

**APPRAISAL OF
the**

Shoshone Base Camp

**Located in
Shoshone County, Idaho
Section 5, Township 22 North, Range 4 East,
Boise Meridian**

**At the confluence of Shoshone Creek and
North Fork of the Coeur d'Alene River**

Prepared for:

**INLAND NORTHWEST LUTHERAN
OUTDOOR MINISTRIES
3258 W. Lutherhaven Road
Coeur d'Alene, ID 83814**

Prepared by:

**Stanley D. Moe, MAI
Columbia Valuation Group
1602 East Sherman Avenue, Suite 100
Coeur d'Alene, Idaho 83814**

**Effective Date of Appraisal:
May 20, 2006**

**COLUMBIA
VALUATION
GROUP, INC.**

Surveyed By
PHOTOGRAMMETRIC METHOD
Designed By
KELSH PLOTTER
Drawn By
BUDD DUNN - JUNE, 1976

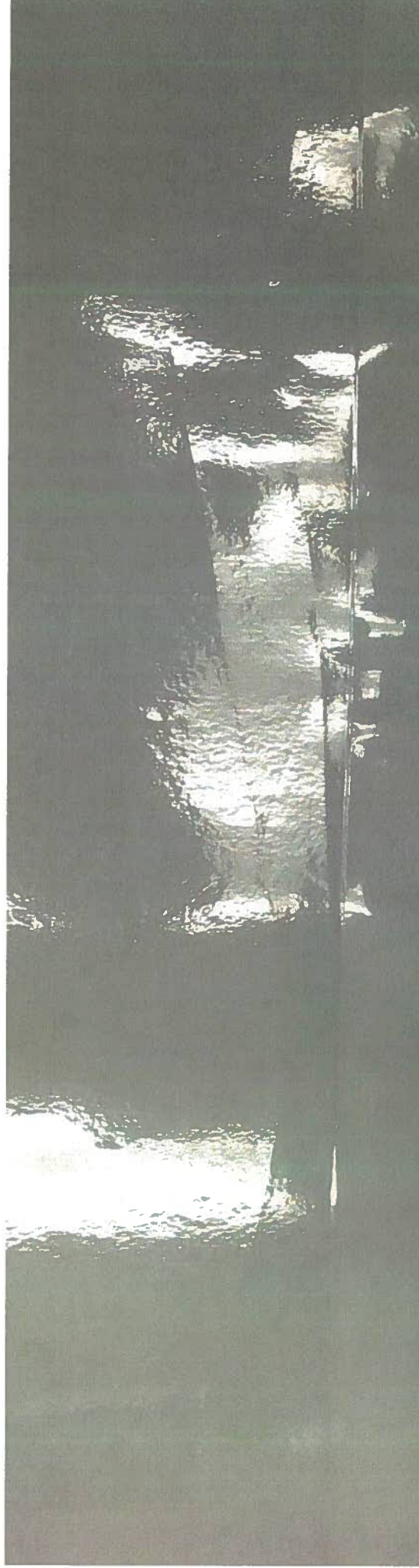
Checked By
Zone Engineer Approval: B Date
District Ranger Approval: B Date



ADMINISTRATION SITE MAP
SHOSHONE WORK CENTER
GRADING PLAN
SF 1/4 Sec 5, T50N R4E E1M

SHOSHONE DISTRICT
WALLACE RANGER DISTRICT

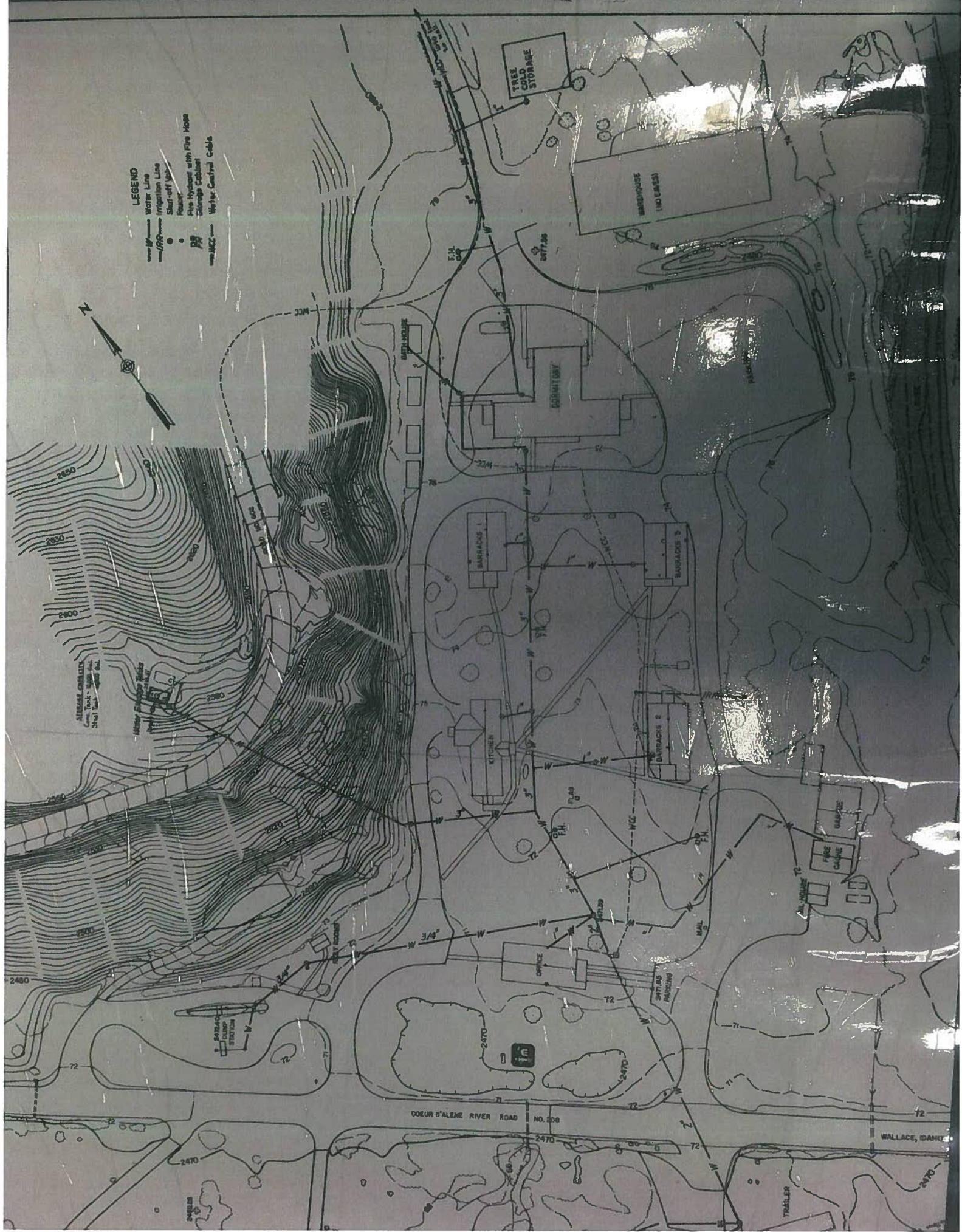
1945



Surveyed By PHOTOGRAMMETRIC METHOD Designed By KELSIE PLOTTER Drawn By BUDD DUNN		Checked By Zone Engineer Approval & Date District Ranger Approval & Date		ADMINISTRATION SITE MAP SHOSHONE WORK CENTER WATER PLAN SE 1/4 Sec. 5, T. 50N. R. 4E. B.M.		U. S. DEPARTMENT OF AGRICULTURE FOREST SERVICE IDAHO PANHANDLE NATIONAL FORESTS WALLACE RANGER DISTRICT NORTHERN REGION		County & State SHOSHONE, IDAHO Project No. 1449		Sheet 2 of 5	
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LEGEND

- W — Water Line
- IRR — Irrigation Line
- Shut-off Valve
- Fire Hydrant
- Fire Hydrant with Fire Hose Storage Cabinet
- MCC — Water Control Cable



Kitchen/Dining Hall**Size:**

Dimensions: 24' x 84'
Main level: 2,226 sf
Basement: 528 sf
Porch: 960 sf

Year Built: 1956

Construction: Wood frame

Basement: Poured concrete

Roof: Gable, sheet metal

Siding: Cedar shingles

Heat: Propane forced air

Condition: Fair

Effective Age: 25 years

Remaining Economic Life: 20 years



The dining hall and kitchen building has a covered receiving dock in the rear not seen in the above photo. A new floor had to be installed in the dining room by the tenant this spring (2006) as the old floor was no longer safe. The kitchen equipment is personal property and has not been included in our appraisal. This building also has a partial basement that reportedly has water running across the floor in spring. Two water heaters in the basement have been elevated on pedestals to raise them above the flood level. One appears to be non-functional. A radon detection and abatement system has been installed in the basement.

The main level contains the dining room, kitchen and storage areas. It is in fair to average condition overall, but the roof is in poor condition and should be replaced. The outside, raised deck can be used for dining in dry weather and is accessible by one of two stairways or a concrete ramp.

As with most of the buildings on this property the kitchen/dining hall contains hazardous materials in the form of lead based paint and asbestos insulation in the ceiling.

IMPROVEMENT DATA

Men's North Bunkhouse (Mountain House)

Size:

Dimensions: 30' x 64'
Main level: 1,710 sf
Basement: 800± sf
Covered Porch: 112 sf

Year Built: 1954

Construction: Wood frame

Basement: Poured concrete

Roof: Gable, sheet metal

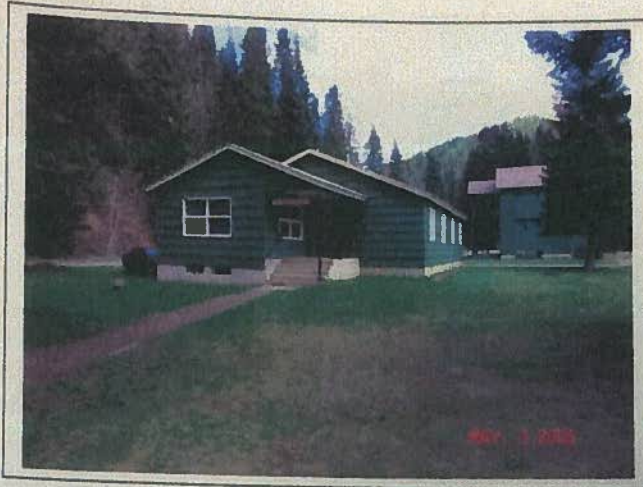
Siding: Cedar shingles

Heat: Propane forced air

Condition: Fair

Effective Age: 25 years

Remaining Economic Life: 20 years



This dormitory is located east of the dining hall and, like the other dorms, contains two bathrooms on the main level. The basement is unfinished with evidence of flooding. Water seeps up through the floor and through the north basement wall. Rooms on the main level are finished for sleeping rooms with sheetrock in the bedrooms, carpet on the floor, and vinyl or asphalt tile in the bathrooms. Interior paint is lead based and must be remediated. Insulation in the attic is Zonolite (asbestos) and must also be remediated. Finally, an asbestos board wainscot in the hallway must be removed to meet safety requirements for public occupancy. The electrical and plumbing appear to be in satisfactory condition if not entirely conforming to current code requirements.