

From: [Barbara Kwader](#)
To: [Brian Parker](#)
Subject: Area of Concern Pine Creek Ranch Environmental Assessment
Date: Monday, December 16, 2024 7:41:30 PM

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Mr Parker;

I manage all of the Nokes properties. There is some obfuscation in the language of the EA of the Pine Creek property when referring to the Nokes properties which I thought you should be aware of .

The Herald S Nokes Family Experimental Forest (under conservation easement) is owned by my mother, Donna Nokes. The university of Idaho will take ownership of that property under a gift deed (Life Estate) when Donna passes. It will then be managed by a board of family members and personnel from the CNR. That property borders the EA property to the East.

There is no mention of the Nokes Family Limited Partnership property which borders a larger part of the EA area to the West and to the North for two quarter-mile distances. The NFLP property is not under conservation easement, and is still owned by the family. It will never become U OF I property. At this time that property is grazed and logged, and includes all of the property between Spring Mountain and Woodlands, and nothing prevents the family from developing or selling this 190 acres.

It seemed to me that the implication was that anywhere there was a common border between Pine Creek and Nokes, it was the Conservation Easement property, but that is not the case. The NFLP borders more of the Pine Creek area than the EXP Forest does.

It seemed deliberately misleading, but I could just be sensitive. Some realtors in the area have been known to misrepresent ownership of NFLP property in order to increase chances of a sale, using terms like "nature preserve" and the like because the U of I will eventually own the Exp Forest, and it is protected by a vigorous conservation easement. After all, all of the property is owned by "Nokes".

The language describing the ownership was vague, and I don't understand why the Exp Forest property was mentioned but the NFLP property was glossed over.

Maybe they just didn't do the homework, but why mention it at all then?

Mr Parker, I don't have strong feelings about this project. I have met with Mr Grove, and worked with him on a couple other things, and I turned down his offer to buy a chunk of the NFLP property running East/West on the Woodlands border where he wanted to build a road and circumvent the angst being expressed by the Woodlands I and II property owners. This was a few years ago when he first purchased Phase III.

Anyway, I wanted you to be aware of the actual facts. Please give me a call if I haven't made myself clear - I would be delighted to talk to you about the various ownerships, which are, of course, a matter of easily accessed public record.

Yours,

Barbara Nokes Kwader

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Barbara Nokes Kwader, Manager

Nokes Family Limited Partnership

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