

EXHIBIT L

REAL ESTATE PROFESSIONAL STATEMENT

CUP 26-012 Appeal

Contents:

1. Statement of Michael Thomas, Vice President of Sales, THG Real Estate

Purpose:

This exhibit is submitted in support of Appellants' concerns regarding the Property Values criterion applicable to CUP 26-012.

The attached statement was prepared by Michael Thomas, Vice President of Sales for THG Real Estate, who has extensive experience in rural Idaho real estate markets. Mr. Thomas provides his professional opinion regarding the likely impacts of a commercial propane storage and distribution operation within Saddle Rock Subdivision on property values, marketability, buyer perceptions, residential character, and the overall desirability of the community.

Appellants offer this exhibit as evidence that the record contains substantial concerns regarding whether the proposed use will satisfy the required finding that approval of the Conditional Use Permit will result in an increase in the value of private property.

This exhibit is offered in support of Sections II, III, and V of the Appeal.

Michael Thomas
VP of Sales, THG Real Estate

To Whom it may concern,

I was recently made aware that Valley County is attempting to obtain approval for a 30,000 gal. propane tank within the subdivision called Saddle Rock in Cascade, Idaho. I have been in real estate for 20 years and sold many properties in rural Idaho and can say with certainty that allowing a filling station within any subdivision is going to drastically impact property values and disrupt the owner's quiet enjoyment of their land. This is especially true for a subdivision like Saddle Rock that is designed to be extremely private and whose price point reflects a premium value in comparison to similar subdivisions in Valley county.

I have personally toured, done business and spent vacation time in Saddle Rock and would hate to see such a monstrosity disrupt the natural look and feel of this beautiful subdivision while also increasing large truck traffic on a road the HOA pays to maintain. If I were to represent another buyer or seller in the community I would advise my clients that such a large propane tank would impact values negatively and that they should consider this in their sale price or offer price.

Signed,

A handwritten signature in cursive script that reads "Michael Thomas". The signature is written in black ink and is positioned below the word "Signed,".

Michael Thomas
VP of Sales, THG Real Estate
208-890-4223