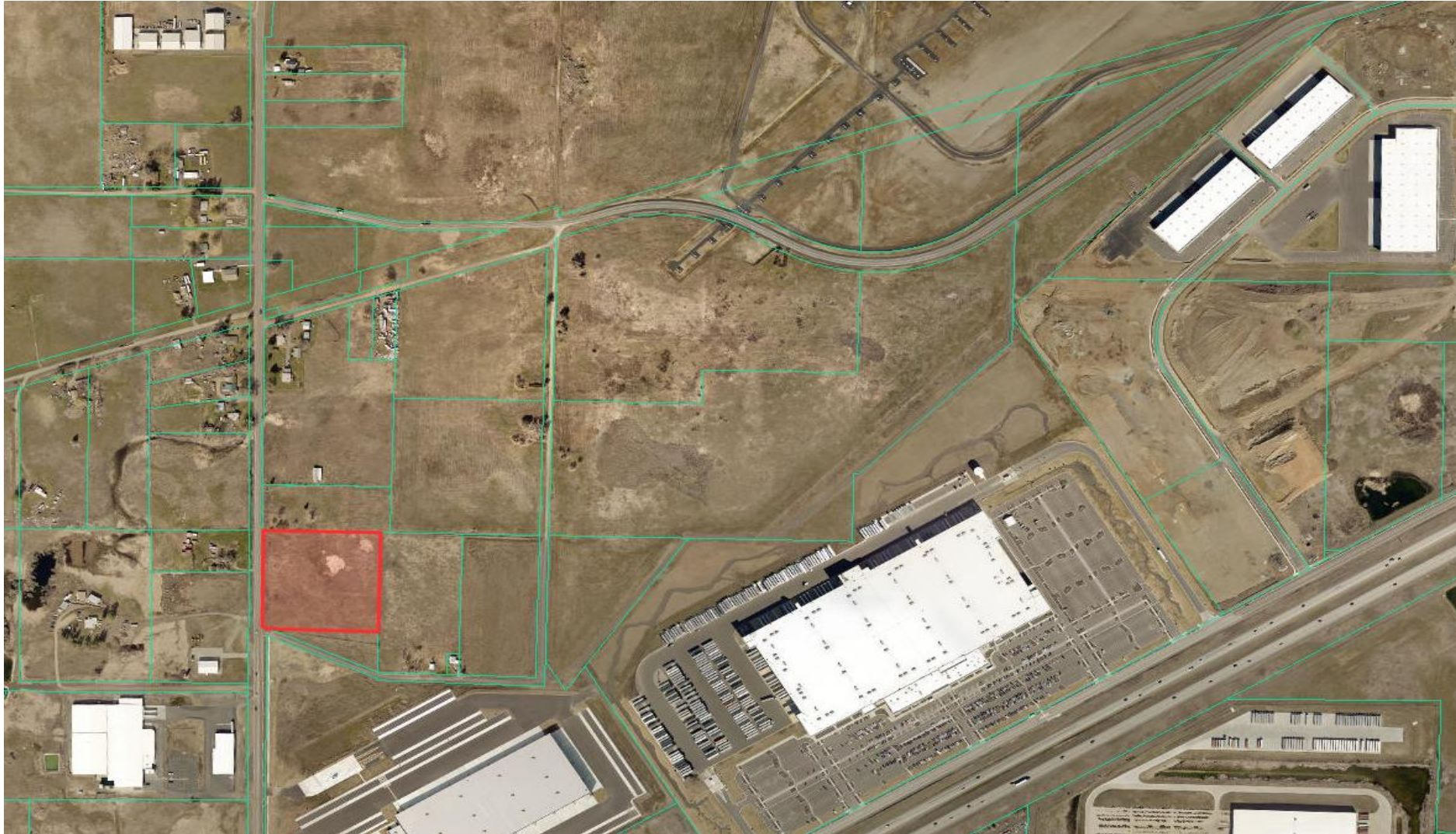




Proposed Property Acquisition

August 2026

Nedlog Property



- The unimproved property is generally located at an unassigned address of 58XX S. Hayford Road, in unincorporated Spokane County
- Spokane County Tax Parcel: 24063.0104
- Parcel: 5.53 acres
- Fair Market Value determined by MAI Appraisal: \$540,000 (\$2.24 psf)
- Located within Airport Compatibility Zone (ACZ) 2 of the current primary runway
- Zoning: Light Industrial
 - Currently used as vacant land
- Clear Title
- Phase I Environmental Assessment: No Concerns
- The seller contacted the Airport regarding the purchase

MAI Appraisal & Technical Review

Fair Market Value as appraised by Valbridge Property Advisors and reviewed by Lembeck Appraisal & Consulting.

1.81 Acres/78,843.60 SF
FMV \$350,000 (\$4.44 PSF)

5.53 acres/240,887 SF
FMV \$540,000 (\$2.24 psf)



NEDLOG LAND - SIA
SUMMARY OF SALIENT FACTS

Summary of Salient Facts

Property Name:	Nedlog Land - SIA
Address:	58XX S. Hayford Road Spokane, Spokane County, Washington 99224
Latitude & Longitude:	47.601027, -117.564000
Assessor's Parcel Number:	24063.0104
Property Rights Appraised:	Fee Simple
Zoning:	LI/ACZ-2, Light Industrial/Airport Control Zone 2
Site Size:	5.53 acres, (240,887 sf)
Property Type:	Industrial Land
Extraordinary Assumptions:	None.
Hypothetical Conditions:	None.
Highest and Best Use As Vacant:	Hold the property until water service is available. In the interim, the property could be used for general storage without extending water service.
Date of Inspection:	September 25, 2025
Date of Report:	October 1, 2025

Value Conclusions

Value Perspective and Premise	Current As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	September 25, 2025
Value Conclusion	\$540,000
	\$2.25 psf



LEMBECK APPRAISAL
& CONSULTING, INC.
Commercial Real Estate Analysis
& Market Research

APPRAISAL REVIEW

PROPERTY:	Nedlog Land 58XX S Hayford Rd Spokane County, WA
APPRAISER:	Julie Cope and Bruce C. Jolicoeur, MAI Valbridge Property Advisors
DATE OF REPORT:	October 1, 2025
INTEREST VALUED:	Fee Simple
PREPARED FOR:	Amy Anderson Spokane International Airport Board
DATE OF REVIEW:	December 31, 2025
REVIEWER:	Jeffrey D. Lembeck, MAI Lembeck Appraisal & Consulting, Inc.
REVIEWER'S FILE NO.:	25.204

EFFECTIVE DATES AND VALUE CONCLUSIONS

Market Value	Effective Date	Appraiser's Opinion	Reviewer's Conclusion
Fee Simple As Is:	September 25, 2025	\$540,000	Reasonable

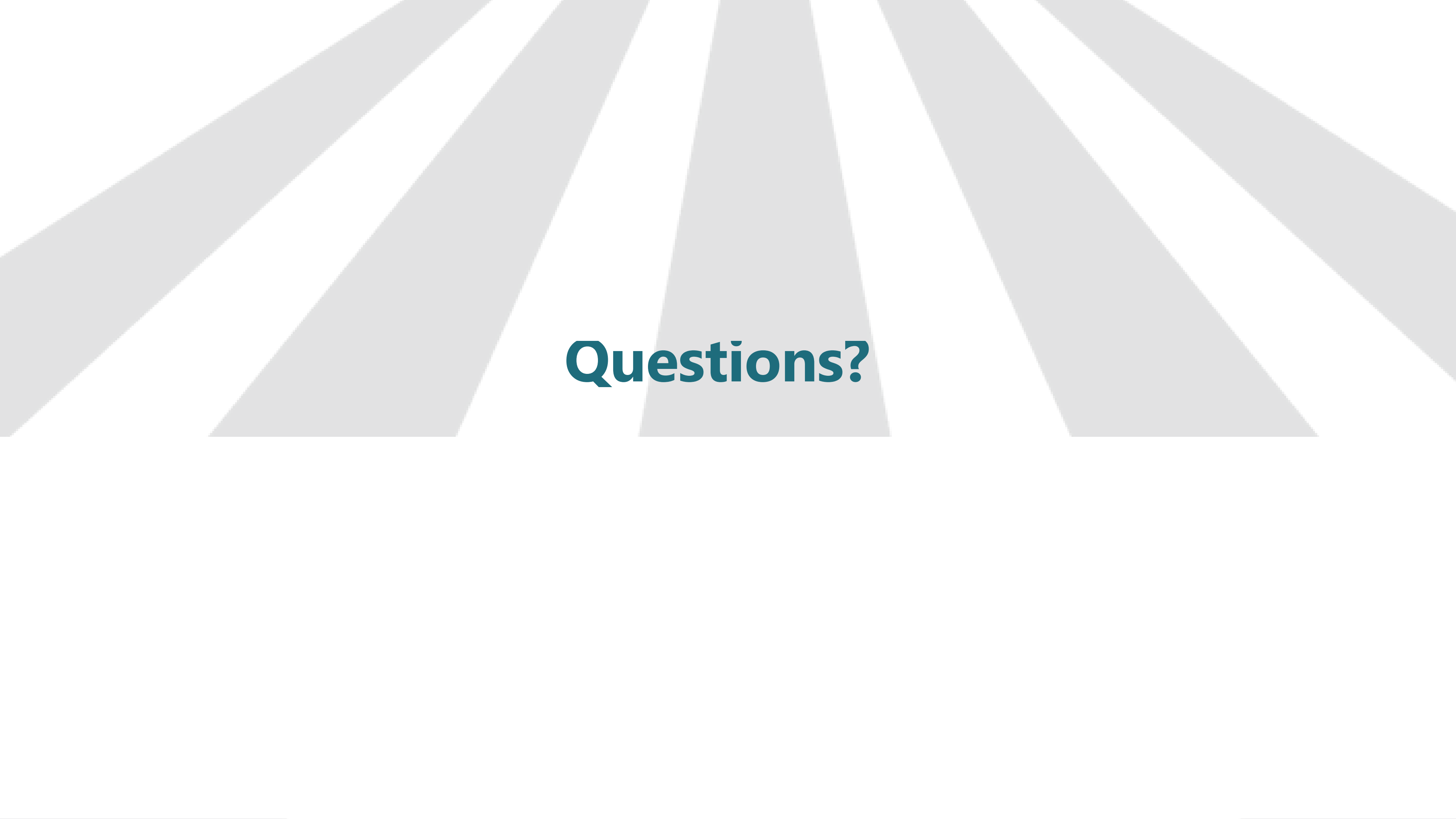


Spokane
International Airport

Property Summary

Nedlog – 5.53 acres of unimproved property

- Fair Market Value: \$540,000 (\$2.24 psf)
- Within Airport Compatibility Zone (ACZ) 2
- Zoned Light Industrial
 - Currently used as vacant land
- Clear title
- Phase I Environmental Assessment result – no concerns



Questions?