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Attorneys for Appellant Averill Hospitality, LLC

BEFORE THE CITY COUNCIL

CITY OF SANDPOINT, IDAHO

IN THE MATTER OF NOTICE OF
VIOLATION ISSUED TO AVERILL
HOSPITALITY PURSUANT TO
SANDPOINT CITY CODE § 9-6-18

**NOTICE OF APPEAL;
REQUEST FOR HEARING**

This Notice of Appeal of the attached (as “Exhibit A”) decision letter (“Decision”) of the Planning and Zoning Commission (“Commission”) to uphold the attached (as “Exhibit B”) Notice of Violation (“NOV”) issued to Averill Hospitality, LLC (“Averill” or “Appellant”) by the City of Sandpoint (“City”) Director of Community Planning and Development (“Director”) is submitted to the Sandpoint City Council (“City Council”) through the undersigned counsel, pursuant to Sandpoint City Code (“SCC”) § 9-9-10. By its own terms, the Decision of the Commission was made effective on September 1, 2026, with any appeal required to be filed within ten (10) business days.

The Appellant will pay any required fee upon confirmation that such a fee, if any, exists.

Appeal Procedures

As provided in the Decision, appeals from the Commission to the City Council are provided for in the SCC as follows:

9-9-10: - Appeals:

Appeal From Planning Commission Decision:

Notice of Appeal: An affected person aggrieved by the decision of the planning commission may file a written notice of appeal with the planning department or city council. Such notice must be filed within ten (10) business days after the planning commission's decision and shall clearly state the basis on which such person is an affected person as defined in Idaho Code 67-6521, and the grounds for appeal. An appeal from an action of the planning commission shall automatically stay the issuance of a building or other permit until such appeal has been decided by the city council.

Fees for Appeal: The fees for an appeal from the planning commission's decision shall be set at the discretion of the city council by resolution duly passed and adopted by the city council.

Public Hearing On Appeal: The city council shall hold a public hearing on an appeal pursuant to the procedures as provided in this chapter at a regularly scheduled city council meeting, or at a special meeting called for that purpose.

This appeal is timely filed within 10 business days of the Decision's September 1 effective date.

Averill Hospitality is an Affected Person under Idaho Code Section 67-6521

Averill is the party that is the subject of the Director's NOV and the owner of the signs that are currently required to be removed. As such, Averill is clearly an "affected person" as set forth in Idaho Code Section 67-6521.

Grounds for Appeal: The Signs Still Advertise a Bonified Business and are not "Abandoned Signs" Under the Definition Set Forth in the City Code.

The basis for this appeal is simple. The Commission determined that the signs on the property are abandoned without meaningfully reviewing, applying, or properly interpreting the definition of "abandoned signs" provided for in the SCC. That definition is as follows:

///

///

9-6-4: - Definitions:

ABANDONED SIGN, ON PREMISES: A sign which no longer advertises a bona fide business, lessor, owner, product or activity conducted or product available on the premises where such sign is displayed.

As discussed during the Commission's appeal hearing, there is ample evidence of "a bona fide business" which is advertised by one or more of the existing signs. To satisfy this requirement, it is not necessary that all potential (or past) services are currently being provided. The relevant question is whether there is "a bona fide business."

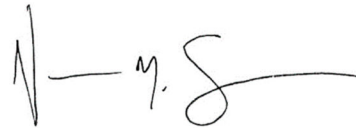
The attached evidence (Exhibit C), much of which was discussed during the Commission's appeal hearing, clearly demonstrates that "a bona fide business" still exists, despite the fact that rooms are not currently being made available. This includes a current business license, occupancy permit, paid staff, hosted events, and other business activities.

The on-premise signs advertise the business. As a result, the SCC definition of an "abandoned sign" is not met and the NOV should be set aside by the City Council.

Appellant reserves the right to provide additional argument on appeal at the public hearing to be scheduled before the City Council, as required by SCC § 9-9-10.

DATED this 15th day of September, 2026.

PARSONS BEHLE & LATIMER

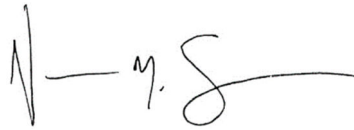
A handwritten signature in black ink, appearing to read "N. M. Semanko", written over a horizontal line.

Norman M. Semanko
Attorneys for Appellant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 15th day of September, 2026, a true and correct copy of the foregoing document was served to the following persons by the method indicated below, addressed as follows:

CITY OF SANDPOINT City Council Planning and Zoning Commission 1123 Lake Street Sandpoint, ID 83864	☐ U.S. Mail ☐ Facsimile: ☐ Hand Delivery ☐ Overnight Delivery ☒ Email: cityplanning@sandpointidaho.gov ; jwelker@sandpointidaho.gov ; bdean@sandpointidaho.gov ; pskon@sandpointidaho.gov ; cityclerk@sandpointidaho.gov
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Norman M. Semanko

EXHIBIT “A”



CITY OF SANDPOINT

NOTICE OF WRITTEN DECISION

PAPL26-0001 – Averill Hospitality, Sign Code Violation

Appellant: Averill Hospitality, LLC

Location: 56 bridge St, Sandpoint, Idaho

Zone: Commercial C

Appeal Hearing Date: August 18, 2026

Meeting Type: Regular Planning and Zoning Commission Meeting – Public Hearing, Deliberation, and Decision

Summary of Decision

On August 18, 2026, the Sandpoint Planning and Zoning Commission held a duly noticed public hearing to consider an appeal of a Notice of Violation concerning abandoned signs on property located at 56 Bridge Street. All members of the Planning and Zoning Commission were present with the exception of Commissioner Ivan Rimar and Chair Mose Dunkle. Vice Chair Wayne Benner presided over the meeting.

The site at 56 Bridge St contains two signs that were the subject of the Notice of Violation. The Planning and Zoning Commission considered the staff report, Notice of Violation, Appellant's request for hearing (Appeal) in response to the Notice of Violation, appellant's presentation, and responses to questions. The discussion and deliberation centered on the current development status of the former hotel and restaurant. The Commissioners asked several questions regarding the timelines of various Conditional Use Permits, building permits, demolition permits, and their expirations. The Appellant contended that the hotel and restaurant had only been "paused" in operation and the intent was to rebuild the site pursuant to a new plan, either the one that had been approved in 2025 and extended in 2025, or a new one which is the current subject of staff review. The record reflects that the demo permit expired and the building permit expired, with no work completed under either permit. Commissioners inquired as to whether or not booking for hotel rooms could be made at present, to which the appellant responded that such could not be done. Commissioners focused on the language of the Sandpoint City Code, specifically 9-6-4 (definitions) and 9-6-18 (Removal and Disposition of Signs).



Following deliberation, the Planning and Zoning Commission voted to deny the appeal, finding pursuant to Sandpoint City Code 9-6-18A, that the conditions had been met for the 2 signs at 56 Bridge St that are the subject of the Violation Notice to be considered abandoned signs, and that the code remedy was for the signs to be removed. The Commissioners commented that the Sandpoint City Code did not provide for any alternate remedy. The Commissioners present voted unanimously to deny the appeal.

Effective Date of the Denial of the Appeal: The denial of the appeal is effective as of September 1, 2026 and pursuant to Sandpoint City Code 9-9-10 (Appeals), an affected person may file a written notice of appeal with the City Council via the office of the City Clerk. Such notice must be filed within ten business days after action by the Planning and Zoning Commission on this notice of written decision.

Approved by:

Wayne Benner, Vice Chair
City of Sandpoint Planning and Zoning Commission

Attest:

Mandy Brown, Administrative Assistant

EXHIBIT “B”



Re: Notice of Violation – City Code §9-6-18 Removal and Disposition of Signs

Property: 56 and 58 Bridge St.

Violation Date: June 26, 2026

Sent via certified mail and email

Property Owner: Averill Hospitality, LLC

1380 Wisconsin Ave., Whitefish, MT 59937

Dear Brian and Dan Averill:

The purpose of this letter is to serve as formal notice of violation of the City of Sandpoint City Code (SCC), specifically Title 9, Section 9-6-18 pertaining to the existence of abandoned signs located at 56 and 58 Bridge Street, and to request your prompt attention by removing the illegal signs.

Violation Description:

During a site inspection on the above date, City staff determined that two signs located on your property do not comply with SCC 9-6-18(A), which governs the removal of abandoned signs. At approximately 6 feet from the western property line is a large, freestanding sign erected on two poles, approximately 50-feet tall, and at the southern property line is a second freestanding sign approximately 15-feet tall. Both signs are determined to be abandoned signs, pursuant to SCC 9-6-18(A). Please see the attached photos that were taken as part of this determination. Sandpoint City Code 9-6-18 specifically addresses the removal of signs which are located on property that becomes unoccupied or vacant, allowing for a maximum of 6 months that a sign may remain on such property.

The City understands the buildings formerly operated as a hotel and restaurant but are no longer used for a hotel, restaurant, or any business. On June 16, 2026, at the Planning and Zoning Commission meeting to discuss your requested extension of the Conditional Use Permit and Variance (application number PCUP23-0004 and PVAR24-0001), testimony was provided by your representative Ben McGrann, that the hotel and restaurant were closed last year (2025) and that such closure was evidence of the overall project being diligently pursued. The buildings have not been occupied since their closure in September 2025. The Planning and Zoning Commission in deciding to grant your permit extensions specifically



cited the closure of the restaurant and hotel as evidence of the new project being diligently pursued.

Required Correction:

You are hereby required to immediately take the following corrective action(s):

1. Obtain a demolition permit from the Building Division of the Community Planning and Development Department within 30 days of this notice, and
2. Remove the two freestanding signs referenced herein, including their foundations, within 20 days of issuance of the demolition permit.

Consequences of Non-Compliance:

If you fail to comply with the above within the time frame specified, the City reserves the right to pursue enforcement action pursuant to SCC1-4-1 and 1-4-2 which may include:

- Abatement of the violation by City contract and assessment of all costs to you, the property owner.
- A penalty, not to exceed \$100 per day.

We encourage you to address this matter promptly to avoid any further enforcement or financial penalty.

Please contact Jason Welker at 208-255-1738 or jwelker@sandpointidaho.gov if you have questions about how to bring your property into compliance.

Thank you for your immediate attention to this matter.

Sincerely,

Jason Welker, Director of Community Planning and Development

CC: Corey Coon, Chief of Police

Bill Dean, Deputy Director of Community Planning and Development

Pete Skon, Chief Building Official



Image of Freestanding Sign #2





Image of Freestanding Sign #1



EXHIBIT “C”



BINDER OF INSURANCE - VALID UNTIL THE EXPIRATION DATE SHOWN BELOW

DATE: May 19, 2026

To: Matt Romano
Monarch E&S Insurance Services
(818) 249-0100
matthew.romano@specialtyprogramgroup.com

NAMED INSURED: **Dan L Averill Family Limited Partnership**

POLICY NUMBER: RETH-HS-FL-0000346-02

RENEWAL OF POLICY: RETH-HS-FL-0000346-01

MAILING ADDRESS: 1380 WISCONSIN Ave
WHITEFISH, MT 59937

ADDITIONAL INTEREST(S):
Mortgagee
Stockman Bank
3615 BROOKS St
MISSOULA, MT 59801

COVERED LOCATION(S): As per the Schedule of Values

POLICY PERIOD: May 16, 2026 to May 16, 2027
Binder Valid Until June 18, 2026
(12:01 A.M. Standard time at the mailing address of the insured)

MINIMUM EARNED PREMIUM: 25%

INSURER: **Houston Specialty Insurance Company (hereinafter "the Company")**
Non-Admitted Carrier
AM Best Rating: A-

TOTAL INSURANCE VALUE: \$13,025,000

LIMIT OF LIABILITY: \$1,000,000 per occurrence, annual aggregate

DEDUCTIBLE: \$25,000 per occurrence
Business Interruption/Loss of Use deductible/wait period shown in schedule

COVERED PERILS:	Direct physical loss or damage caused by the peril of Flood only, subject to policy terms and conditions.	
COVERED PROPERTY:	Real Property (Building) Business Personal Property (Contents) Business Interruption/Loss of Use	
VALUATION:	Replacement Cost Value	
COINSURANCE:	Nil	
FULL ANNUAL PREMIUM:	\$8,748	
POLICY TERM PREMIUM:	\$8,748.00	
SURPLUS LINES TAX (1.5%):	\$135.00	
STAMPING FEE (0.5%):	\$45.00	
FILING FEE:	\$120.00	
POLICY FEE:	\$150.00	
TOTAL DUE:	\$9,198.00	
SURPLUS LINES AGENT NAME:	Derek Lynch	
SURPLUS LINES AGENT ADDRESS:	7514 Flag Tail Drive Midlothian, VA 23112	
SURPLUS LINES AGENT LICENSE:	890641	
STATE TAXING JURISDICTION:	ID	
APPLICABLE POLICY FORMS:	HSIC JACKET 06 2021 SKWD FL DS 01 07 21 SKWD FL 01 04 07 21 SKWD FL 01 01 03 22 SKWD FL 00 01 09 21 SKWD FL 01 08 07 21 SKWD FL PN 001 07 21 SKWD FL 01 06 07 21 HSIC CP ES 01 11 10 20 SKWD FL 01 14 08 21 SKWD FL 01 13 08 21	HSIC POLICY JACKET FLOOD COVERAGE DECLARATIONS SCHEDULE OF FORMS AND ENDORSEMENTS COMMERCIAL PROPERTY SCHEDULE OF LOCATIONS GENERAL FLOOD INSURANCE POLICY FORM SERVICE OF SUIT OFAC NOTICE EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA ASBESTOS EXCLUSION ELECTRONIC DATA EXCLUSION BUSINESS INCOME ENDORSEMENT
COMMISSION:	12.5%	

CONDITIONS:

The Company binds the kind(s) of insurance stipulated on this Binder of Insurance. The insurance is subject to the terms, conditions and limitations of the policy in current use by the Company.

This Binder of Insurance (hereinafter "Binder") may be cancelled by the Named Insured by surrender of this Binder or by written notice to the Company stating when cancellation will be effective, subject to a minimum earned premium. This Binder may be cancelled by the Company by notice to the Named Insured in accordance with the policy conditions. This Binder is cancelled when replaced by a policy. If this Binder is not replaced by a policy, the Company is entitled to charge a premium for the Binder according to the rules and rates in use by the Company.

AUTHORIZED BY:

Derek Lynch

SCHEDULE OF VALUES

POLICY LIMIT: \$1,000,000 per occurrence

POLICY DEDUCTIBLE: \$25,000 per occurrence

Site	Bldg	Location	Flood Zone	Replacement Value		Limit		Deductible	
N/A	1	56 BRIDGE St SANDPOINT, ID 83864	X	Building	\$9,025,000	Building	—	Building	—
				Contents	\$1,000,000	Contents	—	Contents	—
				BI	\$3,000,000	BI	—	BI	7 Day Wait
Total:				\$13,025,000		\$0			



GREASAN-01

KLABIER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 476394 Hwy 95 Ponderay, ID 83852	CONTACT NAME: Katie LaBier, CISR	
	PHONE (A/C, No, Ext): (208) 627-0067	FAX (A/C, No):
	E-MAIL ADDRESS: katie.labier@alliant.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Philadelphia Indemnity Insurance Company	
	INSURER B: Idaho State Insurance Fund	
INSURED Greater Sandpoint Chamber of Commerce Po Box 928 Sandpoint, ID 83864	NAIC #	
	18058	
	36129	
	INSURER C:	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	X		PHPK2553811-017	7/1/2026	7/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X		PHPK2553811-017	7/1/2026	7/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	X		PHUB914613-002	7/1/2026	7/1/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	529085	10/1/2025	10/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Date of Event July 5, 2026 - Beerfest

CERTIFICATE HOLDER

CANCELLATION

Averill Hospitality
1380 Wisconsin Ave
59937

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Edgewater Sandpoint LLC

myavista.com
1 (800) 936-6629

Account Number: 1669058469
Statement Date: 08/20/2026

AUG 24 2026

Monthly Statement

9

Bill at a Glance

Previous Balance Due	\$1,632.58
Payment Received on 08/12/2026 - Thank you.	-1,632.58
Subtotal	0.00
New Charge(s)	
Electric	1,659.81
Natural Gas	104.03
Total Amount Due This Month	\$1,763.84
Due Date (Applies to new charges only):	Sep 11, 2026

Your Message Center

Planning a construction or landscaping project? Contact 811 at least two business days before you dig. Visit myavista.com/811 to learn more.

A late fee of 1% will be added to past due balances over \$50.

More business customers are choosing secure, convenient Paperless Billing for affordability. Register at myavista.com/enrollments or call (800) 227-9187.

Contact Us

Customer Service: 1 (800) 936-6629
Monday through Friday 7 a.m. to 6 p.m.

TTY Service - Our service numbers for the hearing impaired are: 711 or 1 (800) 377-3529

After Hours Emergencies: 1 (800) 227-9187

Send payments only to:
Avista
1411 E. Mission Ave
Spokane WA 99252-0001

Send correspondence to:
Avista Customer Service MSC-34
PO Box 3727
Spokane WA 99220-3727

Website: myavista.com

Email: ask@myavista.com

▼ Please detach and return the bottom portion with your payment. ▼

DATE _____
DOF _____
GM 08-25-24
BU 69615
INV AMT 1763.84
AC CODE 7010 = 1659.81
7030 = 104.03

Account Number: 1669058469



1411 E. Mission Ave.
Spokane WA 99252-0001

Please use the reverse side to change your address or enroll in Auto Pay (APS). For any other updates, visit myavista.com.

EDGEWATER SANDPOINT LLC
AP@LODGEATWHITEFISHLAKE.COM

Total Amount Due **\$1,763.84**
Due Date (Applies to new charges only): **Sep 11, 2026**

Project Share Contribution ☐ \$2 ☐ \$5 ☐ \$10 ☐ Other _____
(Add to Total Amount Due)

Amount Enclosed \$

DO NOT PAY

Your payment will be withdrawn by the next business day after your due date.

AVISTA
1411 E. MISSION AVE
SPOKANE WA 99252-0001

166905846990000163258000017638400001763846

Service Address 56 BRIDGE ST
SANDPOINT ID 83864

Address Total \$622.33



Electric Detail

Read Dates: 07/21/26 to 08/19/26 - 29 Days

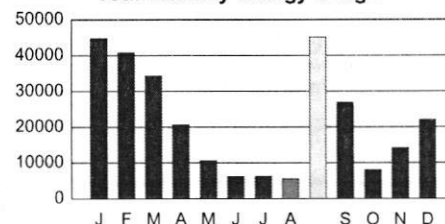
Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
C12122416	Demand		0.121		Actual	80	9.68
C12122416	Electric	36105	36174	Actual	Actual	80	5520

Rate Schedule 011

Basic Charge \$20.00			\$20.00
First 20 KW	9.68000 KW	X \$0.00	0.00
State of Idaho Usage Tax	5,520.00000 kWh	X \$0.000923	5.09
First 3,650 kWh	3,650.00000 kWh	X \$0.0935	341.28
Over 3,650 kWh	1,870.00000 kWh	X \$0.07853	146.85
Franchise Fee 1%			5.08

Charges \$518.30

Your Monthly Energy Usage



■ Current Period (5,520 kWh for 29 days of service)
□ The Period Last Year (45,120 kWh for 32 days of service)

Daily Average	08/26	08/25
Electric (kWh)	190	1,410
Temperature (°F)	73	72



Natural Gas Detail

Read Dates: 07/21/26 to 08/19/26 - 29 Days

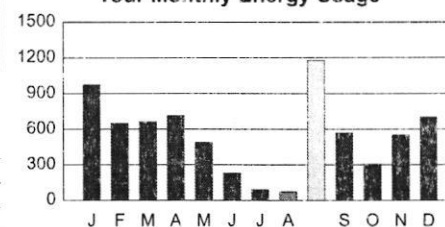
Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
00301420	Nat. Gas	32397	32452	Actual	Actual	1.326	72.93

Rate Schedule 111

Basic Charge \$83.68			\$83.68
State of Idaho Usage Tax	72.93000 Therms	X \$0.010802	0.79
First 200 Therms	72.93000 Therms	X \$0.25427	18.54
Franchise Fee 1%			1.02

Charges \$104.03

Your Monthly Energy Usage



■ Current Period (73 Therms for 29 days of service)
□ The Period Last Year (1,176 Therms for 32 days of service)

Daily Average	08/26	08/25
Natural Gas (Therms)	3	37
Temperature (°F)	73	72

Please PRINT Automatic Payment Service (APS) information below and check the appropriate box on the reverse side. Thank you.

Automatic Payment Service (APS) – Enrollment Form - Establish payments.

- 1 Supply a voided check from the account you wish to debit.
Please enter:

Routing Number

Account Number

The Routing Number is located to the left of the Account Number

☐ Checking or ☐ Savings Account

☐ (Optional) Please Withdraw \$ _____ each month from my account for Project Share.

- 2 Be sure to enclose a payment for your Total Amount Due
(Note: Please allow four weeks for processing.)

Phone Number ()

X

Signature (must match name on account)

Until further written notice, the above signature authorizes Avista Corp., its successors and/or assigns to debit my checking/savings account for my payment, as directed above, on or about the Automatic Payment Service (APS) date noted on my bill. In the future, the total amount due will be automatically debited to the checking/savings account on the due date of your bill.

☐ Change of Address - Please indicate your new mailing address below:

Address

City

State

Zip Code



Edgewater Sandpoint LLC

 Account Number: 1669058469
 Statement Date: 08/20/2026

 Service Address **56 BRIDGE ST, POLE**
 SANDPOINT ID 83864

Address Total \$312.09

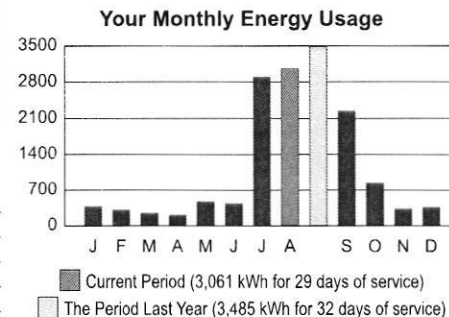
**Electric Detail**

Read Dates: 07/21/26 to 08/19/26 - 29 Days

Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
T12236680	Demand		13.686		Actual	1	13.686
T12236680	Electric	48841	51902	Actual	Actual	1	3061

Rate Schedule 011

Basic Charge \$20.00			\$20.00
First 20 KW	13.68600 KW	X \$0.00	0.00
State of Idaho Usage Tax	3,061.00000 kWh	X \$0.000923	2.83
First 3,650 kWh	3,061.00000 kWh	X \$0.0935	286.20
Franchise Fee 1%			3.06
Charges			\$312.09



Daily Average	08/26	08/25
Electric (kWh)	106	109
Temperature (°F)	73	72

 Service Address **56 BRIDGE ST BLDG**
 SANDPOINT ID 83864

Address Total \$829.42

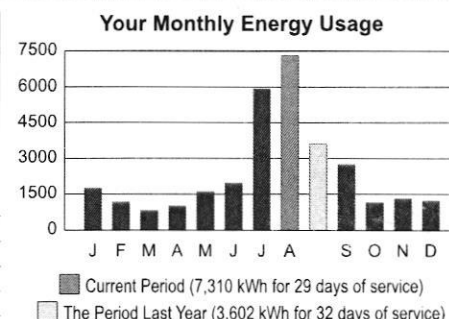
**Electric Detail**

Read Dates: 07/21/26 to 08/19/26 - 29 Days

Meter Number	Service Type	Meter Reading		Read Type		Meter Mult.	Energy Usage
		Previous	Current	Previous	Current		
12248921	Demand		40.727		Actual	1	40.727
12248921	Electric	24504	31814	Actual	Actual	1	7310

Rate Schedule 011

Basic Charge \$20.00			\$20.00
First 20 KW	20.00000 KW	X \$0.00	0.00
Over 20 KW	20.72700 KW	X \$8.00	165.82
State of Idaho Usage Tax	7,310.00000 kWh	X \$0.000923	6.75
First 3,650 kWh	3,650.00000 kWh	X \$0.0935	341.28
Over 3,650 kWh	3,660.00000 kWh	X \$0.07853	287.42
Franchise Fee 1%			8.15
Charges			\$829.42



Daily Average	08/26	08/25
Electric (kWh)	252	113
Temperature (°F)	73	72



Account #: 13054

Page 3
Statement Date: Aug 1, 2025

BEST WESTERN EDGEWATER RESORT
56 Bridge St
SANDPOINT, IDAHO 83864-1443

OPERATING CHARGES, CREDITS

<u>DATE</u>	<u>REFERENCE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
07/28	0007159834	BW GIFT CARD ONLINE REDEMPTION - SEE QUICKSIGHT RWD RECONCILIATION DASHBOARD x12037 FOR DETAILS	(100.00)
07/28	0007161013	BW GIFT CARD COMMISSION ONLINE REDEMPTION - SEE QUICKSIGHT RWD RECONCILIATION DASHBOARD FOR DETAILS x12037	10.00
07/28	0007164351	COMMISSION JUNCTION CHARGES- SEE COMMISSION JUNCTION COMMISSIONS ATTACHED	x5071 337.73
07/29	0007182249	2026 ANNUAL DUES	x12039 4,802.93
07/23	0007133796	DS AIRLINES - SEE DETAIL IN QUICKSIGHT DASHBOARD	x5034 440.40
07/28	0007168007	BESTCHEQUE FEES - SEE TRAVEL AGENT COMMISSIONS REPORT IN BACKUP DETAIL	x5034 8,839.25



Best Western Edgewater Resort

56 Bridge Street, Sandpoint, Idaho 83864-1443 United States

Reservations
Toll Free Central Reservations (US & Canada Only)
[1\(800\) 780-7234](tel:18007807234)
[Worldwide Numbers](#)

Hotel Direct Number
[\(208\) 263-3194](tel:2082633194)

Sandpoint, ID
United States

Fri Aug 14
2026 1
NIGHT

Sat Aug 15
2026

Best
Rate

1 Adult
0 Children

[VIEW
ROOMS](#)

[EDIT STAY](#)

DESTINATION

CHECK-IN

CHECK-OUT

RATES

ROOM 1



3.6/5 350 Reviews

[VERIFIED](#)

There are no rooms currently available. Please modify your search.

CITY OF SANDPOINT
1123 LAKE STREET
SANDPOINT, ID 83864

RECEIVED

SEP 01 2026



Phone: (208) 263-3561

After hours Emergency: (866) 482-4804

MONTHLY UTILITY BILL

Credit cards are accepted at City Hall
or online: www.Sandpointidaho.gov

EDGEWATER SANDPOINT
BRIAN AVERILL
56 BRIDGE ST
SANDPOINT, ID 83864



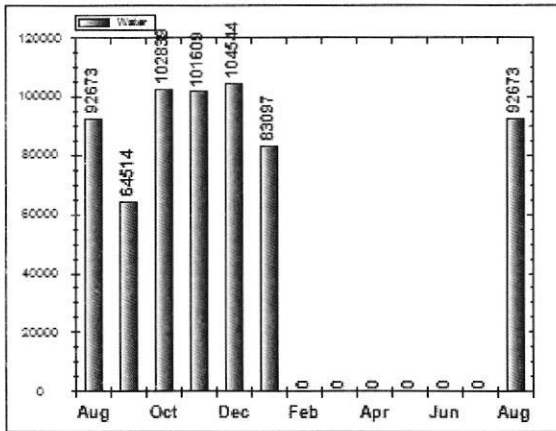
There is a \$2.00 or 3% Processing Fee
added for Credit Card Services

Account Number: 23-03625.05
Service Address: 56 BRIDGE ST IRR

Billing Date: 09/01/2026

Bill From: 07/16/2026

Bill To: 08/15/2026



Description	Prev Read	Curr Read	Usage	Amount
WATER - COMM 1"	655808	748481	92673.00	478.01

7050

Last Payment Received: 08/17/2026 \$ (44.30)

Current Charges Due by the 25th: \$ 478.01

Account Balance \$ 478.01

IMPORTANT NOTES

****AUTO-DRAFT DO NOT PAY****

Please detach and return bottom portion with your payment. Retain top portion for your records.

Account # 23-03625.05
Service Address 56 BRIDGE ST IRR
Bill Date 09/01/2026
Due by Date 09/25/2026



DATE _____
DOF _____
GM MM 8203.26
BU 69615
INV AMT 478.01
AC CODE 7050

Make Check Payable to
City of Sandpoint

Total Amount Due \$ 478.01

Amount Enclosed \$

EDGEWATER SANDPOINT
BRIAN AVERILL
56 BRIDGE ST
SANDPOINT, ID 83864

Remit Payment To:
CITY OF SANDPOINT
1123 LAKE STREET
SANDPOINT, ID 83864

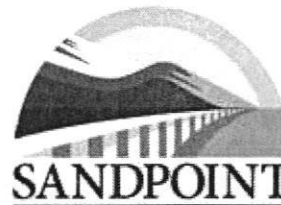
CITY OF SANDPOINT
1123 LAKE STREET
SANDPOINT, ID 83864

Phone: (208) 263-3561
After hours Emergency: (866) 482-4804

RECEIVED

SEP 01 2026

ENTERED
9.3



MONTHLY UTILITY BILL

Credit cards are accepted at City Hall
or online: www.Sandpointidaho.gov

EDGEWATER SANDPOINT
BRIAN AVERILL
56 BRIDGE ST
SANDPOINT, ID 83864



There is a \$2.00 or 3% Processing Fee
added for Credit Card Services

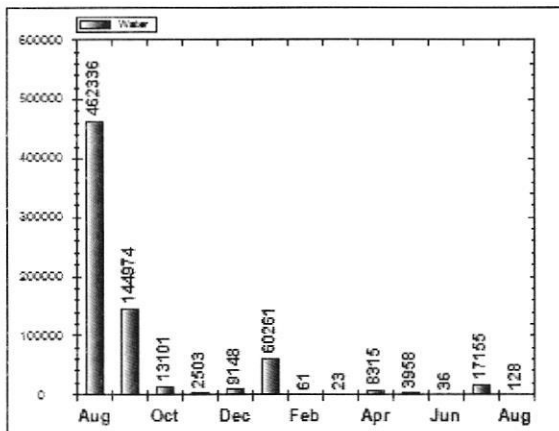
Account Number: 23-03630.02

Billing Date: 09/01/2026

Bill From: 07/16/2026

Service Address: 56 BRIDGE ST

Bill To: 08/15/2026



Description	Prev Read	Curr Read	Usage	Amount
SEWER COMMERCIAL 2	6660000	6660000	128.00	130.81
WATER - COMM 3"	6660000	6660000	128.00	399.61

7060
7050

Last Payment Received: 08/17/2026 \$ (1,015.5
Current Charges Due by the 25th: **\$ 530.42**

Account Balance **\$ 530.42**

IMPORTANT NOTES

****AUTO-DRAFT DO NOT PAY****

Please detach and return bottom portion with your payment. Retain top portion for your records.

Account # 23-03630.02
Service Address 56 BRIDGE ST
Bill Date 09/01/2026
Due by Date 09/25/2026

DATE
DOF
GM Mon. 09.03.26
BU 69615
INV AMT 530.42
A/C CODE 7060 = 130.81
7050 = 399.61

Make Check Payable to
City of Sandpoint

Total Amount Due **\$ 530.42**

Amount Enclosed \$



EDGEWATER SANDPOINT
BRIAN AVERILL
56 BRIDGE ST
SANDPOINT, ID 83864

Remit Payment To:
CITY OF SANDPOINT
1123 LAKE STREET
SANDPOINT, ID 83864



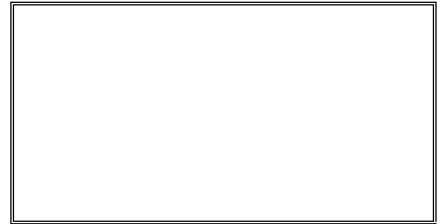
CONDITIONAL USE PERMIT PROCEDURE

Purpose and Applicability: Conditional Use Permits (CUPs) are required for certain uses and development as determined by the zoning district where a property is located. Approval of CUP applications is ultimately decided by the Sandpoint Planning and Zoning Commission after hearing the application through a Public Hearing setting. Upon receipt of a complete application the application will be reviewed for compliance with adopted city codes. The Planning Director may request additional information in specific circumstances in order to assist the Planning Commission in reviewing this request. The date of the Planning Commission review will be established by the Planning Department upon the acceptance of a **complete** application. After hearing all testimony and evaluating all documentation provided, the Commission deliberates and renders a decision. Should approval be granted, the Commission may impose additional conditions. For a CUP to be approved, it must be listed as a conditional use and be shown not to be in conflict with the City's Comprehensive Plan.

Applications can be submitted by visiting www.sandpointidaho.gov/planningapply. In preparation, please gather the below documents, as applicable. The City may request additional information in specific circumstances in order to assist the Planning and Zoning Commission in reviewing the request. The date of the Planning and Zoning Commission review will be established upon the acceptance of a **complete** application. If you have any questions, please feel free to call us at **(208) 263-3370** or contact us via our email form at www.sandpointidaho.gov/contactplanning.

1. Complete the Conditional Use Permit Application Form on pages 3-4. **Ben**
2. If project requires new construction or alterations to an existing site or structure(s), please provide the following along with the completed application: **TVA**
 - a. **Site Plan:** Provide a scaled site plan (minimum scale is 1" = 100') including, but not limited to, location and dimensions of the following:
 - 1) Property lines and building setbacks
 - 2) Road Frontage
 - 3) Impervious Surfaces and Areas
 - 4) Lot size and total building floor area
 - 5) Outdoor Storage Areas
 - 6) Dumpster and Enclosure Locations
 - 7) Existing/Proposed utility or other easements
 - 8) Proposed signs/murals/other artistic elements
 - b. **Parking Lot / Landscaping Plan:** Provide one (1) digital copy of a scaled plan (minimum scale is 1" = 100') including, but not limited to, location and dimensions of the following:
 - 1) Existing and/or Proposed Curb Cuts
 - 2) Customer and Employee Parking
 - 3) Loading and Service Areas
 - 4) Interior/Street Sidewalks and Curb Ramps
 - 5) Traffic Circulation Patterns
 - 6) Snow Removal and Storage Plan
 - 7) Parking Lot Pedestrian Pathways
 - 8) Parking Lot Lighting
 - c. **Landscaping Plan:** Provide a scaled landscape plan (minimum scale is 1" = 100') including:
 1. Existing vegetation
 2. Proposed plantings for parking lot and public right-of-way

- d. **Building Elevations and Floor Plan:** Provide one (1) digital copy of scaled floor plans and elevation views (minimum scale is 1"=100') including the following:
- | | |
|--|--|
| 1) Building Elevations – front, side & rear
(Include proposed building materials) | 4) Property lines |
| 2) Building Height | 5) Building Floor Plan including Room Dimensions and Use of Room |
| 3) Roof Line Dimensions | 6) Exterior Building Lighting |
3. **Provide proof of ownership** in the form of a copy of the title report or the deed of record for the site of the proposed project. **No change**
4. **Owner Consent Form:** If applicant is not the property owner. **No change**
5. **Provide the names and addresses of all property owners within three hundred feet (300') of the subject property**, printed on self-adhesive mailing labels. Also, provide a vicinity map at the scale of 1" = 100', showing the property owners and existing land use within three hundred feet (300') of the proposed site. *In addition*, please provide one (1) 8 1/2 by 11 map of area and at least two (2) digital photographs of the site from at least two different angles or views. **City of Sandpoint has on file for the replat**
6. **Project Narrative:** Submit a narrative statement demonstrating in what ways the request conforms or does not conform to the following standards: **Ben to revise from original submission**
- Will, in fact, constitute a conditional use as established on the official schedule of regulations for the zoning district involved.
 - Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or applicable sections of the Sandpoint Code.
 - Will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
 - Will not be hazardous or disturbing to existing neighboring uses.
 - Will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service or utility.
 - Will not create excessive additional requirements at public cost for public services and utilities and will not be detrimental to the economic welfare of the community.
 - Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of traffic, noise, smoke, fumes, glare or odors.
 - Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public roads.
 - Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
7. **Traffic Generation and Distribution Letter:** The purpose of a TGD is to determine whether a **traffic impact study** will be required for the development and in advance of being heard by the Planning and Zoning Commission. TGDs shall include (for specifics reference Appendix H of the Urban Area Transportation Plan): **New report based on reduced scope.**
- Project Location
 - Project Action
 - Trip Generation
 - Trip Distribution and Assignment
8. **Application Fees:** Please call the Planning Department at 208-263-3370 or consult the Planning forms and fees webpage at www.sandpointidaho.gov/planningfees. **\$2,135.50 application fee (pending update)**



File #: _____

CONDITIONAL USE PERMIT APPLICATION

Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.

Applicant Information:

Applicant's Name: Brian Averill
Address: 1380 Wisconsin Ave, Whitefish, MT 59937
Phone: (H) NA (W) 406-250-2038
E-mail: brian@AVERILLHOSPITALITY.COM

Holder of Legal Title: Dan L Averill Family Limited Partnership
Address: 1380 Wisconsin Ave, Whitefish, MT 59937
Phone: (H) NA (W) 406-250-4441
E-mail: danlaverill406@gmail.com

Representative Information:

Business Name: Actus Projects
Surveyor: Ben McGrann
Address: PO BOX 531 Dover, ID 83825
Phone: (H) _____ (W) 206-696-8239
E-mail: Ben@ActusProjects.com

Project Information:

Legal Description of Site: Lot(s) _____ Block # _____ Addition _____
(or) 23-57N-2W PT TAX 28 LESS TAX 29 EDGEWATER MOTEL
Section 23 Township 57 North Range 2 West
Total Size of Parcel: Parcel 1 = 1.83 acres, Parcel 2 = 1.53 acres

Current Zoning:

<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
☐ Rural Residential RR2	☐ Mixed Use Residential (MUR)	☐ Industrial General (IG)
☐ Rural Residential RR1	☒ Commercial A (CA)	☐ Industrial Business Park (IBP)
☐ Residential Single-Family (RS)	☐ Commercial B (CB)	☐ Industrial Technology Park (ITP)
☐ Residential Multi-Family (RM)	☐ Commercial C (CC)	

Current Comprehensive Plan Designation:

Future Land Use Categories

- | | | |
|--|--|--|
| ☐ Low Density Clustered Residential | ☐ Low Density Residential | ☐ Medium Density Residential |
| ☐ High Density Residential | ☐ Neighborhood Mixed Use | ☐ Mixed Use Corridor |
| ☒ Downtown | ☐ Public/Quasi Public | ☐ Light Industrial/Commercial |
| ☐ Parks and Open Space | | |

Airport Safety Zones

- | | |
|---|--|
| ☐ Inner Critical Zone | ☐ Lateral Safety Zone |
| ☐ Runway Protection Zone | ☒ N/A |

What land uses border the site? Describe lot sizes, structures and uses:

North: High Density Residential / Multi-Family Housing

South: Parks and open space / City Beach Park

East: Parks and open space / City Beach Park

West: Downtown / Sandpoint bypass & railroad

What Zones border the project site?

North Commercial A-CA South Commercial A-CA East Commercial A-CA West Commercial A-CA

Existing Structure(s) (Size & Use): _____

Existing approximately 42,000 square foot, three-story waterfront hotel containing 52 guest rooms and associated hospitality amenities including lobby and reception areas, meeting/event space, restaurant and food service areas, indoor pool and recreation facilities, administrative offices, and supporting back-of-house operations. The property has historically operated as a hotel and resort use and is supported by existing surface parking, site circulation, landscaping, and utility infrastructure.

Brief description of proposal: _____

Renovation and modernization of the existing Edgewater Hotel property, including exterior building improvements, interior renovations, and site enhancements. The redevelopment will continue operation of the property as an integrated hospitality use consisting of approximately 52 hotel rooms and 27 hotel condominium units participating in a hotel rental program, together with supporting guest amenities. The project will utilize the existing surface parking and site access infrastructure.

Describe how the site is accessed: _____

The site is accessed via Bridge Street and Dock Street.

Indicate the availability of public services and utilities to the site: _____

All utilities are on site. Site is within walking distance of downtown, Amtrak, and Spot Bus.

The Planning Director may request additional information in specific circumstances in order to assist the Planning Commission in reviewing this request.

I am the owner or owner's representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.

Signature of Applicant

Date

termination within thirty (30) days of Best Western's demand, calculated as the Property's Monthly Fees and the monthly Advertising Assessment, multiplied by twelve (12) months (annual dues, if paid, will be refunded).

10. All other terms and conditions of the Membership Agreement shall apply without amendment.

To the extent that any term of this First Amendment conflicts in any respect with the Membership Agreement, this First Amendment shall control to the extent of the conflict. The Membership Agreement shall remain unchanged in all other respects and shall remain in full force and effect between the Parties.

The Parties represent and warrant that each has the corporate or other legal right, power and authority to enter into this First Amendment and to perform all of the obligations to be performed hereunder.

Edgewater Sandpoint LLC

DocuSigned by:
Signature: Brian Averill
Print: Brian Averill
Title: member
Date: 7/4/2026

BEST WESTERN INTERNATIONAL, INC.

Signature: _____
Print: _____
Title: _____

BRIAN AVERILL, VOTING MEMBER

DocuSigned by:
Signature: Brian Averill
Print: Brian Averill
Date: 7/4/2026

other charges through December 31, 2025 in the amount of \$24,220.00. The payment shall be made within ten (10) days of executing this First Amendment.

8. For fiscal year 2026, Best Western shall waive Monthly Fees, Assessments, and other charges billed starting January 1, 2026 through November 30, 2026, except for the Member's 2027 Annual Dues, which will be billed on the August 1, 2026 statement and shall be paid by September 15, 2026. Best Western's waiver of Monthly Fees, Assessments, and other charges is conditioned upon the Member not self-terminating the Membership Agreement in fiscal year 2026. If the Member does self-terminate the Membership Agreement in fiscal year 2026, the Member and the Voting Member agree to pay liquidated damages to Best Western for the early termination in the amount of \$51,978.60 within thirty (30) days of Best Western's demand, calculated as Monthly Fees of \$3,437.97 per month and an Advertising Assessment of \$893.58 per month, totaling \$4,331.55 per month, multiplied by twelve (12) months (fiscal year 2027 annual dues, if paid, will be refunded).
9. If the Property remains closed in fiscal year 2027 and beyond, Best Western shall continue to waive Monthly Fees, Assessments, and other charges until the Property is reactivated, except for the Member's Annual Dues, which will be billed each August and shall be paid by September 15 of each fiscal year. Best Western's waiver of Monthly Fees, Assessments, and other charges is conditioned upon the Member not self-terminating the Membership Agreement. If the Member does self-terminate the Membership Agreement, the Member and the Voting Member agree to pay liquidated damages to Best Western for the early



AGE Heating and Cooling
1222 Ponderosa Dr.
Sandpoint, ID 83864
208-603-2210
ageheatingandcooling.com

BILL TO

Averill Hospitality
56 Bridge Street
Sandpoint, ID 83864 USA

INVOICE
18572307

INVOICE DATE
Jan 26, 2026

JOB ADDRESS

Averill Hospitality
56 Bridge Street
Sandpoint, ID 83864 USA

Completed Date: 1/26/2026

Payment Term: Due Upon Receipt

Due Date: 1/26/2026

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Zone 1 Dispatch Fee	dispatch charge for zone 1	1.00	\$150.00	\$150.00

PAID ON	TYPE	MEMO	AMOUNT
4/22/2026	AMEX		\$150.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$150.00
TAX	\$0.00
TOTAL DUE	\$150.00
PAYMENT	\$150.00
BALANCE DUE	\$0.00

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged.

A payment of \$150.00 due upon receipt to AGE Heating and Cooling .

A service fee will be charged for any returned checks.

A financing charge of 10% per month shall be applied to any unpaid balances at the end of the month.

Invoices over \$1000.00 will be subject to a 4% processing fee. This fee covers the processing charges from the credit card

company.

AGE does not take any liability for equipment that we did not install.

AGE cannot warranty equipment we did not install. The homeowner will still be responsible for any parts or labor not covered under a manufacturer's warranty.

AGE Heating and Cooling is not liable for performance issues relating to pre-existing ductwork.

AGE Heating and Cooling is not liable for performance issues relating to lack of insulation, heat loss from drafts/windows, etc.

AGE Heating and Cooling is not liable for performance issues related to pre-existing equipment we did not install.

Repair work will not move forward until the estimate has been signed. This includes ordering parts and equipment.

Membership Agreements: This is reoccurring membership. The membership will continue to renew until canceled. Annual memberships renew on the date they were sold and monthly memberships will be charged on the 1st of every month. If you choose a monthly membership and cancel after services have been provided, you will be billed for the cost of the services you have used up to the point the membership is canceled.

All membership agreements will charge the card on file provided at time of purchase. Please update the office if you need to change your method of payment.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by AGE Heating and Cooling has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Repair work will not move forward until the estimate has been signed. This includes ordering parts and equipment.

Sign here

Date



AGE Heating and Cooling
1222 Ponderosa Dr.
Sandpoint, ID 83864
208-603-2210
ageheatingandcooling.com

BILL TO

Averill Hospitality
56 Bridge Street
Sandpoint, ID 83864 USA

INVOICE
19179404

INVOICE DATE
Mar 06, 2026

JOB ADDRESS

Averill Hospitality
56 Bridge Street
Sandpoint, ID 83864 USA

Completed Date: 3/6/2026

Payment Term: Due Upon Receipt

Due Date: 3/6/2026

DESCRIPTION OF WORK

Quote to replace circulator pump in mechanical room. Quote includes pump, flanges, and fittings to retrofit new pump. Labor is estimated and will adjusted accordingly.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
Misc Sales	Grundfos pump	1.00	\$2,000.16	\$2,000.16
Misc Sales	Pump flanges	1.00	\$350.26	\$350.26
Hourly Labor Charge	Hourly Service Charge/ Hourly Commercial Maintenance Rate	1.00	\$600.00	\$600.00

PAID ON	TYPE	MEMO	AMOUNT
4/22/2026	AMEX		\$2,950.42

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$2,950.42
TAX	\$0.00
TOTAL DUE	\$2,950.42
PAYMENT	\$2,950.42
BALANCE DUE	\$0.00

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged.

A payment of \$2,950.42 due upon receipt to AGE Heating and Cooling .

A service fee will be charged for any returned checks.

A financing charge of 10% per month shall be applied to any unpaid balances at the end of the month.

Invoices over \$1000.00 will be subject to a 4% processing fee. This fee covers the processing charges from the credit card company.

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Sign here

Date

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Repair work will not move forward until the estimate has been signed. This includes ordering parts and equipment.

Sign here

Date



CITY OF SANDPOINT
BUSINESS LICENSE
1123 LAKE STREET
SANDPOINT, ID 83864
208-263-3310

INVOICE

Invoice #	Post Date
0000012734	09/09/2026
License #	Business ID #
GEN20261502	000005629
Invoice Date	
09/09/2026	
Due Date	
Due Upon Receipt	
Amount Due	
\$61.50	

Mail To:

ERICKSON, KARA
EDGEWATER SANDPOINT
1380 WISCONSIN AVE
WHITEFISH, MT 59937

Please Return This Portion with your Payment

Business Name:

EDGEWATER SANDPOINT

License #:

GEN20261502

License Type:

GEN

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	0000012734	09/09/26	09/09/26	\$0.00	\$0.00	<u>\$61.50</u>

Quantity	Category	Description	Billed
1.00		BUS - BUSINESS LICENSE - NEW	61.50

PLEASE NOTE: A late fee of \$50 will apply to invoices not paid in a timely manner. An invoice that remains unpaid will be cancelled, and the business license will be terminated.

In-Sandpoint Business Address(es), if applicable:

56 BRIDGE ST

PIN:

Billing/Invoice Date: 09/09/2026

Total Due: \$61.50

[illegible]

Invoice

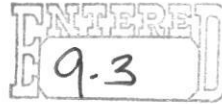


ENTERPRISING HOSPITALITY

M3, LLC
1715 N Brown Rd.
Bldg. A
Lawrenceville GA 30043
United States

M3 LLC | 770-297-1925 |
<https://www.m3as.com>

Need Help?
Billing Office: 770-297-1925
Billing Email:
accounting@m3as.com



RECEIVED

SEP 02 2026

DATE _____
DOF _____
GM MM 01.03.26
BU 69615
INV AMT 345.00
AC CODE 6023

Remit To:
Payment via the M3 payment portal
using the link:

Pay Now

M3 LLC.
PO Box 96539
Charlotte, NC 28296-0539

Customer:

AVR-022-022 AVR-Averill Hospitality :
AVR-Edgewater Sandpoint LLC (Best
Western)

AVR-Edgewater Sandpoint LLC (Best
Western)
1380 Wisconsin Ave
Whitefish MT 59937-3338
United States

ap@lodgeatwhitefishlake.com

Physical Address:

AVR-022-022 AVR-Averill Hospitality :
AVR-Edgewater Sandpoint LLC (Best
Western)

AVR-Edgewater Sandpoint LLC (Best
Western)
1380 Wisconsin Ave
Whitefish MT 59937-3338
United States

Shipping Contact:

Invoice:	377890
Invoice Amount:	\$345.00
Posting Date:	09/01/2026
Due Date:	09/16/2026
Terms:	Net 15
Outstanding USD:	\$345.00
Status:	Open
PO Number:	

Description	Quantity	Amount
Accounting Core Non-Operating 26-150 Transactions Description: September 2026	1	\$95.00
Accounting Core Non-Operating 26-150 Transactions Description: 09/01/2026 to 09/01/2026	1	(\$15.00)
Insight Operating Description: September 2026	1	\$265.00

Subtotal	\$345.00
Total (USD)	\$345.00

Notes

Contact us at accounting@m3as.com for assistance with
online registration.

Balances due past 30 Days will incur a \$25.00 late fee per
property. Finance charges will apply on All Past Due
Balances of 60 days (of \$10+) or 1.8% accrued monthly.
Accounts with a collection agency or attorney, agree to
pay all collection costs and attorney's fees in addition to
all other sums due.

Subtotal	\$345.00
Tax Total	\$0.00
Invoice Amount	\$345.00
Payments	\$0.00
Outstanding	\$345.00

Addison Enterprises, LLC

621 Woodland Dr.

Sandpoint ID 83864

208-610-3144

2-1-2026

Invoice # 73

Customer: Averill Hospitality

Ben McGrann

ben@actusprojects.com

1-3-2026 Sprinkler winterization, stop leaks, Edgewater Hotel location Jerad/Nick \$400.00

Total due

\$400.00

RECEIVED
SEP 03 2026

ENTERED
9.4



POINTE PEST CONTROL
PO Box 739764
Dallas, TX 75373-9764
(208) 944-0308

Invoice
56 Bridge St

INVOICE NO. ACCOUNT NUMBER
4737914 216706

INVOICE DATE
09/03/2026

LICENSE
Varies

Best Western Waters Edge
56 Bridge Street
Sandpoint, ID 83864

DUE DATE (NET 30 TERMS)

10/03/2026

AMOUNT DUE

\$220.00

Best Western Waters Edge (Acct #: 216706)

ITEM	QUANTITY	PRICE	SUBTOTAL
2 COM Monthly GPC		\$220.00	\$220.00

Additional Notes

* Due to an increase in the costs of materials and labor, some customers may see a small price increase.

National Pest Emergency Poison Control: (800)222-1222

Subtotals	\$220.00
Total	\$0.00
Discounts	
Taxes	\$0.00
Invoice Total	\$220.00
Amount Paid	\$0.00
Amount Due	\$220.00

DATE _____
DOF _____
GM 09.03.26
BU 69615
INV AMT 220.00
A/C CODE 11044

Best Western Edgewater Resort

https://www.bestwestern.com/en_US/book

3/5 (60 reviews) · 3-star hotel, Sandpoint, ID

56 Bridge St, Sandpoint, ID 83864

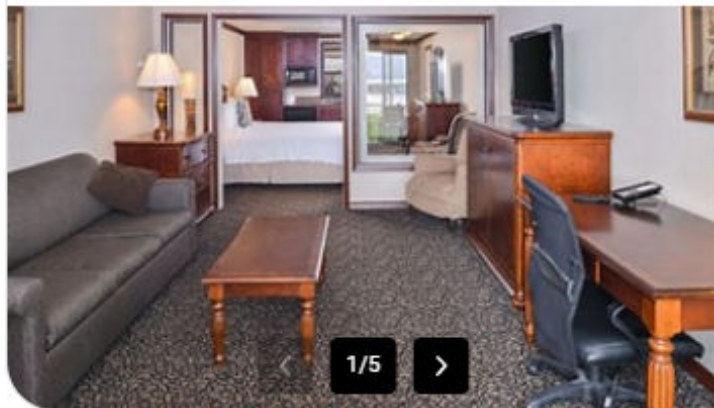
(208) 263-3194



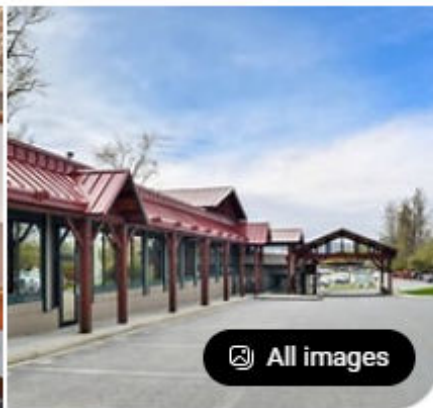
Website



Directions



1/5



All images

Reservations

Aug 30

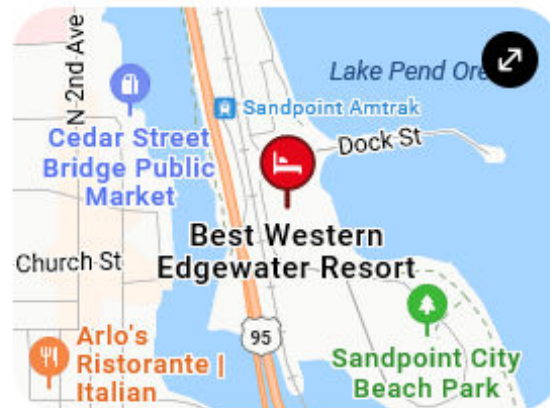


2

Aug 31



We don't have pricing information for these dates. Please change the dates or check official website.



About

Located in Sandpoint, ID, the Best Western Edgewater Resort is sure to provide a peaceful and comforting home away from home for any traveler. Each Best Western hotel...

Averill Hospitality Sandpoint Hotel Renovation
Vida Design Inc - Project Fee Proposal
Revised July 31, 2026



Sandpoint Idaho Resort – Existing Hotel Renovation

Interior Design Proposal

Revised July 31, 2026

Prepared for:

Averill Hospitality

VIDA DESIGN

107 SE Washington St.

Suite 263

Portland, OR 97214





Dear Brian and Dan,

Thank you for inviting Vida Design to submit a proposal for interior design services for the AH Sandpoint hotel renovation. We appreciate the opportunity to continue our partnership with Averill Hospitality and build upon the design vision established during the initial concept phase.

Having already collaborated on the first round of design concepts, we are excited to move into the next stage of the project and bring that vision to life throughout the renovation of the existing hotel. This phase presents an opportunity to thoughtfully refresh the guestrooms, corridors, lobby, and new event space while maintaining alignment with the design direction established for the future south wing addition.

Our approach focuses on creating a seamless connection between the existing hotel and its future evolution. Using the approved design concepts as our foundation, we will translate the character, materials, and guest experience envisioned for the expanded property into meaningful improvements that enhance the hotel today while supporting its long-term vision. We will prioritize thoughtful, impactful design solutions that balance creativity, functionality, budget, and schedule, ensuring each investment delivers value for both guests and ownership.

The guestroom, corridor, and lobby renovations will strengthen the overall guest experience, creating a cohesive sense of arrival and reinforcing the property's identity. The new event space offers an exciting opportunity to introduce a flexible and memorable gathering destination that complements the overall design vision while supporting future operational and revenue goals.

We look forward to continuing our collaboration with your team to refine the design, align priorities, and implement solutions that bring the AH Sandpoint vision to life. Together, we can create a revitalized hospitality experience that enhances the property today while thoughtfully positioning it for the future.

Thank you again for the opportunity to partner with you on this exciting next phase.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheena Brittingham', with a stylized flourish at the end.

Sheena Brittingham

Managing Partner, Vida Design



Averill Hospitality - Sandpoint Hotel Renovation

Project Fee Proposal - Interior Design & FF&E Services

It is my pleasure to present this revised project fee proposal for professional interior design services for the AH Sandpoint hotel renovation. This streamlined scope is intended to build directly upon the previously approved tower interior design direction and focus Vida's efforts on the guestroom furniture, finish, fixture, and bathroom design needed to provide the Owner and general contractor with a coordinated basis for pricing.

Vida will provide design development and limited design-intent documentation for the typical guestrooms, guestroom bathrooms, and select public-area finishes. TVA will be responsible for incorporating Vida's design direction into the architectural and construction documents. The contractor will be responsible for field verification, detailed dimensions, quantities, shop drawings, constructability, pricing, and installation coordination.

Project Fee Summary - Streamlined Interior Design Scope:

Professional Design Services: Time and Materials

Not-to-Exceed Fee:	\$ 40,000
Reimbursable Expense Estimate:	\$ 3,000

Professional services will be billed monthly on a time-and-materials basis according to Vida's attached fee schedule, up to the not-to-exceed amount of \$40,000. This structure allows the available fee to shift between design tasks as project priorities develop rather than assigning a fixed fee to each phase.

Vida will track the fee throughout the project and communicate when added requests may affect the remaining allowance. If additional revision rounds, added room types, expanded documentation, or other services are requested, Vida and the Owner will review the available fee and agree upon priorities before proceeding. Services beyond the not-to-exceed amount will require written authorization as Additional Services.

Preliminary Planning Allowances:

Kickoff, site review, and confirmation of design direction:	\$ 3,500
Guestroom Design Development - furniture, finishes, fixtures, and guestroom bathroom design:	\$ 23,000
Limited public-area finish direction:	\$ 4,500
Final pricing package and TVA / GC handoff:	\$ 9,000
Total T&M Not-to-Exceed Fee:	\$40,000

These planning allowances are provided for reference only and may shift between tasks while remaining within the approved not-to-exceed amount.



Scope of Work Based on the AHS Overview Package dated 05.19.2026

Typical Guestroom and Guestroom Bathroom Design:

Vida will develop one coordinated design direction for one typical King room and one typical Double Queen room. TVA and the contractor will adapt the approved design to adjoining, specialty, and hot-tub room configurations. Vida's scope includes:

- Furniture plans and typical furniture selections for headboards, nightstands, desks, tables, seating, casegoods, and other primary guestroom furnishings.
- Furniture finish, upholstery, and material direction.
- Guestroom flooring, carpet, paint, wall treatments, base, trim, cabinetry, millwork finishes, decorative lighting, door hardware, and window treatments.
- Guestroom bathroom design, including tile, flooring, paint, wall treatments, countertops, vanities, cabinet finishes and hardware, decorative lighting, plumbing fixtures, bathroom accessories, mirrors, and related visible finishes.
- Annotated furniture plans, representative product imagery, and coordinated finish and fixture information sufficient to communicate design intent and support GC pricing.

Limited Public-Area Finish Direction:

Vida will provide general finish direction that coordinates with the guestrooms for the following guest-facing areas:

- Entries and lobby.
- New event space at the infilled pool.
- Corridors on two levels.
- Stairwells.

Public-area services are limited to general finish and material direction. Detailed space planning, custom casework development, furniture specification, renderings, and full construction documentation are excluded.

Scope of Design Services:

1. 1. Kickoff and Design Confirmation

Activities:

- One initial site visit to confirm existing conditions, project priorities, budget goals, and scope boundaries.
- Review the approved tower design direction and identify concepts that can be efficiently adapted to the existing hotel renovation.
- Confirm the typical King and Double Queen room backgrounds to be used for design development.
- Confirm the Owner's consolidated decision-making and review process.



2. Streamlined Design Development

Guestroom, Furniture, and Bathroom Design Activities:

- Develop coordinated furniture layouts and typical furniture selections for one King room and one Double Queen room.
- Develop guestroom finish palettes and selection direction for flooring, carpet, paint, wall treatments, base, trim, cabinetry, millwork finishes, decorative lighting, door hardware, and window treatments.
- Develop the guestroom bathroom design, including tile, flooring, paint, countertops, vanities, cabinet finishes and hardware, decorative lighting, plumbing fixtures, bathroom accessories, mirrors, and other key visible components.
- Provide representative product imagery and specification information for the selected furniture, finishes, fixtures, and accessories.
- Provide limited public-area finish direction for the lobby / entry, event space, corridors, and stairwells.
- Provide one working review meeting and one consolidated revision round based on a single set of Owner / team comments.

3. Final Pricing and Design-Intent Package

Deliverables:

- One final digital design package with annotated typical guestroom furniture plans, one (1) rendering of the queen and king room type and One (1) rendering of the typical guestroom bathroom types to communicate design intent, representative furniture and finish imagery, and coordinated finish and fixture information.
- A coordinated furniture, finish, fixture, and bathroom selection schedule sufficient to communicate design intent and support preliminary GC pricing.
- Limited plan markups identifying general finish locations and key design relationships for coordination by TVA and the contractor.
- One final handoff meeting with the Owner, AOR, and contractor.

Vida's final package is a design-intent and pricing document. AOR will be responsible for translating the approved design into architectural drawings, finish plans, reflected ceiling plans, elevations, details, dimensions, code-compliant documents, and permit / construction sets.



Optional Additional Services:

The following services are excluded from the not-to-exceed fee and may be provided upon written authorization:

- FF&E procurement at trade-discounted retail price plus 12% markup on goods.
- FF&E installation planning and installation support.
- Professional photorealistic renderings at \$800 per rendered view.
- Construction Administration, including submittal reviews, RFIs, construction calls, site observations, and punch review.
- Additional design options, room types, revision rounds, or documentation beyond the services described above.

Assumptions:

- Vida will rely on Owner, AOR, and contractor-provided drawings, backgrounds, field information, and project data.
- The Owner will provide timely, consolidated review comments and approvals. One consolidated revision round is included.
- AOR and the contractor will adapt the typical King and Double Queen design direction to all remaining room configurations.
- The contractor is responsible for field verification, existing-condition validation, detailed dimensions, quantities, pricing, shop drawings, means and methods, constructability, and installation requirements.
- AOR will provide architectural documentation, permitting coordination, code compliance, accessibility coordination, and integration of consultant drawings.
- Meetings are assumed to be remote unless specifically noted. Approved travel and related expenses will be billed as reimbursable expenses.
- The scope and fee assume the project schedule and renovation program remain generally consistent with the AHS Overview Package dated 05.19.2026.

Exclusions:

- Model-room design, documentation, coordination, mock-up review, installation review, punch review, or revisions arising from model-room construction.
- Full interior construction documentation, permit / IFC documents, finish plans, reflected ceiling plans, detailed elevations, technical details, or long-form specifications issued by Vida.
- Room-by-room adaptation, quantities, or documentation for adjoining, specialty, hot-tub, or other non-typical room configurations.



- Procurement-level FF&E documentation, final quantities, vendor bidding, purchase orders, freight coordination, receiving, installation, and ongoing order tracking.
- Construction Administration, including submittals, RFIs, ASIs, construction meetings, site observations, and punch review.
- Back-of-house programming or design for housekeeping, laundry, MEP, operations, food service, or other service areas.
- Professional renderings, custom artwork packages, signage design, AV design, restaurant equipment plans, and consultant engineering services.
- Field measurement, as-built documentation, code analysis, permit issuance, stamping / signing, or AHJ coordination.

Terms and Conditions:

The Interior Designer shall provide services necessitated by a change in the Initial Information, changes in previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, schedule, budget, or procurement or delivery method as an Additional Service.

The Owner shall establish and maintain the Owner's budget for the Project, including the Cost of the Work, the Owner's other costs, and reasonable contingencies. If the Owner significantly increases or decreases the budget, the Owner shall notify the Interior Designer, and the parties shall agree to a corresponding adjustment in scope, quality, or services.

The above fee is for professional design services only and does not include reimbursable expenses. Reimbursable expenses will be invoiced on an as-accrued basis according to the attached Vida Design Inc. Fee Schedule. Our scope of services and associated fees assume the terms and conditions outlined in the attached Vida Design Inc. Standard Terms.

The basis of compensation for professional design services shall be time and materials, invoiced monthly according to the attached fee schedule, not to exceed \$40,000 without prior written authorization. Payment is due thirty (30) days from the date of invoice. Accounts not paid forty-five (45) days after the invoice date will bear interest at the rate stated in the attached Standard Terms.

Upon receiving your signature on this project fee proposal, we will commence our design process. This proposal is valid for a period of thirty (30) days.



Brian and Dan, I want to thank you again for this opportunity to work with you on this project and present you with this revised proposal.

Sincerely,

Vida Design Inc.

Sheena Brittingham

Managing Partner

Attachments:

1. Vida Design Inc.- 2026 Fee Schedule
2. Vida Design Inc Standard Terms 2026
3. Vida Design Inc. – 2026 Certificate of Insurance

Agreed to by:

(Representative Signature)

(Date of Signature)

(Printed Representative Name)

(Printed Title)



Vida Design Inc. – Fee Schedule – 2026-2027

Title	Hourly Service Rates
Principal	\$305
Director of Procurement	\$305
Senior Design Manager	\$195
Senior Procurement Manager	\$195
Design Manager	\$180
Procurement Manager	\$180
Brand Manager	\$180
Senior Designer	\$150
Designer III	\$130
FF&E Designer III	\$130
Senior Procurement Specialist	\$130
Designer II	\$115
FF&E Designer II	\$115
Procurement Specialist	\$115
Administrative Procurement Specialist	\$115
Designer I	\$105
Procurement Assistant	\$105
Resource Coordinator	\$105
Design Assistant	\$100
Intern Designer	\$100

The above rates are subject to periodic review and adjustment.

Reimbursable expenses:

Reimbursable expenses are in addition to compensation for the scope of services outlined in the contract, and include expenses incurred by the Owner and Employees of Vida Design Inc, as well as Consultants directly related to the project. Reimbursable expenses and Consultant Invoices will be billed at 1.1 x our expense. Time is billed hourly based on staff position service rates. Reimbursable expenses include, but are not limited to the following items:

- Fees paid for securing approval of authorities having jurisdiction
- Display boards
- Equipment/Vehicle Rental
- Mileage (rate per IRS)
- Postage/Deliveries/Shipping
- Printing and Reproduction
- Travel Time and Expenses
- Transportation
- Lodging



VIDA DESIGN INC.
STANDARD TERMS
LAST UPDATED : FEB 2026

These Standard Terms (or “**Terms**”) are a binding contract between Vida and the Owner identified in the Fee Proposal to which these Terms are attached and govern the terms under which Vida shall provide services for the Project. By signing acceptance of the Fee Proposal, Owner agrees to be unconditionally bound by these Terms.

Article 1: Services

1.1 Vida’s services are as outlined in the attached Fee Proposal. Any additional service (“**Additional Service**”) that is requested by the Owner or Owner’s agent, or required due to circumstances beyond Vida’s control, that is not specifically outlined in the attached Fee Proposal, will be billed as an Additional Service on an as-accrued labor and expense basis according to Vida’s fee schedule attached hereto (the “**Fee Schedule**”).

1.2 Vida shall prepare for the Owner’s signature an “Additional Service Request” for any Additional Services. Additional Services shall be performed by Vida or its Consultants only with prior written authorization by the Owner or Owner’s agent.

Article 2: Use of Vida’s Documents

2.1 The documents prepared by Vida for this Project are instruments of service for use solely with respect to this Project and, unless otherwise provided, Vida shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including copyright. The Owner shall be permitted to retain copies, including reproducible copies, of Vida’s documents for the Owner’s information, reference and use in connection with the Project, however, Vida’s documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to Vida. Any reuse of Vida’s documents without Vida’s written consent shall be at Owner’s sole risk, and Owner agrees to indemnify and hold Vida harmless from any resulting claims.

Article 3: Dispute Resolution

3.1 Operating Level Resolution. The parties will attempt, for a period of ten days, to resolve any dispute related to the Project or the Agreement.

3.2 Escalation to Management. If the dispute is not resolved at the operating level, either party may escalate the dispute to senior management by providing written notice and explanation of the dispute. Senior management of each party will attempt, for a period of ten days, to resolve the dispute.

3.3 Other Remedies. If the dispute is not resolved under the forgoing procedure, or if a party reasonably believes that the above procedure may prejudice that party, the parties are free to pursue all other available remedies.

3.4 Jurisdiction and Venue. Oregon law governs this Agreement. The state and federal courts of Multnomah County, Oregon are the exclusive venues for resolution of disputes regarding the subject of this agreement and the parties’ consent to the personal jurisdiction of those courts. The prevailing party in any dispute regarding the subject of this Agreement, including disputes in tort or with respect to bankruptcy, is entitled to recover reasonable legal fees and costs incurred with respect to such dispute and in any appeal.

Article 4: Termination or Suspension

4.1 This Agreement may be terminated by either party upon not less than thirty (30) days written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.



4.2 In the event of termination, Vida shall be compensated for services performed prior to termination together with the Reimbursable Expenses then due.

4.3 If the Owner fails to make payment when due Vida for services, goods (FF&E) and expenses, Vida may, upon seven (7) days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by Vida within seven-business days' notice, the suspension shall take effect without further notice. In the event of a suspension of services, Vida shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services.

4.4 Upon termination, Owner remains fully responsible for all approved or ordered furniture, fixtures, equipment, and materials (FF&E), including deposits, vendor invoices, cancellation fees, freight, storage, and any non-cancelable or custom items, whether delivered or not. Title to and release of FF&E will occur only after Consultant receives full payment of all outstanding procurement and related service costs; Consultant may suspend procurement, delivery, or installation until paid. Consultant shall not be liable for vendor delays, price increases, cancellation penalties, or other third-party actions related to FF&E approved prior to termination.

Article 5: Limitations of Liability

5.1 The Owner and Vida agree that any and all liability, losses, claims for damage, costs of defense, or expenses to be levied against Vida on account of any injury or damage to person or property arising out of any design defects, strict liability, breach of contract, breach of warranty, professional errors and omissions, or negligence of Vida shall be limited to a sum not to exceed the amount of (a) \$1,000,000 or (b) the total fees paid to Vida under this Agreement. Vida shall not be liable for consequential, incidental, or special damages, including loss of use, loss of profits, or loss of business.

Article 6: Payments

6.1 Payments on account of Vida's services and for Reimbursable Expenses shall be made monthly upon presentation of Vida's statement of services rendered or as otherwise provided in this Agreement.

6.2 Payments are due and payable thirty (30) days from the date of Vida's invoice. Amounts unpaid after forty-five (45) days after the invoice date shall bear an interest rate of five (5%) per month.

6.3 No deductions shall be made from Vida's compensation on account of penalty, liquidated damages or other sums withheld from the payments to contractors, or on account of the cost of changes in the work performed other than those for which Vida has been adjudged to be liable.

6.4 Owner shall pay all outstanding service fee and FF&E associated invoices in full prior to installation of FF&E purchased by Vida on behalf of the Owner.

6.5. Taxes (including but not limited to sales, retail, use, goods and services, corporate activity, harmonized, value added, excise and similar taxes, other than taxes in the nature of a tax on income or capital), where applicable, shall be paid by Owner in addition to the fees charged for Vida's services. Vida will pass all such taxes expenses through its invoicing to Owner and will remit such taxes when making purchases on behalf of Owner or otherwise pursuant to this Agreement.

ARTICLE 7: Furniture, Fixtures & Equipment (FF&E) Procurement

7.1 Procurement & Coordination Role

When Vida procures furniture, fixtures, equipment, and materials ("FF&E") on behalf of Owner, Vida shall coordinate purchasing, delivery, storage, and installation using third-party manufacturers, freight carriers, warehouses, and installers. Certain warehousing and installation services may be contracted by Vida for administrative efficiency.

Owner acknowledges that certain FF&E services are performed by independent third parties and that Vida does



not manufacture FF&E or perform transportation, warehousing, or installation with its own forces.

7.2 Standard of Care

Vida shall perform FF&E procurement and coordination services consistent with the professional standard of care ordinarily exercised by interior design firms providing similar services under similar circumstances.

7.3 Pricing, Availability & Substitutions

FF&E pricing, availability, lead times, and delivery dates are subject to change by third-party vendors due to market conditions, manufacturing constraints, or other factors beyond Vida's control. Owner acknowledges that price increases, substitutions, or schedule adjustments may occur after FF&E approval. Vida shall promptly notify Owner of material changes when known.

7.4 Damage, Loss & Delays

Vida shall not be responsible for loss, damage, or delay to FF&E caused by manufacturers, freight carriers, warehouses, installers, or other third parties, except to the extent caused by Vida's failure to exercise reasonable care in coordination or administration.

Vida will reasonably assist Owner in coordinating claims with applicable vendors, warehouses, carriers, or insurers; however, Vida does not guarantee outcomes of such claims.

7.5 Warranties & Defects

Vida makes no warranties, express or implied, regarding FF&E. All warranties, guarantees, and representations relating to FF&E are provided solely by manufacturers or vendors. Vida shall reasonably assist Owner in coordinating warranty claims but shall not be responsible for enforcement or resolution of such claims.

7.6 Warehousing & Installation

Warehousing and installation services are provided by independent third-party providers. Vida shall not be responsible for installation workmanship, means, methods, sequencing, or jobsite conditions, except to the extent caused by Vida's failure to reasonably coordinate such services. Owner acknowledges that warehousing providers are not guarantors of FF&E and are responsible only for loss or damage caused by their failure to exercise reasonable care.

7.7 Title & Risk of Loss

Title to FF&E shall transfer to Owner upon payment to the vendor unless otherwise stated in applicable vendor terms. Risk of loss shall transfer in accordance with vendor or warehouse terms. Vida does not provide insurance coverage for FF&E unless expressly stated in writing. Owner is responsible for maintaining appropriate insurance coverage for FF&E during storage and prior to installation.

7.8 Third-party Insurance

Vida requires that third-party warehouses and installation providers engaged by Vida maintain commercially reasonable insurance customary for the services performed, including coverage applicable to loss or damage to stored goods caused by such provider's negligence.

Owner acknowledges that such insurance is limited in scope, subject to policy limits and exclusions, and does not provide all risk coverage for FF&E. Vida does not provide insurance coverage for FF&E unless expressly stated in writing.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Leonard Adams Insurance, Inc. 9400 SW Beaverton Hillsdale Hwy, Suite 100 Portland OR 97225	CONTACT NAME: Annette Kirk PHONE (A/C, No, Ext): 503-922-4828 E-MAIL ADDRESS: annettek@lacoinsurance.com FAX (A/C, No): 503-296-0044
INSURED Vida Design LLC 107 SE Washington St #263 Portland OR 97214	INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Casualty Ins Co of INSURER B: SAIF INSURER C: Charter Oak Fire Ins Co INSURER D: Travelers Property and Casualty INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1370902041**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	P-630-1Y967169-COF-24	4/19/2025	4/1/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	BA-1Y965103-24-43-G	4/19/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
D	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	Y	Y	CUP-1Y978645-24-43	4/19/2025	4/1/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	Y	769909	4/1/2025	4/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional Liability Services First Provided: 4/19/24	Y	Y	P-630-1Y967169-COF-24	4/19/2025	4/1/2026	Each Claim Aggregate Retention 1,000,000 2,000,000 \$0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Edgewater Sandpoint, LLC (C1312016)

Domestic Limited Liability Company



Filing Actions



Request
Information

Filing Number

C1312016

Entity Type

Domestic Limited Liability
Company

Entity SubType

Limited Liability Company

Status

Active-Good Standing

Managed By

Member

Formed In

Montana

Expiration Date

12/31/2052

Principal Address

N/A

Mailing Address

PO BOX 275
BIGFORK, MT 59911

Registration Date

09/22/2022

AR Due Date

04/15/2027

Registered Agent

Noncommercial
RA00002828
WILLIAM K VANCANAGAN
201 W MAIN ST
STE 201
MISSOULA, MT 59802



View Filings



Manage Users

[Home](#)

Validate a Permit

Validate a Permit



Permit Number: 005833983

This is a valid Sales & Use Tax permit number for:

Legal Name: EDGEWATER SANDPOINT LLC

This page displays the legal and business (DBA) name associated with a permit for a claimed exemption.

Read our [Sales Tax page](#) for more information.



RECEIVED

SEP 01 2026

INVOICE

Address:

7700 S Wheeling Ct, Centennial, CO 80112
Phone: 1-855-856-6788
Email: AR@ting.com
FEIN: 47-3654298

Invoice #: INV-00038350
Invoice Date: 09/01/2026
Due Date: 10/01/2026

Bill To:

Averill Hospitality
1380 Wisconsin Ave
Whitefish, MT 59937
United States

Ship To:

Averill Hospitality
210 E Superior St
Sandpoint, ID 83864
United States

ENTERED
9.3

Purchase Order No. Monthly Billing	Customer ID: ENAverill Hospitalit	Terms: Net 30
------------------------------------	-----------------------------------	---------------

Ordered	Item	Description	Unit Price	Extended Price
1	Ting Fiber Sls Access Enterpri	Ting Fiber Access Enterprise	\$500.00	\$500.00
1	Infrastructure Tax Passthrough	Infrastructure Tax Passthrough	\$14.31	\$14.31
Subtotal				\$514.31
Sales Tax				\$0.00
Total				\$514.31
PAYMENTS/ CREDITS APPLIED				\$0.00
TOTAL DUE				\$514.31

PAYMENT INSTRUCTIONS

To pay by **check** please issue to **Ting Fiber** and mail to:
Ting Fiber P.O. Box 532284 Atlanta, GA 30353-2284
Please reference your invoice number on all checks.

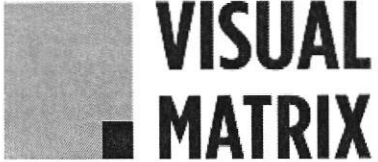
To pay by **ACH or Wire**:
Bank Name: BMO Harris Bank
Bank Account: 4250775
Bank Routing: 071000288
Bank Swift: HATRUS44

Overdue accounts are subject to a 1.5% late charge per month
and suspension of services.

DATE _____
DOF _____
GM 09.03.26
BU 69615
INV AMT 514.31
A/C CODE 7082

RECEIVED

SEP 01 2026



Invoice

INV-062402

Balance Due
\$500.00

Visual Matrix Property Management System

508 West Lookout Drive
Suite 14 #10150
Richardson Texas 75080
U.S.AENTERED
9.3

Bill To

B/W Edgewater Resort56 BRIDGE STREET
Sandpoint
83864-1443 ID
USA

Invoice Date : 01 Sep 2026

Terms : Autopay

Due Date : 01 Sep 2026

IMPORTANT BILLING UPDATE

We have moved to a new client billing portal. If you have not yet been transitioned or are unsure, please contact us immediately at Billing@visualmatrix.com to avoid interruption on 6/1/2026.

#	Item	Qty	Rate	Amount
1	VM Monthly Subscription	1.00	350.00	350.00
2	VM Subscription - Compliance	1.00	150.00	150.00
Sub Total				500.00
Total				\$500.00
Balance Due				\$500.00

Notes

Thanks for your business.

Payment Options

Remittance Address:
Image Hotel Systems LLC
PO BOX 738762
DALLAS TX 75373-8762DATE _____
DOF _____
GM 0903.26
BU 69615
INV AMT 500.00
A/C CODE 6045

ACCOUNT NUMBER: **031-690127**Billing Date: **09/03/26****(855) 577-VYVE | VyveBroadband.com****EDGEWATER SANDPOINT**

For Service at:
56 BRIDGE ST
SANDPOINT ID 83864-1443

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SEP 03 2026

ENTERED
9-4

eero™ *does more than just*
boost your signal.



Fast and easy
setup with the
eero™ mobile app.



Cover your
whole home in
fast wifi.



World-class
encryption and
security.



Parental controls,
internet backup,
and insights.

Discover everything that eero™ has to offer.

Call us today!

PREVIOUS ACTIVITY

Previous Balance	\$3,133.33
Payments	\$- 3,133.33
Balance Forward	\$0.00

NEW ACTIVITY

Service	\$2,981.82
Miscellaneous	\$0.00
Taxes & Fees	\$151.51
Total New Activity	\$3,133.33

**TOTAL AMOUNT
AUTOMATIC DRAFT**

\$3,133.33

Please detach, enclose the section below with your payment and write your account number on your check.

251040 8013
251040 8013

509 5th Ave #B
Sandpoint, ID 83864

ADDRESS SERVICE REQUESTED

DOF

GM 09.03.26BU 69615TAX AMT 3133.33ACC CODE 7081Account Number: **031-690127**Payment Due: **Automatic Draft**Total Due: **\$3,133.33**Amount Enclosed: **Do Not Pay**

012613



ESTMT 12613 T:
EDGEWATER SANDPOINT
56 BRIDGE ST
SANDPOINT ID 83864-1443



Vyve
PO Box 248940
Oklahoma City, OK 73124-8940

6901270 000000000313333 8



ACCOUNT NUMBER: 031-690127

Billing Date: 09/03/26

(855) 577-VYVE | VyveBroadband.com

ACTIVITY DETAILS

Service Date: 9/01-9/30/26

Previous Balance		\$3,133.33
ACH Auto Payment 9968	08/17/26	- 3,133.33
Balance Forward		\$0.00

Business Video

Commercial DTA	09/01..09/30	\$137.50
Local Broadcast Fee-COM	09/01..09/30	\$639.52
Total Business Video		\$777.02

Video

Copyright Fee	09/01..09/30	\$4.80
Lodging - Bulk Expanded Basis	09/01..09/30	\$2,200.00
Total Video		\$2,204.80

Taxes and Fees

FCC Fee	09/01..09/30	\$1.28
Franchise Fee		\$141.98
Sales Tax		\$8.25
Total Taxes and Fees		\$151.51

**TOTAL AMOUNT
AUTOMATIC DRAFT****\$3,133.33****Video All In Price**

Current	09-03-2026	Monthly \$2,844.32
---------	------------	-----------------------

ACCOUNT NOTES

Beginning in September, The Weather Channel will transition to its national HD feed as the network discontinues its standard-definition feed. National programming will continue, but localized forecasts and local alert inserts will no longer be available on this channel.

DO NOT PAY - You have an automatic payment scheduled to occur on or about September 15th.

There is a 2.5% (or lesser amount as required by law) card processing fee on all payments made with a card. Payments made by ACH will not be assessed this fee. Also, customers not enrolled in autopay will see a \$5.00 charge per month on their bill, with the same charge applied if autopay is cancelled. To avoid this fee, enroll in autopay today.

**Keep a Tree Alive with Vyve!**

Enroll in Paperless Billing today.

Visit VyveBroadband.com/Green or call 855.FOR.VYVE

LOCAL OFFICE

509 N 5th Ave Suite B
Sandpoint, ID 83864
208-263-4070

Franchise Authority:
Office of the Secretary of State
PO Box 83720
Boise ID 83720-0080

ziply fiber

EDGEWATER RESORT LLC

Page 1 of 3

Your Monthly Invoice

ENTERED
9-4

Account Summary

New Charges Due Date	9/25/26
Billing Date	9/01/26
Previous Balance	166.64
Payments Received Thru 9/01/26	-166.64
Thank you for your payment!	
Other Charges & Credits	.00
Balance Forward	.00
New Charges	178.28
TOTAL AMOUNT DUE	\$178.28

ACCOUNT NUMBER
208-263-3194-103122-5

PIN NUMBER
5778

RECEIVED
SEP 03 2026

hi

Thank you for
choosing Ziplly Fiber

ziply
fiber

Manage your account

Ways to pay

 ZiPLY Fiber app

 Setup autopay at:
ziplyfiber.com/myaccount/login

 Pay by mail

 Online: ziplyfiber.com

Get in touch

 Chat: ziplyfiber.com

 Tech support:
ziplyfiber.com/helpcenter

 Call: 1.866.947.5988

 For the hearing impaired
TTY: 1.888.488.0054

 Español: 1.888.839.4759

Please ensure the Payment Center address shows through the return envelope window.

ziply fiber

P.O. Box 369, Atwood, CA 92811

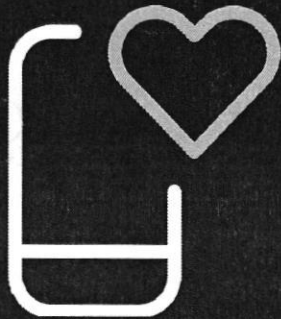
----- manifest line -----

EDGEWATER RESORT LLC
56 BRIDGE ST
SANDPOINT, ID 83864-1443

**DO NOT PAY - You are currently signed up
for Auto Pay.**

To view your Auto Pay, please login at
www.ziPLYfiber.com

DATE _____
DOF _____
GM 09.03.26
BU 60915
INV AM 178.28
A/C CODE 4809



Download the ZiPLY Fiber app

Manage your account, pay your bill, chat with support and more on our new and improved app.

Find on iOS and Google Play Store

For billing and service questions, call 866-699-4759 (Residential) 8am - 7pm PST, Monday - Friday and 8am - 6pm PST, Saturday - Sunday, or 866-947-5988 (Business) 8am - 5pm PST, Monday - Friday. Or visit www.ziPLYfiber.com.

PAYING YOUR BILL

Pay online, by phone, by mail or at any Authorized Payment Location. Paying by check authorizes ZiPLY Fiber to make a one-time electronic funds transfer from your account, as early as the day your check is received. Visit ZiPLYfiber.com to set up recurring electronic payments to streamline bill payment.

LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee, your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by ZiPLY Fiber by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic local service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. ZiPLY Fiber Bundles may include charges for both basic and other services. ZiPLY Fiber periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

SERVICE TERMS

Visit ZiPLYfiber.com/terms, ZiPLYfiber.com/tariffs or call Customer Service for information on applicable tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your ZiPLY Fiber services-voice, internet and/or video- including limitations of liability, and early termination fees and the effective date of and billing for the termination of service(s). ZiPLY Fiber's Terms, include a binding arbitration provision to resolve customer disputes (ZiPLYfiber.com/terms/arbitration). Subscribers to ZiPLY Fiber's TV and Internet services are billed one full month in advance. If you cancel your TV and/or Internet service subscription, termination of your service subscription(s) and any early termination fees will be effective on the last day of your ZiPLY Fiber billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions. We encourage you to review the Terms as they contain important information about your rights and obligations, and ours. By using or paying for ZiPLY Fiber services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration.

Hard of Hearing, Deaf, Blind, Vision and/or Mobility Impaired customers may call 1-888-488-0054 to reach a consultant trained to support their communication needs.



EDGEWATER RESORT LLC

Page 3 of 3

Date of Bill
Account Number9/01/26
208-263-3194-103122-5

SUMMARY OF CHARGES BY ACCOUNT

208/263-3194.0

178.28

TOTAL

\$178.28

Payment From 208/263-3194 on 8/24/26

-166.64

Total payment received by 9/01/26

-166.64

CURRENT BILLING SUMMARY

Local Service from 09/01/26 to 09/30/26

Qty Description 208/263-3194.0

Charge

Basic Charges

OneVoice Nationwide	91.99
Business Line-Community Plus Calling Pla	
OneVoice Features	
OneVoice Nationwide	
Acc Rec Chrg Multi-Ln Bus	3.00
Multi-Line Federal Subscriber Line Charge - Bus	9.20
Federal Excise Tax	.37
Federal USF Recovery Charge	4.73
Long Distance - Federal USF Surcharge	9.31
ID Universal Service Fund Fee-Toll	.41
Bonner 911 Surcharge	1.25
Total Basic Charges	120.26

Non Basic Charges

4 Voice Grade Special Access Line	27.60
Other Charges-Detailed Below	12.31
Federal Excise Tax	1.20
Long Distance - Federal USF Surcharge	1.67
Total Non Basic Charges	42.78

Toll/Other

Bus TF Up To 4	4.99
Other Charges-Detailed Below	5.99
Long Distance - Federal USF Surcharge	4.26
Total Toll/Other	15.24

TOTAL

178.28

** ACCOUNT ACTIVITY **

Qty	Description	Order Number	Effective Dates	
1	Roadwork Recovery Fee	AUTOCH	9/01	8.00
1	Federal Primary Carrier Multi Line Charge			
		AUTOCH	9/01	4.31
1	Carrier Cost Recovery Surcharge	AUTOCH	9/01	5.99
	208/263-3194			
		Subtotal		18.30
		Subtotal		18.30

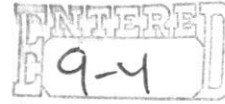
ziply fiber

EDGEWATER RESORT LLC

Page 1 of 4

Your Monthly Invoice

Account Summary



New Charges Due Date

9/25/26

Billing Date

9/01/26

Previous Balance

884.42

Payments Received Thru 8/24/26

-884.42

Thank you for your payment!

Other Charges & Credits

.00

Balance Forward

.00

New Charges

919.61

TOTAL AMOUNT DUE

\$919.61

ACCOUNT NUMBER

208-255-1986-103122-5

PIN NUMBER

9235

RECEIVED

SEP 03 2026

hi

Thank you for
choosing Ziplly Fiber

ziply
fiber

Manage your account

Ways to pay

Zipty Fiber app

Setup autopay at:
ziptyfiber.com/myaccount/login

Pay by mail

Online: ziptyfiber.com

Get in touch

Chat: ziptyfiber.com

Tech support:
ziptyfiber.com/helpcenter

Call: 1.866.947.5988

For the hearing impaired
TTY: 1.888.488.0054

Español: 1.888.839.4759

Please ensure the Payment Center address shows through the return envelope window.

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P.O. Box 369, Atwood, CA 92811

----- manifest line -----

EDGEWATER RESORT LLC
56 BRIDGE ST
SANDPOINT, ID 83864-1443

**DO NOT PAY - You are currently signed up
for Auto Pay.**

To view your Auto Pay, please login at
www.ziptyfiber.com

DATE

DOF

GM

BU 69615

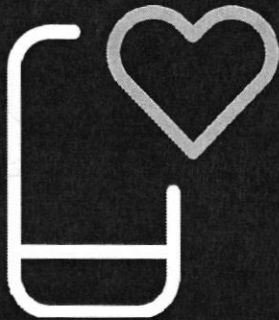
INV AMT

A/C CODE

09-03-26

919.61

4809



Download the ZiPLY Fiber app

Manage your account, pay your bill, chat with support and more on our new and improved app.

Find on iOS and Google Play Store

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PAYING YOUR BILL

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LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. If you pay your bill after the due date, you may be charged a fee, your service may be interrupted and you may have to pay a reconnection charge to restore service. A fee may be charged for a check that is returned by the bank for any reason. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating. When making an online payment, please allow time for the transfer of funds. If the funds are not received by ZiPLY Fiber by the due date, a fee may be assessed.

IMPORTANT CONSUMER MESSAGES

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Hard of Hearing, Deaf, Blind, Vision and/or Mobility Impaired customers may call 1-888-488-0054 to reach a consultant trained to support their communication needs.

Date of Bill
Account Number9/01/26
208-255-1986-103122-5**CURRENT BILLING SUMMARY**

Local Service from 09/01/26 to 09/30/26

Qty Description	208/255-1986.0	Charge
Basic Charges		
5 OneVoice Local		339.95
5 Business Line-Community Plus Calling Pla		
5 OneVoice Features		
2 OneVoice Nationwide		183.98
2 Business Line-Community Plus Calling Pla		
2 OneVoice Features		
2 OneVoice Nationwide		
7 Acc Rec Chrg Multi-Ln Bus		21.00
7 Multi-Line Federal Subscriber Line Charge - Bus		64.40
Federal Excise Tax		2.59
Federal USF Recovery Charge		33.11
Long Distance - Federal USF Surcharge		18.62
7 ID Universal Service Fund Fee-Toll		2.87
7 Bonner 911 Surcharge		8.75
Total Basic Charges		675.27
Non Basic Charges		
Broadband Ultimate Dynamic Plus		176.99
Broadband Ultimate Plus Dynamic Loop		
Broadband Ultimate Plus Dynamic Port		
Non-Published Listing		7.00
Line Hunt Service		1.00
Other Charges-Detailed Below		38.17
Federal Excise Tax		1.18
Long Distance - Federal USF Surcharge		11.69
Total Non Basic Charges		236.03
Toll/Other		
Other Charges-Detailed Below		5.99
Long Distance - Federal USF Surcharge		2.32
Total Toll/Other		8.31
TOTAL		919.61

**** ACCOUNT ACTIVITY ****

Qty Description	Order Number	Effective Dates	
1 Roadwork Recovery Fee	AUTOCH	9/01	8.00
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
1 Carrier Cost Recovery Surcharge.	AUTOCH	9/01	5.99
208/255-1986	Subtotal		18.30
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
208/255-4324	Subtotal		4.31
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
208/263-0938	Subtotal		4.31
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
208/263-3195	Subtotal		4.31
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
208/263-3196	Subtotal		4.31
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
208/263-5610	Subtotal		4.31
1 Federal Primary Carrier Multi Line Charge	AUTOCH	9/01	4.31
208/263-8933	Subtotal		4.31
	Subtotal		44.16

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$735.62 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Road Recovery Fee price update -- On your previous bill statement we notified you that the price of the Road Recovery fee increased by \$3 a month. You will see that change reflected on this billing statement. As a copper services customer this fee provides funding for road construction needed for copper wiring maintenance.

Business Phone Line Price Update - Last month we notified you that the rate on your business phone line will increase by \$3.00 per month. This increase is reflected on your bill statement this month. Your area may be eligible for Business Voice, a phone solution that uses fast fiber technology. Questions? Call us at 1-866-ZIPLY88.

Long Distance Package Price Update - Last month we notified you that the rate for the long distance package attached to your business phone service would increase by \$4.00 per month. This increase is reflected on your bill statement this month. Your area may be eligible for Business Voice, a phone solution that uses fast, fiber technology. Questions? Call us at 1-866-ZIPLY88.



EDGEWATER RESORT LLC

Page 4 of 4

Date of Bill

9/01/26

Account Number

208-255-1986-103122-5

CIRCUIT ID DETAIL

13/ACGN/020352/ /VADI