



**Parcel Information**

Parcel #: **RP01754000020A**  
Site Address: Westmond Rd  
Sagle ID 83860  
Owner: Bear Creek Equity Investments, LLC  
PO Box 2038  
Sandpoint ID 83864 -  
Twn/Range/Section: 55N / 02W / 05  
Parcel Size: 2.65 Acres (71,830 SqFt)  
Lot Dimensions:

Plat/Subdivision:  
Census Tract/Block: 950801 / 2003  
Levy: 620000 / 0.0043  
Deeds: 1036869 PL;1018953  
WD;1017998 WD  
Total Land Value: \$171,624.00  
Total Impr Value: \$0.00  
Total Value: \$171,624.00

**Tax Information**

Tax Year	Annual Tax
2024	\$0.00
2023	\$0.00
2022	\$0.00

**Legal**

5-55N-2W WESTMOND NORTH LOT 2

**Land**

Land Use: 515 - Land resid rural subdv vac  
Land Categories:  
Recreation:

Zoning: Rural Service Center  
Building Categories:  
School District: 84 - Lake Pend Oreille

**Improvement**

Year Built:	Bathrooms:	Finished SqFt:
Stories:	Bedrooms:	Heat:
A/C:	Garage:	Roof:
Basement:	Carport:	Pool:
Condition:	Fireplace:	Foundation:

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.

**Instrument # 1018953**  
Bonner County, Sandpoint, Idaho  
04/14/2023 11:39:07 AM No. of Pages: 3  
Recorded for: NORTH IDAHO TITLE COMPANY- COEUR D' ALENE- RW  
Michael W. Rosedale Fee: \$15.00  
Ex-Officio Recorder Deputy rflaherty  
Index to: WARRANTY DEED

Escrow No.: N-63595

## **WARRANTY DEED**

FOR VALUE RECEIVED, **Jeffrey P. Tutino, a single man**, Hereinafter called Grantor, does hereby grant, bargain, sell and convey unto **Bear Creek Equity Investments, LLC, an Idaho limited liability company**, Grantee, whose address is: PO Box 2038, Sandpoint, ID 83864 the following described premises, County of Bonner, State of Idaho to-wit:

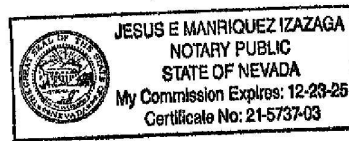
**See attached Exhibit "A" which is made a part hereof**

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. April 7, 2023

  
\_\_\_\_\_  
Jeffrey P. Tutino

STATE OF Nevada )  
COUNTY OF Douglas )SS.



On this 11<sup>th</sup> day of April, 2023, before me, a Notary Public in and for said State, personally appeared Jeffrey P. Tutino, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Jesus E Manriquez Izazaga Douglas Nevada  
Notary in and for said County and State  
Residing at: 1542 US HWY 395 N Gardnerville Nevada 89410  
Commission Exp.: 12-23-25

Order Number: N-63595

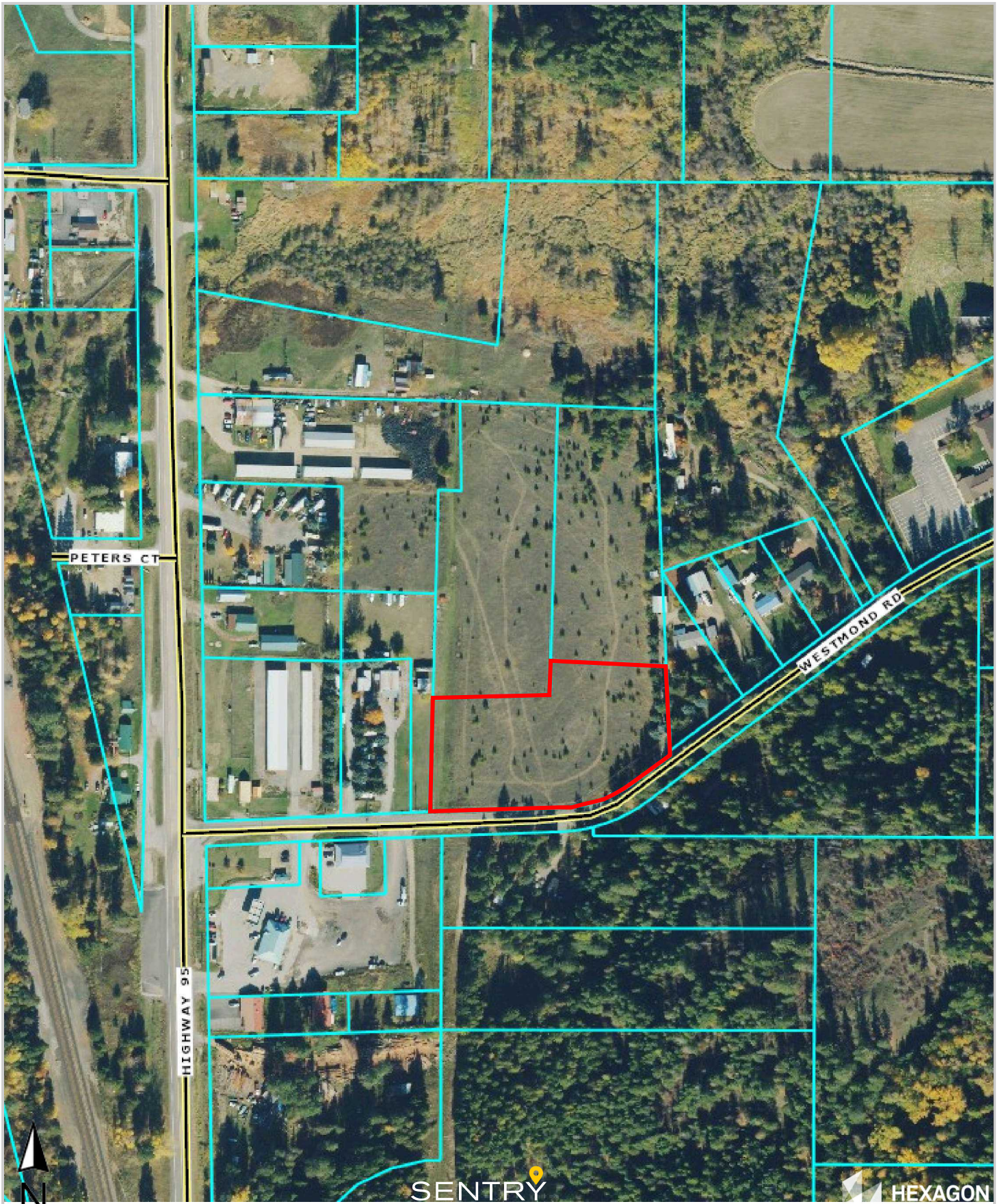
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the Southeast Quarter of Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at the East Quarter Corner of said Section 5;  
thence South 89° 57'27" West, 1668.78 feet;  
thence South 0° 16'14" West 459.84 feet to the True Point of Beginning;  
thence South 3° 07'33" East 697.06 feet to the Northerly right of way line of an existing County Road; thence continuing South 3° 07'33" East 24.13 feet to the centerline of said County Road;  
thence along said centerline as follows:  
South 52° 51'38" West, 73.90 feet;  
thence 174.50 feet along a curve to the right having a radius of 289.18 feet, a central angle of 34° 34'30" and a chord that bears South 70° 08'53" West, 171.87 feet;  
thence South 87° 26'08" West, 302.36 feet;  
thence leaving said centerline, North 0° 24'43" West, 18.76 feet to the Southeast Corner of Tax No. 41, described in Book 179 of Deeds, page 131, records of Bonner County, Idaho;  
thence North 0° 24'43" West, 311.15 feet;  
thence South 87° 26'12" West, 140.00 feet; being also the Southeast Corner of Tax No. 35, as described in Book 135 of Deeds, page 117, records of Bonner County, Idaho;  
thence North 0° 24'42" West, 351.67 feet along the West line of said Tax No. 35 and Tax No. 38, as described in Book 144 of Deeds, page 277, records of Bonner County, Idaho, to the Northeast Corner of Tax No. 38, being also a point on the South Line of Tax No. 45, described in Miscellaneous, Book 62, page 459, records of Bonner County, Idaho;  
thence South 88° 15'41" East, 241.69 feet;  
thence North 1° 46'45" West, 179.95 feet;  
thence South 88° 21'46" East, 392.23 feet to the True Point of Beginning;

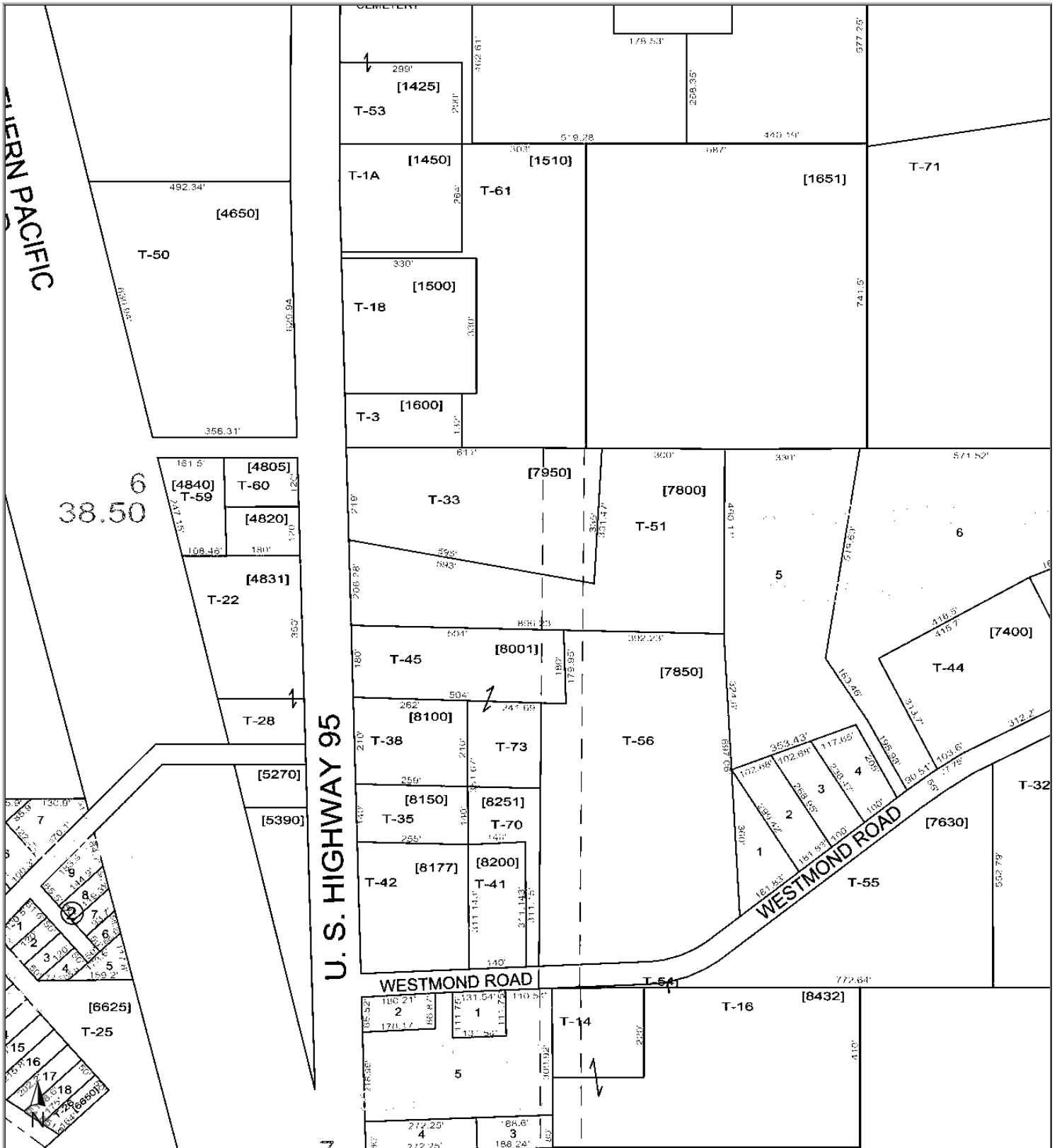
EXCEPT a strip of land 20 feet in width lying Northwesterly of the centerline of the aforementioned County Road.

AND ALSO EXCEPT that part lying West of the West line of the Pacific Gas Transmission Company Easement as described in Book 26 of Miscellaneous, Page 534 and Notice of Location, recorded as Instrument Nos. 83968, 206985 and 217059, records of Bonner County.



**FLYING S**  
TITLE & ESCROW

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.



**FLYING S** ParcelID: RP017540000020A  
 Westmond Rd, Sagle ID 83860

**TITLE & ESCROW**

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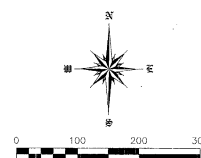
1036869

Blk 22 Tg 22

Tg 1082

# WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,  
TOWNSHIP 55 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND

- ▲ SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- SET 1/2" X 24" REBAR AND CAP, "GLAHE EASEMENT"
- FOUND 5/8" REBAR AND CAP, PLS 882
- FOUND IRON PIPE, 2" OUTSIDE DIAMETER
- FOUND 1/2" REBAR AND CAP, PLS 974
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- (D1) WARRANTY DEED, INST. NO. 1018953
- (E1) PACIFIC GAS TRANSMISSION COMPANY EASEMENT, INST. NO. 217059
- (P1) PLAT OF RADFORD'S ADDITION TO WESTMOND, INST. NO. 300187
- (R1) RECORD OF SURVEY, INST. NO. 234384

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM HIGH SPREAD SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001486221. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°07'32.7" AT THE EAST QUARTER CORNER OF SECTION 5.

### GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C09506, EFFECTIVE 11/17/2009.

Instrument # 1036869 B; 22 P; 22  
 Bonner County, Idaho  
 Record # 1036869 B; 22 P; 22  
 Record # 1036869 B; 22 P; 22  
 Record # 1036869 B; 22 P; 22  
 Index to PLS 1036869 B; 22 P; 22

### SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1018953, CREATING LOTS 1-3.
- 3) FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 4) A RECORD OF SURVEY, BY PLS 3401, INSTRUMENT NO. 234384, ESTABLISHES A CENTERLINE FOR WESTMOND ROAD AND NOTES THAT THE RIGHT-OF-WAY OF SAID ROAD IS UNKNOWN. PER WARRANTY DEED, INSTRUMENT NO. 1018953, THE SOUTHERLY BOUNDARY OF THE PARENT PARCEL LIES 20 FEET NORTH OF THE CENTERLINE OF WESTMOND ROAD. THUS IT WAS DETERMINED THAT THE NORTHERLY RIGHT-OF-WAY OF WESTMOND ROAD 20 FEET WIDE.
- 5) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING HDS ODPUS AND TRIMBLE BUSINESS CENTER.



1/4	Section	5	55	2	Range	West	North	Idaho
								<b>WESTMOND NORTH</b> GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-885-4474
PROJECT # 23-042-0306 DRAWING NAME: 23-042-0306-KALONG								Scale: 1"=100' Checked By: TEAD Drawn By: ELL Plot Date: 7/17/2024 Sheet: 1 of 1

THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO ASSURANCES ARE MADE AS TO THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND. FLYING S TITLE AND ESCROW

1036869

Bk 22 Pg 22

Pg 2 of 2

# WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,  
TOWNSHIP 55 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

### OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID CEDIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS "WESTMOND NORTH" BEING A PORTION OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, THENCE NORTH 89° 25'17" WEST, A DISTANCE OF 1688.01 FEET;  
THENCE SOUTH 00°58'48" WEST, A DISTANCE OF 459.99 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 02°30'57" EAST, A DISTANCE OF 324.78 FEET;  
THENCE SOUTH 02°29'13" EAST, A DISTANCE OF 371.87 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF WESTMOND ROAD;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 53°36'11" WEST, A DISTANCE OF 89.09 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, 162.36 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 268.11 FEET, AND A CENTRAL ANGLE OF 34°41'45";  
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 88°17'58" WEST, 260.41 FEET;  
THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 01°34'07" EAST, A DISTANCE OF 646.97 FEET;  
THENCE SOUTH 87°42'02" EAST, A DISTANCE OF 46.17 FEET;  
THENCE NORTH 00°55'53" WEST, A DISTANCE OF 179.70 FEET;  
THENCE SOUTH 87°41'31" EAST, A DISTANCE OF 392.15 FEET, TO THE POINT OF BEGINNING.  
TOGETHER WITH A 30-FOOT WIDE EASEMENT FOR UTILITIES, INGRESS AND EGRESS, ACROSS LOT 2, FOR THE BENEFIT OF LOT 3.  
TOGETHER WITH A 30-FOOT WIDE EASEMENT FOR UTILITIES, INGRESS AND EGRESS, ACROSS LOT 2, FOR THE BENEFIT OF LOT 1.  
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID CEDIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC

07-17-2024 DATE

### ACKNOWLEDGMENT

STATE OF Idaho  
COUNTY OF Bonner  
ON THIS 17th DAY OF July, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID CEDIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.  
Wanda Rader  
NOTARY PUBLIC  
RESIDING AT: Sandpoint Idaho  
MY COMMISSION EXPIRES: 4/16/29



### DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PRELIMINARY TITLE COMMITMENT, FILE NO. N-83595, DATED MARCH 9, 2023.
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREON FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL HERETO AS GRANTED TO PACIFIC GAS TRANSMISSION COMPANY IN A DOCUMENT RECORDED JANUARY 18, 1960, AS (INSTRUMENT) 74085 (BOOK) 26 OF M30, (PAGE) 534, OFFICIAL RECORDS;  
- NOTICE OF LOCATION, RECORDED FEBRUARY 9, 1962, AS (INSTRUMENT) 63968 (BOOK) 29 OF M30, (PAGE) 416 OFFICIAL RECORDS;  
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED OCTOBER 26, 1978, AS (INSTRUMENT) 205885 AND 207024 OFFICIAL RECORDS;  
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED JULY 25, 1978, AS (INSTRUMENT) 317059 OFFICIAL RECORDS.
  - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JUNE 7, 1971, AS (INSTRUMENT) 133623, OFFICIAL RECORDS.
  - RECORD OF SURVEY RECORDED SEPTEMBER 21, 1980, AS (INSTRUMENT) 234384, OFFICIAL RECORDS.
  - ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
  - SUBJECT TO THE RIGHT, TITLE AND INTEREST OF GENE E FITZGERALD AND NANCY E FITZGERALD, HUSBAND AND WIFE, AS TO THE NORTH 213.0 FEET OF SAID PROPERTY THAT WAS EXCEPTED OUT OF WARRANTY DEED RECORDED FEBRUARY 25, 2005, AS INSTRUMENT NO. 670838, RECORDS OF BONNER COUNTY, IDAHO.

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS 6th DAY OF August, 2024.  
John Ruff  
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

### PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 6th DAY OF August, 2024.  
John Ruff  
PLANNING DIRECTOR

### SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879  
7-25-24

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WESTMOND NORTH" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.  
DATED THIS 23 DAY OF JULY, 2024.  
Joel L. Andring  
BONNER COUNTY SURVEYOR, JOEL L. ANDRING, PLS 13548

### SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS OR A SHARED WELL.  
SEWER SERVICE: SEWAGE DISPOSAL BY A COMMUNITY DRAINFIELD.

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2023.  
DATED THIS 18th DAY OF July, 2024.  
Christina Vester  
BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS 13th DAY OF Aug, 2024, AT 1:23 O'CLOCK P.M.  
IN BOOK 22 OF PLATS AT PAGE 22, AT THE RECORDER'S OFFICE,  
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. 1036869.  
H. Rosale Brady Centoni  
COUNTY RECORDER BY DEPUTY  
\$ 11.00 FEE



1/4	Section	Range	MONTERA
5	55	2	IDAHO
N		W	WESTMOND NORTH
PROJECT # 23-042			
DRAWING NAME: 23-042 CODE: MLD, KALJWDG			
Plot Date: 7/17/2024			

WESTMOND NORTH	
GLAHE & ASSOCIATES	Scale: N/A
PROFESSIONAL LAND SURVEYORS	Created By: TLAG
303 Church Street	Drawn By: EJM
Sandpoint, Idaho 83864	Sheet: 2 of 2
800-505-4474	

THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO ASSURANCES ARE MADE AS TO THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND. FLYING S TITLE AND ESCROW

# Tax Master

Parcel: **RP55N02W057850**

Status: **Inactive - Terminated**

Tax year: **2024**

Acct type: —

Bill: 48196

Date billed: —

Compliance: —

Code area: 62-0000

Bank code: PESC

FLB: —

Owner code: —

P.U.P.:

**Primary owner:**

BEAR CREEK EQUITY INVESTMENTS, LLC  
PO BOX 2038, SANDPOINT ID 83864 USA

**Situs Address:**

0 WESTMOND RD, SAGLE, ID 83860

**Legal Description:**

5-55N-2W TAX 56 LESS TAX 70

**Tax Breakdown**

<b>Market Value</b>		\$ 277,557
<b>Exemption</b>	-	\$ 0
<b>Homeowner Exemption</b>	-	\$ 0
<b>Net Market Value</b>		<u>\$ 277,557</u>
<b>Gross Tax Amount</b>		\$ 958.72
<b>Tax Credits ?</b>	-	\$ 0.00
<b>Special Charges</b>	+	\$ 58.24
<b>Net Tax Billed</b>		<u>\$ 1,016.96</u>
<b>Tax Payments</b>		\$ 1,016.96
<b>Taxes Cancelled</b>	+	\$ 0.00
<b>Specials Cancelled</b>	+	\$ 0.00
<b>Remaining Tax Due</b>		<u>\$ 0.00</u>

# RP55N02W057850

Status: **Terminated**

Primary Owner:

BEAR CREEK EQUITY INVESTMENTS, LLC

Code Area: 62-0000 Owner Code: -none-

Mailing Address:

PO BOX 2038  
SANDPOINT, ID 83864

Parcel Type: 2E 2E~7 Location: 2220 COCOLALLA LA

Effective: 01/08/2001 Expires: 01/01/2025

Cat	Ext	RY	Qty	Unit	Value	HOMkt	HO Exempt	PTR Market	Mkt Adj	UR Base
12	L00	2024	7.290	AC	160,067	0	0	0	0	0
12H	L00	2024	1.000	AC	117,490	0	0	0	0	0
<b>Subtotals</b>			<b>8.290</b>		<b>\$277,557</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

