	\$1,760,600.00
2021	Assessment Update	\$1,350,518.00	\$188,840.00	\$1,539,358.00

◀ ▶ 1 2 3 4 5 ▶

5 ▾

items per page

1 - 5 of 24 items

## Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

## Land Details

Land Type	Acres	Total Value
Commercial/Industrial	2.57	\$1,508,666
Commercial/Industrial	1.00	\$370,260

Land Type	Acres	Total Value
Homesite	1.00	\$176,000

## Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

## Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data present.			

## Permits

Filing Date	Sq Ft	Permit Description
No permits data is available.		

## Sales History

Document Number	Date	Owner	Grantee	Type
2743766	4/1/20	Rainier Vincent	North Idaho Surgical Hospital Buildi	Single Parcel Transfer

## Taxing District Charges

PIN: P705035061AA

AIN: 139710

Tax Roll: Real Property

Owner: NORTH IDAHO SURGICAL  
HOSPITAL BUILDING LLC

TAG: 011010

For Tax Year: 2024

Bill Number: 213157

Tax Bill ID: 4346679

Net Tax: \$12,535.43

**i** For questions regarding your property value or exemptions, please call the Assessor's Office at 208-446-1500. Contact the applicable taxing district with inquiries about levy rates.

### ▲ Authority : 1-KOOTENAI CO

Fund	Exemption	Taxable Value	Rate	State Credit	HOE Savings	Net Tax
Airport	\$0.00	\$2,054,926.00	0.000000000	\$0.00	\$0.00	\$0.00
County Fair	\$0.00	\$2,054,926.00	0.000000000	\$0.00	\$0.00	\$0.00
Current Expense	\$0.00	\$2,054,926.00	0.000197086	\$0.00	\$0.00	\$405.00
District Court	\$0.00	\$2,054,926.00	0.000168556	\$0.00	\$0.00	\$346.37
Health Unit	\$0.00	\$2,054,926.00	0.000035021	\$0.00	\$0.00	\$71.97
Historical Society	\$0.00	\$2,054,926.00	0.000000203	\$0.00	\$0.00	\$0.42
Indigent	\$0.00	\$2,054,926.00	0.000000000	\$0.00	\$0.00	\$0.00
Justice Fund	\$0.00	\$2,054,926.00	0.000783868	\$0.00	\$0.00	\$1,610.79
Liability Insurance	\$0.00	\$2,054,926.00	0.000026019	\$0.00	\$0.00	\$53.47
Noxious Weeds	\$0.00	\$2,054,926.00	0.000008815	\$0.00	\$0.00	\$18.11
Parks & Rec	\$0.00	\$2,054,926.00	0.000013279	\$0.00	\$0.00	\$27.29
Revaluation	\$0.00	\$2,054,926.00	0.000089601	\$0.00	\$0.00	\$184.12
				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$2,717.54

### ▼ Authority : 210-CITY POST FALLS

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$4,910.77

### ▼ Authority : 225-PF HIGHWAY #1-POST FALLS

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$420.57

### ▼ Authority : 232-SCHOOL DIST #273-BOND

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$0.00

### ▼ Authority : 232-SCHOOL DIST #273-SUPP

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$918.25

### ▼ Authority : 232-SCHOOL DIST#273-OTHER

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$23.75

▼ Authority : 255 - KC FIRE AND RESCUE BOND

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$241.70

▼ Authority : 255-KC FIRE & RESCUE

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$1,964.52

▼ Authority : 271-COMM LIBRARY NET J

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$294.73

▼ Authority : 351-N ID COLLEGE

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$768.03

▼ Authority : 351-N ID COLLEGE TORT

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$22.08

▼ Authority : 354-KOOTENAI-EMS

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$159.75

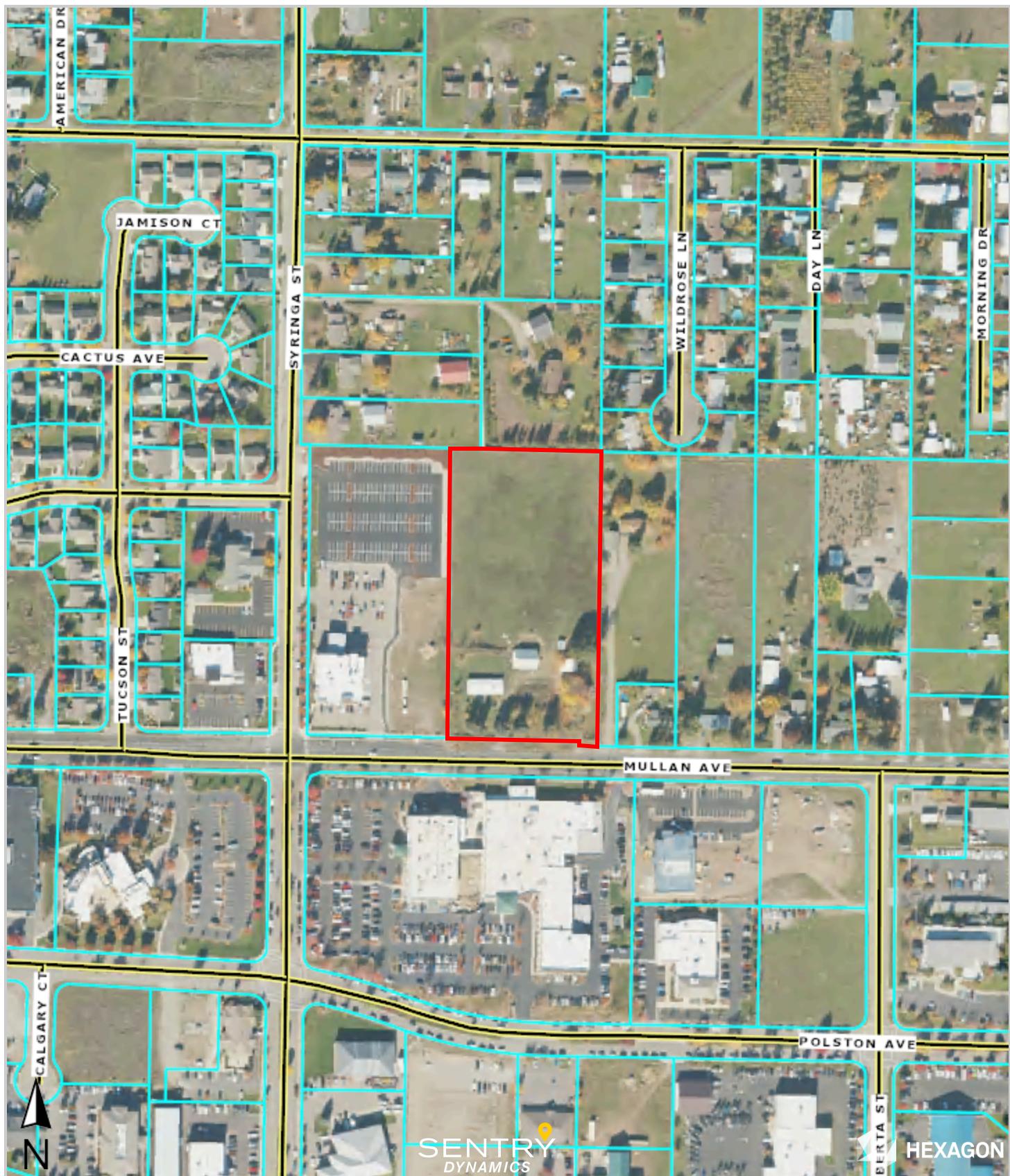
▼ Authority : 457-SOLID WASTE-S/A

				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$88.00

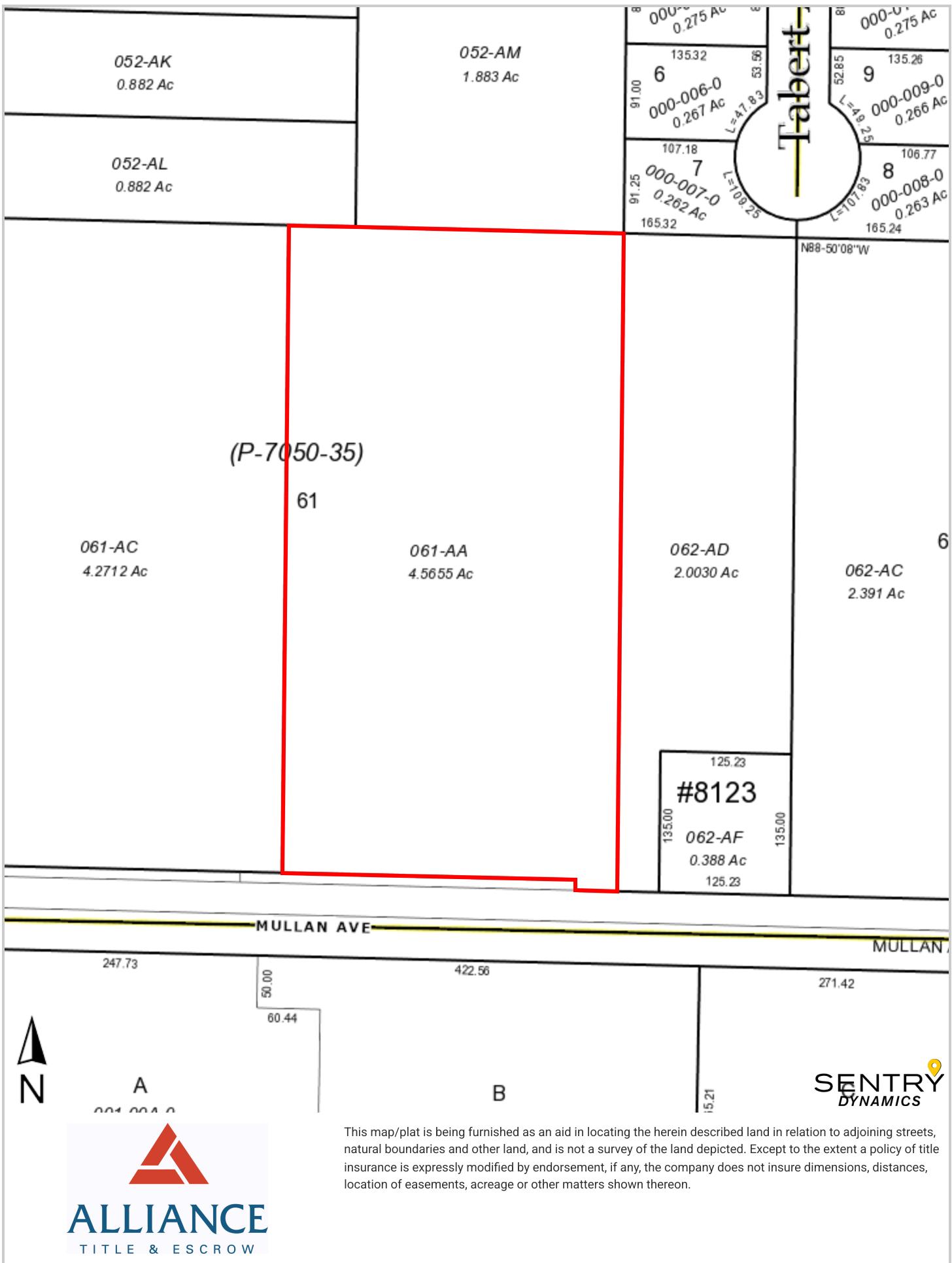
▼ Authority : 490-S/A-Aquifer Prot District

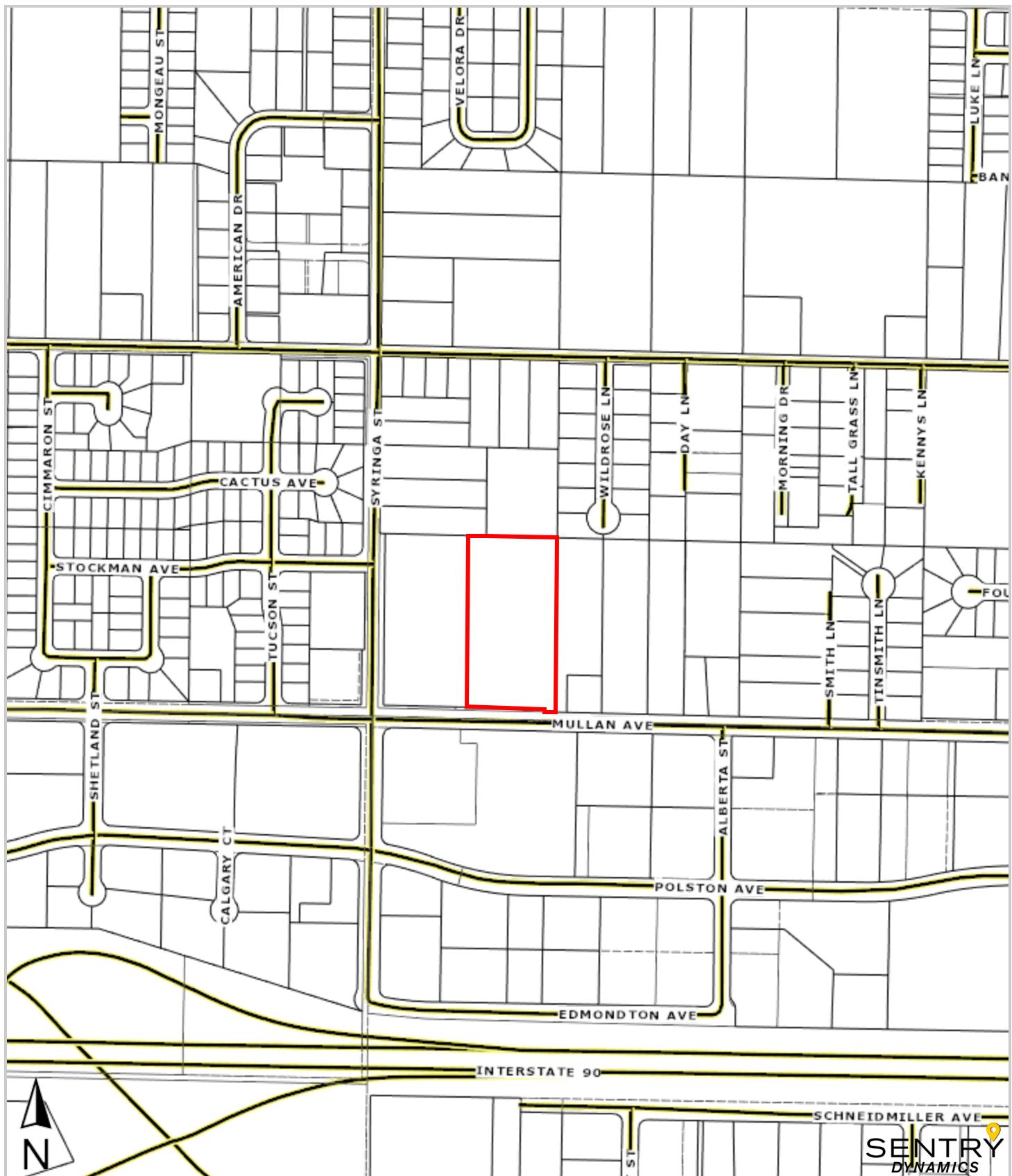
				State Credit	HOE Savings	Net Tax
				\$0.00	\$0.00	\$5.74



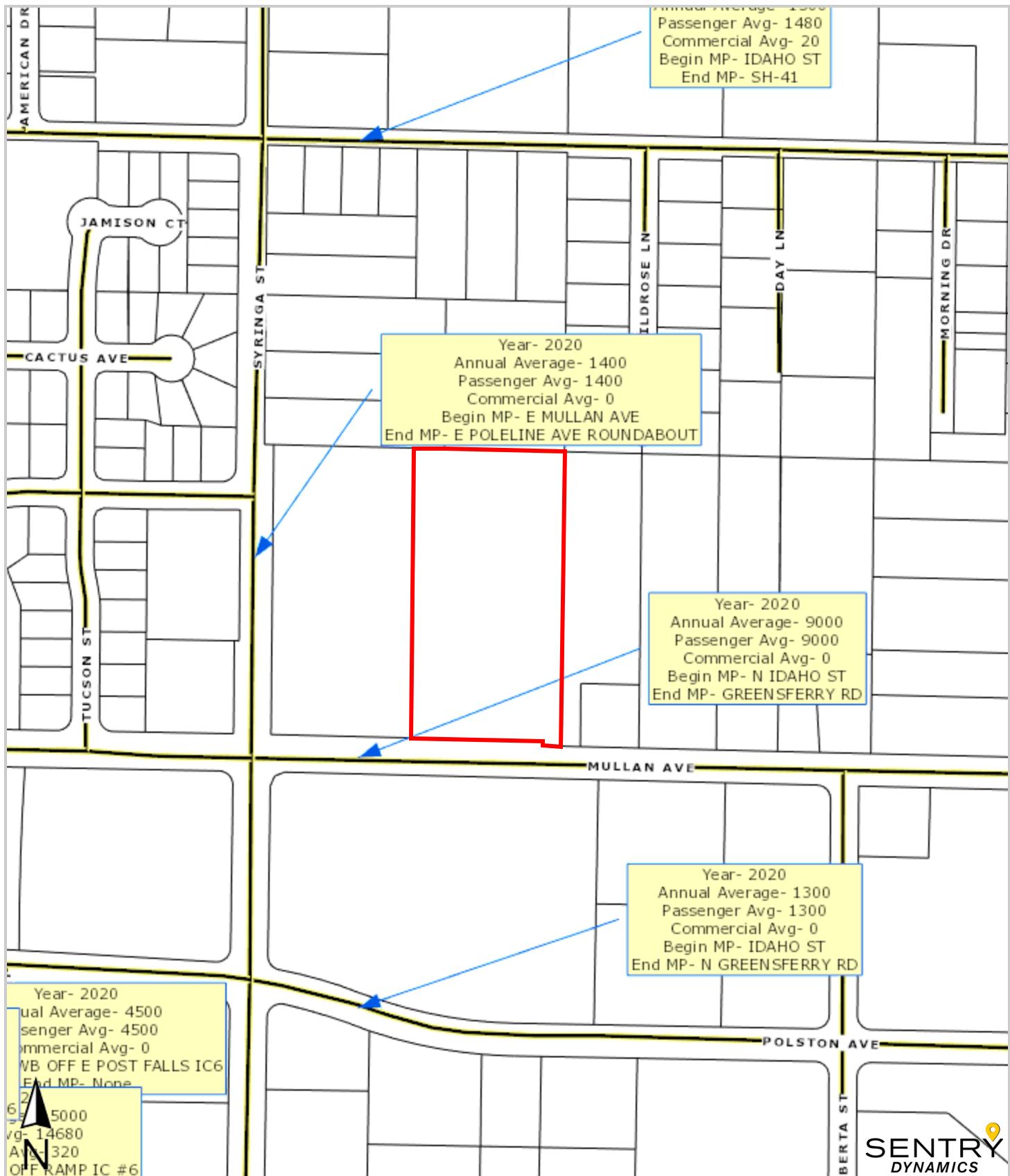


This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

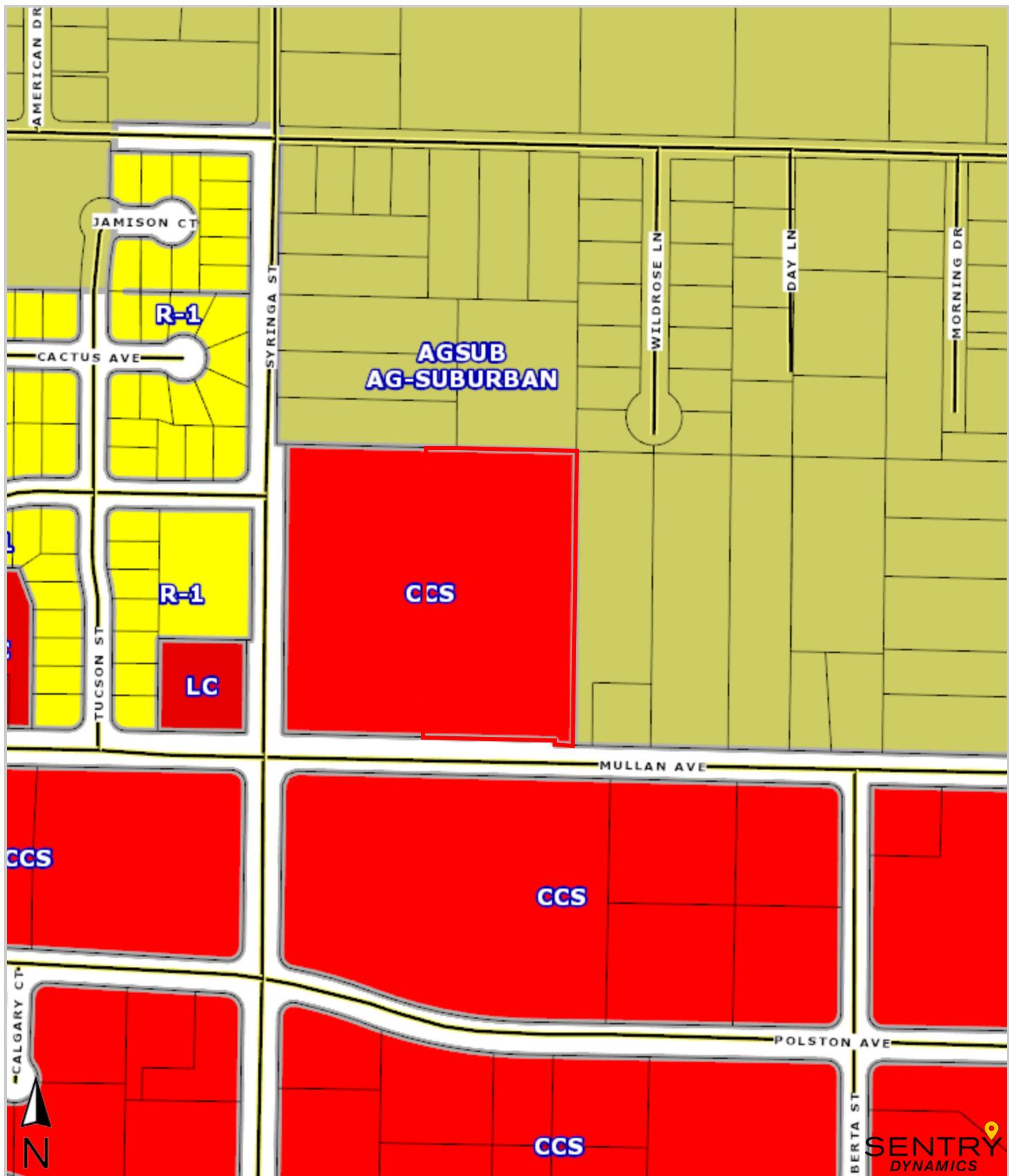




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JIM BRANNON 2 P 2743766000  
KOOTENAI COUNTY RECORDER  
MMS 4/1/2020 1:54 PM  
REQ OF KOOTENAI COUNTY TITLE  
COMPANY  
RECORDING FEE: \$15.00 DD  
Electronically Recorded

File No. 408885TGW

## WARRANTY DEED

**For Value Received**

**Katherine Dawn Mossoni, Personal Representative of the Estate of Frances Catherine Rainier and  
Vincent Guy Rainier, both deceased**

The Grantor, does hereby grant, bargain, sell and convey unto

North Idaho Surgical Hospital Building, L.L.C., an Idaho Limited Liability Company

**Address:** 1593 E. Polston Ave., Post Falls, ID 83854

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

See Exhibit A attached hereto and made a part hereof for legal description:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: March 31, 2020

Estates of Frances Catherine Rainier and Vincent Guy Rainier, both deceased

BY: Katherine Dawn Mossoni  
Katherine Dawn Mossoni  
Personal Representative

STATE OF Idaho )  
COUNTY OF Kootenai )  
ss. )

On this 31<sup>st</sup> day of March, in the year of 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared

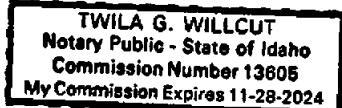
Katherine Dawn Mossoni

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Personal Representative of the Estates of Frances Catherine Rainier and Vincent Guy Rainier, both deceased

and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as Personal Representative of said Estate, and that by his/her/their signature(s) on the foregoing instrument, the Estate executed the instrument and acknowledged the same for the purposes therein contained. 

In witness whereof, I hereunto set my hand and official seal:

Notary Public in and for said State  
Residing at: Hayden  
Commission Expires: 11-28-24



**Exhibit "A"**

The East half of Tract 61, Block 35, POST FALLS IRRIGATED TRACTS, according to the plat recorded in the office of the County Recorder in Book C of Plats at Page 78, records of Kootenai County, Idaho.

EXCEPT that portion conveyed to the City of Post Falls for right-of-way.

ksm  
INITIAL

After Recording Return To:

DAUGHARTY LAW GROUP  
505 E. Front Avenue, Suite 301  
Coeur d'Alene, Idaho 83814  
1039585-C

## QUITCLAIM DEED

FOR VALUE RECEIVED, NORTH IDAHO SURGICAL HOSPITAL BUILDING, LLC, an Idaho limited liability company whose address is 1593 E. Polston Ave., Post Falls, Idaho 83854, ("Grantor"), does hereby convey, release, remise, and forever quit claim unto NISHB LAND HOLDINGS, LLC, an Idaho limited liability company whose address is 1593 E. Polston Ave., Post Falls, Idaho 83854, ("Grantee"), all right, title and interest in the following described real property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Together with all and singular tenements, hereditaments, and appurtenances there unto appertaining.

DATED this 29 day of July 2022.

GRANTOR:

NORTH IDAHO SURGICAL HOSPITAL BUILDING, LLC

By   
Ronald H. Rock, Manager

STATE OF IDAHO )

ss

County of Kootenai )

On this 29 day of July 2022, before me, the undersigned Notary Public in and for said state, personally appeared, Ronald H. Rock, known or identified to me to be the Manager of NORTH IDAHO SURGICAL HOSPITAL BUILDING, LLC, an Idaho limited liability company, that he executed the foregoing instrument on behalf of said company, and acknowledged to me that such limited liability company executed the same.

WITNESS my hand and official seal.



\_\_\_\_\_  
Notary Public in and for the State of Idaho

Residing at Post Falls

My commission expires: 11-28-2023

MARK JOHNSON  
Notary Public - State of Idaho  
Commission Number 21442  
My Commission Expires 11-28-2023

**EXHIBIT A**

**PARCELS 1 & 2:**

**LOTS 1 AND 2, BLOCK 1, MOTOSPORTS SUBDIVISION, ACCORDING TO THE PLAT FILED IN BOOK K OF PLATS AT PAGE 275, RECORDS OF KOOTENAI COUNTY, IDAHO.**

**PARCELS 3 & 4:**

**LOTS 5 AND 6, BLOCK 2, INTERSTATE BUSINESS CENTER FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS, PAGE 119, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.**

**PARCEL 5:**

**LOT 4, BLOCK 3, INTERSTATE BUSINESS CENTER FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS, PAGE 119, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.**

**PARCEL 6:**

**LOT C, BLOCK 1, NORTHWEST SPECIALTY HOSPITAL, ACCORDING TO THE PLAT RECORDED IN BOOK J OF PLATS, PAGE 38, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.**

**PARCEL 7:**

**THE WEST HALF OF THE WEST HALF OF TRACT 62, BLOCK 35, POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN BOOK "C" OF PLATS AT PAGE 78, RECORDS OF KOOTENAI COUNTY, IDAHO;**

**EXCEPT THAT PORTION BEGINNING AT THE SOUTHWEST CORNER OF TRACT 62, BLOCK 35, BEING A POINT ON THE NORTH LINE OF THE ROAD RIGHT OF WAY AS DELINEATED ON THE RECORDED PLAT;**

THENCE EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 40 FEET TO THE REAL POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH PARALLEL TO THE WEST LINE OF TRACT 62, A DISTANCE OF 135 FEET;

THENCE EAST PARALLEL TO THE SOUTH LINE OF TRACT 62, A DISTANCE OF 125.23 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF TRACT 62;

THENCE SOUTH PARALLEL TO THE WEST LINE OF TRACT 62, A DISTANCE OF 135 FEET TO A POINT ON THE SOUTH LINE OF TRACT 62, BEING ALSO ON THE NORTH RIGHT OF WAY LINE OF SAID ROAD;

THENCE WEST ALONG SAID LINE, A DISTANCE OF 125.23 FEET TO THE REAL POINT OF BEGINNING.

**PARCEL 8:**

THE EAST HALF OF THE WEST HALF OF TRACT 62, BLOCK 35, POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN BOOK C OF PLATS, PAGE 78, RECORDS OF KOOTENAI COUNTY, IDAHO

**PARCEL 9:**

THE EAST HALF OF TRACT 61, BLOCK 35, POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN BOOK C OF PLATS, PAGE 78, RECORDS OF KOOTENAI COUNTY, IDAHO

**PARCELL 10, 11 & 12:**

LOTS 2, 3 & 4, BLOCK 1, INTERSTATE BUSINESS CENTER, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK g OF PLATS, PAGE 422, RECORDS OF KOOTENAI COUNTY, STATE OF IDAHO.

**PARCEL 13:**

**A parcel of land in the Northwest Quarter of Section 2, Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, being a portion of Tract 7, Post Falls Irrigated Tracts, Block 2, according to the plat recorded in the office of the County Recorder in Book C of Plats at Page 78, Kootenai County,**

**Idaho**

**And more particularly described as follows:**

**Commencing at the North Quarter corner of said Section 2; thence  
North 89°15'40" West along the North line of the Northwest Quarter, Section 2, a  
distance of 1,323.46 feet; thence  
South 00°35'52" West a distance of 30.00 feet to a point on the Southerly Right-of-Way line  
of Mullan Avenue and the True Point of Beginning for this description;  
thence  
Continuing South 00°35'52" West a distance of 315.76 feet; thence  
North 89°15'14" West a distance of 204.63 feet; thence  
North 00°26'18" East a distance of 315.74 feet; thence  
South 89°15'40,> East a distance of 205.51 feet to the True Point of Beginning.  
**EXCEPTING THEREFROM** that portion conveyed to the City of Post Falls by  
Grant of Right-of-Way recorded July 10, 2001 as Instrument No. 1686219.**

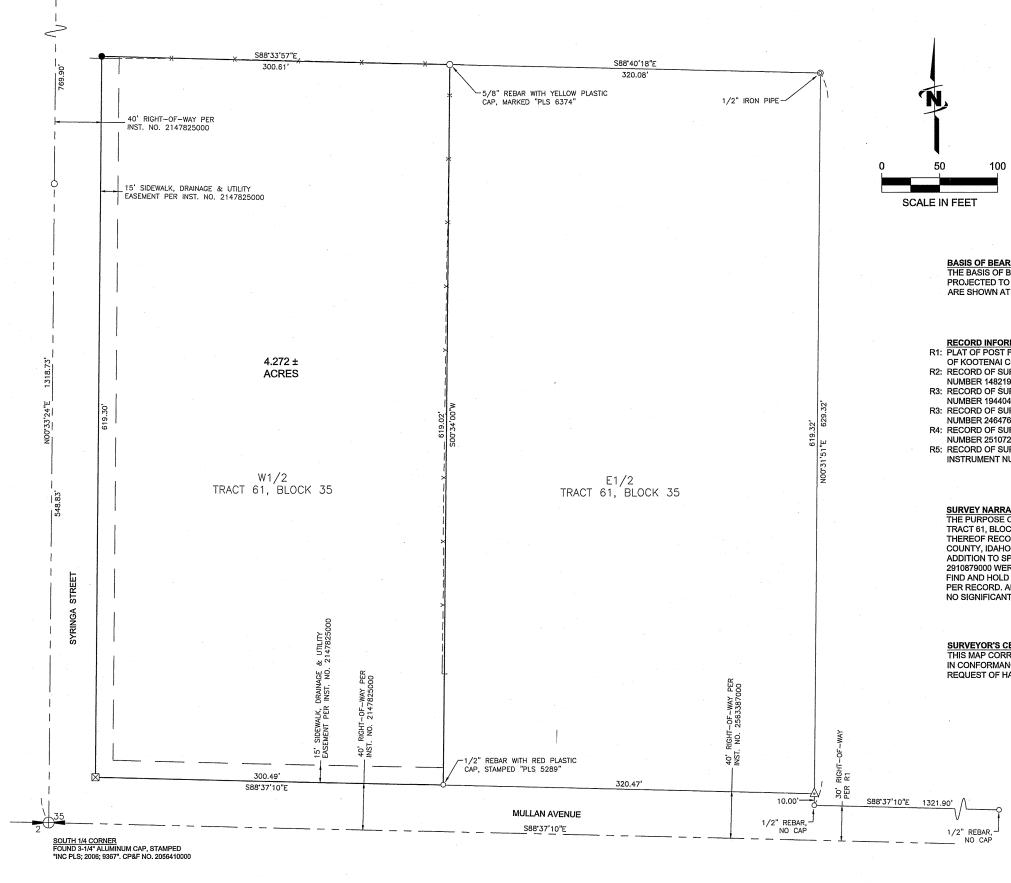
# RECORD OF SURVEY

THE W1/2 OF TRACT 61, BLOCK 35, POST FALLS IRRIGATED TRACTS  
SITUATED IN THE SW1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M.,  
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

GS 3/16 CORNER  
ALL ALUMINUM CAP, STAMPED  
INC PLS: 2056 8367\* CP&P NO. 205641000

FILED FOR RECORD THIS 2 DAY OF JANUARY 2024 AD.  
AT 3:30 PM, RECORDED IN VOLUME 320 OF SURVEYS AT PAGE 700

RECORDS OF SURVEY  
AT THE REQUEST OF J-U-B ENGINEERS, INC.  
KOOTENAI COUNTY, IDAHO  
BY E. Neeter  
INSTRUMENT NO. 2957586000 FEE NO. \$5.00



LEGEND  
 FOUND ALUMINUM CAP, AS NOTED  
 FOUND CHISELED "X" IN CONCRETE  
 FOUND 5/8 REBAR, 6/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "INC PLS; 8367" UNLESS OTHERWISE NOTED  
 FOUND 1/2" REBAR, AS NOTED  
 CALCULATED POINT, NOTHING FOUND OR SET  
 SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, STAMPED "JUB ENGINEERS PLS 13419"

EXISTING FENCE, TYPE AND SIZE MAY VARY

BASIS OF BEARINGS  
THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED BY GPS OBSERVATIONS,  
PROJECTED TO IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE; ALL BEARINGS  
ARE SHOWN AT GRID AZIMUTH; ALL DISTANCES ARE PROJECTED TO GROUND VALUES.

RECORD INFORMATION  
R1: PLAT OF POST FALLS IRRIGATED TRACTS, BOOK C OF PLATS AT PAGES 78-80, RECORDS OF KOOTENAI COUNTY, IDAHO.  
R2: RECORD OF SURVEY BY W. BRYANT MORRIS, RECORDED MARCH 10, 1997, INSTRUMENT NUMBER 1482197, RECORDS OF KOOTENAI COUNTY, IDAHO.  
R3: RECORD OF SURVEY BY SCOTT M. RASOR, RECORDED APRIL 12, 2005, INSTRUMENT NUMBER 2446764000, RECORDS OF KOOTENAI COUNTY, IDAHO.  
R4: RECORD OF SURVEY BY RUSSELL G. HONSAKER, RECORDED JULY 29, 2014, INSTRUMENT NUMBER 291072000, RECORDS OF KOOTENAI COUNTY, IDAHO.  
R5: RECORD OF SURVEY BY RUSSELL G. HONSAKER, RECORDED FEBRUARY 4, 2021, INSTRUMENT NUMBER 281053000, RECORDS OF KOOTENAI COUNTY, IDAHO.

SURVEY NARRATIVE  
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE WEST HALF OF THE SW1/4 OF THE SE1/4 OF THE SW1/4 OF THE POST FALLS IRRIGATED TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK C OF PLATS, PAGES 7A-7B, RECORDS OF KOOTENAI COUNTY, IDAHO. THE PLAT AND RECORDS OF SURVEY REFERENCED HEREIN, IN ADDITION TO SPECIAL WARRANTY DEEDS, FORWARDED AS INSTRUMENT NUMBER 291072000, RECORDS OF KOOTENAI COUNTY, IDAHO, ARE THE ONLY SURVEYS TO THE PROPERTY LINE MONUMENTS. I FIND AND HOLD THE MONUMENTS AS SHOWN AND SET THE REMAINING MONUMENTS PER RECORD. ALL FOUND MONUMENTS ARE HARMONIOUS TO THE RECORD AND I FIND NO SIGNIFICANT DISCREPANCIES OR ENCROACHMENTS.

SURVEYOR'S CERTIFICATE  
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HAMMES REALTY SERVICES IN OCTOBER OF 2020.



J-U-B ENGINEERS, INC.	7825 Meadowlark Way Coeur d'Alene, ID 83815 p   208.762.8787 w   www.jub.com
Dwg Name: 20-22-054_V-R05 Date: October 21, 2023	Dr. SUN Cr. GJR Sheet 1 of 1