



# DEVELOPMENT SERVICES-INC.

3731 N. Ramsey Rd. - P.O. Box C-6300 • Coeur d'Alene, Idaho 83816-1938  
(208) 664-6802 FAX# (208) 667-6388

June 10, 1994

→ Mr. Ed Morse  
Morse & Co. Real Estate Appraisers  
2101 Lakewood Drive, Suite 225  
Coeur d'Alene, ID 83814

Re: Retention of Services/Consolidated Free Library District

Dear Ed:

The Consolidated Free Library District (commonly known as the Hayden Lake Library), has retained CNI Development Services for the purposes of assisting them in acquiring expansion property adjacent to their Hayden Lake facility (see attached map). The property that they are interested in acquiring is owned by Bud Ford (Idaho Contractors Inc.). By resolution passed on June 8, 1994, the District has authorized me to threaten condemnation and begin negotiations with Mr. Ford (copy attached). While not included in the resolution, they did formally authorize me to employ your services in setting a logical basis for the negotiation parameters concerning sales price. Although we have every reason to believe that Mr. Ford is willing to sell, it is always possible that an actual condemnation may have to be initiated.

I sincerely hope that you are willing and able to accept this assignment. Aside from the fact that I enjoy working with you, it is my remembrance that you did the appraisal work in 1991 when the district acquired additional property at the Hayden Lake site from Alan Baldrige. Please let me know when we can meet and discuss this matter.

Sincerely

  
Freeman B. Duncan

cc: client

