

APPRAISAL REVIEW REPORT
Proposed Residential Development In Part Of
The SW1/4 Sec. 36, T29N-R22W, Kalispell
Flathead County, Montana
September 23, 2005

Prepared for:
State of Montana
Department of Natural Resources and Conservation
Trust Land Management Division
Real Estate Management Bureau
1625 11th Avenue
Helena, MT 59620

Prepared by:
Thomas J. Konency, Appraiser
State of Montana
Department of Natural Resources and Conservation
Trust Land Management Division
Real Estate Management Bureau
1625 11th Avenue
Helena, MT 59620

Client & Intended Users of Review:

The client is the State of Montana, Department of Natural Resources and Conservation, Trust Land Management Division, Real Estate Management Bureau. Intended users are the DNRC Real Estate Management Bureau and the Northwest Land Office.

Intended Use and Purpose of Review:

The intended use is to provide the DNRC with information to make an administrative determination of a minimum bid price for a proposed residential development on the subject property. The purpose is to assure that the client receives the full, current fair market value, as defined in MCA 70-30-313, for interests conveyed or encumbered. An opinion of the quality of the appraisal report as well as this reviewer's opinion of value will be reported.

Subject Property, Location & Owner of Record:

The proposed subject property is to be a 78 to 95 acre parcel that will be subdivided from the SW1/4 of Section 36, Township 29 North, Range 22 West, County of Flathead, Montana. The actual size is yet to be determined. The property is located near the northern end of the City of Kalispell, MT. The site sits between Four Mile Drive, current U.S. Highway 93, and the proposed U.S. Highway 93 Bypass. The preliminary legal descriptions and plats, along with maps are included in the appraisal report. The Owner is the State of Montana.

Date of Appraisal, Estate Appraised & Date of Review:

The effective date of the appraisal is September 12, 2005. The subject property was appraised in fee simple interest. The effective date of the review is September 26, 2005.

Purpose and Intended Use Of Appraisal:

Per the appraiser: The purpose is to estimate the subject property's market value as of the effective date of the appraisal; The intended use of the appraisal report is to be by the Montana Department of Natural Resources to help in the determination of an asking price for the proposed subject site as a residential development in the City of Kalispell.

Estimate of Value:

The appraiser reported a subject property per acre value of \$35,700. This per acre value figure was reported rather than a "total" amount as the exact acreage is yet to be determined. As the preliminary acreage range is rather narrow, it was believed by the appraiser that this figure could be applied to whatever the final size was created.

Scope of Review:

Review of the quality of this appraisal report is based on the material submitted in the report. This reviewer's opinion of value is based on the material submitted and viewing of the subject property. As both the department and area offices are very familiar with the subject no photos by the reviewer have been attached.

Highest and Best Use:

The appraisal report determined that a mixed residential use of the subject property was its highest and best use. This reviewer concurs with the Highest and Best Use determination made.

Subject Property Data & Analysis Summary:

While the appraiser has not specifically made the required hypothetical condition acknowledgement concerning the proposed subdivision of the subject parcel off the larger section, in reality his report follows that condition. The appraiser has provided competent information on, and done a good analysis of, the subject property, neighborhood and market in general. In this reviewer's own development of value, an extraordinary assumption has been made by this reviewer that these items are credible.

Valuation Summary:

The appraiser considered the Sales Comparison Approach to be the only applicable guide to value, and this reviewer concurs. The appraiser appears to have done a thorough search of the subject's market area for comparables, done a sufficient job in their description and a good analysis of the information. Again, in this reviewer's own development of value, this reviewer has made the extraordinary assumption that these comparables are credible.

The comparable sales used varied in size from 22.17 acres to 217.61 acres, sold between July 1999 and March 2005, and had an unadjusted per acre price range of \$9,312 to \$30,271. The appraisal report has more detailed descriptions of the comparable sales used and shows all the factors considered for comparison. The appraiser first applied time adjustments to the comparable sales, and then viewed the effect of both location and zoning as variables to be considered between the subject and comparables. A form of bracketing was used to determine the final indication of value.

Comments:

This reviewer finds that overall the appraisal procedure and report appears to be of generally acceptable quality, although a Sales Comparables Map would have been desirable.

Conclusion of Value:

This reviewer concurs with the appraiser's indication of per acre value, \$35,700.

Reviewer's Assumptions and Limiting Conditions, and Reviewer's Certification:

See Attached.


Thomas J. Konency, Montana DNRC TLMD Appraiser

Dated: September 23, 2005

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the appraiser appearing in the appraisal review report is subject to the following conditions and to such other specific and limiting conditions as set forth in the review report.

1. The appraiser will not be responsible for matters of a legal nature affecting either the property being appraised or the title to it. Except for information that was provided or uncovered during the research involved in performing the appraisal review and ordinarily employed by real estate appraisers, no opinion is intended to be expressed for legal matters or that would require specialized knowledge or investigation. The appraiser assumes that the title is good and marketable, ("free and clear"), and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership and/or competent management. Unless otherwise mentioned in this review report, the property is appraised as if owned in fee simple title without encumbrances.
2. The appraiser assumes that the legal descriptions furnished are correct and the appraiser has not surveyed the property. Acreage of land types and measurements of improvements are based on physical inspection of the property or information provided unless otherwise noted in the report. Sketches or drawings in this report are included to assist the reader in visualizing the property. They are not to be considered a legal survey or engineer's plan of any kind. Any and all other sketches, drawings, maps, etc., are also provided for informational purposes only and are not for any legal reference. Access has been investigated only to the satisfaction of the appraiser. No assurance of legal access, or lack of, is expressed or implied as a legal opinion. The same is true of encroachment and trespass issues.
3. The appraiser has noted in the appraisal review report any adverse conditions, (such as, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, flood planes, etc), observed during the routine inspection of the subject property, and/or adjacent properties, or that was discovered during the normal research involved in performing the appraisal review. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, and/or adjacent properties, or adverse environmental conditions, (including, but not limited to, the presence of hazardous wastes, toxic substances, etc), that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal review report must not be considered as an environmental assessment of the property. Concerns about soil conditions, actual condition of improvements or systems, or property conformity to zoning, building, fire, ADA, and other such applicable laws, regulations, rules and codes, should all be referred to the proper experts.

4. The appraiser is not an expert in minerals, mineral rights, timber, timber volumes, crops, farm programs or water requirements and rights. Unless otherwise noted, only surface rights will be appraised or reviewed with no value specifically allotted to the mineral rights or deposits. Timber values, if considered a part of the report, will rely on proper experts, as will farm programs. Typically, growing crops are not considered in the appraisal report. Usually it is assumed the water rights have been secured or perfected, with their value generally considered an inherent part of the land value, with any deviation from this to be included in the report. Rental and lease agreements, conservation plans, options and other situations may also require reliance on proper experts.

5. The appraiser has obtained information, opinions, estimates, surveys, plans, maps and information on regulations, restrictions and studies, etc., from various sources including the property owner, agent, or manager, as well as from real estate professionals, government agencies, appraisers and other sources. Unless otherwise noted, the sources are considered reliable and the information is complete and correct. However, the appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

6. The appraiser assumes no responsibility or liability for future conditions, about which information was not supplied or readily available or was not public knowledge at the time the appraisal is made, nor for the effect of events, which might concern the value of the subject property subsequent to date of appraisal. Montana is a non-disclosure state and as such sales prices of real estate are not publicly recorded. Therefore, with few consolidated sources of sales information existing, and no obligation to release or verify information by many of the parties associated with the transactions, sales of comparable properties may not be known of by this appraiser, and absolute verification of the sales found may not be possible.

7. If the Departure Rule was invoked, then it will be noted in the report. All extraordinary assumptions and hypothetical conditions, including, but not limited to, satisfactory completion and repairs or alterations, will be noted in the appraisal report. It is assumed there will be consistency with all the plans, estimates, specifications, planned work, projections, or requirements, initially provided. Deviation from those items may affect the value reported. Great effort has been taken to eliminate all error in identifying, developing and processing the report. However, if errors or omissions are found, they will have to be reviewed to see if they will affect the opinion of value reported.

8. The appraiser will not disclose the contents of this appraisal review report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state, or local laws, rules or regulations. The appraiser is not obligated to/by any unauthorized use of this report by third parties or the "extraction" of only parts of the report and attempting to apply those parts in any other process or to reach a conclusion.

9. It is assumed that there has not been any significant change, physical or otherwise, to the subject property between the inspection date and date the report is signed.

APPRAISER'S CERTIFICATION: This review appraiser certifies and agrees that:

1. I have no present or prospective interest in the property that is the subject of this report and review, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in the appraisal review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
2. My employment and/or compensation for performing this appraisal review or any future or anticipated appraisal reviews was not conditioned on any agreement or understanding, written or otherwise, that I would report (or develop or present any analysis, opinions or conclusions supporting) a predetermined specific value, a predetermined minimum or maximum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific event or action, or the subsequent event directly related to the use of this appraisal review report.
3. I have taken into consideration the factors that have an impact on value in the development of my opinion of market value for the subject property. I have noted in the appraisal review report any adverse conditions, (such as, but not limited to, needed repairs, depreciation, the presence of hazardous materials, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing the appraisal review. I have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the conditions on the marketability of the subject property.
4. I have not knowingly withheld any significant information from the appraisal review report that would have an impact on value and I believe, to the best of my knowledge, that all statements and information in the appraisal review report are true and correct. I have stated in this appraisal review report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the limiting conditions specified in this appraisal review report.
5. I have preformed this appraisal review in conformity with the Uniform Standards of Professional Appraisal Practice. I have personally analyzed and prepared all the conclusions and opinions about the real estate that are set forth in this appraisal review report. If I have relied on significant real property appraisal or review assistance from any individual(s) in the performance of the appraisal review or preparation of the appraisal review report, I have named such individual(s) and disclosed the specific tasks preformed in the appraisal review report. I certify that any individual(s) so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the appraisal review report; therefore, any change made to the appraisal review is unauthorized and I take no responsibility for it.


Thomas J. Konency, Montana DNRC TLMD Appraiser

Dated: September 23, 2005