

APPRAISAL REPORT
as to
Sale Numbers 1115 & 1116



For
State of Montana
Montana Board of Land Commissioners
Department of Natural Resources and Conservation
PO Box 201601
Helena, Montana 59620-1601

Effective Date of Value
August 07, 2020

Prepared by
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Montana DNRC
Renee Kelley, Real Estate Sales Specialist
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Renee Kelley:

In accordance with our agreement, I have prepared an appraisal report with an effective date of 08/07/2020 for the property known as 5 Semem Creek Lane, Thompson Falls, Montana 59873 and 1 Mudd Creek Lane, Montana Plains, Montana 59859.

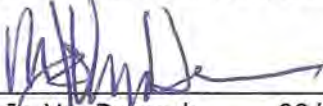
As assigned, the purpose of the appraisal is to develop a *current fair market value* (12 CFR 34.42 and MCA 70-30-313) appraisal of the entire properties with the ***hypothetical condition*** that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned improvements. As required by USPAP 2-2 (a) (xiii), it must be stated "any hypothetical may affect assignment results".

This report complies with the Uniform Standards of Professional Appraisal Practice (USPAP).

The purpose of this appraisal report is to estimate the fair market value of the property on 08/07/2020 for DNRC. The opinions stated in the report are based on the inspection of the appraised property and research of the comparable market data and information.

The report complies with USPAP requirements in Standard 2-2 for this type appraisal report and is an appraisal report in a narrative summary format. As such, detailed analysis is not included. The appraiser has complied with the competency provision required in USPAP, based on education and experience appraising similar type properties. The appraiser is not responsible for the unauthorized use of this report.

An Environmental Assessment was not provided, however upon inspection no visual contamination or hazardous materials were observed. The opinions stated in the report are based on the inspection of the appraised property and the comparable market data and information. The last date of inspection of the subject was on August 07, 2020. The effective date of this appraisal report is August 07, 2020.



MaryJo VanDemark 09/18/2020
Mt. Certified General Appraiser REARAG #728

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ASSUMPTIONS and LIMITING CONDITIONS

In accordance with the assignment, the property has been appraised to estimate market value of the subject.

The attached plat map represents the subject property. It is assumed that the legal description of the property is correct.

The named owner of the property is assumed to be its true owner. The appraiser assumes no legal responsibility for title opinion. Unless otherwise stated, there is no legal impediment to the marketability of the property. No responsibility is assumed for matters that are legal in nature. The subject title is held as an allotment. It is assumed that this is similar to fee title ownership.

Information furnished by others has been checked for accuracy and is assumed to be correct.

The report has been prepared for a definitely defined purpose and is to be considered in its entirety. When the value of land and improvements are shown separately, the value of the improvements is their contributing value when used in conjunction with, and as a part of, the land upon which the improvements are located.

No hazardous materials were noted during my inspection. The appraiser is not an environmental hazard inspector. It is recommended that an environmental specialist be consulted regarding concerns with these issues. The appraisal inspection did not reveal any obvious environmental hazards. The value conclusion assumes that the subject is in a "clean" condition as accepted by the general public.

Unless otherwise stated, it is assumed that there are no hidden or unapparent property defects or adverse environmental conditions that would affect the estimate of value. No responsibility is assumed for such conditions, or for any engineering or testing that might be required to discover them. The reported value is based upon the assumption that the property is free and clear from any encumbrances not listed in the appraisal.

Although information, estimates, and opinions taken from a variety of sources are considered reliable, no responsibility is taken for the accuracy of such information.

Possession of this report, or a copy, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser. Disclosure of the contents of the appraisal report is governed by USPAP. There is no accountability, obligation or liability to any third party.

Unless otherwise stated in this report, gas, oil and/or mineral rights associated with the property have not been appraised.

The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in appearance in court with reference to the property in question unless arrangements have been previously made.

The liability of the appraiser is limited to the client and to the fee collected. Further, there is no accountability, obligation, or liability to any third party.

The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies of any type present in the subject property; including physical, financial, and legal.

There is no contingency between the compensation for this appraisal report and the values reported.

The fractional use of any portion of the report without proper consideration being given to the entire report is prohibited.

As of the publish date of this appraisal report, the US stock market was exhibiting a high level of volatility caused by the worldwide COVID-19 pandemic. The long-term impacts on the US economy are not known. The market data included in this appraisal report predates this market volatility. The value concluded in this report as of the April 07, 2020 effective date and future impacts to the value concluded in this report are unknown.

Hypothetical Condition: As assigned, the purpose of the appraisal is to develop a *current fair market value* (12 CFR 34.42 and MCA 70-30-313) appraisal of the entire two subject properties with the hypothetical condition that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned private improvements. As required by USPAP 2-2 (a) (xiii), it must be stated that "any hypothetical may affect assignment results".

SUMMARY of SALIENT DATA and CONCLUSIONS

Client: State of Montana, Montana Board of Land Commissioners,
Department of Natural Resources and Conservation.
Intended Users: State of Montana, Montana Board of Land Commissioners,
Department of Natural Resources and Conservation and
Lessee Jerry Pope & Michelle Day (#1115)
Lessee Dennis K. Mayhew (#1116).
Purpose/Intended Use: Estimate Fair Market Value/Potential Sale.

The Two Subject Properties Summarized, Salient Facts:

Legal Descriptions:

#1115 Tract 2, COS 3491 in Section 36, Township 24 North, Range 27
West, Sanders County, Montana.

#1116 Lot 7, Mudd Creek, COS 3534 in Section 12, Township 22 North,
Range 27 West, Sanders County, Montana.

Land Sizes: #1115 1.627 acres.

#1116 2.280 acres.

Location: #1115 5 Semem Creek Lane in Sanders County, Montana.

#1116 1 Mudd Creek Lane in Sanders County, Montana.

Access: #1115 has legal access from a county gravel road.

#1116 has legal access from a county gravel road.

Topography: The topography of both #1115 and #1116 sites are level and below county road grade.

Flood Zone: Both #1115 and #1116 flood area for both properties.

Easements of Record: #1115: 20 foot easement for access to real estate to the north.
#1116: none discovered.

Neighborhood (aka Market Area): The immediate subjects' sites are in predominately a rural residential/recreational use neighborhood market area. State lands surround the two the subject properties. Except, private Plum Creek Timber Co, LP land is adjacent to the southwest corners of each the two subject sites. Both subject properties have water frontage. The market area used to search sales is Western Montana rural real estate within reasonable distance from the subject sites.

Utilities: #1115 propane, generator, woodstove, on-demand hot water, sand point well (A driven-point well, sometimes called a "sand point", is a small diameter well. made by connecting lengths of 1-1/4" to 2" diameter steel pipe together with threaded couplings.)

#1116 generator, woodstove, outhouse, no well.

Improvements: #1115 752 square foot single family residence, 2 sheds, an outhouse.
#1116 224 square foot single family residence with attached lean-to and an outhouse.

Zoning: The two subject properties, #1115 and #1116 have no zoning.

Hazardous Materials: Upon inspection, there is no noted evidence of any potentially hazardous materials. For the purposes of this appraisal assignment only, the property is appraised as if in a "clean" condition as accepted by the general real estate market. It is noted that the appraiser is not a hazardous material expert.

Amenities: The two properties are in an area of rural recreational/residential uses with good access and water frontage.

Highest & Best Use, as if vacant: #1115 & #1116 Rural Residential/Recreational
Highest & Best Use, as improved: #1115 & #1116 Rural Residential/Recreational.

Dates, Value, Assignment Conditions:

Report date 09/18/2020

Inspection Date 08/07/2020

Marketing/Exposure Time: 6 to 12 months (see Market Analysis in attached addenda).



Hypothetical Condition: As assigned and in the DNRC Scope of Work, The purpose of the appraisal is to develop a *current fair market value* (as defined by 12 CFR 34.42 and MCA 70-30-313) appraisal report of the entire properties with the hypothetical condition that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned improvements. As required by USPAP 2-2 (a) (xiii), it must be stated that "any hypothetical may affect assignment results".

PURPOSE

The purpose of the appraisal is to develop a *current fair market value* (per MCA 70-30-313) real estate appraisal report of the entire properties with the hypothetical condition that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned improvements. As required by USPAP 2-2 (a) (xiii), it must be stated that "any hypothetical may affect assignment results".

INTENDED USER and INTENDED USE

The intended user is the State of Montana, Montana Board of Land Commissioners, Department of Natural Resources and Conservation and Lessee Jerry Pope & Michelle Day (#1115) and Lessee Dennis K. Mayhew (#1116).

The intended use of the appraisal report is for the sole purpose of the client's question as to fair market value as defined by MCA 70-30-313 and 12 CFR 34.42 for possible sale.

SCOPE OF WORK

The process of collecting, confirming and reporting data in this report adheres to the requirements for a real estate appraisal report based on the Uniform Standards for Professional Appraisal Practice.

To prepare this report, the subject improved site was inspected. A thorough search was conducted for closed land sales and closed improved sales in the real estate market area. The most comparable sales were found, researched and inspected. The Comparable Sales Map is located on page 45.

Zoning and floodplain were determined for the subject and sales. The sales comparison approach and cost approach are used to indicate a fair market value of the subject. The income approach is considered for appropriateness for the subject property type and use.

As of the publish date of this appraisal report, the US stock market was exhibiting a high level of volatility caused by the worldwide COVID-19 pandemic. The long-term impacts on the US economy are not known. Much of the market data included in this appraisal report predates this market volatility. The value concluded in this report as of August 07, 2020 and future impacts to the value concluded in this report are unknown.

The purpose and the use of the report is to help with the client's fair market value question. The appraiser is not responsible for unauthorized use of this report.

The subject was last viewed August 07, 2020 which is the Effective Date of value.

PROPERTY RIGHTS

As assigned by the client, this appraisal report of the two entire properties includes and contains the ***hypothetical condition*** that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned improvements. As required by USPAP 2-2 (a) (xiii), it must be stated that "any hypothetical may affect assignment results".

DEFINITIONS of FAIR MARKET VALUE

At the request of the client, the definitions of market value utilized in this report is the Current Fair Market Value required and as defined in MCA 70-30-313 and 12 CFR 34.42 which are as follows:

— *State laws guiding authority. (MCA 70-30-313):*

Current fair market value is the price that would be agreed to by a willing and informed seller and buyer, taking into consideration, but not limited to, the following factors:

- (1) the highest and best reasonably available use and its value for such use, provided current use may not be presumed to be the highest and best use;
- (2) the machinery, equipment, and fixtures forming part of the real estate taken; and
- (3) any other relevant factors as to which evidence is offered.

— *Current fair market value definition per (12 C.F.R. § 34.42 (h)):*

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of case in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

A compliant licensed appraiser is required to follow the USPAP Fair Market Value Definition:

— *Uniform Standards of Professional Appraisal Practice Definition:*

"Market value appraisals are distinct from appraisals using other types of value because market value appraisals are based on a market perspective and on a normal or typical premise. These criteria are illustrated in the following definition of *Market Value*, provided here only as an example.

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

These 3 definitions of fair market value above correspond and are analogous.

REPORT TYPE

In accordance with Standard 2 of the Uniform Standards of Professional Appraisal Practice (USPAP), a Real Estate Appraisal Report has been prepared. The depth of discussion included in the report is specific to the intended use of the report and the needs of the client. Additional documentation that was used to support the appraiser's conclusion may be retained in the appraiser's file.

DNRC Required Values Required for this Report:

1. The vacant raw land exclusive of improvements.
2. The land and improved sales for the total value as improved.
3. Allocate a separate value for the non-state owned improvements, with all forms of depreciation from the value of #2 above.

DESCRIPTION OF THE MARKET AREA (aka Neighborhood)

Forces affecting the subject properties also affect similar properties within the same market area or neighborhood. The appraiser has found that the rural recreational/residential properties in Western Montana being within a reasonable radius from the subject are impacted by forces similar to the subject. Therefore, that same area, in rural areas with similar zoning is identified as the neighborhood for this appraisal. From this neighborhood, sales were gathered for use in the valuation of two subjects.

The real estate market understands the Co-Vid19 pandemic condition, but as of the effective date of this appraisal there is an insufficient amount of data to support and substantiate a real estate market trend. Real estate transfers are ongoing. From both observation as well as conversations with numerous market participants Western Montana rural recreational/residential real estate remains desirable.

DESCRIPTION OF THE PROPERTIES

● #1115

Size: Per DNRC Real Estate Management Bureau, the subject #1115 is a 1.627 acre site.

Location: Section 36, T24N, R27W, Missoula County, Montana.

Access: Access to the subject is legal and from a county gravel road.

Legal: a recorded 20' driveway easement to the real estate to the north (pg35). As assigned by DNRC, the appraisal of the subject property is with the hypothetical condition that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned private improvements.

Topography: The topography is low level land in FEMA zone A (Zone A is an area inundated by 1% annual chance flooding, for which no Base Flood Elevations have been determined).

Neighborhood (Market Area): The subject is in a rural recreational residential neighborhood. Private lands and DNRC land surround the subject property. The subject is in distant from all services.

Utilities: propane.

Improvements: There is a cabin with residential type lawn. There are two sheds.

Zoning: No zoning

Hazardous Materials: There is no noted evidence of any potentially hazardous materials. For the purposes of this appraisal assignment only, the property is appraised as if in a "clean" condition as accepted by the general real estate market. It is noted that the appraiser is not a hazardous material expert.

Amenities: This property has water frontages. The subject lot is situated for river frontage, an open view of trees, sky and the Thompson River.

● #1116

Size: Per DNRC Real Estate Management Bureau, the subject #1116 is a 2.280 acre site.

Location: Section 12, T22N, R27W, Sanders County, Montana.

Access: Access to the subject is legal and from a gravel county road.

Legal: As assigned by DNRC, the appraisal of the subject property is with the hypothetical condition that land and improvements are in fee simple ownership, with one owner, including a separate market value for the State-owned land, as if vacant, as well as a separate market value for non-State-owned private improvements.

Topography: The topography is low level land in an undetermined FEMA zone. The lessee expressed inundating flood issues.

Neighborhood: The subject is in an area of a rural residential/recreational neighborhood and private timber land at the southeast corner. The subject is distant from all services.

Utilities: no (woodstove, generator).

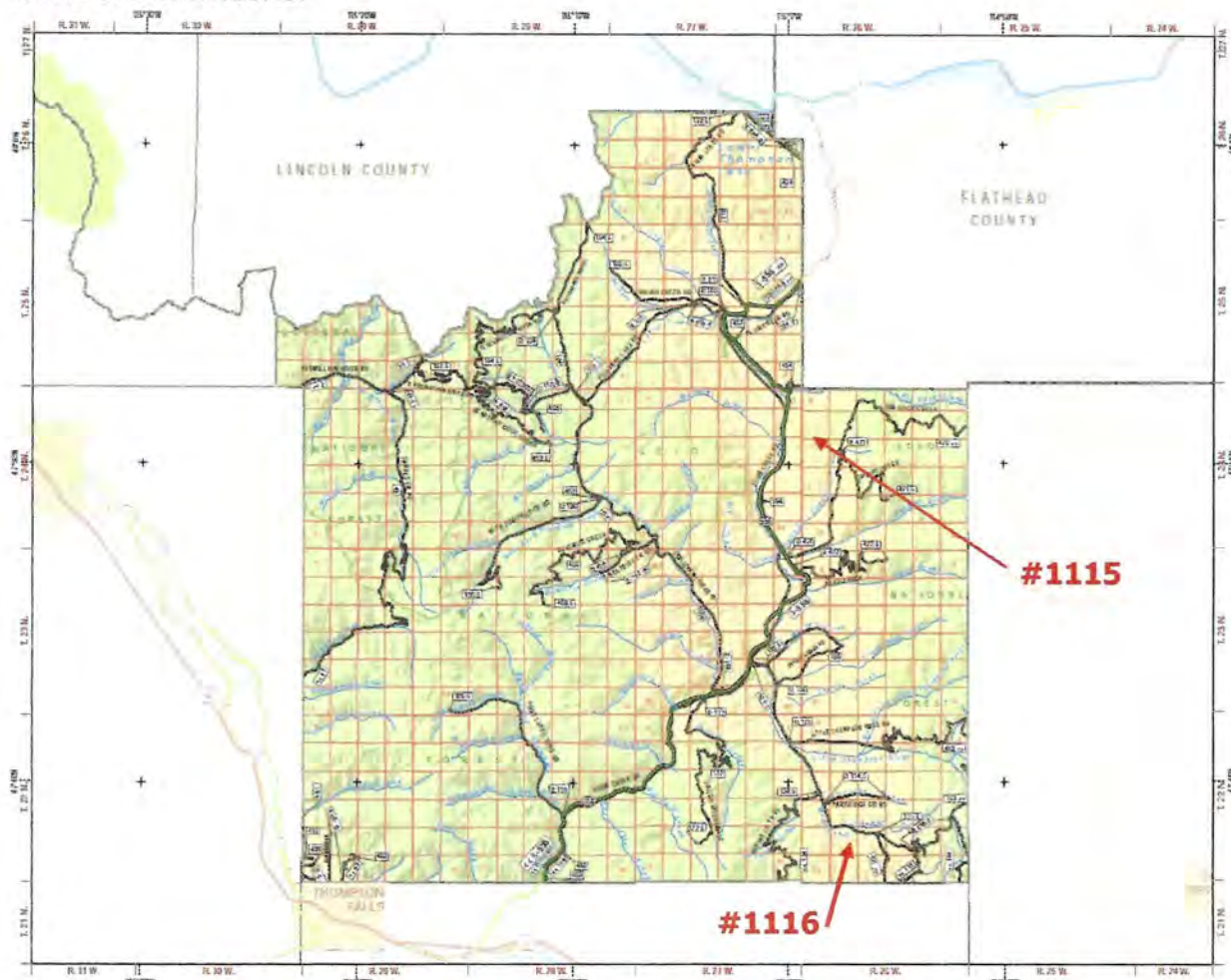
Improvements: Cabin, an outhouse.

Zoning: No zoning

Hazardous Materials: There is no noted evidence of any potentially hazardous materials. For the purposes of this appraisal assignment only, the property is appraised as if in a "clean" condition as accepted by the general real estate market. It is noted that the appraiser is not a hazardous material expert.

Amenities: This property is in an area of rural residences with recreational use on similar size lots and private timber land. The subject site is situated for a view of trees, the immediate neighborhood and has Mudd Creek frontage.

SUBJECTS LOCATIONS:



MARKET ANALYSIS and CONDITION

As of the effective date of this appraisal report, the US stock market was exhibiting a high level of volatility caused by the worldwide COVID-19 pandemic. The long-term impacts on the US economy are not known. Some of the market data included in this appraisal report predates this market volatility. The value concluded in this report as of August 07, 2020 and future impacts to the value concluded in this report are unknown.

On March 13, 2020 the United States Government declared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19)". In addition, on March 26, 2020 the Montana Government implemented Executive Orders 2-2020 and 3-2020 declaring a state of emergency existing in the State of Montana, which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the USPAP and was based on information and comparable sales available on that date. At this time, the effect of the COVID-19 on future value of the Subject Property or the value of the real estate market in the area is unknown and not possible to predict. Of the Subject Property. The real estate market area (see page 8) for this appraisal understands the Co-Vid19 pandemic condition, but as of the effective date of this appraisal there is an insufficient amount of data to support and substantiate a real estate market trend. Real estate transfers are on-going.

From both observation as well as conversations with numerous market participants Western Montana recreational/residential land remains desirable. A more detailed market analysis is located in the addenda of this report.

HIGHEST AND BEST USE

The highest and best use is defined as the use of the ownership which may reasonably be expected to produce the greatest net return over a given period of time; the most profitable legal use to which a property can be put.

Four considerations are used in analyzing a site's highest and best use:

- 1) Possible use being those uses, which are physically possible.
- 2) Permissible uses or uses, which are legally permitted or not precluded by public or private restrictions.
- 3) Financially feasible being the possible and permissible uses that will produce a net return to the owner of the real estate.
- 4) Maximally productive, considering among the feasible uses, which use will produce the highest net return or the highest present worth.

When contemplating a use, the market demand has to be considered. There is demand for rural real estate in Western Montana. The subject property is physically and legally adapted to this use. The subject project is feasible money-wise as its return more than covers its costs. For the highest return or maximum return expected the highest and best use for the subject #1115 and the subject #1116, as vacant and as improved is:

RURAL RESIDENTIAL/RECREATIONAL REAL ESTATE.

APPROACHES TO VALUE

There are three recognized real estate appraisal approaches to value. The three are the Cost Approach, Sales Comparison Approach, and the Income Approach.

- I. The Cost Approach is based on closed land sales and the improvements' estimated depreciated cost values to show a value.
 - II. The Income Approach uses income to indicate a value.
 - III. The Sales Comparison Approach uses closed land and improved sales to reveal a value.
- I. Cost Approach
The Cost approach is considered but determined inappropriate for market participants' behavior being not based upon improvement value as depreciated.
- II. Income Approach
The Income approach is considered. For lack of sufficient rental income data for the subjects' type property and insufficient market area statistical numbers for rate determination, the income approach is not used.
- III. Sales Comparison Approach
The Sales comparison approach is considered and used reliable. A real-life agreed upon closed sale price best reflects market behavior and is a reliable determination of fair market value. As assigned, the most similar sales are consulted for the subject land value with the hypothetical condition, *as if fee simple*.

#1115

DNRC Appraisal Report required values:

1. The vacant raw land exclusive of improvements value.
2. The land and improved sales for the total value as improved.
3. Allocate a separate value for the non-state owned improvements, with all forms of depreciation from the value of #2 above.

1. 1115, as vacant LAND:

APPRAISAL REPORT ADJUSTMENTS

Sales Adjustment Categories

•TRANSACTIONAL:

- Real property rights conveyed
- Financing terms
- Conditions of sale
- Expenditures immediately after purchase
- Market conditions (time of sale).

•PROPERTY:

- Location
- Physical characteristics
- Economic characteristics
- Legal characteristics
- Non-realty components of value.

TYPE of ADJUSTING

Practicing appraisers agree that when analyzing a group of comparable sales with value-influencing differences, it can be difficult to extract the appropriate quantitative adjustments through paired sales analysis. In reality, each sale has more than just one particular difference happening. The lesser the number of paired sales, a market does not make as in not sufficient support. The number of paired sales or sample size can be too small for a particular item for an adjustment conclusion.

Reasonable adjusting is, likely a way a potential buyer might look at the issue. In fact, market buyers do not have a list of sales on which they make numerical plus and minus adjustments. In truth, residential/recreational real estate market participants more often than not go through a process of qualitative analyses.

The sales used in this valuation have no transactional adjustments which could be quantifiable. Of all the items for value, the subject and sales are similar except for locational and physical characteristics and influences. This valuation rests on property differences between each sale and each subject. Those differences are the locational and physical characteristics and influences. In reality, these characteristics are in combination in a property with no satisfactory separation for accurate numerical quantitative partition. The subject's market area does not offer the quantity of paired sales to veritably and honestly support physical quantitative adjusting.

As assigned by DNRC (#3 above, pg13), a valuation of the subjects' improvements alone as taken out of the subject land+improvements value, does invite and lend to some quantitative adjusting for the subjects' improvements sizes and any outbuildings.

SALES COMPARISON APPROACH

The subject is a 1.627acre site. The subject site is level and in an undetermined FEMA Flood Area and has river frontage (see attached exhibits). The land value is estimated from closed bare land sales that have sold in the current real estate market area in Western Montana within a reasonable distance from the subject. From a thorough sales search, the following sales are considered the most similar to the subjects. The subject photos and the comparable land detail sale sheets are located in the addenda.

Practicing appraisers agree that when analyzing a group of comparable sales with value-influencing differences, it can be difficult to extract the appropriate quantitative adjustments through paired sales analysis. In reality, each sale has more than just one particular difference happening. The lesser the number of paired sales, a market does not make as in not sufficient support. The number of paired sales or sample size can be too small for a particular item for an adjustment conclusion.

Reasonable adjusting is, likely a way a potential buyer might look at the issue. In fact, market buyers do not have a list of sales on which they make numerical plus and minus adjustments. In truth, buyers in the real estate market go through a process of qualitative analyses.

#1115 Vacant Land Value:

The subject is a 1.627acre site with Little Thompson River frontage. Subject photos are in the addenda Any landscape items are considered in the subject's land value. The following land sales are used for comparison to subject #1115. Detailed sale sheets are in the addenda.



Sale L1: Clark Fork River, St. Regis



= 1.40 acre site sold for \$75,000 on 06/08/2019. The Clark Fork River is superior to the subject, as it offers more water uses.



Sale L2: Thompson River, Thompson Falls = 5.35 acre site sold for \$54,500 on 05/14/2020.
The site is larger offers more space but has steep terrain. This sale has easy, close access to the Clarkfork River



Sale L3: Good Creek, Olney = 1.97 acre site sold for \$39,000 on 06/07/2018.
This sale has less, inferior type water frontage than the subject.

APPRAISAL REPORT ADJUSTMENTS

•Sales Adjusting Categories

-Transactional:

Real property rights conveyed

Financing terms

Conditions of sale

Expenditures immediately after purchase

Market conditions (time of sale).

-The Property:

Location

Physical characteristics

Economic characteristics

Legal characteristics

Non-realty components of value.

•Sales Adjusting Type Used

Practicing appraisers agree that when analyzing a group of comparable sales with value-influencing differences, it can be difficult to extract the appropriate quantitative adjustments through paired sales analysis. In reality, each sale has more than just one particular difference happening. The lesser the number of paired sales, a market does not make as in not sufficient support. The number of paired sales or sample size can be too small for a particular item for an adjustment conclusion.

Reasonable adjusting is, likely a way a potential buyer might look at the issue. In fact, market buyers do not have a list of sales on which they make numerical plus and minus adjustments. In truth, buyers in the real estate market go through a process of qualitative analyses.

The sales used in this valuation have no transactional adjustments which lend to and could be quantifiable. Of all the items for value, the subject and sales are similar except for locational and physical characteristics and influences. This valuation rests on property differences which are the subjects' locational and physical characteristics and influences. In reality, these characteristics are in combination in a property with no possible separation for accurate numerical quantitative partition. The subject's market area does not offer the quantity of paired sales to veritably and honestly support physical quantitative adjusting.

From the above adjustment catagories and adjustment type, when the three land sales are compared to the subject #1115, transactional items need no adjusting. The sale properties' physical characteristics items may differ and therefore may merit adjustment to reveal a subject value. That adjusting is seen in the grid below.

Subject #1115		Sales Qualitative Adjustment Grid:		
<div> <div>↓</div> <div>Thompson R.</div> <div>500± ff</div> <div>Flood Zone A</div> <div>gravel</div> <div>rectangular</div> <div>level</div> <div>1.627ac</div> <div>easement</div> </div>	ITEMS for VALUE	Sale L1	Sale L2	Sale L4
	Sale Date	\$75,000	\$54,500	\$39,000
	adjustment	2019	2020	2018
	Frontage	similar	similar	similar
	adjustment	Clark Fork River	Thompson River	Good Creek
	Front Feet	superior	similar	similar
	adjustment	122± ff	600± ff	180± ff
	Flood area	inferior	superior	inferior
	adjustment	Zone X=minimal	partial = Zone A	partial = Zone A
	Access	superior	similar	similar
	adjustment	Hwy onto short gravel	Hwy onto short gravel	gravel
	Shape	superior	superior	similar
	adjustment	narrow rectangle	trapezoid	narrow trapezoid
	Topo	inferior	similar	inferior
	adjustment	level	steep slope to river	mild slope to the creek
	Site Size	similar	inferior	inferior
	adjustment	1.40 acres	5.35 acres	1.97 acres
	Legal	inferior	superior	similar
		none	none	none
		superior	superior	superior
Overall Site Comparability:		** superior (-)	superior (-)	inferior (+)

** If a sale is superior to the subject, its sale price needs to be lower (-) to reflect a subject value. If a sale is inferior, its sale price needs to be higher (+) to reflect a subject value.

From the adjusting, the sales and subject are ranked for value from high to low:

RANK		
Sale L1	\$75,000	1
Sale L2	\$54,500	2
SUBJECT #1115		3
Sale L4	\$39,000	4

The subject's land value is bracketed between Sale L2 \$54,500 and Sale L4 \$39,000. The subject is less than \$54,500 and more than \$39,000.

Sale L2's larger site is minimized by its area of steep topography. Sale L2's access is more convenient than the subject and has more water footage. Sale L2 has better access to utilities. Overall, Sale L2 is superior at \$54,500.

Sale L4's narrowness and less water frontage are inferior to the subject. Travel to Sale L4 is similar to the subject. Overall, Sale L4 at \$39,000 is inferior.

In conclusion, Sale L2 and Sale L4 is a reasonable estimate for the subject. A weighted estimate of the land value of the subject is made. A weighted consideration reflecting L2 is most similar but still inferior to the subject.

The subject #1115's 1.627 acre site on the August 07, 2020 effective date is reasonably estimated with a \$50,000 land value.

#1115 Land Value = \$50,000

2. 1115, as IMPROVED:

SALES COMPARISON APPROACH

This is a Sales Approach for the subject's land and improvement value. The subject is an off-grid residential/recreational cabin on rural land. The site is level and in undetermined FEMA Flood Area. The site has river frontage (see attached exhibits). The value, as improved is estimated from five closed improved sales that have sold in the current real estate market area in Western Montana within a reasonable distance from the subject. From a very intensive and thorough sale search, the following sales are considered the most similar to the subjects. The detailed sales sheets are located in the addenda.

#1115, as improved

The subject is a 1.627 acre site with a 752 square foot livable area. Subject photos are in the addenda. It is a single-family residential cabin. The land is level with Thompson River frontage. The single-family residential cabin was built in 1937. Power is from propane and a generator. A woodstove is inside the cabin. There is a sand point well, an outhouse but the land does not qualify for a septic and two sheds.

A thorough search of closed remote cabin sales in the market area has been made. The subject property value indication is based upon the sales comparison approach using the most similar of those closed sales.

All sales used are from 2017 to 2020. Time of sale also known as market condition consideration and adjustment is not supportable nor needed for this report's effective date of August 07, 2020. The subject and all sales have similar zoning.

The major items differing between the subject and sales that the market supports as affecting value are compared to those same items in the subject. These items are site size, any existing easements, amount and quality of water frontage, living area, and outbuildings (outbuilding = a structure subordinate to but not connected with the primary residence on a parcel of property. This may include such items a shed, garage, barn, cabana, pool house or cottage).

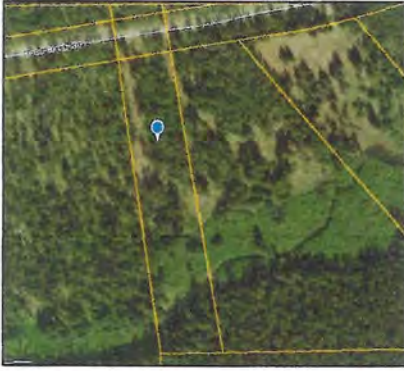
The following five closed sold properties are considered most comparable to a subject land and improvements in the market area:



Sale imp1: This property sold for \$181,500 June 12, 2017. It is located at 386 Thompson River Road. It has a 700 square foot livable area with bathroom and detached garage. The site is 0.80 acres located above the river level.



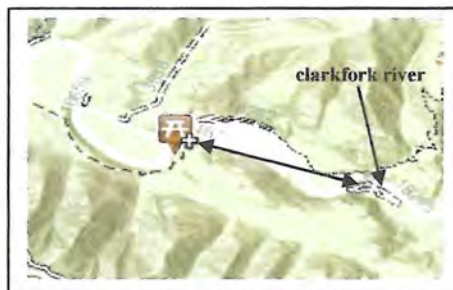
Sale imp2: This 1.04 acre improved property is off the Thompson River Road at 15 Forty-Niner Lane, Mt. and sold for \$145,000 on December 02, 2019. It has a 749 square foot off grid cabin, very small guest livable house, open pole building and outhouse located above the river level. The site has Thompson River access when one walks through 200'± of the Thompson River Corridor State Land (State trust lands that are legally accessible and that have not been closed or restricted to such use by rule or by DNRC are open to recreational use. Legally accessible state lands are those that can be accessed by public roads, public rights-of-way, public easement; by public waters that are recreationally navigable under the Stream Access Law. By agreement between DNRC and the FWP), persons who possess a valid *Montana* Conservation License from FWP). Sale imp2 site is adjacent to private land on three sides and State Land on the south side known as the Thompson River Corridor.



Sale imp3: This 2.00 acre improved site is at 5029 Good Creek Road in Olney, Mt. and sold for \$115,000 on September 2020. It has a 288 square foot off grid cabin with an outhouse and shed. The site has 132± feet of Good Creek frontage and Forest Service land on the north and south sides of the site.



Sale imp4: This 5.35 acre improved property is at Sunrise Creek Road off the Lozeau I90 exit#55 and sold for \$55,000 on November 2017. At the time of sale, it had a 264 square foot cabin with an outhouse and no electric. Extension of part of the north exterior wall that is wrapped occurred after the sale. The site has 132± feet of Sunrise Creek frontage and partial flood area which is to the east below the improvements.



Sale imp5: This 1.08 acre improved site is at Rainbow Bend Road, St Regis and sold for \$30,000 in August 2018. It has a 288 square foot off grid cabin built in 1975 with outhouse and shed. The site is above the river with no flood impact. The site has excellent Clarkfork River access ½ mile west at Ferry Landing (see map above).

The following grid visually reviews each improved sale and the items that have created value implications.

Subject #1115		Sales Qualitative Adjustment Grid:				
<div> <div>↓</div> <div>Thompson R.</div> <div>500± ff</div> <div>zD unknown</div> <div>gravel</div> <div>1.627ac site</div> <div>752sf</div> <div>undisturbed</div> <div>Rd.easement</div> </div>	ITEMS for VALUE	Sale imp1	Sale imp2	Sale imp3	Sale imp4	Sale imp5
	Sale Date	\$181,500	\$145,000	\$115,000	\$55,000	\$30,000
	adjustment					
	Frontage	2017	2019	2020	2017	2019
	adjustment	similar	similar	similar	similar	similar
	Front Feet	Thompson R.	River access	Good Creek	Sunrise Cr.	River access
	adjustment	similar	inferior	similar	similar	inferior
	Flood area	122 ff	no± ff	132± ff	210ff	no ff
	adjustment	inferior	inferior	inferior	inferior	inferior
	Access	ZoneX minimal	ZoneA partial	ZoneA partial	ZoneX minimal	ZoneX minimal
	adjustment	superior	similar	similar	superior	superior
	Site Size	Hwy 156	gravel	gravel	asphalt	gravel
	adjustment	very superior	similar	similar	superior	similar
	Livable sfla	0.80ac site	1.05ac site	1.97 ac site	5.35ac site	1.40ac site
	adjustment	inferior	inferior	superior	superior	inferior
	Location	700sfla	729sfla	288sfla	264sfla	320sfla
	adjustment	similar	similar	inferior	inferior	inferior
	Legal	undisturbed	undisturbed	undisturbed	Co.road noise	Hwy noise
		similar	similar	similar	inferior	inferior
		none	none	none	none	none
Overall Comparability: **		superior	inferior	inferior	inferior	inferior
Sales Price Adjustment		(-)	(+)	(+)	(+)	(+)

**If a sale is superior to the subject, its sale price needs to be lower (-) to reflect a subject value. If a sale is inferior, its sale price needs to be higher (+) to reflect a subject value. Considering all items for value, a sale can be similar to the subject (≈).

The subject and sales are ranked for value from 1 to 6 from high to low as follows:

	Sale price	site/waterfront/sfla	bed/bath	other improvements	RANK
Sale #imp1	\$181,500	0.47ac/122ff/700sf	1/1	propane, bathroom, deck, det. garage	1
SUBJECT#1115		1.63ac/500ff/752sf	0	propane generator, outhouse, 2 sheds	2
Sale #imp2	\$145,000	1.05ac/no ff/739sf	1	propane, 2 sheds, porch, pole bldg.	3
Sale #imp3	\$115,000	2.00ac/132ff/288sf	0	shed	4
Sale #imp4	\$55,000	5.35ac/210ff/264sf	0	no electric at time of sale, porch, deck	5
Sale #imp5	\$30,000	1.08ac/no ff/320sf	0	crawl space	6

The comparable qualitatively adjusted sale price ranking positions above bracket the subject between \$181,500 and \$145,000.

Sale _{imp1}: Sale 1 is a smaller site size accommodating less buildable area. Sale 1's convenient road access is superior to the subject. Sale 1 is very superior for the detached garage, septic and bathroom.

Sale _{imp2}: Sale 2's more livable area and pole building is inferior to the subject. Sale 2 is inferior for a smaller site size. Sale 2 is adjacent to the Thompson River Corridor for easy river access.

Both Sale _{imp1} and Sale _{imp2} are superior for being not encumbered by a road easement; the subject has a 20 foot easement for travel to north ownerships.

In conclusion, an equably weighted value in between Sale _{imp1} and Sale _{imp2} is justified. The subject estimated value from the Sales Approach for the subject #1115, as improved with its good and lengthy Thompson River frontage and good residence is considered, judged and estimated to be \$160,000.

#1115, as improved = \$160,000

1. #1115 Allocation

DNRC Required Values Required

1. The vacant raw land exclusive of improvements value.
2. The land and improved sales for the total value as improved; in fee simple with one owner.
3. Allocate a separate value for the non-state owned improvements, with all forms of depreciation from the value of #2 above.

The allocation method is when a certain percentage of the total value is attributed to the improvements. As required for #3, the non-state owned improvements are allocated and expressed as value and as percentage.

All forms of depreciation (physical, functional, external) are as observed. As to functional, the subject#1115 is located for good functionality. As to external, the location area blends into the areas uses. Physically, there is deferred maintenance and age is a factor. The improvements where measured at the time of inspection.

Value, as improved	\$160,000
Raw Vacant Land	<u>\$ 50,000</u>
Non-state owned Improvements	\$110,000

Ratio of the improvements to the total value:
 $\$110,000 \div \$160,000 = 69\%$

#1116

DNRC Appraisal Report required values:

1. The vacant raw land exclusive of improvements value.
2. The land and improved sales for the total value as improved.
3. Allocate a separate value for the non-state owned improvements, with all forms of depreciation from the value of #2 above.

SALES COMPARISON APPROACH

The subject #1116 is a 2.280acre site. The subject site is level and is located in an undetermined FEMA Flood Area and have water frontage (see attached exhibits). The land value is estimated from closed bare land sales that have sold in the current real estate market area in Western Montana within a reasonable distance from the subjects. From a thorough sales search, the following sales are considered the most similar to the subjects. The subject photos and the comparable land detail sale sheets are located in the addenda.

#1116 Vacant Land Value:

The subject is a 2.280 acre site with Mudd Creek frontage. Subject photos and sale sheets are located in the addenda. Any landscape items are considered in the subject's land value. The following three closed land sales are used for comparison to the subject #1116.



Sale L4: Lynch Creek, Plains

= 5.09 acre site for \$47,250 on 08/02/2019.



Sale L3: 3737 Good Creek, Olney

= 1.97 acre site for \$39,000 on 06/07/2018.



Sale L5: Swanson Loop on Falls Creek, Troy

= 1.99 acre site for \$30,000 on 03/26/2020.

Appraisal Real Estate Sales Adjustment categories:

•TRANSACTIONAL

Real property rights conveyed
Financing terms
Conditions of sale
Expenditures immediately after purchase
Market conditions (sale date).

•PROPERTY

Location
Physical characteristics
Economic characteristics
Legal characteristics
Non-realty components of value.

Type Adjusting:

Using the above adjustment categories and a qualitative type, when the land sales are compared to the subject #1116, the transactional items need no adjusting. The sale properties' physical characteristics items differ and therefore may merit adjustment to reveal a subject value. That adjusting is seen in the grid below.

When the three land sales are compared to the subject #1116 the following items differ and therefore merit adjustment to reveal a subject land value.

Subject #1116



ITEMS for
VALUE

Sale Date

adjustment

Mudd Creek

Frontage

adjustment

250± ff

Front Feet

adjustment

total

Flood Area

adjustment

gravel

Access

adjustment

rectangular

Shape

adjustment

2.28 acre site

Site Size

adjustment

remote

Location

adjustment

Sales Qualitative Adjustment Grid:

Sale L4	Sale L3	Sale L5
---------	---------	---------

\$47,250

\$39,000

\$30,000

2019	2018	2020
<i>similar</i>	<i>similar</i>	<i>similar</i>
Lynch Creek	Good Creek	Falls Creek
<i>similar</i>	<i>similar</i>	<i>similar</i>
600± ff	180± ff	280± ff
<i>superior</i>	<i>inferior</i>	<i>similar</i>
minimal ZoneX	minimal ZoneX	Zone A
<i>very superior</i>	<i>very superior</i>	<i>similar</i>
paved	gravel	gravel
<i>superior</i>	<i>similar</i>	<i>similar</i>
rectangular	trapezoidal	rectangles
<i>similar</i>	<i>similar</i>	<i>similar</i>
5.09ac site	1.97acre site	1.99acre site
<i>superior</i>	<i>inferior</i>	<i>inferior</i>
5miles to Plains	distant	distant
<i>superior</i>	<i>similar</i>	<i>similar</i>

Overall Site Comparability:

**** superior**
(--)

superior
(-)

inferior
(+)

** If a sale is superior to the subject, its sale price needs to be lower to reflect a subject value.
If a sale is inferior, its sale price needs to be higher to point towards a subject value.

With the adjusting, the sales and subject are ranked for value from high to low:

RANK

Sale L4	\$47,250	1
Sale L3	\$39,000	2
SUBJECT #1116		3
Sale L5	\$30,000	4

The subject's land value is bracketed between Sale L3 \$39,000 and Sale L5 \$32,000.
The subject is less than \$39,000 and more than \$30,000.

Sale L3 has less water frontage than the subject. Sale L3 less flood impact than the subject as the land rises gradually from the creek with that slope being useable, whereas the subject land sits at the creek level. Overall, Sale 3 at \$39,000 is superior to the subject.

Sale L5's road access more convenient than the subject. Sale L5 has similar amount of creek front feet. Due to terrain and growth Sale L5's buildable is more confined than the subject. Overall, Sale L5 at \$30,000 is inferior to the subject. Sale 4 is most relied upon

due to its similar site size, frontage and FEMA Zone A flood impact. The subject's historical inundated flood activity is taken as a negative value issue. Although, each sale has some flood possibility; with Sale 15 in Zone A (see flood zone descriptions in the addenda).

In conclusion, Sale 15 was judged the most similar sale and by weighted analysis, the subject #1116 2.28 acre site with Mudd Creek frontage and taking into account flood happenings is reasonably estimated with a \$32,000 land value as of the August 7, 2020 effective date.

#1116 Land Value = \$32,000

1116, as IMPROVED:

SALES COMPARISON APPROACH

This is a Sales Approach for the subject land and improvements value. The subject is an off-grid residential/recreational cabin on rural land. The site is level and in undetermined FEMA Flood Areas, but it is said to have flood issues. The site has creek frontage (see attached exhibits). The value, as improved is estimated from four closed improved sales that have sold in the current real estate market area in Western Montana within a reasonable distance from the subjects. From a very intensive and thorough sale search, the following sales are considered the most similar to the subjects. The detailed sales sheets are located in the addenda.

#1116, as improved

This is a Sales Approach for the subject's land and improvements. Subject photos are in the addenda. The subject is a 2.28 acre site with a 224 square foot livable area cabin on post and pier built in 1970. An open lean-to is attached to the cabin and a small front porch deck. There is no water source and heat is from a wood stove. Power is from an outside generator. There is no bathroom, but rather an outhouse. The area does not qualify for a septic.

The land is low level and vulnerable to end of winter flooding per the lessee.

A thorough search of closed off-grid cabins sales in the market area has been made. The subject property, as improved value indication as based upon the sales comparison approach using the most similar of those closed sales.

All sales used are from 2017 and 2020. Time of sale/market conditions adjusting is not necessary for this report's effective date of August 07, 2020. The subject and all sales have similar zoning. The major items differing between the subject and sales that the market supports as affecting value are compared to those same items in the subject. These items are site size, any existing easements, amount and quality of water frontage, livable area, flood tendency.

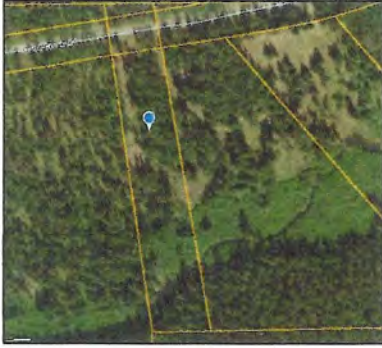
A complete search of the market area was made for closed sales. The following five closed sold properties are considered most similar and are used for comparison to the subject land and improvements. Each sale information sheet is located in the addenda.



Sale imp1: This property sold for \$181,500 June 12, 2017. It is located at 386 Thompson River Road. It has a 700 square foot livable area with bathroom and detached garage. The site is 0.80 acres.



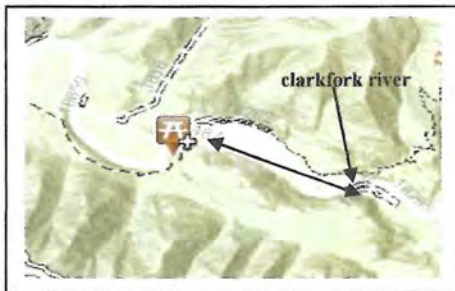
Sale imp2: This 1.04 acre improved property is off the Thompson River Road at 15 Forty-Niner Lane, Mt. and sold for \$145,000 on December 02, 2019. It has a 749 square foot off grid cabin with outhouse. The site has Thompson River access when one walks through 200'± of State Land ("State trust lands that are legally accessible and that have not been closed or restricted to such use by rule or by DNRC are open to recreational use. Legally accessible state lands are those that can be accessed by public roads, public rights-of-way, public easement; by public waters that are recreationally navigable under the Stream Access Law. By agreement between DNRC and the *Montana* Department of Fish, Wildlife and Parks (DFWP), persons who possess a valid *Montana* Conservation License from FWP.") The impSale2 site is adjacent to private land on three sides and the Thompson River Corridor State Land on the south side (see addenda for Corridor final report) making for easy walk-in access to the river.



Sale imp3: This 2.00 acre improved site off Highway 135 and sold for \$115,000 on September 2020. It has a 12' by 24', 288 square foot off grid cabin with an outhouse and shed. The site has 132± feet of Good Creek frontage and Forest Service land on two sides.



Sale imp4: This 5.35 acre improved property is at Sunrise Creek Road off the Lozeau I90 exit #55 and sold for \$55,000 on November 2017. At the time of sale, it had a 264 square foot cabin with no bathroom, but an outhouse and future electric is available. Part of the extended north exterior wall that is wrapped occurred after the sale. The site has 132± feet of Sunrise Creek frontage and partial flood area which is to the east below the improvements.



Sale imp5: This 1.08 acre improved site is at Rainbow Bend Road, St Regis and sold for \$30,000 in August 2018. It has a 288 square foot off grid cabin built in 1975 with outhouse

and shed. The site is above the river with no flood impact. The site has excellent Clarkfork River access ½ mile west at Ferry Landing (see map above).

Transactional adjusting is not needed as all sales and the subject are the same for those transactional items for value (Real property rights conveyed, Financing terms, Conditions of sale, Expenditures immediately after purchase, Market conditions (time of sale)).

The major items differing between the subject and sales that the market supports as affecting value are compared to those same items in the subject. These items are site size, any existing easements, access, amount and quality of water frontage, living area, and outbuildings (outbuilding = a structure subordinate to but not connected with the primary residence on a parcel of property. This may include such items a shed, garage, barn, cabana, pool house or cottage).

The following visually reviews each improved sale and the items that created value implications.

Subject #1116		Sales Adjustment Grid:				
<div>↓</div>		Sale imp1	Sale imp2	Sale imp3	Sale imp4	Sale imp5
		\$181,500	\$145,000	\$115,000	\$55,000	\$30,000
	ITEMS for VALUE					
	Sale Date	2017	2019	2020	2017	2019
	adjustment	similar	similar	similar	similar	similar
	Frontage	Thompson R.	River access	Good Creek	Sunrise Cr.	access
	adjustment	similar	inferior	similar	similar	inferior
	Front Feet	122± ff	no ff	132± ff	210±ff	no ff
	adjustment	inferior	inferior	inferior	inferior	inferior
	Flood area	zX minimal	zA partial	zA partial	zX minimal	zX minimal
	adjustment	superior	superior	superior	superior	superior
Mudd Creek	Access	Hwy 156	gravel	gravel	Co. paved Rd.	gravel
	adjustment	superior	similar	similar	similar	similar
250± ff	Site Size	0.80ac site	1.05ac site	1.97 ac site	5.35ac site	1.40ac site
	adjustment	inferior	inferior	similar	superior	inferior
zD floods*	Livable sf	700sf	729sf	228sf	264sf	320sf
	adjustment	superior	superior	similar	similar	superior
gravel	Legal	none	none	none	none	none
		similar	similar	similar	similar	similar
2.28 ac site		** superior	superior	superior	superior	inferior
		(-)	(-)	(-)	(-)	(+)
224sf						
none						

**If a sale is superior to the subject, its sale price needs to be lower (-) to reflect a subject value. If a sale is inferior, its sale price needs to be higher (+) to reflect a subject value.

*the lessee has described flooding.

The subject and sales are ranked for value from 1 to 6 as follows:

		Site / Water / GLA	bed/bath		RANK
Sale #1	\$181,500	0.47ac/122ff/700sf	1 3/4	propane, porch, deck, garage, HOA\$50	1
Sale #2	\$145,000	1.05ac/no ff/739sf	1	propane, 2 sheds, porch, pole bldg.	2
Sale #3	\$115,000	2.00ac/132ff/288sf	0	shed	3
Sale #4	\$55,000	5.35ac/210ff/264sf	0	electric available, outhouse, porch, deck	5
SUBJECT #1116		2.28ac/250ff/224sf	0	generator, outhouse	4
Sale #5	\$30,000	1.08ac/access/320sf	0	crawl space	6

The comparable qualitatively adjusted closed sale price range positions and brackets the subject between \$55,000 and \$30,000.

Sale 4 at \$55,000 is a larger site size, but due to topography its buildable area is limited to the western area. Access for Sale 4 is convenient paved road which is superior to the subject #1116. Sale 4 has 40sf more livable area than the subject and an adjacent similar creek frontage as the subject. Sale 4 is in a minimal ZX FEMA flood zone does not have the flood issues the subject #1116 has. There was no electric at the time of sale but it was available. This sale is given the most similar to the subject.

Sale 5 at \$30,000 is a smaller site, with water access only and these items are inferior to the subject #1116.

In conclusion, an estimated value from the Sales Approach for the subject #1116 is weighted towards the more similar Sale 4 and, as improved the subject #1116 is considered to be at \$50,000.

#1116, as improved = \$50,000

3. #1116 Allocation

DNRC Required Values Required

1. The vacant raw land exclusive of improvements value.
2. The land and improved sales for the total value as improved; in fee simple with one owner.
3. Allocate a separate value for the non-state owned improvements, with all forms of depreciation from the value of #2 above.

The allocation method is when a certain percentage of the total value is attributed to the improvements. As required for #3, the non-state owned improvements are allocated and expressed as value and as percentage.

All forms of depreciation (physical, functional, external) are as observed. As to functional, the subject#1116 is located for good functionality. As to eternal, the location area blends into the areas uses. Physically, there is deferred maintenance and age is a factor. The improvements where measured at the time of inspection.

Value, as improved	\$50,000
Raw Vacant Land	<u>\$32,000</u>
Non-state owned Improvements	\$18,000

Ratio of the improvements to the total value:
 $\$18,000 \div \$50,000 = 36\%$

CERTIFICATION OF VALUE ESTIMATE AND APPRAISAL REPORT

I, the undersigned, do certify that to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report; and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with recognized appraisal principles and practices applicable to estimating value in Federal and State courts.
- I have made a personal inspection of the property that is the subject of this report.

Subject to the assignment, data found and reviewed, and information contained in this report, the conclusion of the estimated value of the subject as of the August 07, 2020 effective date is:

#1115

- | | |
|--|------------|
| 1. As vacant, raw land value from sales approach | \$50,000. |
| 2. As improved, land and improvement value | \$160,000. |
| 3. improvement value, as allocated 69% | \$110,000. |

#1116

- | | |
|--|-----------|
| 1. As vacant, raw land value from sales approach | \$32,000. |
| 2. As improved, land and improvement value | \$50,000. |
| 3. Improvement value, as allocated 36% | \$18,000. |



Mary Jo VanDemark

Date of Report 09/18/2020

REARAG Montana Certified General License #728

ADDENDA

CERTIFICATE OF SURVEY NO. 3491

TRACTS OF LAND LOCATED WITHIN THE SW4 OF SECTION 36, TOWNSHIP 24N, RANGE 27W, P.M.M. SANDERS COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE PARCELS FOR SALE OR LEASE WITHIN STATE OWNED LAND THAT IS EXEMPT FROM SUBDIVISION REVIEW PER MCA 77-2-318(2).
SURVEY COMMISSIONED BY: STATE OF MONTANA, DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION.



PROPERTY DESCRIPTION, TRACT 1
A tract of land located within the SW4 of Section 36, Township 24 North, Range 27 West, Sanders County, Montana and more particularly described as follows:
Commencing at the Southwest corner of Section 36, Township 24 North, Range 27 West;
• thence north 16°52'41" East, 1440.75 feet to a "P.O.B." with a red plastic cap being the Point of Beginning;
• thence south 84°24'53" West, 318.80 feet to the thread of the Thompson River;
• thence north 73°12'25" West, 7.05 feet along said thread;
• thence north 21°57'26" East, 42.83 feet along said thread to the new line section 36;
• thence north 24°02'53" East, 158.52 feet along said section line to the thread of the Thompson River;
• thence south and thence north 48°16'52" East, 39.04 feet;
• thence north 68°41'26" East, 248.80 feet;
• thence south 27°05'54" East, 185.43 feet to the Point of Beginning;
and area being 1.246 acres, more or less, along with all and singular rights and appurtenances to the ground.

PROPERTY DESCRIPTION, TRACT 2
A tract of land located within the SW4 of Section 36, Township 24 North, Range 27 West, Sanders County, Montana and more particularly described as follows:
Commencing at the Southwest corner of Section 36, Township 24 North, Range 27 West;
• thence north 16°52'41" East, 1440.75 feet to a "P.O.B." with a red plastic cap, being the Point of Beginning;
• thence south 21°17'31" East, 200.69 feet;
• thence south 63°27'23" West, 358.60 feet to the thread of the Thompson River;
• thence through the following 11 meander curves along said thread, North 12°18'24" East, 13.29 feet, North 45°02'46" East, 16.09 feet, North 33°19'27" East, 20.00 feet, North 21°57'26" East, 54.19 feet, North 48°16'52" West, 39.04 feet, North 19°27'51" West, 21.93 feet, North 48°53'34" West, 25.90 feet, North 37°16'28" West, 35.45 feet, North 61°00'14" West, 27.09 feet, North 48°29'28" West, 31.45 feet, North 75°23'26" West, 22.22 feet, North 73°12'25" West, 7.05 feet, North 61°20'08" West, 42.83 feet, and thence south 84°24'53" West, 318.80 feet to the Point of Beginning;
and area being 1.627 acres, more or less, along with all and singular rights and appurtenances to the ground.

CERTIFICATE OF EXEMPTION
(See of Land Use or Time and Modern Department of Environmental Quality Rules)
I, the undersigned, being duly sworn, do hereby certify that the purpose of this survey is to create a parcel of land pursuant to M.C.A. Section 77-2-318(2) which states: "The sale of a portion or portions of land, except that the development of any new, replacement, or additional water supply or sewage disposal system on the property shall be exempt from the review procedure, fee, and other requirements of Title 77, Chapter 2, Part 1."
By: John E. Tullis
John E. Tullis, Director, Montana Department of Natural Resources and Conservation
STATE OF MONTANA
County of Sanders
This instrument was acknowledged before me on May 22, 2018, by John E. Tullis, Director of the Montana Department of Natural Resources and Conservation.



Betty Demaree
Notary Public for the State of Montana

CERTIFICATE OF SURVEY
I, the undersigned Professional Land Surveyor, do hereby certify that I supervised the survey, filling and depositing of the field notes as the accompanying Certificate of Survey is substantial with the provisions of the Montana Subdivision and Planning Act, Section 77-2-318, Montana Code Annotated, M.C.A., and the Sanders County Subdivision Regulations.

DATED this 21st day of May, 2018.
Nicholas G. Fish
CERTIFICATE OF CLERK AND RECORDER



309783 COS - MISC SURVEY COS: 3491
STATE OF MONTANA SANDERS COUNTY
RECORDED: 5/24/2018 2:18 PM
NICHOLAS G. FISH, Surveyor
FEE: 10.00 BY: [Signature]
Return to: STATE OF MONTANA

CERTIFICATE OF EXAMINING LAND SURVEYOR
I, the undersigned, acting as an Examining Land Surveyor for Sanders County Montana, do hereby certify that I have examined this Certificate of Survey and find that the survey does show thereon meet the conditions set forth by or pursuant to applicable M.C.A.

(Date) this 21st day of May, 2018.
Veronica L. Thompson, 15059113

CERTIFICATE OF LAND SERVICES DEPARTMENT
Approved this 21st day of May, 2018.
[Signature]
Sanders County Land Services

CERTIFICATE OF ENVIRONMENTAL HEALTH DEPARTMENT
Approved this 4th day of June, 2018.
[Signature]
Sanders County Environmental Health

SURVEY NOTES:
1. THE WESTERN BOUNDARY OF TRACTS 1&2 ARE BARRIERS IN NATURE AND INTENDED TO FOLLOW THE THREAD OF THE THOMPSON RIVER, A NON-NAVIGABLE WATERCOURSE.
2. PHYSICAL ACCESS IS PROVIDED BY EASEMENT AGREEMENTS ON FILE WITH SWIC.
DANIEL C. BEARD
CONTROL POINT #1 (LWS BASE) - Same OPUS POSITION OBSERVED ON 10-04-2017 MONTANA STATE PLANS NAD83, MONTANA 2500 PROJECTED TO GROUND UNITS AT NORTH LABINDE. 47°48'22.5097" WEST LONGITUDE. 114°07'29.4801" MONTANA CONVERGENCE ANGLE = (-)04°03'17".
NOTE: ALL DISTANCES ARE IN INTERNATIONAL FOOT UNITS.



STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.stahly.com
2223 MONTANA AVE. STE. 201
BILLYE, MT 59101
Phone: (409)301-4950
Fax: (409)301-4882
3530 CENTENNIAL DR. STE. 1
HELENA, MT 59602
Phone: (409)242-8604
Fax: (409)442-8557

CERTIFICATE OF SURVEY NO. 3491
COUNTY: SANDERS
PRINCIPAL MERIDIAN, MONTANA
1/4 SEC 1 R 1/4 SEC 1 R
36 24 27W
PAGE 1 OF 1

DESIGNED: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 5-22-2018
PAGE 1 OF 1

#1115 COS 3491

#1115 SUBJECT PHOTOS



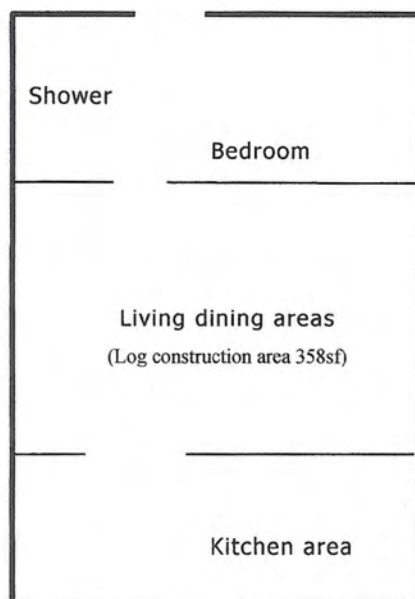
#1115 from front yard area looking northeasterly.



#1115: In front yard looking southwesterly at Thompson River.

#1115

46'



17'5"



#1115 kitchen area.



#1115 kitchen area.



#1115 living dining area.



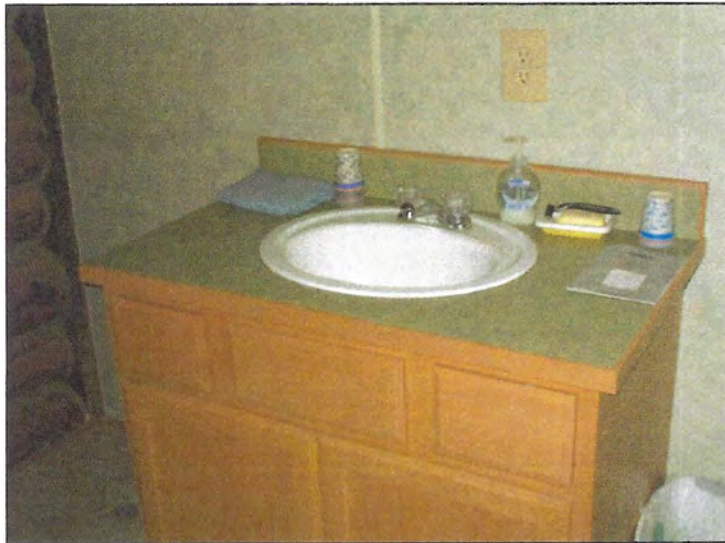
#1115 bedroom area.



#1115 shower.



On demand hot water.



#1115 bathroom sink.



#1115 propane tank behind the cabin.



19'9"x8'6" shed behind cabin and just to the north.



6'6"x11'6" shed southeast of the cabin.



4'x6' outhouse.



← a 20 foot easement for access to real estate to the north. →

Owner: State of Montana
Date: 12/9/18
Job#: 18-037
For: State of Montana

CERTIFICATE OF SURVEY

NE1/4 OF SECTION 12, T.22N., R.27W., P.M.M.,
SANDERS COUNTY, MONTANA



Purpose of Survey: To create parcels of land for sale or lease within State owned land that are exempt from subdivision review pursuant to 76-3-305(2) M.C.A. to wit: A division of state-owned land is not subject to the requirements of this chapter unless the division creates a second or subsequent parcel from a single tract for sale, rent, or lease for residential purposes after July 1, 1974.

DESCRIPTION:

Lot 2

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Beginning at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence S 36°11'42" W 510.52 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 2.28 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 6

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 2.24 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 5

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.98 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 4

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.99 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 3

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.59 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 8

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.39 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 9

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.15 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 10

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.06 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 11

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.01 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

Lot 12

A tract of land situated, lying, and being in the Northeast one-quarter (NE1/4) of Section Twelve (S12), Township Twenty-two North, Range Twenty-seven West (T.22N., R.27W.), P.M.M., Sanders County, Montana, and more particularly described as follows: Commencing at a point on the Southwesterly right-of-way of Little Thompson River Road, a 60-foot-wide County road, said point bears N56° 32' 39" W 767.26 feet from the East one-quarter corner of said Section 12; said point also bears S16° 00' 46" W 2320.58 feet from the North-east corner of said Section 12; thence along said Southwesterly right-of-way N 51° 16' 05" W 199.27 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; thence S 37°28'42" W 463.13 feet to the centerline of Mudd Creek; thence along said centerline the following four (4) courses: N 43°05' 25" W 59.17 feet; thence N44°15' 24" W 61.98 feet; thence N 60°39'50" W 49.24 feet; thence N 31°52'22" W 34.47 feet; thence leaving said centerline N 36°01'56" E 488.13 feet to said right-of-way; thence along said right-of-way S 51°16'05" E 199.27 feet to the POINT OF BEGINNING and containing 1.01 Acres of land more or less; subject to and together with all easements, apparent or of record. All as shown herein.

CERTIFICATE OF EXEMPTION

I, the undersigned property owner of the above described tract of land, do hereby certify that the purpose of this survey is to create parcels of land pursuant to 76-3-305(2) M.C.A. to wit: A division of state-owned land is not subject to the requirements of this chapter unless the division creates a second or subsequent parcel from a single tract for sale, rent, or lease for residential purposes after July 1, 1974.

John E. Tubbs
John E. Tubbs
Director, Montana Department of Natural Resources and Conservation



WHITEFISH LAND SURVEYING
Craig Wickham, PLS #14539
P.O. Box 1291 - Whitefish, MT 59737
406-471-8195 - craig@whitefishlandsurveying.com

STATE OF MONTANA
County of Flathead
On this 10th day of January, 2019, before me, the undersigned, a Notary Public for the State of Montana, personally appeared John E. Tubbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same. In witness whereof, I have hereunto set my hand and affixed my Notarial Seal this day and your first above written.

Betty Demers
Notary Public for the State of Montana
Printed Name: Betty Demers

Residing at: Boulder, Montana
My Commission expires: 10/22/2021



CERTIFICATE OF LAND SERVICES DEPT.
John E. Tubbs 12-5-2018

CERTIFICATE OF SURVEYOR
Craig Wickham
Craig Wickham
Registration No. 14539 LS
Examining Land Surveyor
Registration No. 15059 LS
2-03-19
STATE OF MONTANA
County of Sanders

311977 COS - MISC SURVEY COS: 3534
STATE OF MONTANA SANDERS COUNTY
RECORDED: 2/5/2019 3:37 PM Pages: 4
Niche Scribner Clark and Associates
FEE: \$6.00 BY: [Signature]
Return To: WHITEFISH LAND SURVEYING

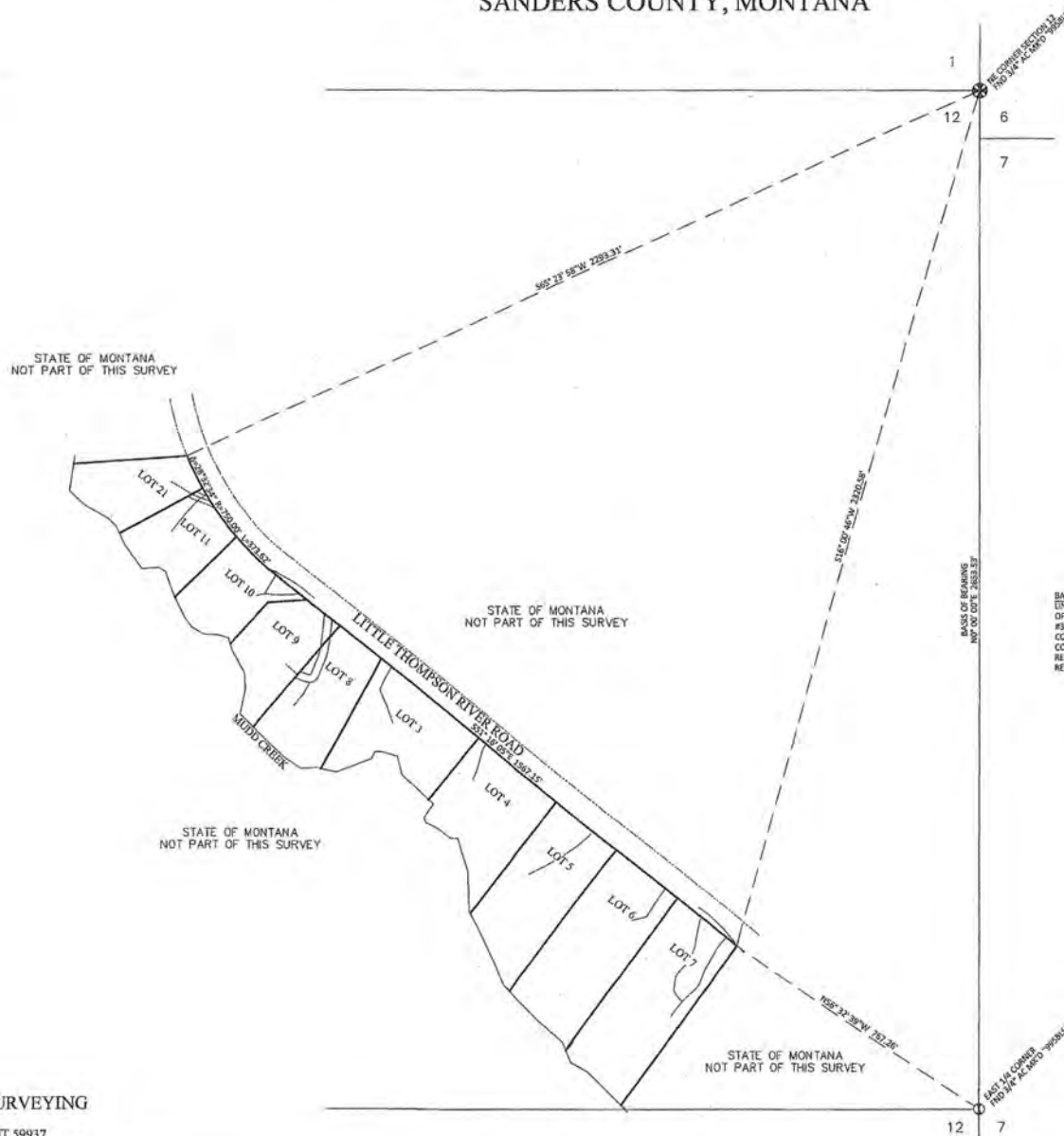
CERTIFICATE OF SURVEY NO. 3534
SHEET 1 of 4 SHEETS

#1116

Owner: State of Montana
 Date: 12/9/18
 Job#: 18-037
 For: State of Montana

CERTIFICATE OF SURVEY

NE1/4 OF SECTION 12, T.22N., R.27W., P.M.M.,
 SANDERS COUNTY, MONTANA



BASIS OF BEARING
 LINE BETWEEN THE NORTHEAST SECTION CORNER
 OF SECTION 12 FOR CORNER RECORDATION
 #368778 BOOK 5 PAGE 339 RECORDS OF SANDERS
 COUNTY, MONTANA AND THE EAST ONE-QUARTER
 CORNER OF SECTION 12 FOR CORNER
 RECORDATION #268732 BOOK 5 PAGE 343
 RECORDS OF SANDERS COUNTY, MONTANA

WHITEFISH LAND SURVEYING
 Craig Wickham, PLS #14539
 P.O. Box 1291 - Whitefish, MT 59937
 406-471-8195 - craig@whitefishlandsurveying.com

CERTIFICATE OF SURVEY NO. **3534**

CERTIFICATE OF SURVEY

SEE SHEET 4



CERTIFICATE OF SURVEY NO. 3534

Owner: State of Montana
 Date: 12/9/18
 Job#: 18-037
 For: State of Montana

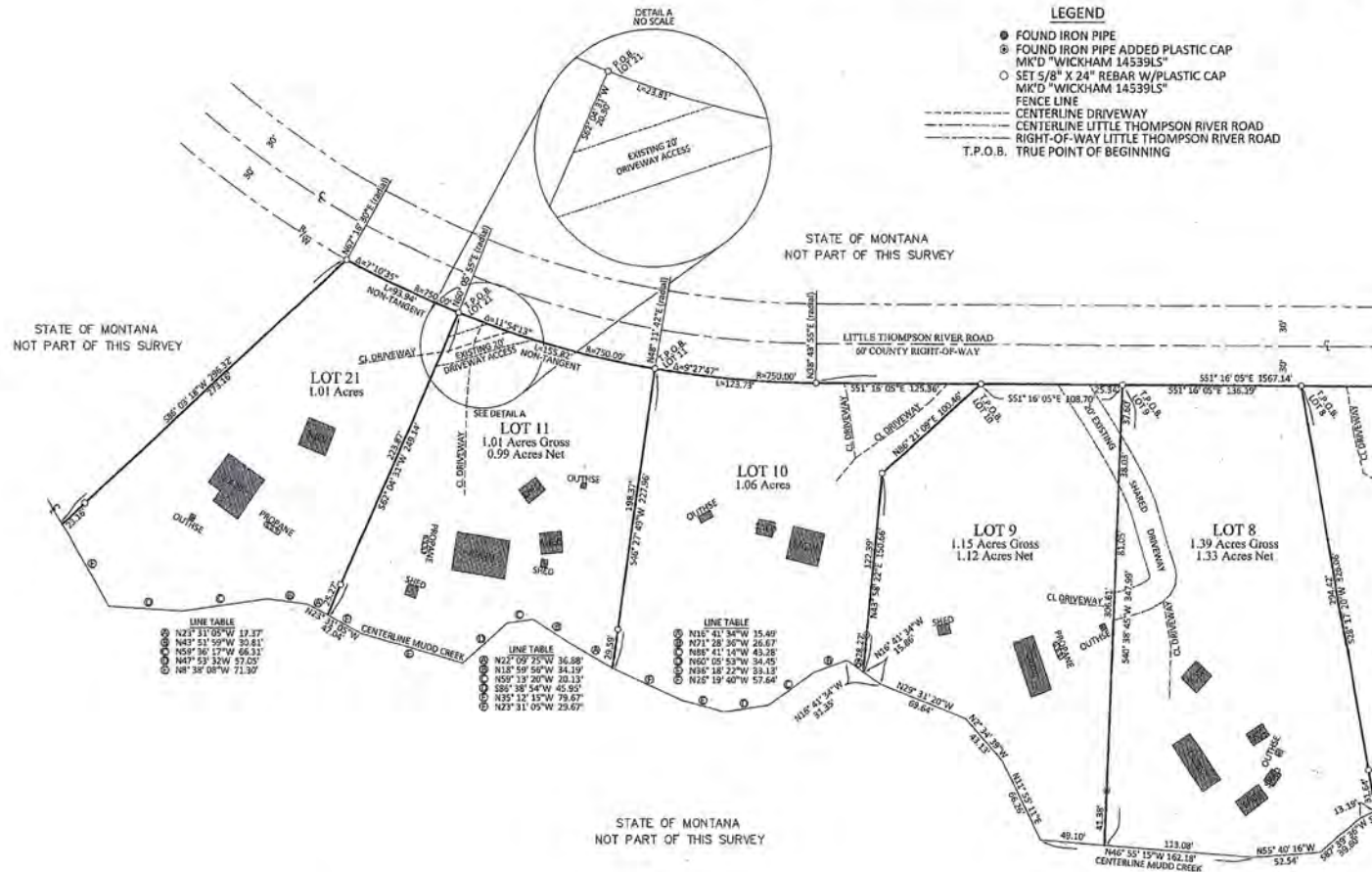
CERTIFICATE OF SURVEY

NE1/4 OF SECTION 12, T.22N., R.27W., P.M.M.,
 SANDERS COUNTY, MONTANA



LEGEND

- FOUND IRON PIPE
- ⊙ FOUND IRON PIPE ADDED PLASTIC CAP
MK'D "WICKHAM 14539LS"
- SET 5/8" X 24" REBAR W/PLASTIC CAP
MK'D "WICKHAM 14539LS"
- FENCE LINE
- CENTERLINE DRIVEWAY
- CENTERLINE LITTLE THOMPSON RIVER ROAD
- RIGHT-OF-WAY LITTLE THOMPSON RIVER ROAD
- T.P.O.B. TRUE POINT OF BEGINNING



SEE SHEET 3

WHITEFISH LAND SURVEYING
 Craig Wickham, PLS #14539
 P.O. Box 1291 - Whitefish, MT 59937
 406-471-8195 - craig@whitefishlandsurveying.com

CERTIFICATE OF SURVEY NO. **3534**
 SHEET 4 of 4 SHEETS

#1115

STATEMENT OF LAND STATUS

STATE OF MONTANA)
 : SS
County of Sanders)

Renee Kelley, having first been duly sworn, deposes and says:

1. I am the custodian of the records for the Trust Land Management Division of the Montana Department of Natural Resources and Conservation;
2. I have examined the land records of the State of Montana on file in our office in Helena, Montana, that may affect title of the State of Montana in and to the following described real property:

Section 36, Township 24 North, Range 27 West
Tract 2 in SW4, COS 3491, containing 1.627 acres, more or less.

Title vested in the State of Montana by the General Land Office upon acceptance of plats dated January 9, 1899, as evidenced by US Patent No. 1100394, as previously described in a conveyance to the State of Montana, filed in the records of the Sanders County Clerk and Recorder's Office on April 3, 1940, at Volume 40 of Deeds, page 387.

3. I have found no instrument, conveyance, encumbrance, lien for taxes, costs, interest, or judgment affecting the title of the State of Montana to the above-described property in the above-described land records, except for the following:

Residential Lease No. 3050481 issued March 1, 2007, to Jerry Pope & Michelle Day and expiring February 28, 2022;
Easement No. D-9548 issued August 5, 1994, to American Telephone & Telegraph Company for a right of way for buried fiber optic cable;
Right of Way Deed No. D-1819 issued May 6, 1931, to Sanders County for public highway purposes;
Right of Way Deed No. D-3423 issued February 11, 1953, to the Anaconda Copper Mining Company, a Corporation, for a private logging road;
Water Right No. 76N-30023643 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of August 14, 2006;
Water Right No. 76N-23399-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of April 15, 1940.

4. I have not reviewed any mineral locations made under the authority of the Revised Statutes of the United States;

5. Your use of this information is at your own risk, and confirms that DNRC will not be held liable for any errors or missing omissions contained in the content of this information.

This concludes the affidavit of Renee Kelley.

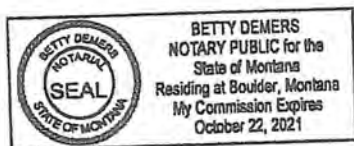
DATED this 27th day of August, 2020

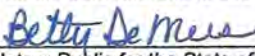


Renee Kelley, Real Estate Sales Specialist
Trust Lands Management Division

State of Montana
County of Lewis & Clark

Signed and acknowledged before me on the date referenced above by Renee Kelley.





Notary Public for the State of Montana.
Residing at _____
My commission expires _____

#1116 SUBJECT PHOTOS



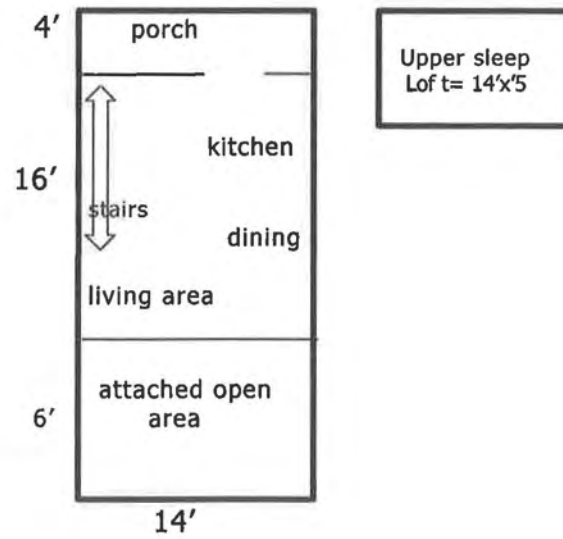
#1116 Front of cabin looking northerly.



#1116 Backside of cabin looking southerly.



#1116 Mudd Creek





#1116 Looking inside from the front door.



#1116 woodstove.



#1116 kitchen area.



#1116 Upper area.



#1116 Outhouse, generator.

#1116

STATEMENT OF LAND STATUS

STATE OF MONTANA)
 : SS
County of Sanders)

Renee Kelley, having first been duly sworn, deposes and says:

1. I am the custodian of the records for the Trust Land Management Division of the Montana Department of Natural Resources and Conservation;
2. I have examined the land records of the State of Montana on file in our office in Helena, Montana, that may affect title of the State of Montana in and to the following described real property:

Section 12, Township 22 North, Range 27 West
Lot 7, Mudd Creek, COS 3534, containing 2.24 acres, more or less.

Title vested in the State of Montana on March 21, 1901, under Clear List Selection No. 11 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Sanders County Clerk and Recorder's Office on June 14, 1913, at Volume 20 of Deed, page 158.

3. I have found no instrument, conveyance, encumbrance, lien for taxes, costs, interest, or judgment affecting the title of the State of Montana to the above-described property in the above-described land records, except for the following:

Residential Lease No. 3052632 issued March 1, 2006, to Dennis K. Mayhew and expiring February 28, 2021;

Reciprocal Right of Way No. D-10008A issued May 30, 2007, to Plum Creek Timberlands, L.P., for the construction, reconstruction, maintenance, repair, and use of a road;

Easement No. D-4963 issued December 10, 2004, to Plum Creek Timberlands, L.P., for the construction, reconstruction, maintenance, repair, and use of a road;

Right of Way Deed No. D-5403 issued March 28, 1966, to the Anaconda Company for a road;

Right of Way Deed No. D-6026 issued April 14, 1971, to Sanders County for a road;

Right of Way Deed No. D-7944 issued February 22, 1983, to the United States Forest Service for Little Thompson River Road No. 519.

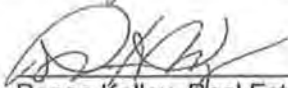
Water Right No. 76N-26854-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of August 4, 1981;

Water Right No. 76N-37969-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 23, 1981;

4. I have not reviewed any mineral locations made under the authority of the Revised Statutes of the United States;
5. Your use of this information is at your own risk, and confirms that DNRC will not be held liable for any errors or missing omissions contained in the content of this information.

This concludes the affidavit of Renee Kelley.

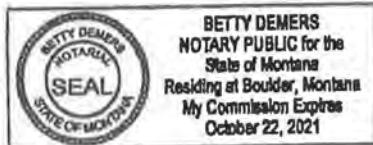
DATED this 27th day of August, 2020



Renee Kelley, Real Estate Sales Specialist
Trust Lands Management Division

State of Montana
County of Lewis & Clark

Signed and acknowledged before me on the date referenced above by Renee Kelley.



Betty Demers
Notary Public for the State of Montana
Residing at _____
My commission expires _____

DNRC TLMD Real Estate Management Bureau

Cabin/Home Site Sale Program

*Scope of Work for the Appraisal of Potential Property Sales Through the Cabin/Home Site Sales Program:
2020 Sanders County Appraisals*

CLIENT, INTENDED USERS, PURPOSE AND INTENDED USE:

The clients are the State of Montana, the Montana Board of Land Commissioners (Land Board), and the Department of Natural Resources and Conservation (DNRC). The intended users are the State of Montana, the Montana Board of Land Commissioners (Land Board), the Department of Natural Resources and Conservation (DNRC), and Lessees Jerry Pope & Michelle Day, and Dennis K. Mayhew. The purpose of the appraisal is to provide the clients with a credible opinion of current fair market value of the appraised subject properties and is intended for use in the decision-making process concerning the potential sale of said subject properties.

DEFINITIONS:

Current fair market value. (12 C.F.R. § 34.42 (h)) Market value means the most probably price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

State laws guiding authority. (MCA 70-30-313) Current fair market value is the price that would be agreed to by a willing and informed seller and buyer, taking into consideration, but not limited to, the following factors:

- (1) the highest and best reasonably available use and its value for such use, provided current use may not be presumed to be the highest and best use;
- (2) the machinery, equipment, and fixtures forming part of the real estate taken; and
- (3) any other relevant factors as to which evidence is offered.

Highest and best use. The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The 4 (four) criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

PROPERTY RIGHTS APPRAISED:

State of Montana lands are always to be appraised as if they are in private ownership and could be sold on the open market and are to be appraised in Fee Simple interest. For analysis purposes, properties that have leases or licenses on them are to be appraised with the Hypothetical Condition the leases/licenses do not exist.

EFFECTIVE DATE OF VALUATION AND DATE OF INSPECTION:

The latest date of inspection by the appraiser will be the effective date of the valuation.

SUBJECT PROPERTY DESCRIPTION & CHARACTERISTICS:

The legal descriptions and other characteristics of the state's property that are known by the state will be provided to the appraiser. However, the appraiser should verify, as best as possible, any information provided. Further, should any adverse conditions be found by the appraiser in the course of inspecting the property and

neighborhood, or through researching information about the property, neighborhood, and market, those conditions shall be communicated to the clients and may change the scope of work required.

The legal descriptions and other characteristics of the lessee's property that are known by the lessee will be provided to the appraiser. However, the appraiser should verify, as best as possible, any information provided. Further, should any adverse conditions be found by the appraiser in the course of inspecting the property, or through researching information about the property, neighborhood and market, those conditions shall be communicated to the clients and may change the scope of work required.

ASSIGNMENT CONDITIONS:

The appraiser must be a Montana certified general appraiser and be competent to appraise the subject property. The appraisal is to conform to the latest edition of USPAP, and the opinion of value must be credible. The appraiser is to physically inspect the subject properties at a level that will allow the appraiser to render a credible opinion of value about the properties. The appraiser must have knowledge of the comparables through either personal inspection or with use of sources the appraiser deems reliable and must have at least viewed the comparables.

The appraiser will consider the highest and best use of the subject properties. (Note: It may be possible that because of the characteristics of a subject property or market, there may be different highest and best uses for different components of the property. Again, that will depend on the individual characteristics of the subject property and correlating market. The appraiser must look at what a typical buyer for the property would consider.)

Along with using the sales comparison approach to value in this appraisal (using comparable sales of like properties in the subject's market or similar markets), the appraiser will also consider the cost and income approaches to value. The appraiser will use those approaches, as applicable, in order to provide a credible opinion of value. Any approaches not used are to be noted, along with a reasonable explanation as to why the approach or approaches were not applicable.

The appraisal will be an Appraisal Report, as per USPAP, that will describe adequately the information analyzed, appraisal methods, and techniques employed, and reasoning that support the analyses, opinions, and conclusions. All hypothetical conditions and extraordinary assumptions must be noted. The appraiser will provide one appraisal report that includes analysis and appraised values of the 2 (two) cabin sites identified in the Supplemental Appraisal Instructions.

The subject property must be valued with the actual or hypothetical condition that the cabin site or home site has legal access.

All appraisals are to describe the market value trends, and provide a rate of change, for the markets of the subject property. Comparable sales used should preferably be most recent sales available or be adjusted for market trends if appropriate. The comparable sales must be in reasonable proximity to the subject, preferably within the same county or a neighboring county. Use comparable sales of like properties.

The cabin site (land) should be valued under the hypothetical condition that it is vacant raw land, without any site improvements, utilities, or buildings.

The appraisal report must list all real property improvements that were considered when arriving at the appraised value for the improvements. Improvements means a home or residence, outbuildings and structures, sleeping cabins, utilities, water systems, septic systems, docks, landscaping or any other improvements to the raw land.

The appraised value of state-owned land added to the allocated market value of the non-state-owned improvements value will not be greater than total market value of the property, with the hypothetical condition that land and improvements are in fee simple ownership, with one owner.

SANDERS COUNTY SALES



Sale No. 1115
Tract 2, COS 3491, T24N-R27W, Sec. 36



CERTIFICATE OF SURVEY NO. 3491

TRACTS OF LAND LOCATED WITHIN THE SW4 OF SECTION 36, TOWNSHIP 24N, RANGE 27W, P.M.M. SANDERS COUNTY, MONTANA

PURPOSE OF SURVEY: TO CREATE PARCELS FOR SALE OR LEASE WITHIN STATE OWNED LAND THAT IS EXEMPT FROM SUBMERGION REVIEW PER MCA 72-2-318(2)
 SURVEY COMMISSIONED BY: STATE OF MONTANA, DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION

TRACT 1 1/2 AC

TRACT 2 1/2 AC

#1115

STAHLY ENGINEERING & ASSOCIATES
 PROFESSIONAL ENGINEERS & SURVEYORS

CERTIFICATE OF SURVEY NO. 3491

1 OF 1



APPRAISED VALUES REQUIRED:

The appraisal for each cabin and home site must:

1. Include a total market value of the property, with the hypothetical condition that land and improvements are in fee simple ownership, with one owner.
2. Include a separate market value for the state-owned cabin or home site (land), under the hypothetical condition of it being vacant raw land exclusive of real property improvements.
3. Allocate a separate market value for the non-state-owned improvements, from the total market value derived in 1 above.
4. Valuation of the improvements must account for all forms of obsolescence.

DNRC TLMD Real Estate Management Bureau

Cabin/Home Site Sale Program

Supplemental Appraisal Instructions: 2020 Sanders County Appraisals

This Scope of Work and Supplemental Appraisal Instructions are to be included in the appraiser's addendum.

Subject Properties Located in Sanders County:

Sale Number	Acres	Legal Description
1115	1.627 ±	Tract 2, COS 3491, T24N-R27W, Sec. 36, Sanders County
1116	2.28 ±	Lot 7, Mudd Creek, COS 3534, T22N-R27W, Sec. 12, Sanders County

DNRC Contact Information:

Renee Kelley, Program Specialist

DNRC TLMD Real Estate Management Bureau

PO Box 201601

Helena, MT 59620-1601

Phone: (406) 444-4289

renee.kelley@mt.gov

Lessees:

(see DNRC contact for lessee information)

Sale No. 1115

Sale No. 1116

Jerry Pope & Michelle Day

Dennis K. Mayhew

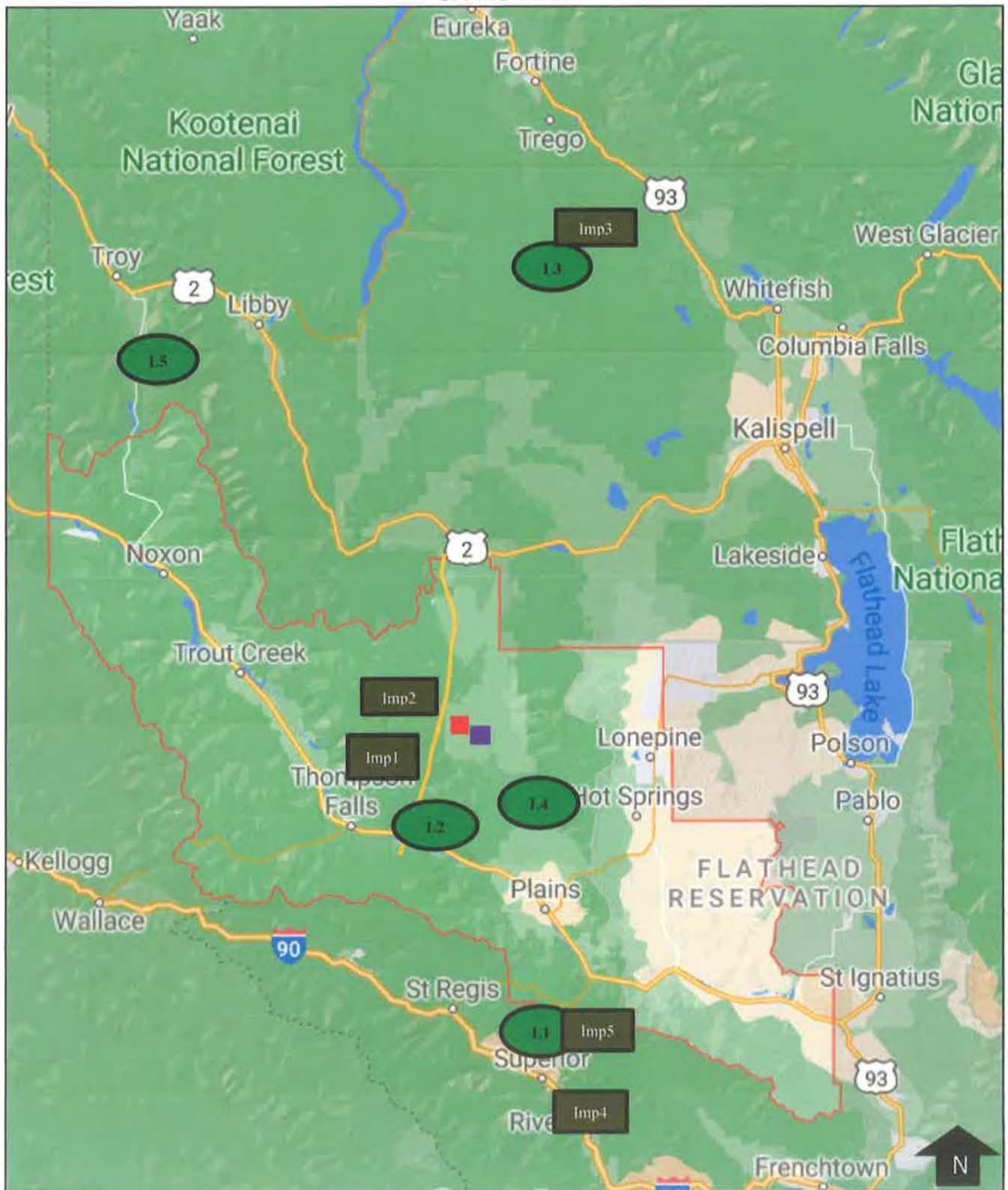
The following will be located in the body of the contract:

The appraisal report will be one document containing the parcel data and the analysis, opinions, and conclusions of value(s) for the parcel. If deemed necessary by the contractor rather than including the specific market data in the appraisal report, a separate addendum may be submitted containing the specific market data as a stand-alone document, which must be reviewed and accepted along with the appraisal, and will be returned to the appraiser for retention in his/her files. The appraiser must submit an electronic copy as well as a printed copy of the appraisal report.

The definition of market value is that as defined in 12 C.F.R. § 34.42 (h) and 70-30-313 MCA.

The DNRC will provide access to the state parcel record, as maintained by the land office, including but not limited to aerial photos, land improvements, property issues, surveys (if any), and production history. The local land office will provide contact information to the appraiser, if necessary, in order for the appraiser to obtain access to the property.

SALES MAP



- = #1115 subject location.
- = #1116 subject location.

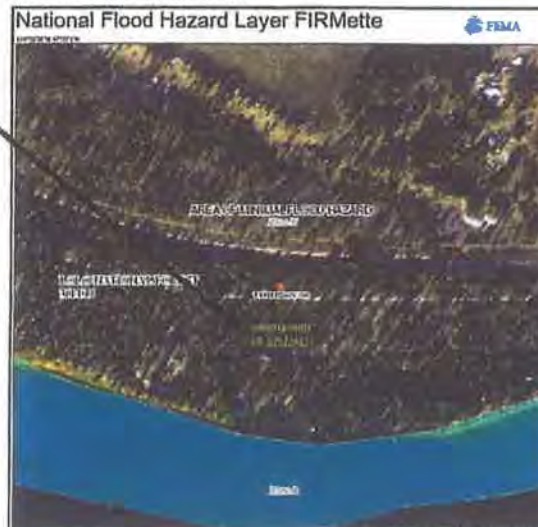
SALES INFORMATION SHEETS

LAND SALE #1



Looking northeasterly.

1. Photograph: taken 9/08/2020 west side of river and on the sale land.
2. Location: north side of Clark Fork River, St Regis in Sanders County, Montana.
3. Address: NHN Donlan Flats, St Regis, Montana 59866.
4. Assessor Number: 0000014018.
5. Sale date: August 20, 2019.
6. Sale price: \$75,000.
7. Net size: 1.40 acres bare land.
8. Zoning: none.
9. Topography: level with steep bank to river.
10. Improvements: none.
11. Feet of Water Frontage 122ff.
12. Utilities: none.
13. Intended use: river access and view.
14. Type of document: Warranty Deed.
15. Recording date vol.: 08/20/2019 Document #313831.
16. Marketing Time: 72 days on market.
17. Legal description: Lot 9 Green Mountain Clark Fork Tracts In S08,T18N, R26W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map 30089C1900D: Flood Zone X minimal.



LAND SALE #2



Looking easterly.

1. Photograph: taken 9/08/2020 west side of river across the river from the sale land.
2. Location: east side of Thompson River, Thompson Falls in Sanders County, Montana. Adjacent to Hwy 200.
3. Address: Lot 5 Highway 200 Thompson Falls, Montana 59873.
4. Assessor Number: 0000034685.
5. Sale date: May, 29, 2020.
6. Sale price: \$54,500.
7. Net size: 5.35 acres bare land.
8. Zoning: none.
9. Topography: level area on top with very steep bank to the river.
10. Improvements: none.
11. Feet of Water Frontage 417ff.
12. Utilities: none.
13. Intended use: river access and view.
14. Type of document: Warranty Deed.
15. Recording date vol.: **Document #**
16. Marketing Time: 767 days on market.
17. Legal description: Lot 5, COS 3212 N2 Plat C7 in S18, T21N, R28W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map 30089C1400D: Flood Zone X minimal.



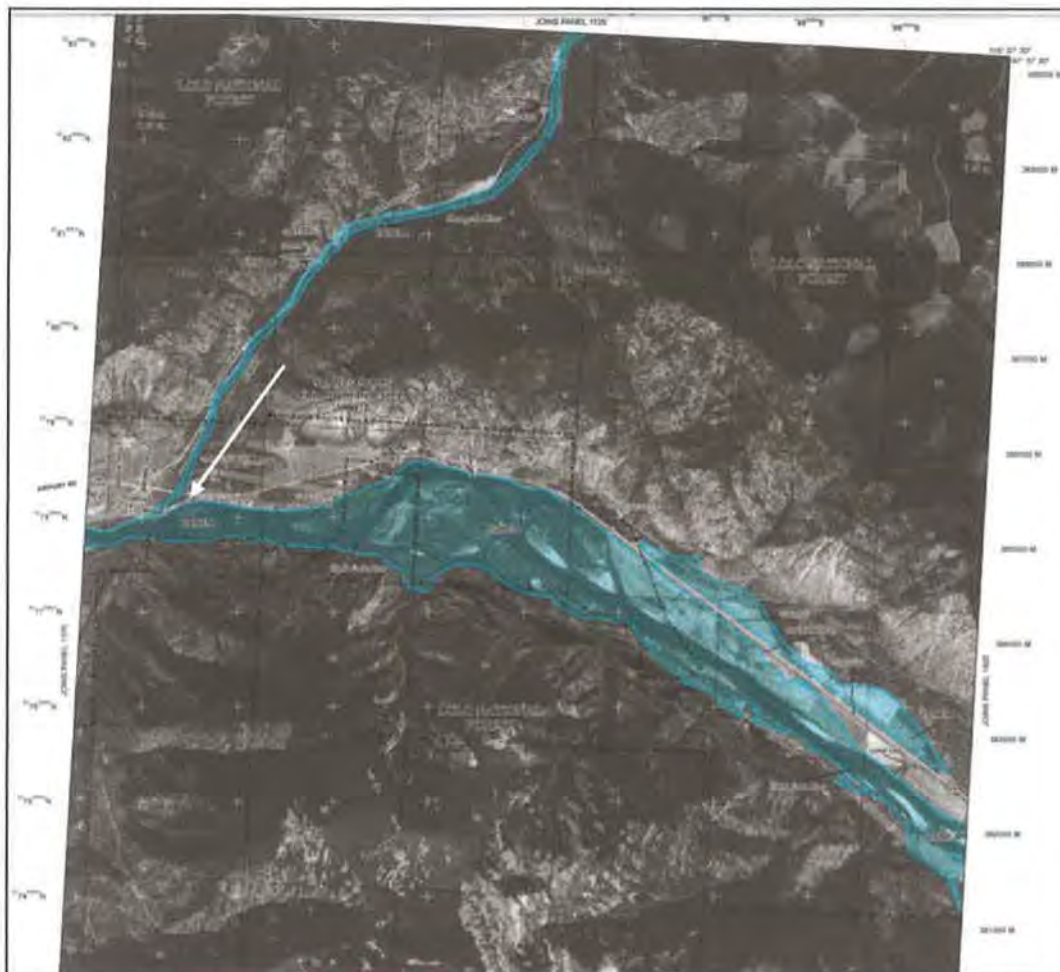
LAND SALE #L2



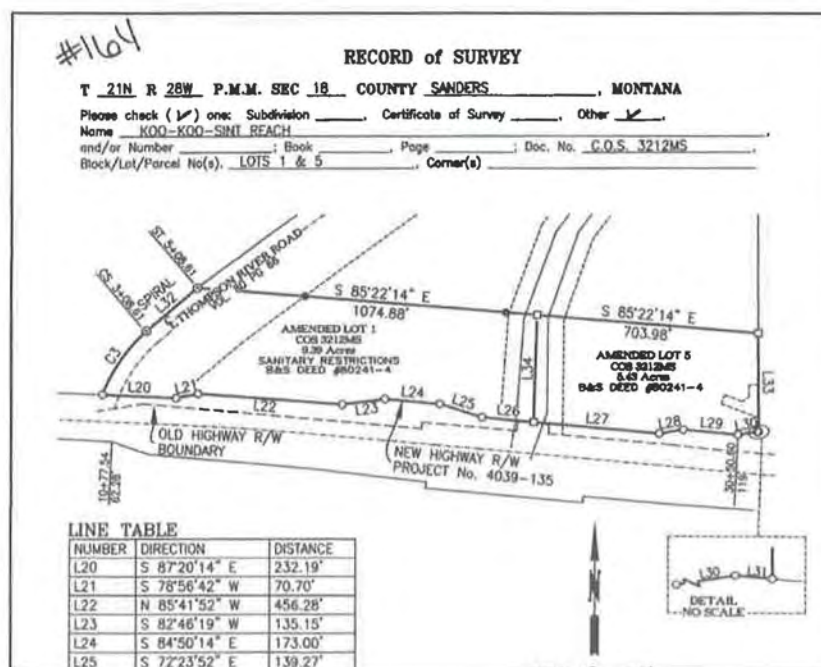
Looking easterly.

1. Photograph: taken 9/08/2020 west side of river across the river from the sale land.
2. Location: east side of Thompson River, Thompson Falls in Sanders County, Montana. Adjacent to Hwy 200.
3. Address: Lot 5 Highway 200 Thompson Falls, Montana 59873.
4. Assessor Number: 0000034685.
5. Sale date: May, 29, 2020.
6. Sale price: \$54,500.
7. Net size: 5.35 acres bare land.
8. Zoning: none.
9. Topography: level area on top with very steep bank to the river.
10. Improvements: none.
11. Feet of Water Frontage 417ff.
12. Utilities: none.
13. Intended use: river access and view.
14. Type of document: Warranty Deed.
15. Recording date vol.: May 29, 2020 doc.#316504
16. Marketing Time: 767 days on market.
17. Legal description: Lot 5, COS 3212 N2 Plat C7 in S18, T21N, R28W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map 30089C1400D: Flood Zone X minimal.





Floodway appears to stay inside the Thompson River riverbed in the area of Sale L2 (see white arrow).



LAND SALE #L3



Looking easterly.

1. Photograph: taken 9/08/2020 looking east.
2. Location: Plains in Sanders County, Montana. Adjacent to Lynch Creek.
3. Address: 326 High Country Road, Plains Montana 59859.
4. Assessor Number: 0000001544.
5. Sale date: August, 02, 2019.
6. Sale price: \$47,250.
7. Net size: 5.09 acre site bare land.
8. Zoning: none.
9. Topography: Slopes to the creek.
10. Improvements: none.
11. Feet of Water Frontage: 600±ff.
12. Utilities: none.
13. Intended use: rural uses.
14. Type of document: Warranty Deed.
15. Recording date, doc#: 07/31/2019, 313533
16. Marketing Time: 500 days on market.
17. Legal description: Tract 17-A, COS 2850 in S26, T21N, R26W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map 30089C1450D: no zone shown.



LAND SALE #L4



Looking easterly.

1. Photograph: taken 9/07/2020 looking east.
2. Location: Olney, in Flathead County, Montana from Good Creek Road.
3. Address: 3737 Good Creek Road, Olney, Montana 59927.
4. Assessor Number: 0000634250.
5. Sale date: June 7, 2018.
6. Sale price: \$39,000.
7. Net size: 1.97 acre site bare land.
8. Zoning: none.
9. Topography: gentle slope to Good Creek.
10. Improvements: unpermitted old septic.
11. Feet of Water Frontage: 180±ff.
12. Utilities: none.
13. Intended use: rural recreational/residential use.
14. Type of document: Warranty Deed.
15. Recording date, doc#: 06/07/2018, 201800011306
16. Marketing Time: 51 days on market.
17. Legal description: Lot 10 and 11 in Good Creek 1 in S01, T31N, R25W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map 30029C1025: not printed. The lower area on both sides of the creek appears for flood probability.



LAND SALE #L5



Looking westerly at elevated future home location.

1. Photograph: taken 9/07/2020 looking west.
2. Location: Troy, in Lincoln County, Montana on the side of Swanson Loop.
3. Address: NHN Swanson Loop, Troy, Montana 59935.
4. Assessor Number: 0000006693 & 0000006693.
5. Sale date: March 26, 2020.
6. Sale price: \$30,000.
7. Net size: 1.99 acre site; bare land at the time of sale. Since the sale there has been trees taken down.
8. Zoning: none.
9. Topography: gentle slope to Good Creek.
10. Improvements: none at the time of sale.
11. Feet of Water Frontage: 280±ff.
12. Utilities: none.
13. Intended use: rural recreational/residential use.
14. Type of document: Warranty Deed.
15. Recording date, doc#: 06/07/2018, 201800011306
16. Marketing Time: 51 days on market.
17. Legal description: Lot 1 and 12 in Swanson Montana Homesteads S34, T31N, R33W, Lincoln County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map: 30015705595B Zone A.



Improved SALE #1

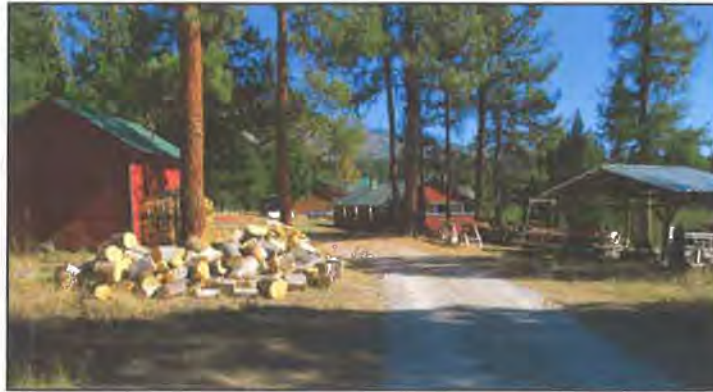


Looking northerly.

1. Photograph: taken 9/08/2020 east side of Thompson River Road.
2. Location: west side of Thompson River in Sanders County, Montana. Adjacent to Hwy 556, a year-round road except during periods of winter storms and not 2-wheel drive when muddy.
3. Address: 386 Thompson River Road, Thompson Falls, Montana 59873. Lat, Long: 47.6189, -115.18940.
4. Assessor Number: 0000005513.
5. Sale date: June 12, 2017.
6. Sale price: \$181,500.
7. Net size: 0.80 acre site.
8. Zoning: none.
9. Topography: level area with bank down to the normal river flow.
10. Improvements: 666sfla cabin with 1 bedroom and 1 bathroom. 19' by 24' detached garage.
11. Feet of Water Frontage 122±ff.
12. Utilities: gas, electric, septic, wood stove.
13. Intended use: rural residential with river frontage, access and view.
14. Type of document: Warranty Deed.
15. Recording date vol.: Document #306456
16. Marketing Time: 109 days on market.
17. Legal description: Copper King Original Townsite Block 1 lots 1, 2, 6 - 8 in S33, T22N, R28W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map 30089C1400D: Zone A (inundated by 1% annual chance flooding in easternmost area.)



Improved SALE #2



Looking northerly.

1. Photograph: taken 9/08/2020.
2. Location: west side of Thompson River Corridor in Sanders County, Montana. Lat 47.775638/Lon -114.996623
3. Address: 15 Forty Niner Lane, Thompson Falls, Montana 59873.
4. Assessor Number: 0000005361.
5. Sale date: December 2019.
6. Sale price: \$145,000.
7. Net size: 1.05 acre improved site.
8. Zoning: none.
9. Topography: level area with bank down to the Thompson River Corridor.
10. Improvements: 739sfla cabin with 3 bedrooms, two sheds, open pole shed.
11. Feet of Water Frontage: access only.
12. Utilities: .
13. Intended use: rural residential with river access and view.
14. Type of document: NPI with no effect on the agreed to sale price.
15. Recording date vol.: Document #315001
16. Marketing Time: 84 days on market.
17. Legal description: Palt S in SESESE, S01, T23N, R27W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: NPI with no effect on the agreed to sale price.
20. FEMA map 30089C0900D: Zone X minimal.



Improved SALE #03



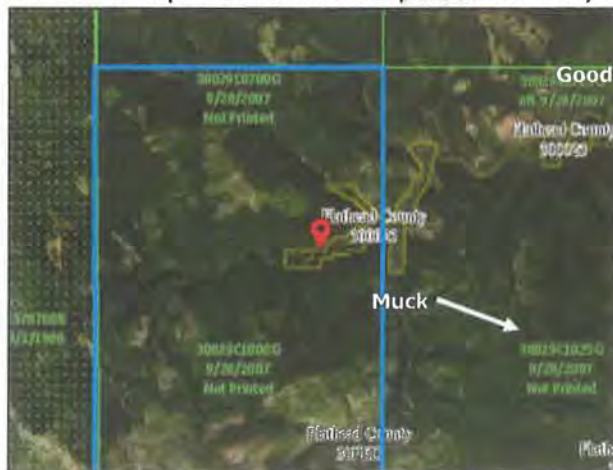
Looking westerly.

Photograph: taken 9/07/2020.



Flathead Flood Map

1. Location: east side of Good Creek Road in Lincoln County. Adjacent to the creek.
2. Address: 5029 Good Creek Road (FS60), Olney, Mt, Montana 59927.
3. Assessor Number: 0000008607.
4. Sale date: August 2020.
5. Sale price: \$115,000.
6. Net size: 2.00 acre improved site.
7. Zoning: none.
8. Topography: level area.
9. Improvements: 288sfla cabin, shed, outhouse.
10. Feet of Water Frontage: 132±ff.
11. Utilities: at the time of sale off-grid, wood stove.
12. Intended use: rural recreational/residential with river access and view.
13. Type of document: MLS 22006137, warranty deed.
14. Recording date vol.: 08/28/2020 Document #202000027074.
15. Marketing Time: 111 days on market.
16. Legal description: Lot 1, Elk Mountain Ranch 1 Amd L7 in S10, T31N, R25W, Sanders County.
17. Condition of sale: arm's length.
18. Financing: cash to seller.
19. FEMA map: 30029C1000G not printed. Site is dry with small mucky area 30' from the creek (see photo below).



Improved SALE #3



Looking westerly.



Flathead Co flood area

1. Photograph: taken 9/07/2020.
2. Location: east side of Good Creek Road in Lincoln County. Adjacent to the creek.
3. Address: 5029 Good Creek Road (FS60), Olney, Mt, Montana 59927.
4. Assessor Number: 0000008607.
5. Sale date: August 2020.
6. Sale price: \$115,000.
7. Net size: 2.00 acre improved site.
8. Zoning: none.
9. Topography: level area.
10. Improvements: 288sfla cabin, shed, outhouse.
11. Feet of Water Frontage: 132±ff.
12. Utilities: at the time of sale off-grid, wood stove.
13. Intended use: rural recreational/residential with river access and view.
14. Type of document: MLS 22006137, warranty deed.
15. Recording date vol.: 08/28/2020 Document #202000027074.
16. Marketing Time: 111 days on market.
17. Legal description: Lot 1, Elk Mountain Ranch 1 Amd L7 in S10, T31N, R25W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map: 30029C1000G not printed. Site is dry with small mucky area 30' from the creek (see photo below).



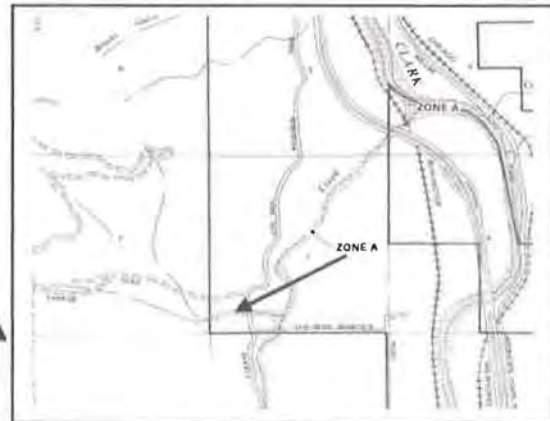
Improved SALE #04



Looking northerly. Photograph: taken 9/07/2020.

Location: off the Lozeau Exit on west side of Sunrise Creek and east side of Sunrise Creek Road in Mineral County.

1. Address: 93 Sunrise Creek Road, Superior, , Montana.
2. Assessor Number: 0000448800.
3. Sale date: March 2020.
4. Sale price: \$55,000.
5. Net size: 5.35 acre improved site.
6. Zoning: none.
7. Topography: level area with slope to the creek.
8. Improvements: 264 sfla cabin, outhouse.
9. Feet of Water Frontage: 132±ff.
10. Utilities: at the time of sale off-grid, wood stove.
11. Intended use: rural recreational/residential with creek frontage and rural view.
12. Type of document: MLS 21611961, warranty deed.
13. Recording date vol.: 03/20/2020 Document #121211.
14. Marketing Time: 446 days on market.
15. Legal description: Lot 14, Sunrise Creek Acres Amended in S08, T15N, R25W, Sanders County.
16. Condition of sale: arm's length.
17. Financing: cash to seller.
18. FEMA map: 3001590013B. Site is dry with small narrow Zone A along the creek (see fema map below).



Improved SALE #5



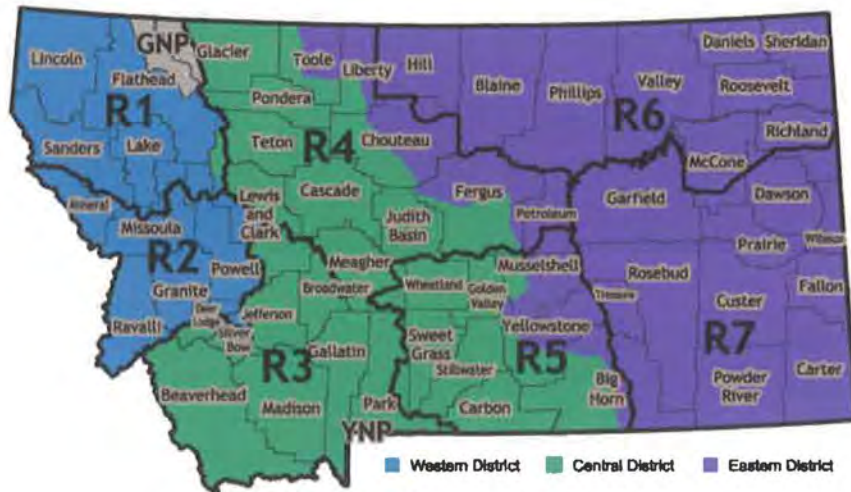
Looking easterly.

1. Photograph: taken 9/08/2020.
2. Location: on Rainbow Bend Road.
3. Address: NHN Rainbow Bend Rd, St Regis, Mt 59866.
4. Assessor Number: 0000014217
5. Sale date: August 15, 2019.
6. Sale price: \$30,000.
7. Net size: 1.08 acre Improved site.
8. Zoning: none.
9. Topography: level area.
10. Improvements: 320sfla cabin.
11. Feet of Water Frontage: Convenient Clark Fork River access.
12. Utilities: at the time of sale off-grid.
13. Intended use: rural recreational/residential with river access.
14. Type of document: warranty deed.
15. Recording date vol.: 08/15/2019 Document #313840.
16. Marketing Time: 99 days on market.
17. Legal description: Lot 10 & 1/50 interest in west 50' Lot 22 in Block 3 Frontier River Estates in S14, T18N, R26W, Sanders County.
18. Condition of sale: arm's length.
19. Financing: cash to seller.
20. FEMA map: 30089C1900D.



THOMPSON RIVER INFORMATION

FWP Administrative Regions with Fishing Districts in Color



THOMPSON RIVER:

FWP Region1 (R1): 490 North Meridian Rd.
Kalispell, MT 59901 406-752-5501



Thompson River Corridor Reaches



Figure 3. Geology of the Thompson River area (1:500,000)
Reach 4 = mp 16

as to Improved Sale 2 river access to Thompson River Corridor:

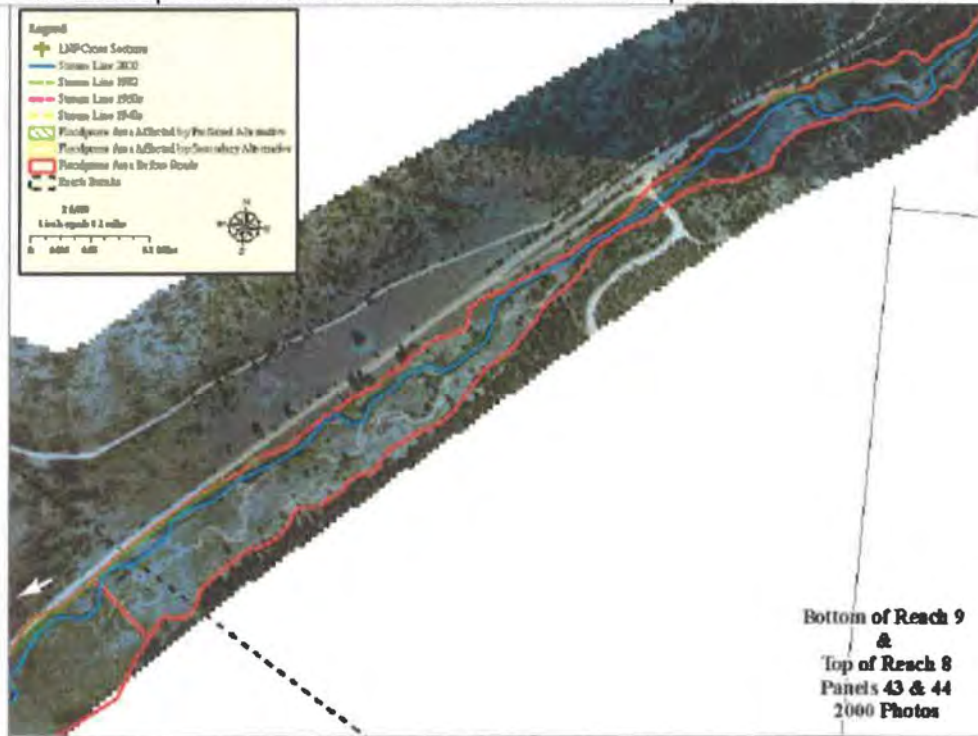


Figure 17. Stream channel alignment from the 2000 photo series. More sinuous historical channel location also apparent.

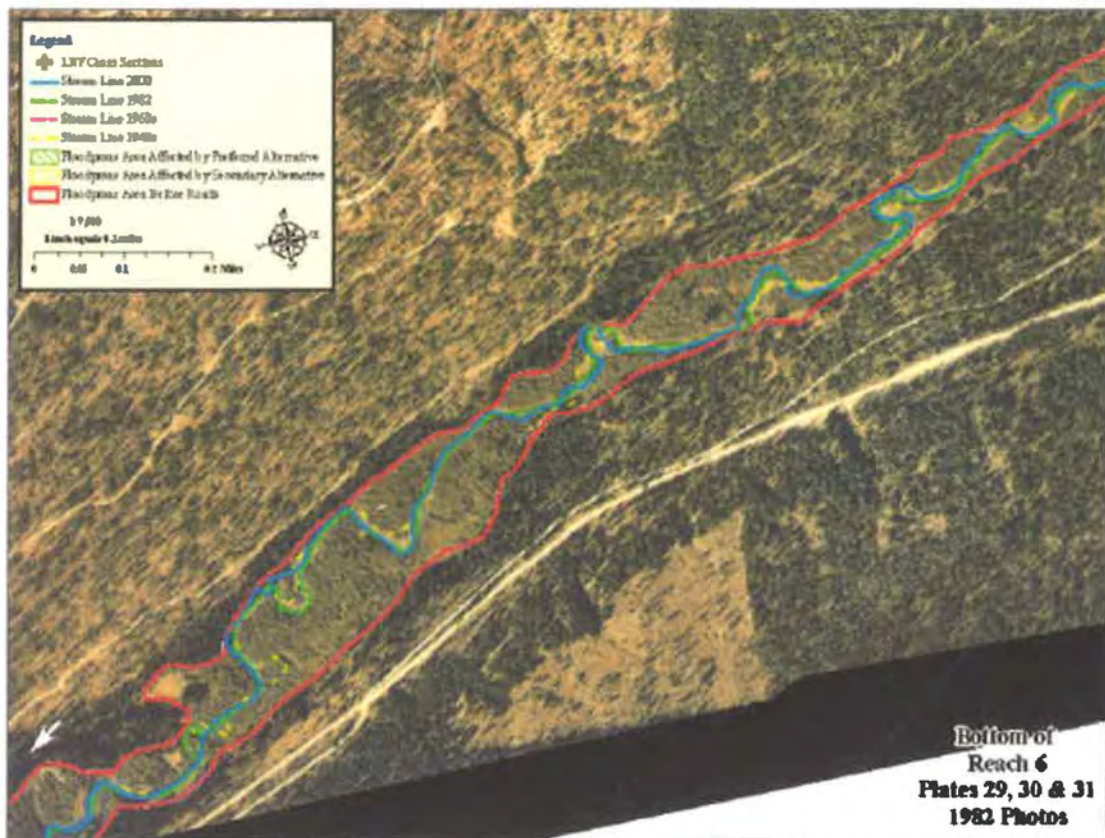
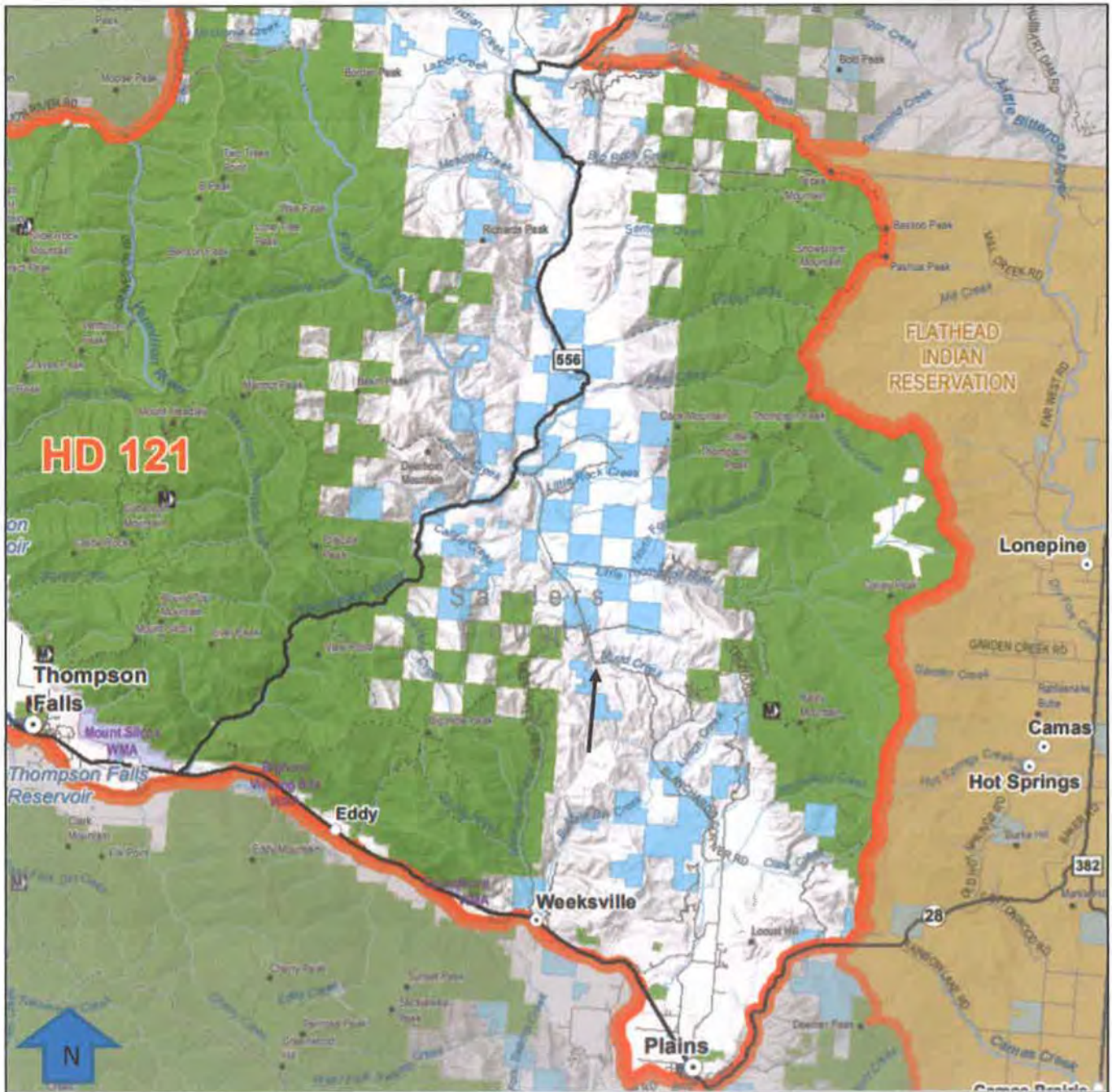


Figure 18. Changes in channel length (and sinuosity) in the lower portion of Reach 6; an example of natural channel function and meander development. Road impacts appear minimal.

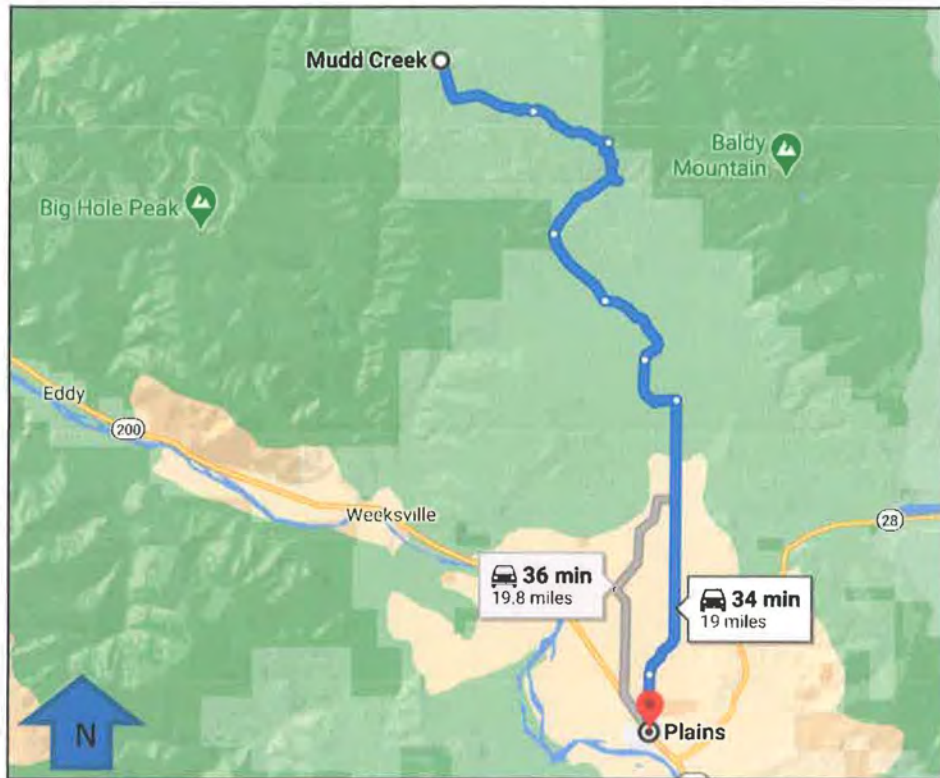
USDA Thompson River Corridor Study

MUDD CREEK INFORMATION



FWP Map: Mudd Creek location.

Mudd Creek Maps



MARKET AREA aka NEIGHBORHOOD ANAYSIS

Residential Sanders County:

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Total Sq. Ft.	List Price Per Total Sq. Ft.	Sold Price Per Total Sq. Ft.	Days on Market	Cumulative Days on Market
Active	152	75,947,997	0	Low	45,000	0	0.00	384	31.86	0.00	0	0
				Avg	499,858	0	0.00	2,428	215.10	0.00	199	275
				Med	339,300	0	0.00	1,902	179.43	0.00	170	249
				High	3,200,000	0	0.00	8,185	1,310.10	0.00	1,452	1,452
Under Contract with Bump Clause	1	275,000	0	Low	275,000	0	0.00	1,254	219.30	0.00	167	167
				Avg	275,000	0	0.00	1,254	219.30	0.00	167	167
				Med	275,000	0	0.00	1,254	219.30	0.00	167	167
				High	275,000	0	0.00	1,254	219.30	0.00	167	167
Under Contract Taking Back-Up Offers	28	10,306,000	0	Low	49,900	0	0.00	784	63.65	0.00	3	3
				Avg	398,419	0	0.00	2,103	168.30	0.00	161	270
				Med	299,450	0	0.00	2,218	141.71	0.00	74	232
				High	2,950,000	0	0.00	4,410	668.93	0.00	599	957
Pending	8	1,555,700	0	Low	77,900	0	0.00	768	78.12	0.00	14	14
				Avg	194,462	0	0.00	1,650	123.17	0.00	165	186
				Med	144,900	0	0.00	1,347	94.78	0.00	123	134
				High	397,500	0	0.00	4,160	225.36	0.00	424	424
Closed	178	44,943,440	42,547,901	Low	25,000	14,000	0.40	0	21.73	14.60	0	0
				Avg	255,380	241,749	0.94	2,167	947.04	669.87	191	257
				Med	215,000	209,000	0.96	1,662	118.12	113.19	125	160
				High	1,700,000	1,500,000	1.35	40,000	142,857.14	95,238.10	1,232	2,004

Land Sanders County:

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Lot Acres	List Price Per Lot Acres	Sold Price Per Lot Acres	Days on Market	Cumulative Days on Market
Active	240	35,794,800	0	Low	12,500	0	0.00	0	250.00	0.00	3	3
				Avg	149,145	0	0.00	45	33,562.27	0.00	383	720
				Med	55,450	0	0.00	5	12,763.16	0.00	307	435
				High	2,890,000	0	0.00	2,960	832,222.22	0.00	1,766	4,013
Under Contract Taking Back-Up Offers	12	2,071,400	0	Low	15,000	0	0.00	1	2,424.06	0.00	5	5
				Avg	172,617	0	0.00	12	21,392.28	0.00	372	511
				Med	102,000	0	0.00	13	9,935.12	0.00	353	532
				High	728,000	0	0.00	242	125,000.00	0.00	1,509	1,509
Pending	4	409,025	0	Low	34,125	0	0.00	1	3,750.00	0.00	14	14
				Avg	102,258	0	0.00	19	11,840.54	0.00	309	1,146
				Med	64,980	0	0.00	12	7,934.13	0.00	234	234
				High	245,000	0	0.00	50	27,743.90	0.00	732	4,103
Closed	122	11,972,053	10,705,533	Low	14,900	10,000	0.40	0	718.12	830.00	22	22
				Avg	98,132	87,750	0.91	24	29,410.31	26,690.89	268	426
				Med	59,919	55,000	0.92	5	12,410.62	11,284.09	109	207
				High	499,000	450,000	1.18	240	250,000.00	200,000.00	1,474	4,076
Overall	378	50,247,278	10,705,533	Low	12,500	10,000	0.40	0	250.00	830.00	3	3
				Avg	132,929	87,750	0.91	37	31,008.01	26,690.89	345	623
				Med	65,000	55,000	0.93	5	12,208.77	11,284.09	279	383
				High	2,890,000	450,000	1.18	2,960	832,222.22	200,000.00	1,766	4,103

Residential Market Trends

in Sanders County, Mt:

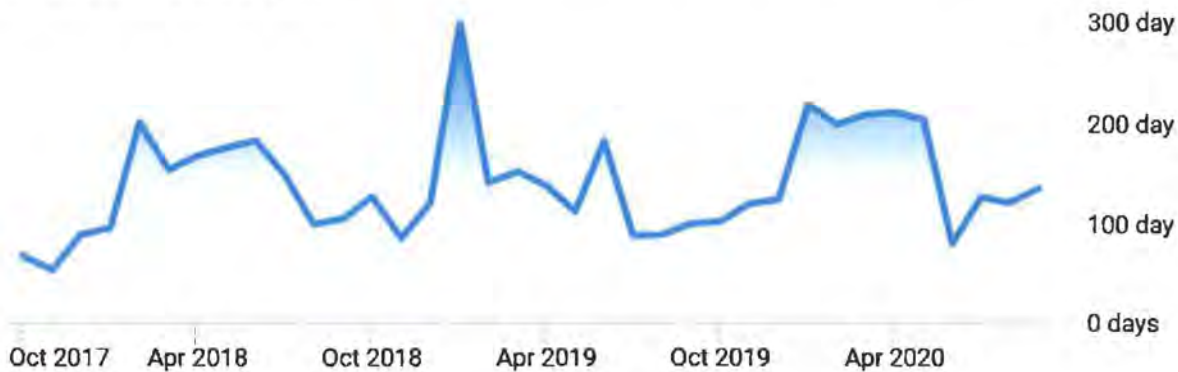
The median list price of homes in Sanders County, MT was \$199K in August 2020, trending down - 16.7% year-over-year. The median listing price per square foot was \$162. Median list price is \$199,000

Sale-to-List Price Ratio:

Sanders County, MT is a balanced market in August 2020, which means that the supply and demand of homes are about the same.

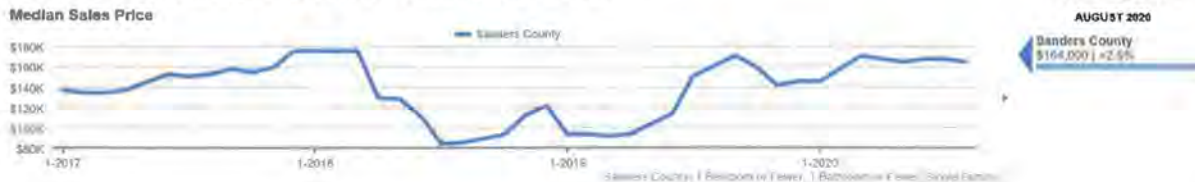
Median Days on Market:

Sanders County, MT is a balanced market in August 2020, which means that the supply and demand of homes are about the same.



On average, homes in Sanders County, MT sell after 134 days on the market. The trend for median days on market in Sanders County, MT has gone up since last month, and slightly up since last year

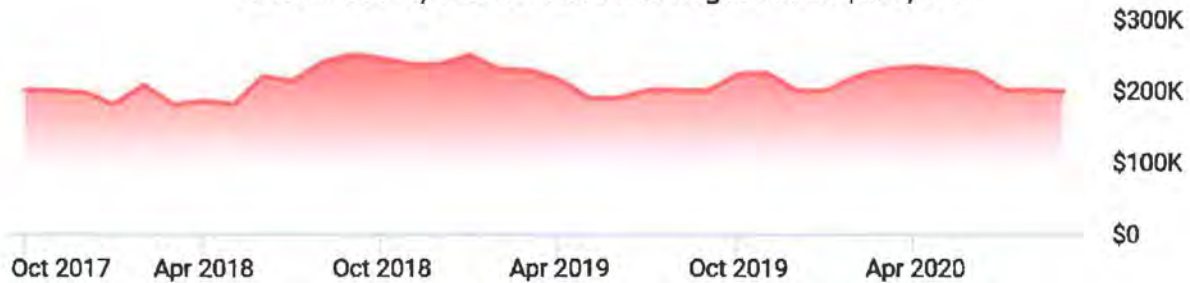
SFR 1 or less bedrooms & 1 or less bathrooms:



in Lincoln County, Mt:

in August 2020 the housing market in Lincoln County, MT is a balanced market, which means there is a healthy balance of buyers and sellers in the market.

Lincoln County Median List Price August 2020 \$199,000

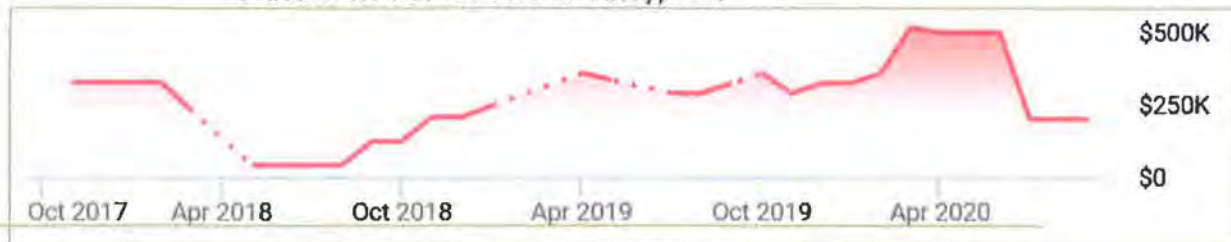


SFR-1 or less bedrooms & 1 or less bathrooms:



● in Troy, Mt: median residential list price is \$273,000.

● in Olney, Mt: median residential listing price is \$199,000 and a price per sf of \$214. there are 9 active homes for sale in Olney, MT.



in St Regis, Mt: Median List Price \$139,000, Median Days on Market 241, Median Price/sq. ft. 252, Active Listings 26.

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jovandemark@gmail.com

Education

University of Montana, BA degree history and education.

Ithaca College, 30 graduate credits.

American Paralegal Academy, certified 1994.

Appraisal Institute: data confirmation and verification, 1999
appraisal principles, 2000
appraisal procedures, 2000
income capitalization, 2003
appraising conservation easements certification, 2007
uniform standards for federal land acquisition ("yellow book"), 2007
appraisal business practices and ethics, 2008
general appraiser site valuation & cost approach, 2008
general appraiser sales comparison approach, 2009
using spreadsheet programs in real estate appraisal, 2009
USPAP, every 2 years as required
advanced excel spreadsheet, 2011.
federal agencies and appraisal, 2012
appraisal review, 2012
practical regression using excel, 2013
general report writing and case studies, 2013
advanced income capitalization, 2014
general market analysis and highest and best use, 2014
advanced concepts, 2015
advanced market analysis and highest and best use, 2016
USPAP update, 2016
uniform standards for federal land acquisition ("yellow book"), 2017
real estate finance, value and investment performance, 2018
condemnation appraising 05/2019

IRWA International Right-of-Way Association:

principles of right-of-way land acquisition, 1996
relocation assistance, 1997 and 2010
land titles, 1999
understanding environmental contamination, 2000
the valuation of partial acquisitions 2001
problems in valuation of partial acquisitions, 2012.

ASFMRA American Society Rural Appraisers:

appraising agricultural land in transition, 2002
appraising rural residential, 2003
advanced appraisal review, 2005
access and conservation easements in Montana, 2006
cost approach, wind leases, Montana water rights seminar, 2009
mineral valuation 2011.

NAIFA National Association of Independent fee appraisers:

income property appraising, 1996
land easements, 2007.

NAMA National Association Master Appraisers:

writing the narrative appraisal report, 2002.

others:

Wetland Mitigation, University of Montana, 2000

Appraising Conservation Easement seminar, Land Trust Alliance, 2007

Montana Rails-to-Trails conference, 2008

Montana Public Road Law, Western Seminars, 2008

NHI Appraisal for Federal- Aid Highway Projects, 2012

Work Experience

Thomas Edison HS, Big Sky HS, Cold Springs/Meadow Hill – teacher 8 years.

First Interstate Bank – student loan portfolio, real estate loan specialist 12 years.

Montana Dept of Transportation – right-of-way acquisition agent, appraiser & review appraiser 19 years.

VanDemark Appraisal Services– independent appraiser 15 years.

Professional

Montana Certified General appraiser license #728

Appraisal Institute member #410099

ASFMRA former member #031502

ARES American Real Estate Society member

National Association Master Appraisers, master senior appraiser designation #11425

SME (Society for Mining, Metallurgy, and Exploration) former member #4175801

Missoula Organization of Realtors member

Paralegal Certificate 1994, American Paralegal Academy

MDT Projects, as employee

Numerous projects from 1994 to 2015 as an employee of MDT as right-of-way negotiator, appraiser and review appraiser.

MDT Projects, as fee appraiser with team members

Highway 93 South Hamilton-Victor: MDT review appraiser and Bryan Flaherty negotiator 2005.

Kalispell Bypass: MDT review appraiser and Ellie Clark appraiser 2010.

Highway 93 South: MDT Highway 93 Lolo to Stevensville: appraiser and negotiator 1997.

Eastside Highway: MDT ownership report and RW cost estimate 2007.

Whitefish Highway 2: Review appraiser and Ellie Clark as appraiser and Bryan Flaherty's initial RW Estimate Report.

Client name with projects with Jo as a fee appraiser:

1st Security Bank

MDT Swan River Bridge 5m East of Bigfork, new bridge construction 2015

MDT Russell Street as fee appraiser for an MDT total-take parcel 2015

MDT Ronan-Urban north, Confederated Salish-Kootenai properties north of Round Butte Road and Terrace Lake Road 2017

MDT Arlee residence for MDT owned property.

MDT Highway 313 widening south of Hardin, Crow Reservation, project name Hardin-South 2018.

MDT Highway 89 Blackfoot Reservation, project name Hudson Bay Divide South 2019

MDT Highway 212 widening Red Lodge – Roberts 2019-2020

WGM future Lolo new northbound access to the west with traffic signal 2016

DJA Mary Street West, widen street and a roundabout 2017

DNRC 2020



State of Montana
Business Standards Division
Board of Real Estate Appraisers

This certificate verifies licensure as:

CERTIFIED GENERAL APPRAISER

REA-RAG-LIC-728

Status: **Active**
Expires: **03/31/2021**

MARY JO VANDEMARK
1530 MAURICE AVENUE
MISSOULA, MT 59801



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