

Appraisal Report

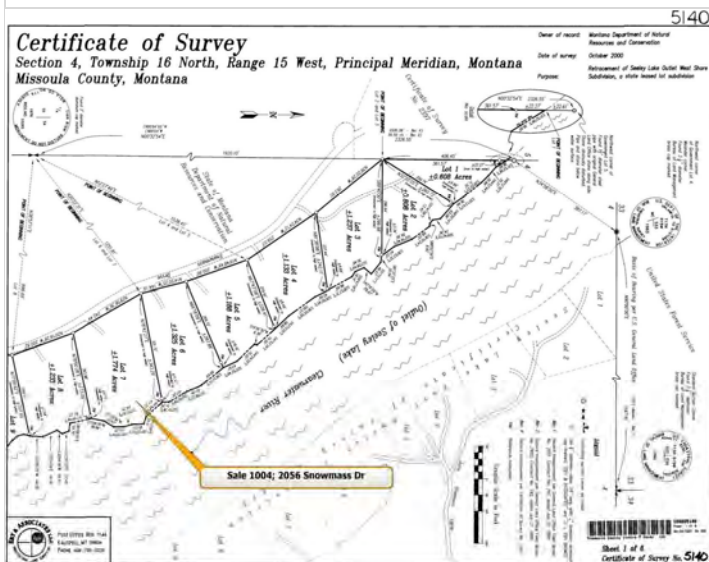
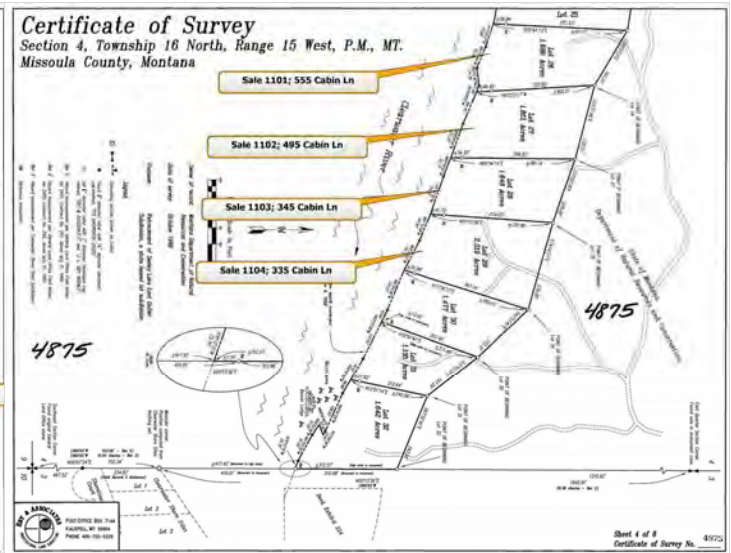
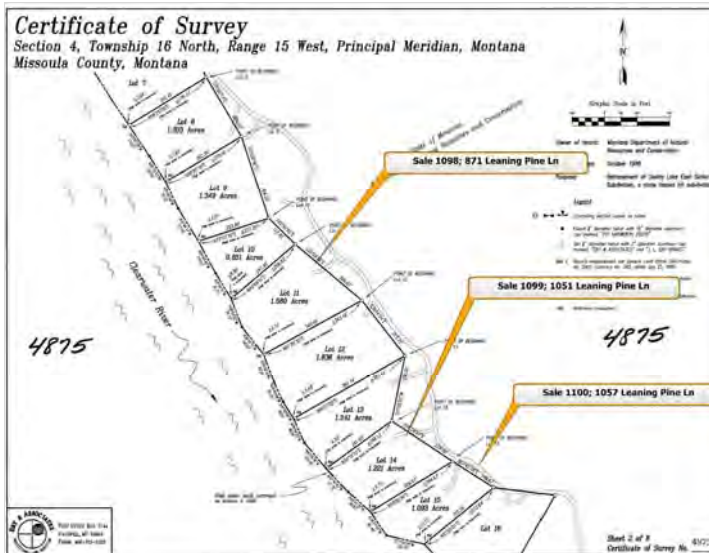
Seeley Lake Outlet East & West
T16N-R15W, Sec. 4



Scott Spear, MAI, SRA
Certified General Appraiser
Bitterroot Appraisal, LLC
spear.scott@gmail.com

APPRAISAL REPORT

Of Eight State of Montana Dept. of Natural Resources and Conservation Leased Sites:
Seeley Outlet Sales #1098, #1099, #1100, #1101, #1102, #1103, #1104, and #1004.



EFFECTIVE DATE OF VALUE

07/21/2020

EFFECTIVE DATE OF REPORT

12/03/2020

PREPARED FOR

State of Montana

Dept. of Natural Resources and Conservation

1539 Eleventh Avenue

Helena, MT 59620-1601

PREPARED BY

Scott Spear, MAI, SRA

Certified General Appraiser #REA-RAG-LIC-521

Bitterroot Appraisal, LLC

PO Box 423

Hamilton, MT 59840

(406) 369-1969

spear.scott@gmail.com

File #: Seeley Outlet | Client File #: 215014

Bitterroot Appraisal, LLC

PO Box 423
Hamilton MT 59840

Tel (406) 369-1969
spear.scott@gmail.com

12/03/2020

State of Montana
Dept. of Natural Resources & Conservation
1539 Eleventh Avenue
Helena, MT 59620-1601
Re: Seeley Outlet 2020 Appraisals.

Dear Ms. Renee Kelley:

Accompanying this letter of transmittal is an appraisal report containing 86 pages plus 106 page addenda which has been prepared for eight DNRC cabin site properties located at Seeley Outlet.

The purpose of the report is to develop an opinion of market value of the fee simple interest of the subject properties as of the effective date of the report of 07/21/2020. The intended use of this appraisal is to provide opined value estimates for potential sale of the cabin sites by the State of Montana Dept. of Natural Resources and Conservation. The intended user of this report is the State of Montana Dept. of Natural Resources and Conservation, the State of Montana Land Board, and selected lessees identified herein. This appraisal report was prepared solely for the intended use and intended user(s) identified herein; unauthorized users do so at their own risk. The appraisal is reflective of the real estate interest identified only. The accompanying appraisal report has been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) effective as of the date of appraisal.

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, quantitative and qualitative analysis, conclusions, and pertinent data researched and analyzed in the development of this appraisal and which were relied upon to determine the stated opinion(s) of value. An internal and external viewing of the subject properties was made by this appraiser on 07/21/2020¹. The level of viewing, investigation, and analysis performed by this appraiser are disclosed herein in the referenced Scope

¹ With the exception of Sale #1099 located at 1051 Leaning Pine Ln, which was viewed externally only per lessee request due to Covid concerns.

of Work. The value opinion(s) presented is qualified by definitions, limiting conditions, and certifications herein included. Your attention is directed to the Assumptions and Limiting Conditions, beginning on page 10. I certify that I have no present or contemplated future interest in the property beyond this opinion of value; an additional Certification appears on page 78.

The appraisal performed is subject to all statements, assumptions, limiting conditions, and other conditions ("Appraisal Conditions") set forth in the appraisal report. Client agrees that Client will review the Appraisal Conditions upon receipt of the report and that Client's use of the appraisal will constitute acceptance of the Appraisal Conditions. The Appraisal Conditions shall be considered as being incorporated into and forming part of any agreement for appraisal services, engagement letter, or appraisal order.

The appraisal report is predicated upon extraordinary assumptions and/or hypothetical conditions referenced in the Scope of Work section beginning on page 17. An environmental review or inspection has not been conducted by appraiser or provided by the stated client; it is assumed there is no environmental contamination or stigma affecting the subject property; the appraiser is not qualified to conduct an environmental review or inspection of any type. Septic permitting was provided by Missoula County septic permits of record. It is assumed that properties which do not have septic permits can likely not obtain permits due to elevated groundwater, flood zone, and historic flooding; three of the eight cabin sites have septic permits as of date of appraisal; per client request, it is an assumption of this report that Sale #1004 located at 2056 Snowmass Drive is capable of having a standard permitted septic system due to elevation above riparian areas. The subject properties are viewed as recreational cabin sites, all of which have water frontage. Three of the eight have septic permits and restroom facilities; the remaining five properties are dry cabins with outhouses. Per assignment conditions of the stated client, the properties are appraised subject to the hypothetical condition as if they are in private ownership and could be sold on the open market and are to be appraised in Fee Simple interest, and, that leases/licenses do not exist.

As a result of my analysis, it is my opinion that the market value, as herein defined, of the subject fee simple interest as defined in the report, subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of the date of appraisal of 07/21/2020, was as follows:

#	Sale #	Lessee	Legal	Address	Lot Size ±	GLA ±	Estimated Site Value*	Estimated Improvement Value	Estimated Total Value**
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	\$146,000	\$235,000	\$381,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	710	\$72,000	\$203,000	\$275,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	660	\$71,500	\$150,000	\$221,500
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	420	\$73,000	\$145,000	\$218,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	1,305	\$147,000	\$228,000	\$375,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	932	\$73,000	\$239,000	\$312,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	886	\$148,000	\$237,000	\$385,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	560	\$146,000	\$206,000	\$352,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

This letter must remain attached to the report, which contains 86 pages plus a 106page addenda with related exhibits, in order for the value opinion set forth to be considered valid. Further, I estimate the reasonable market exposure period necessary for the subject to have achieved this value to be 0-12 months. The effective date of the value opinion is the date the subject property was viewed of 07/21/2020. The effective date of the report is 12/03/2020. Your attention is directed to the following data, analysis, discussion, and conclusions.

X

Scott Spear, MAI, SRA
Certified General Appraiser #REA-RAG-LIC-521

Scott Spear, MAI, SRA
Certified General Appraiser
#REA-RAG-LIC-521
Bitterroot Appraisal, LLC
PO Box 423
Hamilton, MT 59840
(406) 369-1969
spear.scott@gmail.com



1	PART 1: INTRODUCTION	8
1.1	SUBJECT PHOTOGRAPHS.	8
1.2	ASSUMPTIONS AND LIMITING CONDITIONS.....	10
1.3	SUMMARY OF SALIENT FACTS AND CONCLUSIONS.....	15
1.4	SCOPE OF WORK.....	17
1.5	PURPOSE OF THE APPRAISAL.....	23
1.6	INTENDED USE OF THE APPRAISAL	23
1.7	PROPERTY RIGHTS APPRAISED	24
1.8	DATE OF VALUE OPINION	24
1.9	DEFINITION OF VALUE	25
1.10	IDENTIFICATION OF THE SUBJECT PROPERTIES	25
1.11	TRANSFER HISTORY OF THE SUBJECT PROPERTIES	26
1.12	EXPOSURE PERIOD AND MARKETING TIME	26
2	PART II: DESCRIPTIONS, ANALYSIS, AND VALUE CONCLUSIONS	28
2.1	PLAT MAPS.....	32
2.2	PROPERTY DISCUSSION, PHOTOS, FLOORPLANS.....	35
2.3	AERIAL IMAGES.....	51
2.4	COMPETING MARKET AREA MAP	52
2.5	HIGHEST AND BEST USE ANALYSIS	54
2.6	THE VALUATION PROCESS.....	56
2.7	SALES COMPARISON APPROACH.....	57
2.8	RECONCILIATION AND FINAL VALUE OPINION	76
3	PART III: CERTIFICATION AND ADDENDA	78
3.1	CERTIFICATION.....	78
3.2	QUALIFICATIONS OF THE APPRAISER.....	80
3.3	GLOSSARY.....	80
3.4	ADDENDA	86

1 PART 1: INTRODUCTION

1.1 SUBJECT PHOTOGRAPHS².



Sale #1098 , 871 Leaning Pine Ln



Sale #1099 , 1051 Leaning Pine Ln



Sale #1100 , 1057 Leaning Pine Ln



Sale #1101 , 555 Cabin Ln

² Photographs taken on the effective date of appraisal. Additional photographs are included in addenda.



Sale #1102 , 495 Cabin Ln



Sale #1103 , 345 Cabin Ln



Sale #1104 , 335 Cabin Ln



Sale #1004 , 2056 Snowmass Dr

1.2 ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions.

1. The appraisal performed is subject to all statements, assumptions, limiting conditions, and other conditions ("Appraisal Conditions") set forth in the appraisal report. Client agrees that Client will review the Appraisal Conditions upon receipt of the report and that Client's use of the appraisal will constitute acceptance of the Appraisal Conditions. The Appraisal Conditions shall be considered as being incorporated into and forming part of any agreement for appraisal services, engagement letter, or appraisal order.
2. The appraiser is an MAI and SRA designated member of The Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to peer review by its duly authorized representatives.
3. This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.
4. No part of this appraisal, its value estimates, or the identity of the firm or the appraiser may be communicated to the public through advertising, public relations, media sales, or other media.
5. All files, work papers and documents developed in connection with this assignment are the property of the appraiser, Scott Spear. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans and sketches provided are intended to assist the client in visualizing the property; no other use of these plans is intended. The work file prepared is an electronic work file and incorporates by reference all pertinent electronic data and analysis files retained by the appraiser.
6. No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser or made known to the appraiser. No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property. The appraiser is not qualified to detect hazardous or toxic materials. Such determination would require investigation by a qualified environmental engineer or other expert, and is beyond the scope of this assignment. The value estimate presented is based upon the assumption that the subject is free and clear of contamination or toxic materials of any kind either upon, or impacting, the subject property. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover such conditions.

7. Unless otherwise stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.
8. Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. The subject is assumed to be in compliance with all zoning and legal encumbrances.
9. Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place as of the date of appraisal or reasonably obtainable.
10. Unless otherwise stated herein, it is assumed there are no known zoning violations, encroachments, easements, or other restrictions which would affect the subject property, unless otherwise stated herein.
11. The appraiser is not required to give testimony in Court in connection with this appraisal. If the appraiser is subpoenaed pursuant to a court order, the client agrees to pay the appraisers regular per diem rate plus expenses for appearance time, preparation time, travel time, and document preparation time at the regular hourly rate in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes, the subject of litigation, condemnation, or other legal proceeding, it is assumed the appraiser will be given reasonable advance notice, and reasonable additional time for preparation.
12. The appraiser has not observed the subject property to determine compliance with the Americans with Disabilities Act (ADA). As the appraiser has no direct evidence or knowledge pertaining to the subject's compliance, or non-compliance, with the Americans with Disabilities Act, this appraisal does not consider possible non-compliance or its effect upon the subject property or value opined.
13. Appraisals are based on the data available at the time the assignment is completed. Reasonable amendments or modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.
14. Unless otherwise stated herein, the subject property has been appraised as though free and clear of all encumbrances.
15. All maps, plans, property specifications and data relied upon by the appraiser and presented herein are assumed to be correct. No survey of the subject was made by this appraiser. A 'viewing' or 'observation' of the subject was made, which is not defined as an 'inspection' and should not be utilized as, or in lieu of, a property inspection, a building inspection, a home inspection, an engineering inspection, or an

environmental inspection. All dimensions referenced have been provided by available public records or personal measurements by the appraiser rounded to the nearest ¼' increment.

16. Where the value of the land and improvements is shown separately, the value of each is presented only as an aid to compare the value which it lends to the parcel in its entirety.
17. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
18. Any compensation is not contingent upon any action resulting from the analysis, opinions, or conclusions presented, or the use of the appraisal report.
19. To the best of my knowledge and belief, the statements of fact contained in this appraiser report are true and correct. Furthermore, no known important or materially relevant facts have been withheld.
20. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal unbiased professional analysis, opinions, and conclusions.
21. Unless otherwise stated, I have made a personal viewing of the property that is the subject of this report on the stated date.
22. Unless otherwise stated, no one provided significant professional assistance to the signatory appraiser.
23. The client and all intended users agree to all of the following: i) this appraisal does not serve as a warranty on the physical condition or operability of the properties appraised, ii) all users of this report should take all necessary precautions before making any financial commitments to or for the subject, iii) any estimate for repairs, alterations, or cost to cure, is (are) a non-warranted opinion(s) of the appraiser, iv) the appraiser is not qualified to act as an 'inspector' and the appraisal should not be utilized as, or in lieu of, an 'inspection' of any type.
24. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation radon, underground storage tanks, underground debris, lead based paint, chemical spills or contamination, mold, fire resistant treated plywood, asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of nor did the appraiser become aware of such during the appraisers viewing of the subject property. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated herein. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them. The intended user is recommended to retain an expert in this field, if desired.

25. Appraiser and client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of the Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and its Personnel's maximum aggregate and joint liability to the other part for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the total fee and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence, or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this limitation of liability. "Personnel", as used in this paragraph, means the respective party's staff, employees, contractors, members, partners, and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.
26. Maximum Time Frame for Legal Actions – Unless the time frame is shorter under applicable law, any legal action or claim relating to the appraisal or Appraiser's services shall be filed in court (or in the applicable arbitration tribunal, if the parties to the dispute have executed an arbitration agreement) within two (2) years from the date of delivery to the Client of the appraisal report to which the claims or causes of action relate, or, in the case of acts of conduct after delivery of the report, two (2) years from the date of the alleged actions or conduct. The time frame stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action, or damages. The time frame stated in this section shall apply to all non-criminal claims or causes of action of any type.
27. No Assignment of Claims – Legal claims or causes of action relating to the appraisal are not transferable or assignable to a third party, except: (i) as the result of a merger, consolidation, sale, or purchase of a legal entity, (ii) with regard to the collection of a bona fide existing debt for services but then only to the extent of the total compensation for the appraisal plus reasonable interest, or (iii) in the case of an appraisal performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage before an event of default on the mortgage or note or its legal equivalent.
28. The stated client and intended user(s) are the only intended users herein identified. The appraiser has no accountability, obligation, or liability to any third party. This appraisal may not be utilized or relied upon by any entity other than the stated client without the written consent of appraiser. Unintentional third party users do so at their own risk.
29. The opinion of value(s) presented may differ if ownership is fractured or if the interest being appraised is less than an ownership interest.

30. Use by the stated client(s), and use by any stated intended user(s), implies acceptance of all prior statements; if client(s) and any stated intended user(s) does not agree to all above statements, do not use or rely upon this report for any purpose.
31. The appraiser is not required and is under no compulsion to modify this appraisal report following submission to the stated client. If new information is received which is viewed as pertinent to the assignment, the appraiser, at his sole discretion, may or may not modify this report for re-submission to the stated client.

1.3 SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Type:	Eight DNRC Cabin Sites.																																													
Location:	Seeley Lake Outlet.																																													
Property Overview/Legal Descriptions:	<table><tr><th>#</th><th>Sale #</th><th>Lessee</th><th>Legal</th><th>Address</th></tr><tr><td>1</td><td>1098</td><td>Cannon Investments LP</td><td>Lot 11 COS # 4875</td><td>871 Leaning Pine Lane, Seeley Lake</td></tr><tr><td>2</td><td>1099</td><td>Johnson, Mathew J.</td><td>Lot 14 COS # 4875</td><td>1051 Leaning Pine Lane, Seeley Lake</td></tr><tr><td>3</td><td>1100</td><td>Beebe, Wallace, Nila, Holly</td><td>Lot 15 COS # 4875</td><td>1057 Leaning Pine Lane, Seeley Lake</td></tr><tr><td>4</td><td>1101</td><td>Thurston, Timothy J. & Ciny A.</td><td>Lot 26 COS # 4875</td><td>555 Cabin Lane, Seeley Lake</td></tr><tr><td>5</td><td>1102</td><td>Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody</td><td>Lot 27 COS # 4875</td><td>495 Cabin Lane, Seeley Lake</td></tr><tr><td>6</td><td>1103</td><td>Holden, Steve & Diana</td><td>Lot 28 COS # 4875</td><td>345 Cabin Lane, Seeley Lake</td></tr><tr><td>7</td><td>1104</td><td>Devries, John & Tina</td><td>Lot 29 COS # 4875</td><td>335 Cabin Lane, Seeley Lake</td></tr><tr><td>8</td><td>1004</td><td>Michaelson, Ronald & Nancy</td><td>Lot 7 COS # 5140</td><td>2056 Snowmass Drive, Seeley Lake</td></tr></table>	#	Sale #	Lessee	Legal	Address	1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake
#	Sale #	Lessee	Legal	Address																																										
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake																																										
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake																																										
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake																																										
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake																																										
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake																																										
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake																																										
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake																																										
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake																																										
Date of Value Opinion:	07/21/2020.																																													
Property Rights Appraised:	Fee Simple.																																													
Intended Use:	Potential Sale.																																													
Intended User:	Stated Client.																																													
Current Use:	Recreational cabin sites.																																													
Zoning:	None.																																													
Highest and Best Use As Vacant:	Recreational cabin sites.																																													
Highest and Best Use As Improved:	Recreational cabin sites.																																													

Estimated Site Values:

#	Sale #	Lessee	Legal	Address	Lot Size ±	Estimated Site Value*
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	\$146,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	\$72,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	\$71,500
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	\$73,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	\$147,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	\$73,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	\$148,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	\$146,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

Estimated Contributory Improvement Values:

#	Sale #	Lessee	Legal	Address	Lot Size ±	GLA ±	Estimated Improvement Value
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	\$235,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	710	\$203,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	660	\$150,000
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	420	\$145,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	1,305	\$228,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	932	\$239,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	886	\$237,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	560	\$206,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

Reconciled Value Opinions:

#	Sale #	Lessee	Legal	Address	Lot Size ±	GLA ±	Estimated Total Value **
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	\$381,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	710	\$275,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	660	\$221,500
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	420	\$218,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	1,305	\$375,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	932	\$312,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	886	\$385,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	560	\$352,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

1.4 SCOPE OF WORK

Scope of work is defined as:

Scope of Work

The type and extent of research and analyses in an assignment. (USPAP, 2010-2011 ed.)

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010)³.

It is the appraiser's responsibility to determine the appropriate scope of work for the subject assignment. USPAP standards codify the requirements for communication of the appraiser's analysis, opinions, and conclusions in a manner that will be meaningful and not misleading. The intended use of the report, as previously identified, is a key component of the determination of the appropriate scope of work.

Scope of Work:	
Appraisal Report Type:	This is an 'appraisal report', as defined in USPAP. The Scope of Work of this appraisal report is herein contained and additionally referenced throughout the body of this appraisal report. An electronic work file for the subject assignment has been prepared and will be retained by appraiser compliant with statutory record keeping provisions.
Property Identification and Viewing:	The subject, client, intended use, intended user, type of value, date of value, property characteristics, and assignment conditions have been identified in applicable sections of this report. The subject was viewed by the appraiser as follows: an interior and exterior observation of the subject was made on the date indicated, and photographs were taken to demonstrate the subject features and amenities as of date of viewing. Comparable photographs were taken externally from the date of sale through the report date; historical images, dated images, and/or third party images may or may not be provided. No portions of

³ Note: The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015) has been released c. 2015. The definitions referenced are similar between the 5th and 6th editions; the 5th edition is referenced herein.

	<p>the subject properties were probed, moved, or dismantled to provide access. Unless otherwise indicated, subject crawlspace and attic areas were not viewed. The subject roof was viewed from ground level only. Viewing included exterior measurements, exterior and interior walk through, and viewing of accessible areas, with the exception of Sale #1099 located at 1051 Leaning Pine Ln, which was viewed externally only per lessee request due to Covid concerns. It is an assumption of this report that this property is in similar condition and features as the exterior and as viewed via windows, owner/lessee provided photos, and discussion with owner/lessee. Accessible areas of the subject properties were <i>observed</i> only; no part of the subject properties was <i>inspected</i>.</p>
Analysis of Physical Factors:	<p>All known pertinent physical factors were analyzed. The subject property measurements are based upon the exterior wall dimensions, as rounded to the nearest ¼' increment. Physical data of comparable properties is based upon MT Dept. of Revenue assessment records, MT Cadastral records, prior viewings and appraisals, property owners and agents, and MRMLS records, as available.</p>
Analysis of Economic Factors:	<p>All known pertinent economic factors were analyzed. Sales information is based upon the area Montana Regional MLS system. MRMLS records have been verified to the extent available which may include public records, deeds, grantor, grantee, and agents or other parties involved in the transaction. Montana is not a public disclosure state.</p>
Extent of Data Research:	<p>The appraiser maintains a database of sales and listings for the subject market area. In addition to market data developed in the course of prior appraisal work, other primary sources of information include:</p> <ul style="list-style-type: none"> • MRMLS • County Dept. of Revenue Office • County Clerk and Records Office • County Planning Office • County Environmental Health/Sanitarions Office

	<ul style="list-style-type: none"> • County Online and MT Cadastral Records • Appraisers, listing agents, and selling agents in the subject market area. • Renee Kelley, State of Montana DNRC staff. <p>Montana is a non-disclosure state. As such, data is provided by the applicable area MRMLS service, prior assignments, and/or other data sources such as area real estate agents, appraisers, etc. Sales prices, sales dates, rental rates, marketing time information, etc. are provided by the applicable MRMLS or via interview of applicable parties. It is an extraordinary assumption of this report that the sources of information relied upon and information provided are accurate; if an extraordinary assumption is found to be false, the opined value may or may not be impacted.</p>
Parameters of Market Data:	<p>All sales having occurred in subject market area in the 2015 to present time period have been reviewed, as provided by the applicable area MRMLS system; Montana is not a public disclosure state. All sales have been adjusted for market conditions as indicated by market data. The most timely and proximate sales available in the subject market area have been utilized.</p>
Extraordinary Assumptions ⁴	<ul style="list-style-type: none"> • Features of the subject site such as legal descriptions, dimensions, size, etc. were obtained from publicly available sources. All information taken therefrom is assumed to be correct. • Details of the subject improvements, if any, including but not limited to floor plans, construction materials, dimensions, etc. were obtained from personal observation and/or measurement, unless stated otherwise. All are assumed to be

⁴ If extraordinary assumptions or hypothetical conditions are found to be false, the estimated value and conclusions herein may or may not be impacted.

correct. Any sketch contained herein is presented to provide a visual representation only and is not drawn to scale.

- Observation of the subject properties was limited to the site, none of the roof (not visible in its entirety from the ground), most exterior walls (as visible from the ground), none of the crawlspace or attic unless otherwise stated and photographed, most of the viewable interiors. Unseen spaces are assumed to have physical condition and construction quality similar to that of observed spaces. It is further assumed that the subject has no hidden or un-apparent defects. The appraiser did not attempt to study, dig, probe, investigate, inspect, detect, or discover unfavorable physical features.
- Real estate tax, zoning, deed information, etc. was obtained from public online records and are assumed correct. All information obtained from any credible source is assumed correct.
- The property located at 2056 Snowmass Drive is appraised subject to the extraordinary assumption that it can have a legal permitted septic system, per client request, due to location on an elevated bench.
- Legal access via easements through adjacent ownership is assumed.
- Water and waste disposal systems serve the subject properties as referenced herein; it is assumed that these systems possess sufficient capacity to serve the intended use of the subject improvements, if any. This appraisal also assumes water is potable and non-contaminated where applicable.
- A title policy was not provided to appraiser as a component of this assignment; if detrimental features were identified or suggested in a title policy, or other professional report, this appraisal does not address issues that are significantly atypical

	<p>for a valuation of a property of this type unless specifically identified as such herein.</p> <ul style="list-style-type: none"> The above extraordinary assumptions, and other assumptions which may be contained herein, are an integral premise upon which the conclusions of this appraisal report are based; if any of these assumptions are found to be untrue or materially inaccurate, the report assignments results may or may not be impacted.
Hypothetical Conditions	<p>USPAP defines a hypothetical condition as ‘a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.’ Hypothetical conditions assume conditions that are contrary to know fact. This appraisal assignment is based upon the following hypothetical conditions, if any: per assignment conditions of the stated client, the properties are appraised subject to the hypothetical condition as if they are in private ownership and could be sold on the open market, and, are to be appraised in Fee Simple interest, and, that leases/licenses do not exist. Further, the subject properties are valued with the actual or hypothetical condition that the cabin site or home site has legal access. The cabin site (land) is valued under the hypothetical condition that it is vacant raw land, without any site improvements, utilities, or buildings.</p>
The Type and Extent of Analysis:	<p>Cost Approach: Due to the age and related physical deterioration of the subject property, and lack of market relevance, the cost approach to value is not deemed applicable to the subject assignment and has not been provided.</p> <p>Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.</p> <p>Income Approach: This approach is not applicable due to a lack of a demonstrated rental market for comparable properties in the subject market area, and has not been provided. Any attempt at the income</p>

	approach would be a theoretical application only, lacking merit for the subject assignment.
--	---

1.5 PURPOSE OF THE APPRAISAL

The purpose of an appraisal is defined as:

Purpose of an Appraisal

The objective of an assignment—e.g., in an appraisal assignment, to develop an opinion of the defined value of any real property interest.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

The purpose of this appraisal is to provide an opinion as to the market value of the subject properties fee simple interest as of the effective date of the appraisal of 07/21/2020.

1.6 INTENDED USE OF THE APPRAISAL

The intended use and intended user of an appraisal are defined as follows:

Intended Use

The manner in which the intended users expect to employ the information contained in a report.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

The intended use of this appraisal is for use in the decision-making process concerning the potential sale of said subject properties by the intended user.

Intended User

1. The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment. (USPAP, 2010-2011 ed.)
2. A party who the appraiser intends will employ the information contained in a report.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

To be an intended user, the appraiser must intend for a party to rely on the assignment results contained herein. This appraisal is intended in its entirety for the use of the stated client, the State of Montana Dept. of Natural Resources and Conservation, the Montana Board of Land Commissioners, and lessees. Any other use or use by any entity other than the above referenced client is unintentional and prohibited. This report should not be relied upon by any other entity for any other purpose. Unauthorized users do so at their own risk. This report

should be treated as confidential and copyrighted material and cannot be otherwise utilized or reproduced in any fashion without the written consent of the signatory appraiser. The intended users per client request are as follows:

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 Cannon Investments, LP; Mathew J. Johnson; Wallace, Nila, & Holly Beebe; Timothy J. & Cindy A. Thurston; Mitchell Parrish, Jeremy Jensen, & Cody Michelson; Steve & Diane Holden; John & Tina Devries; and Ronald & Nancy Michaelson. 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.

1.7 PROPERTY RIGHTS APPRAISED

This appraisal considers the subject's fee simple interest, which is defined as:

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

True fee simple interest can seldom, if ever, be appraised due to the encumbrances placed upon real estate through easements, zoning, deed restrictions, etc. As such, the fee simple equivalent interest is viewed as "the fee simple interest in the appraised property, subject to zoning (if any), easements (if any), and restrictions of record (if any), as identified within the report as available during the background data research conducted for the subject assignment". A title report was not provided as a component of this assignment.

1.8 DATE OF VALUE OPINION

The date of the value opinion, which is the effective date of the appraisal, is 07/21/2020. The report date is 12/03/2020.

1.9 DEFINITION OF VALUE

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.

1.10 IDENTIFICATION OF THE SUBJECT PROPERTIES

#	Sale #	Lessee	Legal	Address	Lot Size ±	Lease #
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	3061591
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	3061425
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	3061440
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	3061420
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	3061439
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	3061288
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	3061405
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	3061106
Legal Description(s)						

1.11 TRANSFER HISTORY OF THE SUBJECT PROPERTIES

None within the prior 36 month period.

1.12 EXPOSURE PERIOD AND MARKETING TIME

Exposure period and marketing time are defined as:

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. Exposure time is an estimate prior to date of appraisal whereas marketing time is an estimate following the date of appraisal. Exposure time assumes adequate, sufficient and reasonable time and effort. Market value estimates further assume an adequate marketing effort and reasonable time for exposure prior to the date of appraisal. Exposure time is viewed as a historical estimate whereas marketing time is viewed as a prospective estimate. Exposure time is a requisite to the definition of market value utilized, and allows the intended user of an appraisal to put the value opinion into appropriate context.

The rural recreational cabin use of the subject properties is typical of the subject market area.

Reasonable exposure time is a function of price, market conditions, and property characteristics; further, exposure times are property specific and linked to a specific value conclusion. All comparable sales presented are viewed as having typical exposure for the area.

The exposure time demonstrated by available market area sales supports an anticipated exposure period of 0-12 months for residential properties within the identified subject market area. The exposure time demonstrated by the sales available likewise supports an anticipated marketing time period of 0-12 months.

2 PART II: DESCRIPTIONS, ANALYSIS, AND VALUE CONCLUSIONS

Site	
Information Sources:	Site Viewing; Assessment and Tax Records; County Clerk & Recorder Office; Plat Map of Record; Property Owner.
Site Dimensions:	See attached plat maps of record i.e. COS #4875 and #5140.
Site Shape:	Corner pins are neither visible nor marked. Approximate lot boundaries were visualized by aerial cadastral images.
Drainage, Soil, Subsoil Conditions:	All properties are located either fully or partially within identified County flood zones; see attached flood maps. Property owners have reported periodic flooding, primarily in the spring, due to adjacent river water frontage; photos provided by property owners demonstrating flooding are included in addenda herein.
Road Frontage/Access:	Gravel, year round access possible with requisite snow plowing.
Utilities:	Private well and septic systems are typical of the subject market area. Properties located at 871 Leaning Pine Ln, 495 Cabin Ln, and, 335 Cabin Ln have permitted septic systems; copies of permits are included in addenda herein. The property located at 2056 Snowmass Drive is appraised subject to the extraordinary assumption that it can have a legal permitted septic system, per client request, due to location on an elevated bench. The remaining cabins are estimated to be incapable of obtaining septic permits via extraordinary assumption; if this extraordinary assumption is found to be false, the opined value will be affected. The properties located at 871 Leaning Pine Ln, 555 Cabin Ln, 495 Cabin Ln, 335 Cabin Ln have wells.

Site Improvements:

#	Sale #	Lessee	Legal	Address	Lot Size ±	GLA ±	Additional Improvements	Permitted Septic?	Lease #
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	Acc. Unit, Garage, Sheds, Dock, Septic, Well	Yes	3061591
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	710	Sheds, Dock	No	3061425
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	660	Sheds, Dock	No	3061440
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	420	Shed, Dock, Well	No	3061420
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	1,305	Sheds, Dock, Septic, Well, Foundation	Yes	3061439
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	932	Acc. Unit, Sheds, Dock	No	3061288
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	886	Acc. Unit/Dry Cabin, Sheds, Dock, Septic, Well	Yes	3061405
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	560	Garage, Sheds, Shower Shed, Dock	Yes***	3061106

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

Flood Zone:

The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject properties are located either partially or wholly within an identified flood hazard zone(s).

**Easements/
Encroachments:**

Typical utility easements are present, with no adverse encroachments noted. Legal access to and buildability of the subject properties is assumed.

Proximate Uses:

Rural recreational cabins.

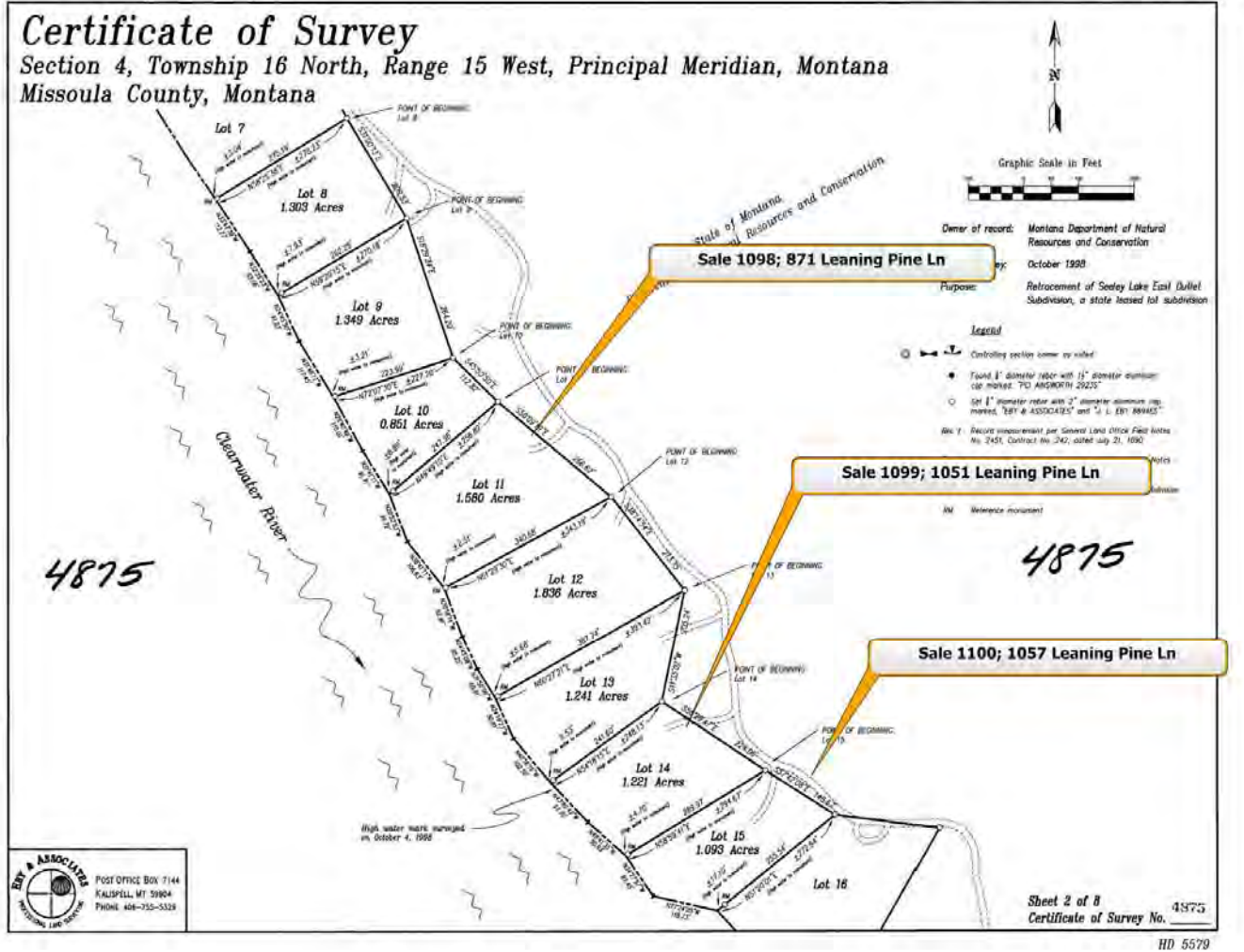
IMPROVEMENT DATA &**ANALYSIS****Property Type:**

Rural recreational cabins.

Construction:	Class D – Wood Frame/Log.																																																						
Year Built:	Chronological year built of the subject properties is provided by State of Montana Dept. of Revenue assessment records. Remodeling years/occurrences is unknown.																																																						
Condition:	Average-Good.																																																						
Size:	<table><tr><th>#</th><th>Sale #</th><th>Address</th><th>Lot Size ±</th><th>GLA ±</th><th>Additional Improvements</th></tr><tr><td>1</td><td>1098</td><td>871 Leaning Pine Lane, Seeley Lake</td><td>1.580</td><td>1,452</td><td>Acc. Unit, Garage, Sheds, Dock, Septic, Well</td></tr><tr><td>2</td><td>1099</td><td>1051 Leaning Pine Lane, Seeley Lake</td><td>1.221</td><td>710</td><td>Sheds, Dock</td></tr><tr><td>3</td><td>1100</td><td>1057 Leaning Pine Lane, Seeley Lake</td><td>1.093</td><td>660</td><td>Sheds, Dock</td></tr><tr><td>4</td><td>1101</td><td>555 Cabin Lane, Seeley Lake</td><td>1.699</td><td>420</td><td>Shed, Dock, Well</td></tr><tr><td>5</td><td>1102</td><td>495 Cabin Lane, Seeley Lake</td><td>1.813</td><td>1,305</td><td>Sheds, Dock, Septic, Well, Foundation</td></tr><tr><td>6</td><td>1103</td><td>345 Cabin Lane, Seeley Lake</td><td>1.646</td><td>932</td><td>Acc. Unit, Sheds, Dock</td></tr><tr><td>7</td><td>1104</td><td>335 Cabin Lane, Seeley Lake</td><td>2.019</td><td>886</td><td>Acc. Unit, Sheds, Dock, Septic, Well</td></tr><tr><td>8</td><td>1004</td><td>2056 Snowmass Drive, Seeley Lake</td><td>1.774</td><td>560</td><td>Garage, Sheds, Shower Shed, Dock</td></tr></table>	#	Sale #	Address	Lot Size ±	GLA ±	Additional Improvements	1	1098	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	Acc. Unit, Garage, Sheds, Dock, Septic, Well	2	1099	1051 Leaning Pine Lane, Seeley Lake	1.221	710	Sheds, Dock	3	1100	1057 Leaning Pine Lane, Seeley Lake	1.093	660	Sheds, Dock	4	1101	555 Cabin Lane, Seeley Lake	1.699	420	Shed, Dock, Well	5	1102	495 Cabin Lane, Seeley Lake	1.813	1,305	Sheds, Dock, Septic, Well, Foundation	6	1103	345 Cabin Lane, Seeley Lake	1.646	932	Acc. Unit, Sheds, Dock	7	1104	335 Cabin Lane, Seeley Lake	2.019	886	Acc. Unit, Sheds, Dock, Septic, Well	8	1004	2056 Snowmass Drive, Seeley Lake	1.774	560	Garage, Sheds, Shower Shed, Dock
#	Sale #	Address	Lot Size ±	GLA ±	Additional Improvements																																																		
1	1098	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	Acc. Unit, Garage, Sheds, Dock, Septic, Well																																																		
2	1099	1051 Leaning Pine Lane, Seeley Lake	1.221	710	Sheds, Dock																																																		
3	1100	1057 Leaning Pine Lane, Seeley Lake	1.093	660	Sheds, Dock																																																		
4	1101	555 Cabin Lane, Seeley Lake	1.699	420	Shed, Dock, Well																																																		
5	1102	495 Cabin Lane, Seeley Lake	1.813	1,305	Sheds, Dock, Septic, Well, Foundation																																																		
6	1103	345 Cabin Lane, Seeley Lake	1.646	932	Acc. Unit, Sheds, Dock																																																		
7	1104	335 Cabin Lane, Seeley Lake	2.019	886	Acc. Unit, Sheds, Dock, Septic, Well																																																		
8	1004	2056 Snowmass Drive, Seeley Lake	1.774	560	Garage, Sheds, Shower Shed, Dock																																																		
FOUNDATION, FRAME, EXTERIOR																																																							
Foundation:	Concrete, block, post & pier.																																																						
Frame:	Wood.																																																						
Exterior:	Wood, Masonite, Lap Siding.																																																						
Roof:	Asphalt Composition, Metal.																																																						
INTERIOR																																																							
Interior Finish:	Typical recreational use; see att. photos.																																																						
Restrooms:	Those properties with permitted septic systems have restroom facilities.																																																						

MECHANICAL SYSTEMS	
HVAC:	Radiant, Woodstove, Fireplace.
Electrical:	Standard to code assumed.
Plumbing:	Standard to code assumed.
Sprinkler:	None.
SITE IMPROVEMENTS	
Parking:	Outside, uncovered; garage; carport.
Drainage:	High ground water; seasonal flooding.
Landscaping:	Minimal.

2.1 PLAT MAPS



Section 4, Township 16 North, Range 15 West, P.M., MT.
Missoula County, Montana

Sale 1104; 335 Cabin Ln

4875

4875

Sheet 4 of 8
Certificate of Survey No. 4875

HD 5579

5140

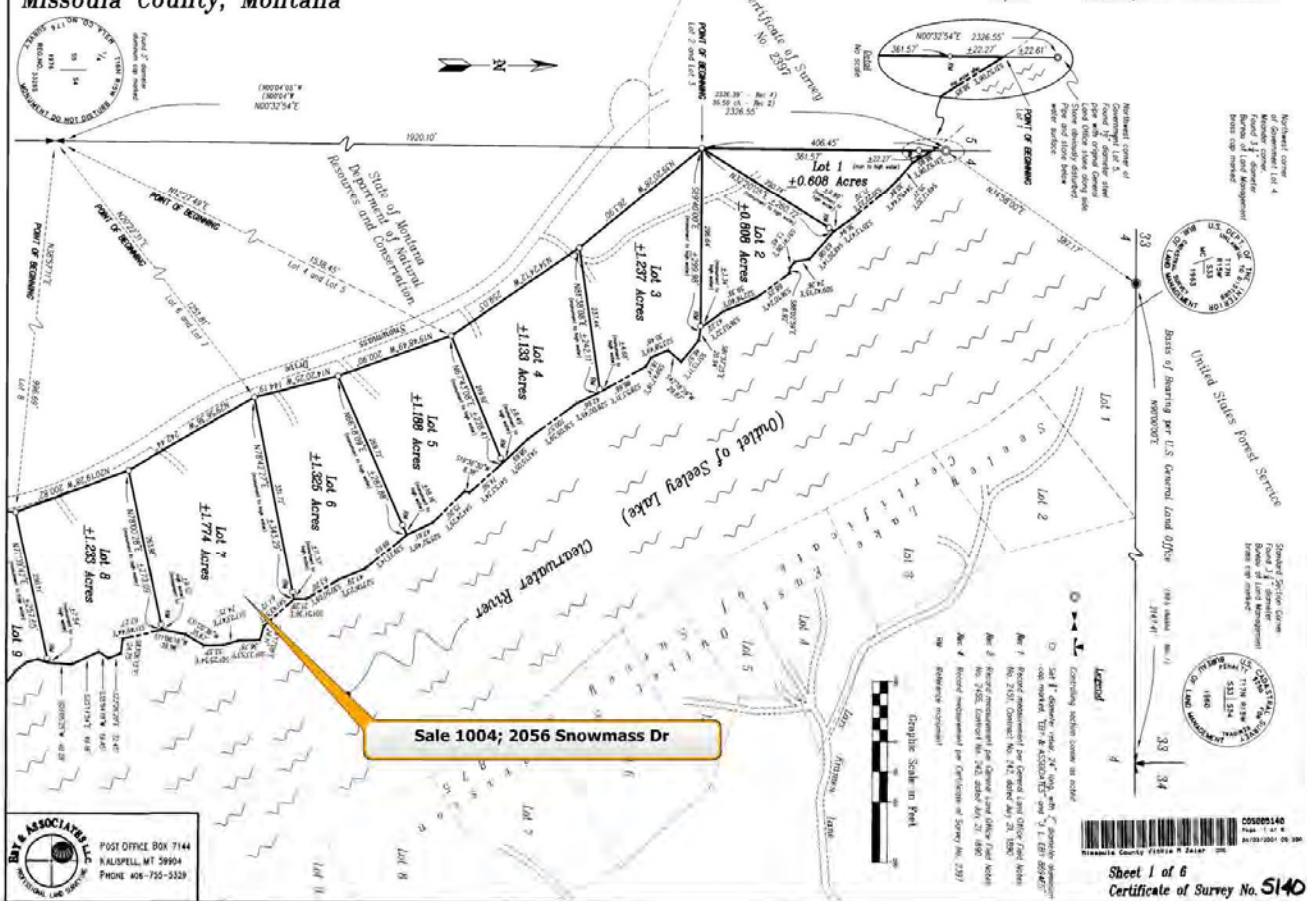
Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana
Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation

Date of survey: October 2000

Purpose: Retracement of Seeley Lake Outlet West Shore Subdivision, a state leased lot subdivision



2.2 PROPERTY DISCUSSION, PHOTOS⁵, FLOORPLANS

Sale # 1098 -
871 Leaning Pine Ln
Lot 11 COS # 4875
1.580-acres



Sale #1098 consists of a 1,452 sf log residence constructed c. 1966 with 3 BRs, 1.0 Baths, kitchen, dining, living room, loft, laundry room. The property is in average condition in relation to chronological age. Ancillary improvements consist of a dock, a 24'x34' detached garage, two sheds, and a 282sf detached accessory unit with bathroom facilities. Access is via gravel driveway accessed via Leaning Pine Lane, which has a 20' reservation, per documents provided by client. This property is served by a well and septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.

⁵ Additional photographs of each property included in addenda.

Sale # 1099 -
1051 Leaning Pine Ln
Lot 14 COS # 4875
1.221 -acres

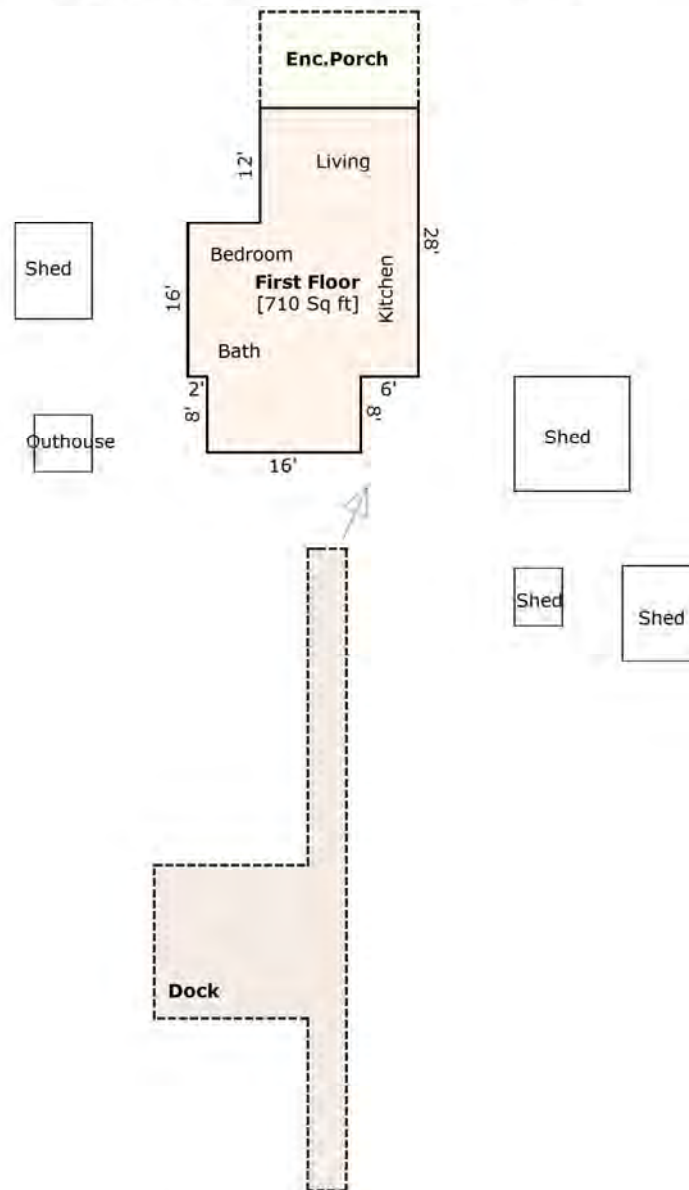


Sale # 1099 consists of a 710 sf frame residence originally constructed c. 1954, per assessment records, with 1 BRs, 1.0 Baths (which appears to be routed to a grey water system of indeterminable type, due to lack of permitted septic), kitchen, dining area, living room. The property is in average-good condition in relation to chronological age, having been fully remodeled. The interior of this property was NOT viewed per lessee request due to covid concerns. Ancillary improvements consist of a dock, four sheds, outhouse. Access is via gravel Leaning Pine Lane, with a split entry driveway. This property is not served by a permitted septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.

Sale 1099; 1051 Leaning Pine Ln

Layout not to scale and presented for demonstrative purposes only...

Interior NOT viewed per lessee request due to Covid concerns.



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	710 Sq ft	$16 \times 8 = 128$ $16.5 \times 12 = 198$ $24 \times 16 = 384$
Total Living Area (Rounded):	710 Sq ft	
Non-living Area		
Enc. Porch	165 Sq ft	$16.5 \times 10 = 165$

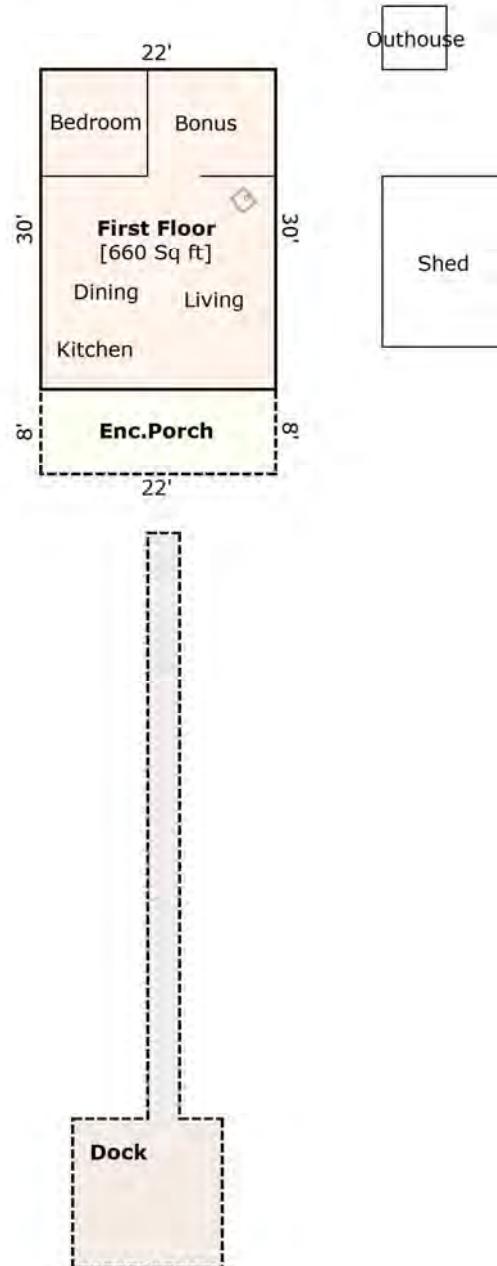
Sale # 1100 -
1057 Leaning Pine Ln
Lot 15 COS # 4875
1.093 -acres



Sale # 1100 consists of a 660 sf frame residence constructed c. 1956 with 1 BR, -0- Baths, kitchen area, dining area, living room area. The property is in average condition in relation to chronological age. Ancillary improvements consist of a dock, shed, outhouse. Access is via gravel Leaning Pine Lane, with a dedicated driveway. This property is not served by a well or septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.

Sale 1100; 1057 Leaning Pine Ln

Layout not to scale and presented for demonstrative purposes only...

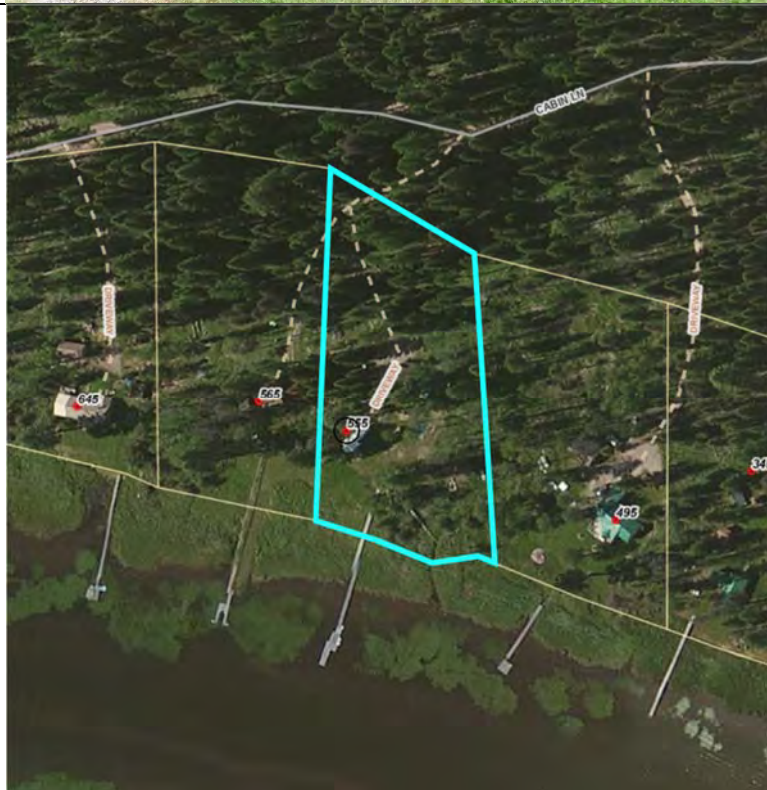


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	660 Sq ft	$22 \times 30 = 660$
Total Living Area (Rounded):		660 Sq ft
Non-living Area		
Enc.Porch	176 Sq ft	$22 \times 8 = 176$

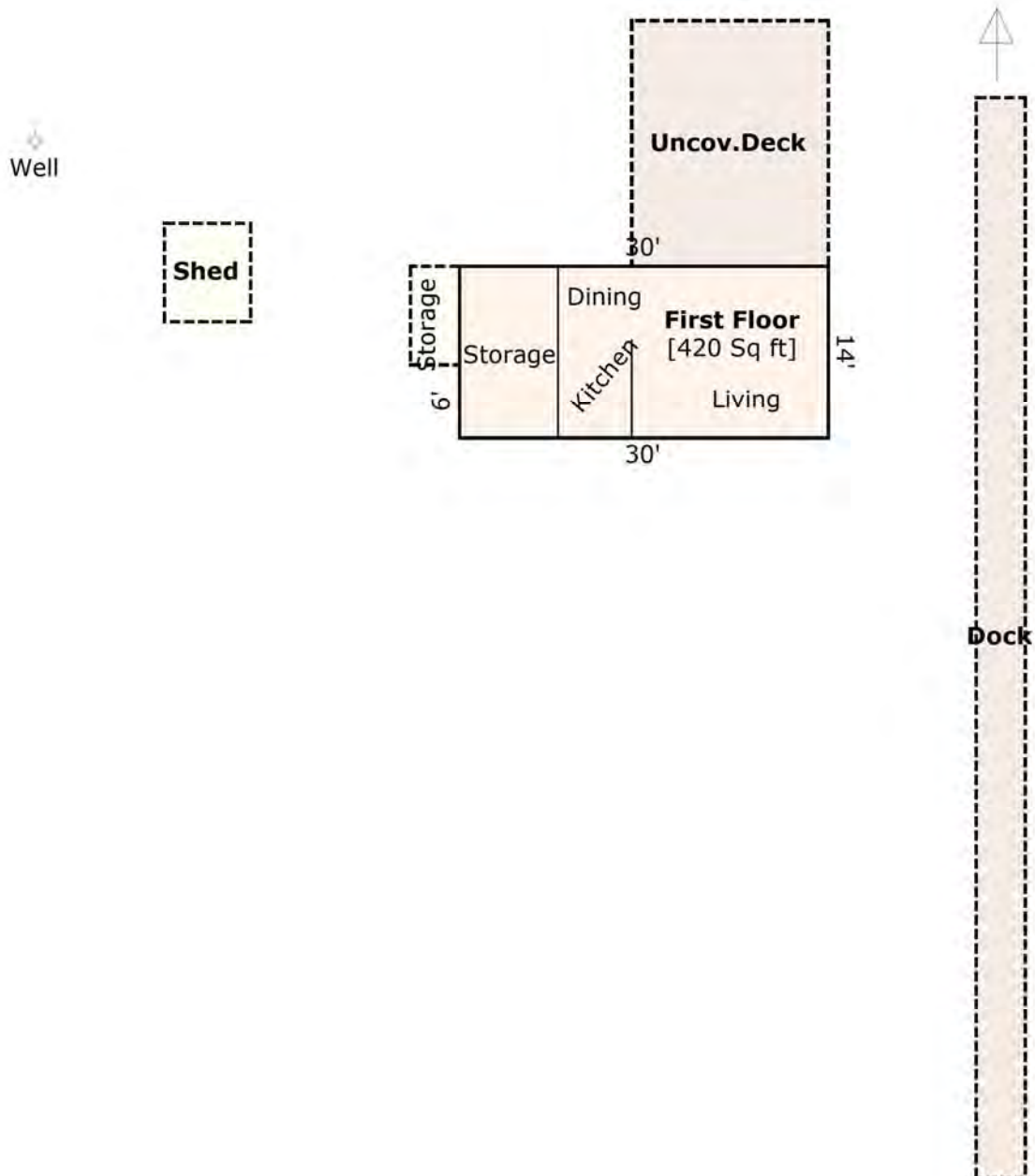
Sale # 1101 -
555 Cabin Ln
Lot 26 COS # 4875
1.699 -acres



Sale # 1101 consists of a 420 sf frame residence originally constructed c. 1920, per assessment records, with -0- BRs, -0- Baths, kitchen/dining area, living room area, storage area. The property is in average condition in relation to chronological age. Ancillary improvements consist of a dock, shed, well. Access is via gravel Cabin Ln, with a shared driveway. This property is served by a well, but not a septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.

Sale 1101; 555 Cabin Ln

Layout not to scale and presented for demonstrative purposes only...



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	420 Sq ft	$14 \times 30 = 420$
Total Living Area (Rounded):	420 Sq ft	

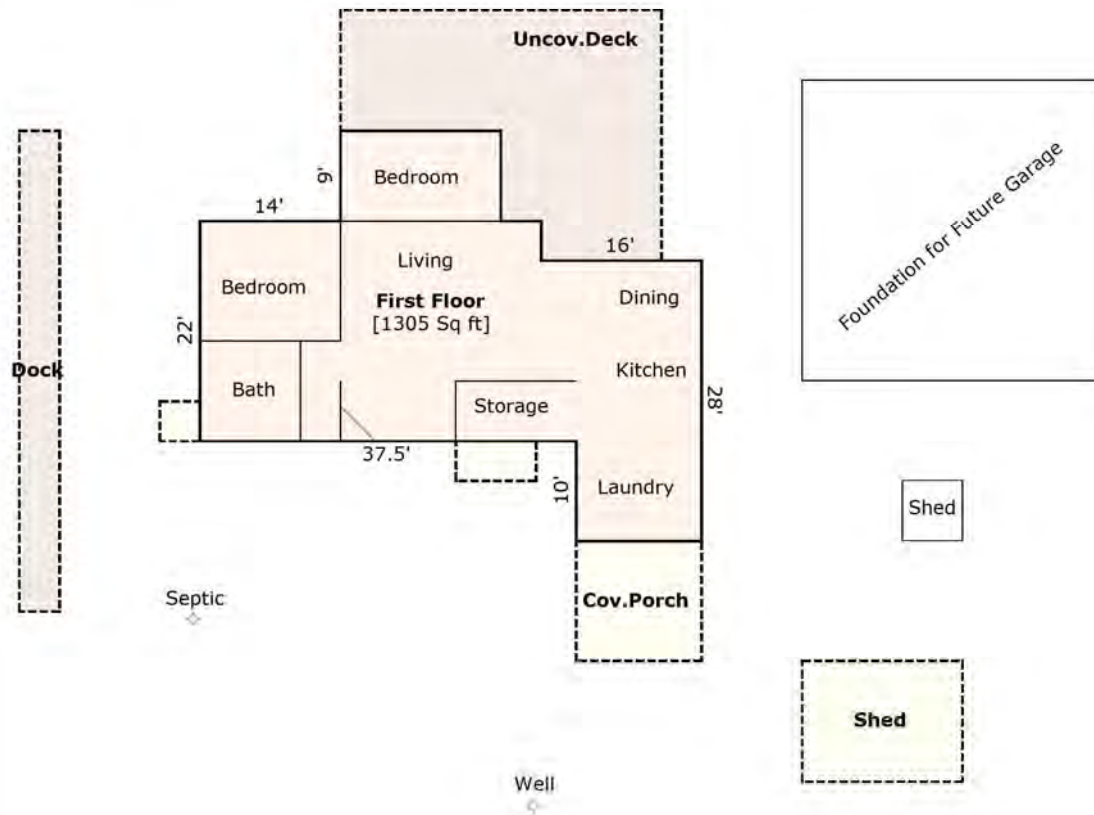
Sale # 1102 -
495 Cabin Ln
Lot 27 COS # 4875
1.813 -acres



Sale # 1102 consists of a 1,305 sf frame residence constructed c. 1960 with 2 BRs, 1.0 Baths, kitchen, dining, living room, laundry room. The property is in average condition in relation to chronological age. Ancillary improvements consist of a dock, a foundation for a future garage, two sheds. Access is via gravel Cabin Lane, with a dedicated driveway. This property is served by a well and septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.

Sale 1102; 495 Cabin Ln

Layout not to scale and presented for demonstrative purposes only...



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

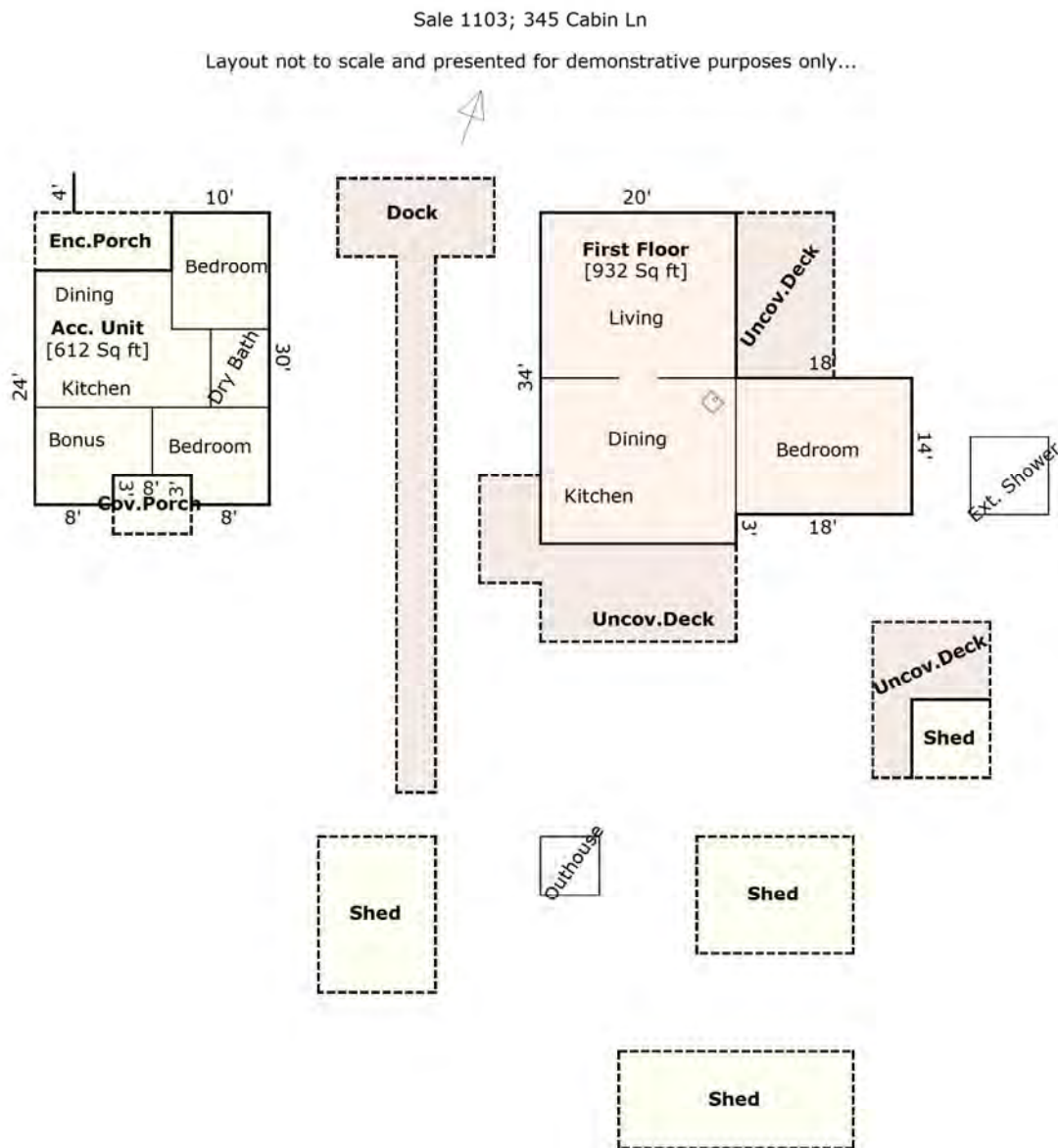
Living Area		Calculation Details	
First Floor	1305 Sq ft	$16 \times 9 = 144$	
		$12.5 \times 10 = 125$	
		$18 \times 16 = 288$	
		$34 \times 22 = 748$	
Total Living Area (Rounded):	1305 Sq ft		

Sale # 1103 -
345 Cabin Ln
Lot 28 COS # 4875
1.646 -acres



Sale # 1103 consists of a 932 sf frame residence constructed c. 1953 with 1 BR, -0- Baths, kitchen/dining, living room. The property is in average condition in relation to chronological age. Ancillary improvements consist of a dock, a 612 sf detached accessory unit constructed c. 2008 containing 2 BRs, kitchen/dining area, bonus

room, dry bath; four sheds; outhouse; exterior shower. Access is via gravel Cabin Lane, with a dedicated driveway. This property is not served by a well or septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	932 Sq ft	14 × 18 = 252 20 × 34 = 680
Total Living Area (Rounded):		932 Sq ft
Non-living Area		
Enc.Porch	84 Sq ft	6 × 14 = 84

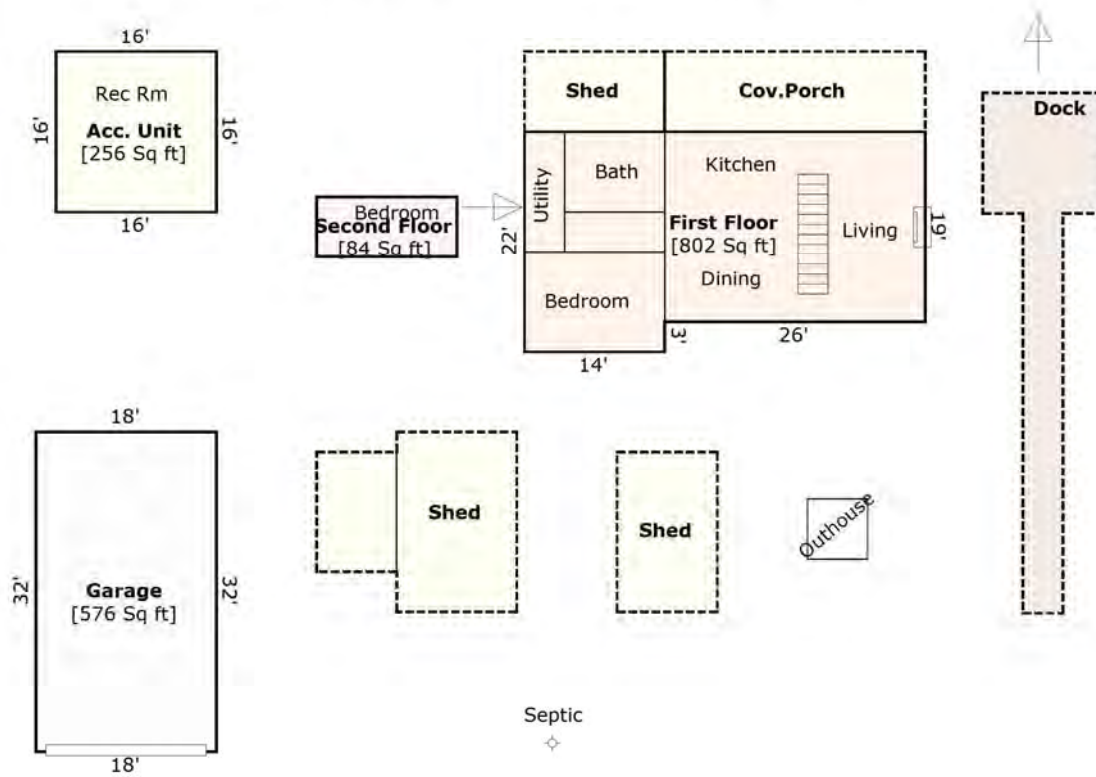
Sale # 1104 -
335 Cabin Ln
Lot 29 COS # 4875
2.019 -acres



Sale # 1104 consists of a 886 sf log residence constructed c. 1960 with 2 BRs, 1.0 Baths, kitchen, dining, living room, utility room. The property is in average-good condition in relation to chronological age. Ancillary improvements consist of a dock, a 16'x16' dry cabin; a detached 18'x32' garage; two sheds; outhouse. Access is via gravel Cabin Lane, with a shared driveway. This property is served by a well and septic system. Water access is via navigable Clearwater River frontage. This property experiences seasonal flooding.

Sale 1104; 335 Cabin Ln

Layout not to scale and presented for demonstrative purposes only...



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	802 Sq ft	$19 \times 26 = 494$ $22 \times 14 = 308$
Second Floor	84 Sq ft	$6 \times 14 = 84$
Total Living Area (Rounded):	886 Sq ft	
Non-living Area		
Garage	576 Sq ft	$18 \times 32 = 576$

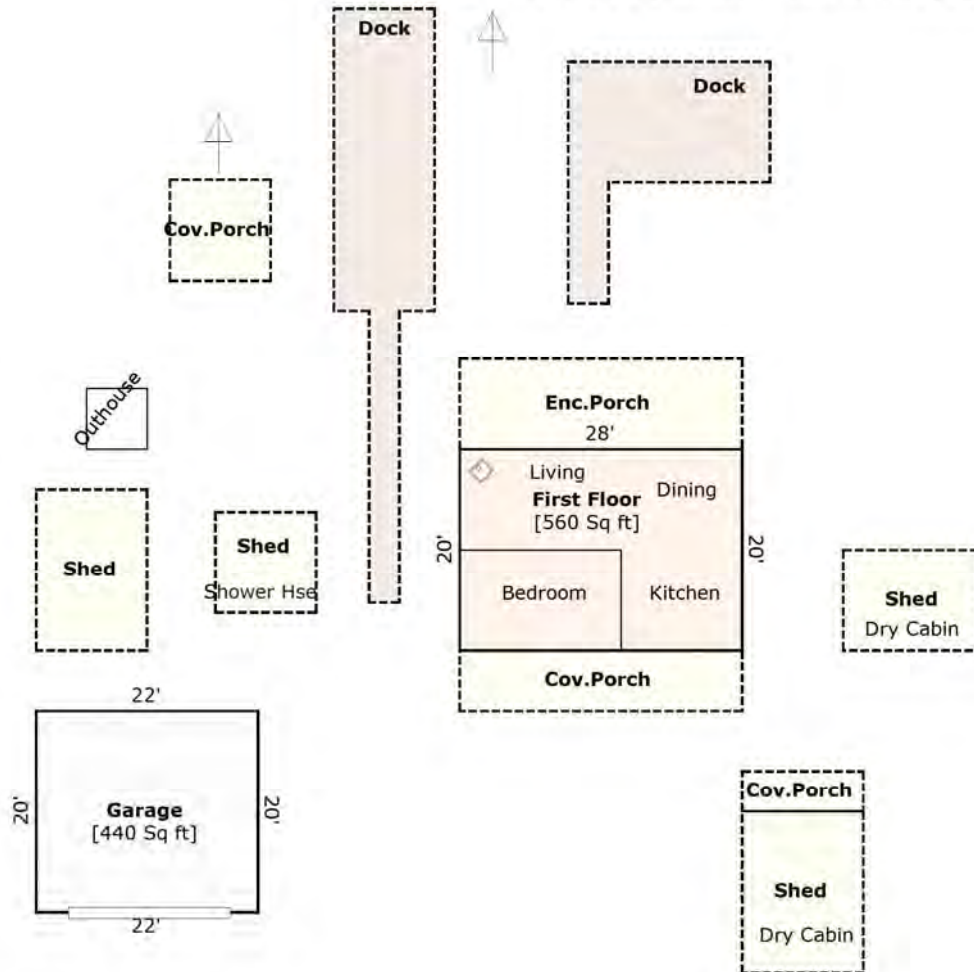
Sale # 1004 -
2056 Snowmass Dr
Lot 7 COS # 5140
1.774 -acres



Sale # 1004 consists of a 560 sf log residence constructed c. 1947 with 1 BR, -0- Baths, kitchen, dining, living room areas. The property is in average condition in relation to chronological age. Ancillary improvements consist of a dock, outhouse, four sheds, detached 20'x22' garage; one of the sheds is utilized as a shower shed. Access is via gravel Snowmass Drive, with a dedicated driveway. Water access is via navigable Clearwater River frontage. This property is located on an elevated bench on the West side of the Clearwater River, and appears to not experience significant seasonal flooding commensurate with the East side of the Clearwater River. Client has instructed appraiser to utilize extraordinary assumption that this parcel has, or can have, a legal permitted septic system; if this extraordinary assumption is found to be false, the opined value will be affected.

Sale 1004; 2056 Snowmass Dr

Layout not to scale and presented for demonstrative purposes only...



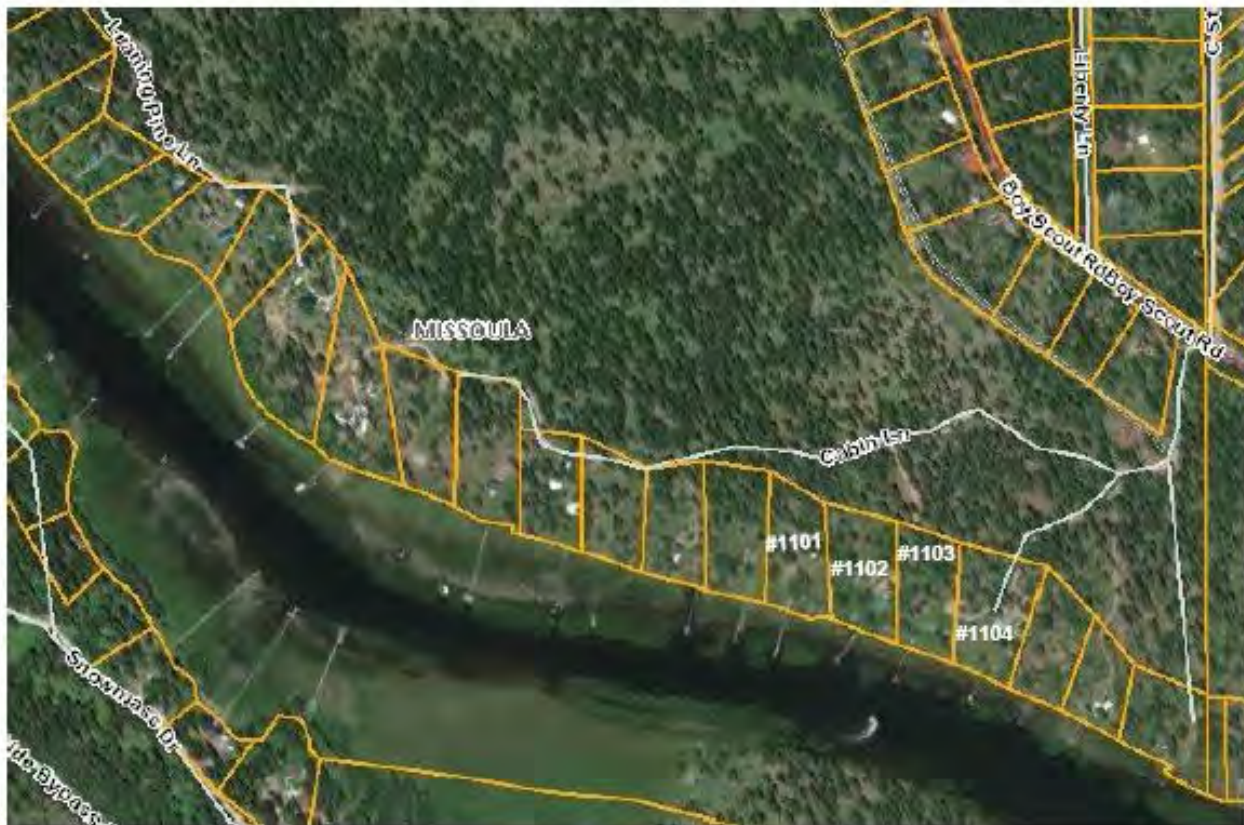
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	560 Sq ft	$28 \times 20 = 560$
Total Living Area (Rounded):		560 Sq ft
Non-living Area		
Garage	440 Sq ft	$22 \times 20 = 440$
Enc. Porch	252 Sq ft	$9 \times 28 = 252$

2.3 AERIAL IMAGES

Seeley Lake Outlet East & West
T16N-R15W, Sec. 4



2.4 COMPETING MARKET AREA MAP



Local Market Update – July 2020

A Research Tool Provided by Montana Regional MLS



Seeley Lake

Missoula County

Single-Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	8	11	+ 37.5%	68	53	- 22.1%
Pending Sales	6	4	- 33.3%	33	29	- 12.1%
Closed Sales	10	5	- 50.0%	31	28	- 9.7%
Days on Market Until Sale	101	59	- 41.6%	145	103	- 29.0%
Median Sales Price*	\$333,250	\$359,000	+ 7.7%	\$317,500	\$295,500	- 6.9%
Average Sales Price*	\$363,790	\$419,000	+ 15.2%	\$399,877	\$316,679	- 20.8%
Percent of List Price Received*	92.1%	99.0%	+ 7.5%	95.1%	97.9%	+ 2.9%
Inventory of Homes for Sale	53	37	- 30.2%	—	—	—
Months Supply of Inventory	11.8	7.9	- 33.1%	—	—	—

Local Market Update – July 2020

A Research Tool Provided by Montana Regional MLS



Missoula County

Single-Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	194	193	- 0.5%	1,173	1,109	- 5.5%
Pending Sales	148	86	- 41.9%	875	863	- 1.4%
Closed Sales	167	193	+ 15.6%	770	849	+ 10.3%
Days on Market Until Sale	51	41	- 19.6%	58	51	- 12.1%
Median Sales Price*	\$351,500	\$384,500	+ 9.4%	\$329,200	\$345,000	+ 4.8%
Average Sales Price*	\$384,578	\$417,291	+ 8.5%	\$367,157	\$388,311	+ 5.8%
Percent of List Price Received*	99.0%	100.1%	+ 1.1%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	477	371	- 22.2%	—	—	—
Months Supply of Inventory	4.2	3.2	- 23.8%	—	—	—

The subject competing market area is viewed as the central Seeley Lake area, with proximity to water features. The overall Missoula County area is experiencing appreciation in the 5%-6% ± range annually. The Seeley Lake area has experienced appreciation of -7% thru -20% based on a limited sample of 28 sales as of July 2020. The limited sales sample size in the Seeley Lake area is influenced by larger high value sales in comparative seasons. As such, market conditions of the overall Missoula County area are viewed as compelling to the overall market conditions for the subject location within rural Missoula County.

2.5 HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is defined as:

Highest and Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).

Highest and best use analysis is a three-step process. The first step involves the highest and best use of a site as though vacant. The determination must be made to leave the site vacant or to improve it. If the conclusion is to improve the site, the second step is to determine the ideal improvement. The final step is comparison between the ideal improvement and the existing improvement. At this point, the determination must be made to maintain the property in its present form or to modify the improvements to more closely conform to the ideal.

The intent of the Highest and Best Use analysis of the vacant subject property is to determine whether a probable buyer of the subject site would:

1. Develop the site or leave it vacant?
2. Determine what type of improvement should be built on the vacant site?

2.5.1 Highest and Best Use As Vacant

HBU as vacant is defined as:

Highest and Best Use of Land or a Site as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010).

Residential single unit use of the subject properties is legally permissible, physically possible, financially feasible, reasonably probable and maximally productive. Alternate uses, such as multi-unit use, commercial use, or agricultural uses are not reasonably probable due to rural location, site size, and access.

2.5.1.1 Conclusion, HBU As If Vacant

The HBU conclusion for the subject properties, as if vacant, is thereby estimated to be single-unit rural recreational use.

2.5.2 Highest and Best Use As Improved

HBU as improved is defined as:

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

The subject properties, as improved, have remaining useful economic life. Renovation when required is likely. Demolition to create vacant building sites is not likely.

2.5.2.1 Conclusion, HBU As Improved

The HBU conclusion for the subject properties, as improved, is thereby estimated to be continued single-unit rural recreational use.

2.6 THE VALUATION PROCESS

Three basic approaches may be used to arrive at an opinion of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

The **Cost Approach** is summarized as follows:

$$\begin{array}{r}
 \text{Cost New} \\
 \\
 \text{Depreciation} \\
 \\
 + \quad \underline{\text{Land Value}} \\
 \\
 = \quad \text{Value}
 \end{array}$$

The **Income Approach** converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

The **Sales Comparison Approach** compares sales of similar properties with the subject property, if timely comparable sales exist in the subject market area. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

The appraisal process concludes with the **Final Reconciliation** of the values derived from the approaches applied for a single opinion of market value. Different properties require different means of analysis and lend themselves to one approach over the others. This appraisal includes the following approaches:

- Cost Approach: This approach is not applicable, and has not been developed.
- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.
- Income Approach: This approach is not applicable, and has not been developed.

2.7 SALES COMPARISON APPROACH

The Sales Comparison Approach is defined as:

Sales Comparison Approach

The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

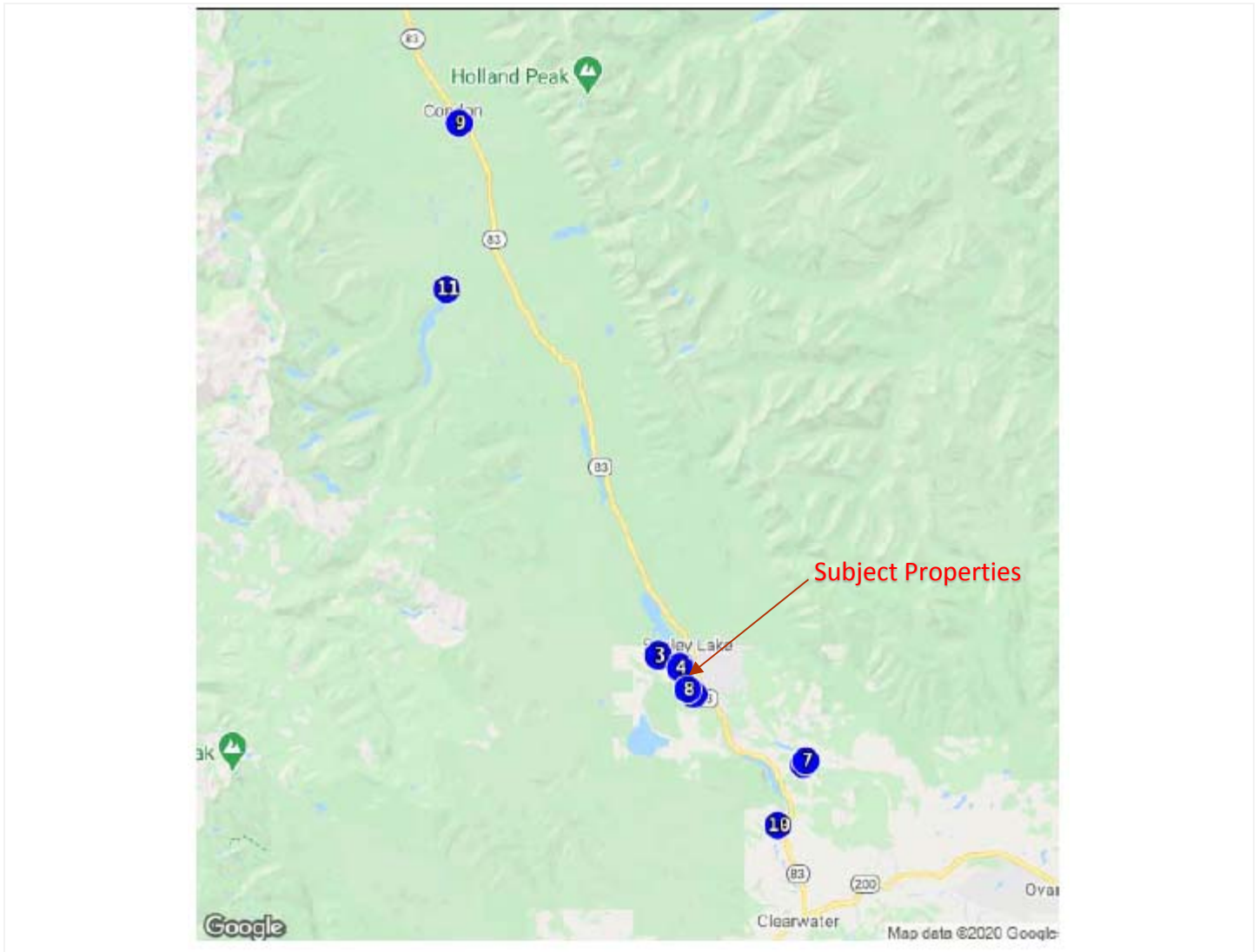
The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution, and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale, and current offerings are reviewed. All sales in subject market area in the 2015-present time period have been reviewed as a component of this assignment.
2. The most pertinent data is further analyzed and the quality of the transaction is determined. Few timely comparable sales are available in the subject market area; as such, sales dated to 2015 and located from throughout the rural Seeley, Swan, Potomac, and Greenough areas have been considered.
3. The most meaningful unit of value for the subject property is determined.
4. Each comparable sale is analyzed, and where appropriate, is adjusted to equate with the subject property. All sales required significant adjustment, particularly for market conditions from the contract date of the sale to the date of appraisal. There were no better, timelier, or more physically comparable sales available for this assignment.
5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

2.7.1 Land Value

The subject properties land value has been developed via the sales comparison approach with linear regression calculations for determination of inherent site value within the size ranges presented. The subject properties are viewed as being typical residential building sites in the 1.0-2.0± acre range with two caveats: 1) all of the eight subject properties have water frontage/influence, and; 2) the subject properties are incapable of having typical residential septic systems with the exception of Sale # 1098 located at 871 Leaning Pine Ln, Sale # 1102 located at 495 Cabin Ln, Sale #1104 located at 335 Cabin Ln, and Sale #1004 located at 2056 Snowmass Dr. The following sales selection issues apply: 1) numerous timely vacant land sales are available in the subject market area in the prior 12 month period without water influences; 2) few sales of either vacant or improved properties are available with water influences in the prior 5-year time period, and, 3) few sales are available with limited utility/septic system availability. As such, I have chosen to calculate a standard regression valuation model of land sales with differing types of water influence, then adjusting those four of the eight total properties which lack septic permit potential. All else being equal, water frontage tend to increase inherent value whereas lack of septic system potential detracts from inherent value. Both vacant and abstracted land sales have been presented, as follows.

2.7.1.1 Land Sales Map



2.7.1.2 Site Analysis

The land sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

• Property Rights Sold	• Economic Trends (time)
• Financing	• Location
• Conditions of Sale	• Physical Characteristics

Following is a land sale comparable analysis grid, and discussion regarding the adjustments applied.

2.7.1.3 Land Sale Grid

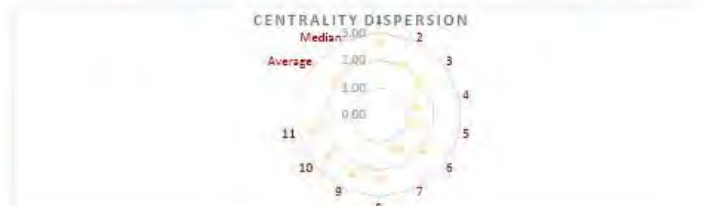
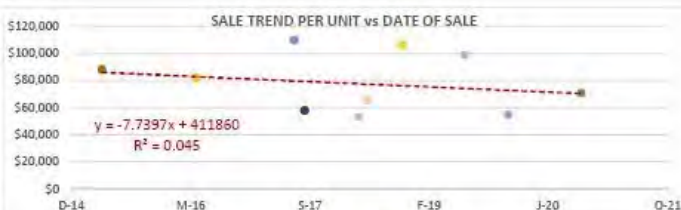
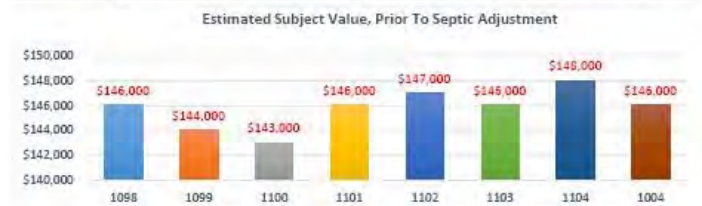
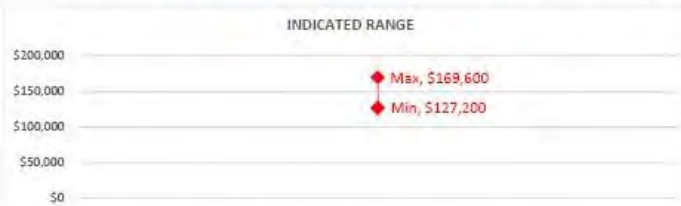
SALE #	MLS #	SALE DATE	CONT DATE	SALE \$\$\$	LESS: ESTIMATED CONTRIBUTORY IMPROVEMENT VALUE, IF ANY	ADJ SALE \$\$\$ / INDICATED SITE VALUE	LOT SIZE (UNITS)	UN-ADJ \$\$\$/UNIT	TIME ADJ SALE \$\$\$	TIME ADJ \$\$\$/UNIT	EXPOSURE TIME (DOM)	LOCATION	NOTES
1	21706124	11/09/17	08/30/17	\$225,000	\$80,000	\$145,000	2.66	\$84,586	\$153,700	\$57,782	169	1025 Riverview	Clearwater River
2	21603267	06/29/16	06/01/16	\$130,000	\$0	\$156,000	2.02	\$64,356	\$165,360	\$81,861	75	388 Overland Trl	Clearwater River
3	20151439	06/08/15	05/04/15	\$215,000	\$55,000	\$160,000	1.93	\$111,399	\$169,600	\$87,876	82	973 Riverview	Clearwater River
4	21812251	11/15/18	10/12/18	\$213,500	\$75,000	\$138,500	1.38	\$154,710	\$146,810	\$106,384	49	138 Littlewheel Ct	Clearwater River
5	20155895	06/15/17	07/17/17	\$133,500	\$5,000	\$128,500	1.24	\$107,661	\$136,210	\$109,847	677	1872 Snowmass Dr	Clearwater River
6	21911095	09/22/20	10/31/20	\$152,500	\$0	\$152,500	2.12	\$71,934	\$150,213	\$70,855	483	4735 Lindbergh Lak	Lindbergh Lake
7	21909671	07/31/19	07/01/19	\$105,000	\$0	\$126,000	1.35	\$77,778	\$133,560	\$98,933	44	General Pulaski	River, Non-Navigable
8	21707810	05/31/18	05/18/18	\$142,000	\$0	\$142,000	2.30	\$61,739	\$150,520	\$65,443	343	Emerald Lake	Emerald Lake
9	21707808	06/11/18	04/13/18	\$120,000	\$0	\$120,000	2.40	\$50,000	\$127,200	\$53,000	354	Emerald Lake	Emerald Lake
10	21707816	06/15/18	05/16/18	\$149,100	\$0	\$149,100	2.40	\$62,125	\$158,046	\$65,853	358	Emerald Lake	Emerald Lake
11	21903493	01/13/20	12/30/19	\$104,900	\$0	\$125,880	2.45	\$42,816	\$133,433	\$54,462	291	River Watch	River, Non-Navigable

Avg	2.02	\$80,828	\$147,696	\$77,481	266
Median	2.12	\$71,934	\$150,213	\$70,855	291
Min	1.24	\$42,816	\$127,200	\$53,000	44
Max	2.66	\$154,710	\$169,600	\$109,847	677
Range	115%	261%	33%	107%	14

Indicated Site Value, Per Sale #:

#	Sale #	Lot Size	Slope	Y Intercept	Regression	Rounded	Less Septic Adjustment	Equals Indicated Site Value
1	1098	1.58	\$4,873	\$137,839	\$145,538	\$146,000	0%	\$146,000
2	1099	1.22	\$4,873	\$137,839	\$143,789	\$144,000	50%	\$72,000
3	1100	1.09	\$4,873	\$137,839	\$143,165	\$143,000	50%	\$71,500
4	1101	1.70	\$4,873	\$137,839	\$146,118	\$146,000	50%	\$73,000
5	1102	1.81	\$4,873	\$137,839	\$146,674	\$147,000	0%	\$147,000
6	1103	1.65	\$4,873	\$137,839	\$145,860	\$146,000	50%	\$73,000
7	1104	2.02	\$4,873	\$137,839	\$147,677	\$148,000	0%	\$148,000
8	1004	1.77	\$4,873	\$137,839	\$146,484	\$146,000	0%	\$146,000

* Assuming septic is legally possible for sale #1004, per client.



2.7.1.4 Adjustment Notes

The available land sales have been adjusted for divergent characteristics, as follows:

2.7.1.5 Economic Trends

There have been few sale/re-sale pairs of like vacant properties with which to calculate a market conditions adjustment. Economic trend analysis indicates an adjustment for changing market conditions of $6\% \pm$ annually in the 12-month period prior to date of appraisal; values in the subject market area are viewed as appreciating as of the date of appraisal.



2.7.1.6 Location

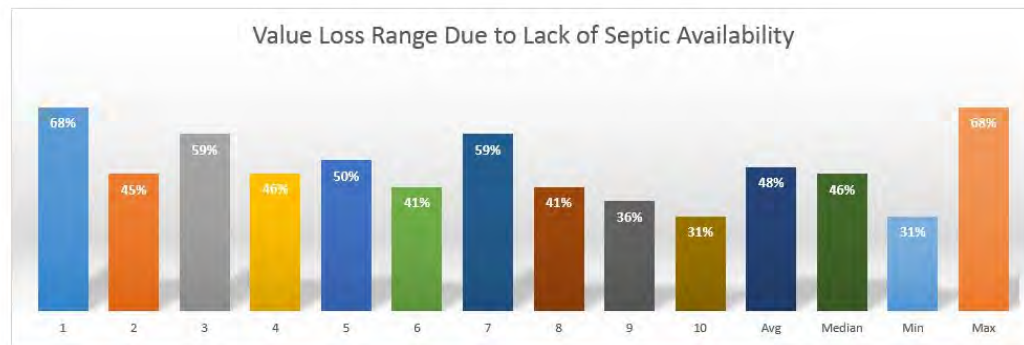
Similar, no adjustment required.

2.7.1.7 Water Frontage/Access

All sales have some sort of water influence; non-navigable river frontage has been adjusted at 20%. Sales which are incapable of having septic availability have been adjusted at -50%. Sales with more comparable water influence to the subject parcels in the 2016 to present time period do not exist.

Utility/Septic System Availability Adjustment:

Sale #	Sale \$\$\$	Lot Size (Units)	Sale \$/Unit	Estimated Site Value If Fully Developable	Ratio	Comparative % Loss Due To Lack Of Septic	Notes
1	\$71,500	21.10	\$3,389	\$220,000	33%	68%	River, Floodplain, Recreational/Ag Use Only
2	\$30,000	0.77	\$38,961	\$55,000	55%	45%	River, Floodplain, Recreational/Ag Use Only
3	\$22,700	0.85	\$26,706	\$55,000	41%	59%	River, Floodplain, Recreational/Ag Use Only
4	\$49,000	5.08	\$9,646	\$90,000	54%	46%	River, Floodplain, Recreational/Ag Use Only
5	\$45,000	5.00	\$9,000	\$90,000	50%	50%	River, Floodplain, Recreational/Ag Use Only
6	\$50,000	4.13	\$12,107	\$85,000	59%	41%	River, Floodplain, Recreational/Ag Use Only
7	\$833	1.00	\$833	\$2,016	41%	59%	No Septic Allowed
8	\$1,784	1.00	\$1,784	\$3,034	59%	41%	No Septic Allowed
9	\$1,500	1.00	\$1,500	\$2,361	64%	36%	No Septic Allowed
10	\$1,500	1.00	\$1,500	\$2,188	69%	31%	No Septic Allowed
Avg		4.09	\$10,543	\$60,460	52%	48%	
Median		1.00	\$6,194	\$55,000	54%	46%	
Min		0.77	\$833	\$2,016	33%	31%	
Max		21.10	\$38,961	\$220,000	69%	68%	



The potential for a septic system is viewed as a defining metric which determines whether a property is 'developable' in the subject market area. Due to impaired utility, sales with limited septic system availability indicate a typical value loss range of 31% - 68% with an average loss of 48% and a median loss of 46%. Due to an absence of comparable sales with limited utility availability, sales from the Missoula, Ravalli, and Lake County areas were reviewed to find sales with limited development potential.

2.7.1.8 Land Value Conclusion

Based on the above analysis, I have reconciled to site value estimates as presented below, as of 07/21/2020, subject to all Limiting Conditions and Assumptions of this appraisal.

#	Sale #	Lessee	Legal	Address	Lot Size ±	Estimated Site Value*
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	\$146,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	\$72,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	\$71,500
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	\$73,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	\$147,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	\$73,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	\$148,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	\$146,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

2.7.2 Improved Sales Analysis

The contributory improvement value of the subject property improvements has been calculated by reviewing area residential sales in the prior 12-month period, net of site value. This improvement allocation is then summed with the estimated site value to provide an opined overall property value. Eight property sales grids are presented following; sales sheets are included in addenda herein.

SALES COMPARISON APPROACH TO VALUE (if developed)

The Sales Comparison Approach was not developed for this appraisal.

FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3			
Address		871 Leaning Pine Ln Seeley Lake, MT 59868		209 Overland Trl Seeley Lake, MT 59868		147 Crawfish Ct Seeley Lake, MT 59868		189 Timberlane Dr Seeley Lake, MT 59868			
Proximity to Subject											
Sale Price		\$		\$ 259,000		\$ 291,500		\$ 340,000			
Sale Price/GLA		\$ /sq.ft.		\$ 260.04 /sq.ft.		\$ 194.46 /sq.ft.		\$ 187.33 /sq.ft.			
Data Source(s)		Site Viewing, Pub Rcds		MRMLS # 21905850:DOM 274		MRMLS # 21812368:DOM 431		MRMLS # 2209282:DOM 43			
Verification Source(s)		Assessment Rcds/Deed/M		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.	
Sales or Financing				ArmLth				ArmLth			
Concessions				Cash:0				FHA:0			
Date of Sale/Time				s01/20:c01/20		+7,770		s11/19:c10/19		+13,118	
Rights Appraised		Fee Simple		Fee Simple				Fee Simple			
Location		N;Res;		N;Res;				N;Res;			
Site		1.58 ac		1.42 ac		-70,000		2.06 ac		-75,000	
View		N;Mtn;Res		N;Mtn;Res				N;Mtn;Res			
Design (Style)		DT1.5;Log		DT1;Contemporary		0		DT1;Ranch		0	
Quality of Construction		Average		Average				Average			
Age		54		14		0		16		17	
Condition		Average		Average				Average			
Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths			
Room Count		7 3 1.0		5 2 1.0		+2,000		6 3 2.0		-2,000	
Gross Living Area		1,452 sq.ft.		996 sq.ft.		+18,240		1,499 sq.ft.		-1,880	
Basement & Finished		0sf		0sf				0sf			
Rooms Below Grade											
Functional Utility		Avg		Avg				Avg			
Heating/Cooling		FAU, Rad, None		Radiant, None		0		FWA, None		0	
Energy Efficient Items		None Noted		None Noted				None Noted			
Garage/Carport		2 Car Garage		1 Car Garage		+7,500		2 Car Garage		-15,000	
Porch/Patio/Deck		Acc. Unit, Sheds, Pr, Dk		Pr, Dk		+5,000		Pr, Dk		+5,000	
Listing Price		0		257000		0		295000		0	
GLA Data Src (Appr, MLS, C)		Appr Measurement		MLS				MLS			
(Office Use - Comp Entry Dat)		10/30/2020 Non Lndr		10/30/2020 Non Lndr				10/30/2020 Non Lndr		10/30/2020 Non Lndr	
SALE # 1098											
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -29,490		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -60,762	
Adjusted Sale Price				Net 11.4 %				Net 20.8 %			
of Comparables				Gross 42.7 %		\$ 229,510		Gross 33.3 %		\$ 230,738	
Summary of Sales Comparison Approach											

871 Leaning Pine Ln, Indicated Contributory Improvement Value: \$ 235,000

SALES COMPARISON APPROACH TO VALUE (if developed)

The Sales Comparison Approach was not developed for this appraisal.

FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3			
Address		1051 Leaning Pine Ln Seeley Lake, MT 59868		1440 Double Arrow Rd Seeley Lake, MT 59868		209 Overland Trl Seeley Lake, MT 59868		189 Timberlane Dr Seeley Lake, MT 59868			
Proximity to Subject				0.71 miles SE		2.01 miles SW		0.77 miles SW			
Sale Price		\$		\$ 297,000		\$ 259,000		\$ 340,000			
Sale Price/GLA		\$ /sq.ft.		\$ 245.45 /sq.ft.		\$ 260.04 /sq.ft.		\$ 187.33 /sq.ft.			
Data Source(s)		Site Viewing, Pub Rcds		MRMLS # 22004030:DOM 81		MRMLS # 21905850:DOM 274		MRMLS # 2209282:DOM 43			
Verification Source(s)		Assessment Rcds/Deed/M		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.	
Sales or Financing				ArmLth				ArmLth			
Concessions				Conv:0				Conv:0			
Date of Sale/Time				s06/20:c05/20		+2,970		s01/20:c01/20		+7,770	
Rights Appraised		Fee Simple		Fee Simple				Fee Simple			
Location		N;Res;		N;Res;				N;Res;			
Site		1.22 ac		2.70 ac		-70,000		1.42 ac		-70,000	
View		N;Mtn;Res		N;Mtn;Res				N;Mtn;Res			
Design (Style)		DT1:0:Cabin		DT1:Log		0		DT1:Contemporary		0	
Quality of Construction		Average		Average				Average			
Age		54		8		0		14		0	
Condition		Average		Average				Average			
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
Room Count		4	1	0.0	5	3	1.0	5	2	1.0	
Gross Living Area		710 sq.ft.		1,210 sq.ft.		-20,000		996 sq.ft.		-11,440	
Basement & Finished		0sf		0sf				0sf			
Rooms Below Grade											
Functional Utility		Avg		Avg				Avg			
Heating/Cooling		FAU, Rad,None		Radiant,None		0		Radiant,None		0	
Energy Efficient Items		None Noted		None Noted				None Noted			
Garage/Carport		None		None				1 Car Garage		-7,500	
Porch/Patio/Deck		Sheds,Pr,Dk		Pr,Dk		+10,000		Pr,Dk		+10,000	
Listing Price		0		299000		0		257000		0	
GLA Data Src (Appr,MLS,C)		Appr Measurement		MLS				MLS			
(Office Use - Comp Entry Dat		10/30/2020 Non Lndr		10/30/2020 Non Lndr				10/30/2020 Non Lndr			

1051 Leaning Pine Ln, Indicated Contributory Improvement Value: \$ 203,000

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.									
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2		
Address		1057 Leaning Pine Ln Seeley Lake, MT 59868		209 Overland Trl Seeley Lake, MT 59868			147 Crawfish Ct Seeley Lake, MT 59868		
Proximity to Subject				2.01 miles SW			0.60 miles SW		
Sale Price		\$		\$ 259,000			\$ 291,500		
Sale Price/GLA		\$ /sq.ft.		\$ 260.04 /sq.ft.			\$ 194.46 /sq.ft.		
Data Source(s)		Site Viewing, Pub Rcds		MRMLS # 21905850:DOM 274			MRMLS # 21812368:DOM 431		
Verification Source(s)		Assessment Rcds/Deed/M		Assessment Rcds/Deed/MLS/Agent			Assessment Rcds/Deed/MLS/Agent		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.		
Sales or Financing				ArmLth			ArmLth		
Concessions				Cash:0			FHA:0		
Date of Sale/Time				s01/20:c01/20			s11/19:c10/19		
Rights Appraised		Fee Simple					Fee Simple		
Location		N;Res;					N;Res;		
Site		1.09 ac		1.42 ac			2.06 ac		
View		N;Mtn;Res					N;Mtn;Res		
Design (Style)		DT1:0:Cabin		DT1:Contemporary			DT1:Ranch		
Quality of Construction		Average					Average		
Age		54		14			16		
Condition		Fair		Average			Average		
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms
Room Count		4	1	0.0	5	2	1.0	6	3
Gross Living Area		660 sq.ft.		996 sq.ft.			1,499 sq.ft.		
Basement & Finished		0sf					0sf		
Rooms Below Grade									
Functional Utility		Avg					Avg		
Heating/Cooling		Wdstv.Rad.None		Radiant.None			FWA.None		
Energy Efficient Items		None Noted					None Noted		
Garage/Carport		None		1 Car Garage			2 Car Garage		
Porch/Patio/Deck		Shed,Dk		Pr,Dk			Pr,Dk		
Listing Price		0		257000			295000		
GLA Data Src (Appr,MLS,C		Appr Measurement		MLS			MLS		
(Office Use - Comp Entry Dat		10/30/2020 Non Lndr		10/30/2020 Non Lndr			10/30/2020 Non Lndr		
		SALE # 1100							
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -102,170			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -133,442		
Adjusted Sale Price				Net 39.4 %			Net 45.8 %		
of Comparables				Gross 49.3 % \$ 156,830			Gross 58.2 % \$ 158,058		
Summary of Sales Comparison Approach									

1057 Leaning Pine Ln, Indicated Contributory Improvement Value: \$ 150,000

SALES COMPARISON APPROACH	SALES COMPARISON APPROACH TO VALUE (if developed)		<input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.					
	FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
	Address	555 Cabin Ln Seeley Lake, MT 59868	209 Overland Trl Seeley Lake, MT 59868		147 Crawfish Ct Seeley Lake, MT 59868		1440 Double Arrow Rd Seeley Lake, MT 59868	
	Proximity to Subject		2.01 miles SW		0.60 miles SW		0.71 miles SE	
	Sale Price	\$	\$ 259,000		\$ 291,500		\$ 297,000	
	Sale Price/GLA	\$ /sq.ft.	\$ 260.04 /sq.ft.		\$ 194.46 /sq.ft.		\$ 245.45 /sq.ft.	
	Data Source(s)	Site Viewing, Pub Rcds	MRMLS # 21905850:DOM 274		MRMLS # 21812368:DOM 431		MRMLS # 22004030:DOM 81	
	Verification Source(s)	Assessment Rcds/Deed/M	Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
	Sales or Financing		ArmLth		ArmLth		ArmLth	
	Concessions		Cash:0		FHA:0		Conv:0	
	Date of Sale/Time		s01/20:c01/20	+7,770	s11/19:c10/19	+13,118	s06/20:c05/20	+2,970
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	N;Res;	N;Res;		N;Res;		N;Res;	
	Site	1.70 ac	1.42 ac	-70,000	2.06 ac	-75,000	2.70 ac	-70,000
	View	N:Mtn;Res	N:Mtn;Res		N:Mtn;Res		N:Mtn;Res	
	Design (Style)	DT1:0:Cabin	DT1:Contemporary	0	DT1:Ranch	0	DT1:Log	0
	Quality of Construction	Average	Average		Average		Average	
	Age	100	14	0	16	0	8	-20,000
	Condition	Fair	Average	-20,000	Average	-20,000	Average	-20,000
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count	4 0 0.0	5 2 1.0	-6,000	6 3 2.0	-10,000	5 3 1.0	-8,000
	Gross Living Area	420 sq.ft.	996 sq.ft.	-23,040	1,499 sq.ft.	-43,160	1,210 sq.ft.	-31,600
	Basement & Finished	0sf	0sf		0sf		0sf	
	Rooms Below Grade							
	Functional Utility	Avg	Avg		Avg		Avg	
	Heating/Cooling	Rad,None	Radiant,None	0	FWA,None	0	Radiant,None	0
	Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
	Garage/Carport	None	1 Car Garage	-7,500	2 Car Garage	-15,000	None	
	Porch/Patio/Deck	Shed,Pr,Dk	Pr,Dk	+5,000	Pr,Dk	+5,000	Pr,Dk	+5,000
	Listing Price	0	257000	0	295000	0	299000	0
	GLA Data Src (Appr,MLS,C)	Appr Measurement	MLS		MLS		MLS	
	(Office Use - Comp Entry Dat)	10/30/2020 Non Lndr	10/30/2020 Non Lndr		10/30/2020 Non Lndr		10/30/2020 Non Lndr	
	SALE # 1101							
	Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -113,770	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -145,042	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -141,630
	Adjusted Sale Price of Comparables		Net 43.9 %		Net 49.8 %		Net 47.7 %	
			Gross 53.8 %	\$ 145,230	Gross 62.2 %	\$ 146,458	Gross 53.1 %	\$ 155,370
	Summary of Sales Comparison Approach							

555 Cabin Ln, Indicated Contributory Improvement Value: \$ 145,000

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed)										The Sales Comparison Approach was not developed for this appraisal.									
FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3							
Address		495 Cabin Ln Seeley Lake, MT 59868		1440 Double Arrow Rd Seeley Lake, MT 59868				189 Timberlane Dr Seeley Lake, MT 59868				209 Overland Trl Seeley Lake, MT 59868							
Proximity to Subject																			
Sale Price		\$		\$ 297,000				\$ 340,000				\$ 259,000							
Sale Price/GLA		\$ /sq.ft.		\$ 245.45 /sq.ft.				\$ 187.33 /sq.ft.				\$ 260.04 /sq.ft.							
Data Source(s)		Site Viewing, Pub Rcds		MRMLS # 22004030:DOM 81				MRMLS # 2209282:DOM 43				MRMLS # 21905850:DOM 274							
Verification Source(s)		Assessment Rcds/Deed/M		Assessment Rcds/Deed/MLS/Agent				Assessment Rcds/Deed/MLS/Agent				Assessment Rcds/Deed/MLS/Agent							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjust.				DESCRIPTION + (-) \$ Adjust.				DESCRIPTION + (-) \$ Adjust.							
Sales or Financing				ArmLth				ArmLth				ArmLth							
Concessions				Conv:0				Conv:0				Cash:0							
Date of Sale/Time				s06/20:c05/20				s08/20:c06/20				s01/20:c01/20							
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple							
Location		N;Res;		N;Res;				N;Res;				N;Res;							
Site		1.81 ac		2.70 ac				1.64 ac				1.42 ac							
View		N;Mtn;Res		N;Mtn;Res				N;Mtn;Res				N;Mtn;Res							
Design (Style)		DT1:0:Cabin		DT1:Log				DT1:Ranch				DT1:Contemporary							
Quality of Construction		Average		Average				Average				Average							
Age		100		8				17				14							
Condition		Average		Average				Average				Average							
Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths							
Room Count		6 2 1.0		5 3 1.0				6 3 1.0				5 2 1.0							
Gross Living Area		1,305 sq.ft.		1,210 sq.ft.				1,815 sq.ft.				996 sq.ft.							
Basement & Finished Rooms Below Grade		0sf		0sf				0sf				0sf							
Functional Utility		Avg		Avg				Avg				Avg							
Heating/Cooling		Rad, None		Radiant, None				FWA, None				Radiant, None							
Energy Efficient Items		None Noted		None Noted				None Noted				None Noted							
Garage/Carport		None		None				4 Car Garage				1 Car Garage							
Porch/Patio/Deck		Sheds, Pr, Dk, Fndation		Pr, Dk				Pr, Dk				Pr, Dk							
Listing Price		0		299000				340000				257000							
GLA, Data Src (Appr, MLS, C		Appr Measurement		MLS				MLS				MLS							
(Office Use - Comp Entry Dat		10/30/2020 Non Lndr		10/30/2020 Non Lndr				10/30/2020 Non Lndr				10/30/2020 Non Lndr							
												</							

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed)										<input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.																					
FEATURE				SUBJECT				COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3															
Address				345 Cabin Ln Seeley Lake, MT 59868				1440 Double Arrow Rd Seeley Lake, MT 59868				189 Timberlane Dr Seeley Lake, MT 59868				209 Overland Trl Seeley Lake, MT 59868															
Proximity to Subject																															
Sale Price				\$				\$ 297,000				\$ 340,000				\$ 259,000															
Sale Price/GLA				\$ /sq.ft.				\$ 245.45 /sq.ft.				\$ 187.33 /sq.ft.				\$ 260.04 /sq.ft.															
Data Source(s)				Site Viewing, Pub Rcds				MRMLS # 22004030:DOM 81				MRMLS # 2209282:DOM 43				MRMLS # 21905850:DOM 274															
Verification Source(s)				Assessment Rcds/Deed/M				Assessment Rcds/Deed/MLS/Agent				Assessment Rcds/Deed/MLS/Agent				Assessment Rcds/Deed/MLS/Agent															
VALUE ADJUSTMENTS				DESCRIPTION				DESCRIPTION				+ (-) \$ Adjust.				DESCRIPTION				+ (-) \$ Adjust.											
Sales or Financing								ArmLth								ArmLth															
Concessions								Conv:0								Conv:0															
Date of Sale/Time								s06/20:c05/20				+2,970				s08/20:c06/20				+1,700				s01/20:c01/20				+7,770			
Rights Appraised				Fee Simple				Fee Simple								Fee Simple				Fee Simple											
Location				N;Res;				N;Res;								N;Res;				N;Res;											
Site				1.65 ac				2.70 ac				-70,000				1.64 ac				-70,000				1.42 ac				-70,000			
View				N;Min;Res				N;Min;Res								N;Min;Res				N;Min;Res											
Design (Style)				DT1:0:Cabin				DT1:Log				0				DT1:Ranch				0				DT1:Contemporary				0			
Quality of Construction				Average				Average								Average				Average											
Age				67				8				0				17				0				14				0			
Condition				Average				Average								Average				Average											
Above Grade				Total		Bdrms		Baths		Total		Bdrms		Baths		Total		Bdrms		Baths		Total		Bdrms		Baths					
Room Count				3		1		0.0		5		3		1.0		6		3		1.0		5		2		1.0					
Gross Living Area				932 sq.ft.				1,210 sq.ft.				-11,120				1,815 sq.ft.				-35,320				996 sq.ft.				-2,560			
Basement & Finished				0sf				0sf								0sf				0sf											
Rooms Below Grade																															
Functional Utility				Avg				Avg								Avg				Avg											
Heating/Cooling				Rad,None				Radiant,None				0				FWA,None				0				Radiant,None				0			
Energy Efficient Items				None Noted				None Noted								None Noted				None Noted											
Garage/Carport				None				None								4 Car Garage				-30,000				1 Car Garage				-7,500			
Porch/Patio/Deck				Acc. Unit,Sheds,Pr,Dk				Pr,Dk				+40,000				Pr,Dk				+40,000				Pr,Dk				+40,000			
Listing Price				0				299000				0				340000				0				257000				0			
GLA Data Src (Appr,MLS,C)				Appr Measurement				MLS								MLS								MLS							
(Office Use - Comp Entry Dat)				10/30/2020 Non Lndr				10/30/2020 Non Lndr								10/30/2020 Non Lndr								10/30/2020 Non Lndr							

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.									
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2		
Address		335 Cabin Ln Seeley Lake, MT 59868		1440 Double Arrow Rd Seeley Lake, MT 59868			189 Timberlane Dr Seeley Lake, MT 59868		
Proximity to Subject									
Sale Price		\$		\$ 297,000			\$ 340,000		
Sale Price/GLA		\$ /sq.ft.		\$ 245.45 /sq.ft.			\$ 187.33 /sq.ft.		
Data Source(s)		Site Viewing, Pub Rcds		MRMLS # 22004030:DOM 81			MRMLS # 2209282:DOM 43		
Verification Source(s)		Assessment Rcds/Deed/M		Assessment Rcds/Deed/MLS/Agent			Assessment Rcds/Deed/MLS/Agent		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.		
Sales or Financing				ArmLth			ArmLth		
Concessions				Conv:0			Conv:0		
Date of Sale/Time				s06/20:c05/20 +2,970			s08/20:c06/20 +1,700		
Rights Appraised		Fee Simple		Fee Simple			Fee Simple		
Location		N;Res;		N;Res;			N;Res;		
Site		2.02 ac		2.70 ac -70,000			1.64 ac -70,000		
View		N;Mtn;Res		N;Mtn;Res			N;Mtn;Res		
Design (Style)		DT1.5;Log		DT1;Log 0			DT1;Ranch 0		
Quality of Construction		Average		Average			Average		
Age		60		8 0			17 0		
Condition		Average		Average			Average		
Above Grade		Total Bdrms Baths		Total Bdrms Baths			Total Bdrms Baths		
Room Count		6 2 1.0		5 3 1.0 -6,000			6 3 1.0 -6,000		
Gross Living Area		896 sq.ft.		1,210 sq.ft. -12,960			1,815 sq.ft. -37,160		
Basement & Finished		0sf		0sf			0sf		
Rooms Below Grade									
Functional Utility		Avg		Avg			Avg		
Heating/Cooling		Rad, None, FP		Radiant, None 0			FWA, None 0		
Energy Efficient Items		None Noted		None Noted			None Noted		
Garage/Carport		2 Car Garage		None +15,000			4 Car Garage -15,000		
Porch/Patio/Deck		Dry Cabin, Sheds, Pr, Dk		Pr, Dk +25,000			Pr, Dk +25,000		
Listing Price		0		299000 0			340000 0		
GLA Data Src (Appr, MLS, C)		Appr Measurement		MLS			MLS		
(Office Use - Comp Entry Dat)		10/30/2020 Non Lndr		10/30/2020 Non Lndr			10/30/2020 Non Lndr		
		SALE # 1104							
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -45,990			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -101,460		
Adjusted Sale Price				Net 15.5 %			Net 29.8 %		
of Comparables				Gross 44.4 % \$ 251,010			Gross 45.5 % \$ 238,540		
Summary of Sales Comparison Approach									

335 Cabin Ln, Indicated Contributory Improvement Value: \$ 237,000

SALES COMPARISON APPROACH TO VALUE (if developed)

The Sales Comparison Approach was not developed for this appraisal.

FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address		2056 Snowmass Dr Seeley Lake, MT 59868		1440 Double Arrow Rd Seeley Lake, MT 59868		209 Overland Trl Seeley Lake, MT 59868		189 Timberlane Dr Seeley Lake, MT 59868	
Proximity to Subject									
Sale Price		\$		\$ 297,000		\$ 259,000		\$ 340,000	
Sale Price/GLA		\$/sq.ft.		\$ 245.45 /sq.ft.		\$ 260.04 /sq.ft.		\$ 187.33 /sq.ft.	
Data Source(s)		Site Viewing, Pub Rcds		MRMLS # 22004030;DOM 81		MRMLS # 21905850;DOM 274		MRMLS # 2209282;DOM 43	
Verification Source(s)		Assessment Rcds/Deed/M		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent		Assessment Rcds/Deed/MLS/Agent	
VALUE ADJUSTMENTS		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.	
Sales or Financing									
Concessions									
Date of Sale/Time				s06/20:c05/20		s01/20:c01/20		s08/20:c06/20	
Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location		N;Res;		N;Res;		N;Res;		N;Res;	
Site		1.77 ac		2.70 ac		1.42 ac		1.64 ac	
View		N;Mtn;Res		N;Mtn;Res		N;Mtn;Res		N;Mtn;Res	
Design (Style)		DT1;Log		DT1;Log		DT1;Contemporary		DT1;Ranch	
Quality of Construction		Average		Average		Average		Average	
Age		73		8		14		17	
Condition		Average		Average		Average		Average	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		3 1 0.0		5 3 1.0		5 2 1.0		6 3 1.0	
Gross Living Area		560 sq.ft.		1,210 sq.ft.		996 sq.ft.		1,815 sq.ft.	
Basement & Finished Rooms Below Grade		0sf		0sf		0sf		0sf	
Functional Utility		Avg		Avg		Avg		Avg	
Heating/Cooling		Rad,None,Wdstv		Radiant,None		Radiant,None		FWA,None	
Energy Efficient Items		None Noted		None Noted		None Noted		None Noted	
Garage/Carport		1 Car Garage		None		1 Car Garage		4 Car Garage	
Porch/Patio/Deck		Dry Cabin,Sheds,Pr,Dk		Pr,Dk		Pr,Dk		Pr,Dk	
Listing Price		0		299000		257000		340000	
GLA Data Src (Appr,MLS,C,Appr Measurement)		MLS		MLS		MLS		MLS	
(Office Use - Comp Entry Date)		10/30/2020 Non Lndr		10/30/2020 Non Lndr		10/30/2020 Non Lndr		10/30/2020 Non Lndr	
								</	



Bitterroot Appraisal, LLC © 2020

• Property Rights Sold	• Economic Trends (time)
• Financing	• Location
• Conditions of Sale	• Physical Characteristics

One method of analysis has been presented: 1) Sale Price Per Unit of Comparison (Dollars Per Unit Method).

2.7.5 Adjustment Notes

The comparables have received adjustments for various characteristics that influence value. Downward, or negative adjustments have been made when a comparable possesses a superior characteristic, while upward, or positive adjustments have been for inferior characteristics. The intent of this process is to bring the comparables to approximate parity with the subject. The first adjustment applied is to remove the site value of the sales from the analysis, thence transactional adjustments, followed by property adjustments.

2.7.5.1 Site Value/Extraction of Improvement Value

Site value has been deducted from the comparable sale prices to quantify sale price per sale net of land value.

2.7.5.2 Transactional Adjustments:

2.7.5.2.1 Property Rights Conveyed

No adjustment required.

2.7.5.2.2 Financing

Financing adjustments reflect the method in which the properties were financed, based upon the market value definition herein attached, which requires a cash price or equivalence thereof. Market norms in the subject market area are cash to seller or conventional financing via a local or regional bank. As such, no adjustment for unusual or atypical financing conditions or incentives which would influence the sale price are required.

2.7.5.2.3 Conditions of Sale

Conditions of sale adjustments are for differences in the motivations of either the buyer or a seller in a transaction, e.g., when the comparable transaction is not an arm's-length sale. All sales are viewed as being typical of the subject market area, are viewed as arm's length transactions, and do not require a conditions of sale adjustment.

2.7.5.2.4 Expenditures Made Immediately After Purchase

Expenditures made immediately after purchase provide utility for a property for the purpose for which it was intended at sale date, such as curable deferred maintenance items. None of the comparable sales require adjustment for expenditures made immediately after purchase.

2.7.5.2.5 Economic Trends

See prior economic trend analysis presented in site value section herein for market trend paired sales and related analysis. Economic trends have been adjusted at +6% annually within the range presented.

2.7.5.2.6 Location

Similar; no adjustment required.

2.7.5.2.7 Water Frontage/Access

Estimated site value has been deducted from the comparable sales prices to provide an indication of contributory improvement value. The estimated subject land value is then added to the estimated contributory improvement value to provide an overall indication of subject property value. As the subject land values have been calculated with the best available water influenced land sales, a separate adjustment for water frontage is not required.

2.7.5.2.8 Building Size Adjustment

GLA has been adjusted at \$30 - \$40 psf of GLA.

2.7.5.2.9 Quality/Condition

Quality and condition adjustments range from \$5,000 - \$25,000 ±. Minimal overall adjustment required as the subject properties have largely been remodeled; effective ages are superior to chronological ages.

2.7.5.2.10 Outbuildings, Garages

Garage area has been adjusted at \$5,000 - \$10,000 per stall. Accessory units and dry cabins have been adjusted at \$10,000 - \$40,000 dependent upon size, age, condition. Sheds have been adjusted at \$0 - \$10,000 due to lack of market support therefore. Depreciated cost of outbuildings is not relevant.

2.7.5.2.11 Utilities, Septic Availability, Loss of Utility Due to High Water and Lack of Septic Permissiveness

The indicated range for loss of utility or impact due to a lack of septic systems is estimated at -50%. The site values added to the estimated contributory improvement values have been adjusted at this level. It is noted that sales 1098, 1102, and, 1104 have septic systems in place; copies of septic permits of records are included in addenda herein. The remaining properties do not have a septic permit on file.

2.7.6 Sales Comparison Approach Conclusion

Based on the above analysis, I have reconciled to a sales comparison approach value for each of the subject properties as referenced below, as of 07/21/2020, subject to all Limiting Conditions and Assumptions of this appraisal.

#	Sale #	Lessee	Legal	Address	Lot Size ±	GLA ±	Estimated Site Value*	Estimated Improvement Value	Estimated Total Value**
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	\$146,000	\$235,000	\$381,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	710	\$72,000	\$203,000	\$275,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	660	\$71,500	\$150,000	\$221,500
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	420	\$73,000	\$145,000	\$218,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	1,305	\$147,000	\$228,000	\$375,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	932	\$73,000	\$239,000	\$312,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	886	\$148,000	\$237,000	\$385,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	560	\$146,000	\$206,000	\$352,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

Sales Comparison Analysis Grid

2.8 RECONCILIATION AND FINAL VALUE OPINION

Final reconciliation discusses the strengths and weakness of each approach and reconciles them into a value that is best supported by the approaches. Final reconciliation is defined as:

Final Reconciliation

The last phase in the development of a value opinion in which two or more value indications derived from market data are resolved into a final value opinion, which may be either a final range of value or a single point estimate.

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

In this assignment, one approach to value was considered and viewed as being applicable to the appraisal assignment, the sales comparison approach. The quality and applicability of data, the significance of each approach in relation to the simulation of market behavior, and the strengths and weaknesses of each approach are considered. Each approach will be compared separately and comparatively to each other.

2.8.1 Value Indications

The most significant risk in the reconciliation is that the reliability of the value conclusion may be impacted by a lack of quality data. In a slow market there are fewer transactions and less market evidence available for analysis with respect to land sales in the cost approach, improved sales in the sales comparison approach, and capitalization rates in the income approach.

2.8.1.1 Sales Comparison Approach

The only applicable approach is the sales comparison approach. The most significant risk for purposes of this assignment is a lack of timely area land sales with comparable water frontage/influence and of sales which lack septic system or suffer from utility issues due to a lack thereof. Better or more comparable sales are not available for analysis. There are an abundance of comparable rural recreational cabin site sales in the subject market area which are not subject to either water influences or septic availability issues.

2.8.2 Value Conclusions

Based on the data and analyses developed and presented in this appraisal, the final opinion of the market value of the subject properties fee simple interest, subject to all Limiting Conditions and Assumptions of this appraisal, as a cash or cash equivalent sale, as of 07/21/2020 is:

#	Sale #	Lessee	Legal	Address	Lot Size ±	GLA ±	Estimated Site Value*	Estimated Improvement Value	Estimated Total Value**
1	1098	Cannon Investments LP	Lot 11 COS # 4875	871 Leaning Pine Lane, Seeley Lake	1.580	1,452	\$146,000	\$235,000	\$381,000
2	1099	Johnson, Mathew J.	Lot 14 COS # 4875	1051 Leaning Pine Lane, Seeley Lake	1.221	710	\$72,000	\$203,000	\$275,000
3	1100	Beebe, Wallace, Nila, Holly	Lot 15 COS # 4875	1057 Leaning Pine Lane, Seeley Lake	1.093	660	\$71,500	\$150,000	\$221,500
4	1101	Thurston, Timothy J. & Ciny A.	Lot 26 COS # 4875	555 Cabin Lane, Seeley Lake	1.699	420	\$73,000	\$145,000	\$218,000
5	1102	Parrish, Mitchell; Jensen, Jeremy; Mickelson, Cody	Lot 27 COS # 4875	495 Cabin Lane, Seeley Lake	1.813	1,305	\$147,000	\$228,000	\$375,000
6	1103	Holden, Steve & Diana	Lot 28 COS # 4875	345 Cabin Lane, Seeley Lake	1.646	932	\$73,000	\$239,000	\$312,000
7	1104	Devries, John & Tina	Lot 29 COS # 4875	335 Cabin Lane, Seeley Lake	2.019	886	\$148,000	\$237,000	\$385,000
8	1004	Michaelson, Ronald & Nancy	Lot 7 COS # 5140	2056 Snowmass Drive, Seeley Lake	1.774	560	\$146,000	\$206,000	\$352,000

* Under 'Hypothetical Condition' that lot were raw land exclusive of real property improvements.

** Under 'Hypothetical Condition' that land and improvements are in fee simple ownership, with one owner.

*** Via 'Extraordinary Assumption', per client request.

3 PART III: CERTIFICATION AND ADDENDA

3.1 CERTIFICATION

I 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 performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I Scott Spear have completed the continuing education program for Designated Members of the Appraisal Institute.



Scott Spear, MAI, SRA
Certified General Appraiser #REA-RAG-LIC-521

Scott Spear, MAI, SRA
Certified General Appraiser
#REA-RAG-LIC-521
Bitterroot Appraisal, LLC
PO Box 423
Hamilton, MT 59840
(406) 369-1969
spear.scott@gmail.com



3.2 QUALIFICATIONS OF THE APPRAISER

The persons signing this report are licensed to appraise real property in the state the subject is located. They affirm they have the experience, knowledge, and education to complete this assignment. See addenda for resume.

3.3 GLOSSARY⁶

Actual Age	The number of years that have elapsed since construction of an improvement was completed; also called <i>historical</i> or <i>chronological age</i> .
Age-life Method	A method of estimating depreciation in which the ratio between the effective age of a building and its total economic life is applied to the current cost of the improvements to obtain a lump-sum deduction; also known as the <i>economic age-life method</i> .
Appraisal	1. The act or process of developing an opinion of value. 2. An opinion of value. (USPAP, 2010-2011 ed.)
Assumption	That which is taken to be true. (USPAP, 2010-2011 ed.)
Capitalization Rate	Any rate used to convert income into value.
Client	The party or parties who engage an appraiser (by employment or contract) in a specific assignment.
Coefficient of Correlation (r)	A statistical measure of the relationship between two variables and the degree to which they move together. The correlation coefficient can range in value from -1 (perfect negative correlation) to 0 (independence) to +1 (perfect positive correlation).
Coefficient of Determination (r ²)	A statistic indicating the proportion of the total variance in the dependent variable accounted for by the independent variable(s).
Comparables (Comps)	A shortened term for similar property sales, rentals, or operating expenses used for comparison in the valuation process. In best usage, the thing being compared should be specified, e.g., comparable sales, comparable properties, comparable rents.

⁶Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

Cost	<p>1. The total dollar expenditure to develop an improvement (structure); applies to either reproduction of an identical improvement or replacement with a functional equivalent, not exchange (price).</p> <p>2. The amount required to create, produce, or obtain a property. (USPAP, 2010-2011 ed.) In USPAP, the term <i>cost</i> is used either as a historic fact or as an appraisal estimate of current future or historic reproduction or replacement cost.</p>
Curable Functional Obsolescence	An element of depreciation; a curable defect caused by a flaw in the structure, materials, or design, which can be practically and economically corrected.
Curable Physical Deterioration	A form of physical deterioration that can be practically and economically corrected as of the date of appraisal.
Depreciation	<p>i) In the context of asset valuation, <i>depreciation</i> refers to the adjustments made to the cost of reproducing or replacing the asset to reflect physical deterioration and functional (technical) and economic (external) obsolescence in order to estimate the value of the asset in a hypothetical exchange in the market when there is no direct sales evidence available. In financial reporting, <i>depreciation</i> refers to the charge made against income to reflect the systematic allocation of the depreciable amount of an asset over its useful life to the entity. It is specific to the particular entity and its utilization of the asset, and is not necessarily affected by the market. The systematic allocation of the depreciable amount of an asset over its useful life. (IAS 16, 6; IAS 36, 6; IPSAS 17, 13; IPSAS 21.14)</p>
Economic (External) Obsolescence	An element of depreciation; a diminution in value caused by negative externalities and generally incurable on the part of the owner, landlord, or tenant.
Effective Age	The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age.

Effective Gross Income (EGI)	The anticipated income from all operations of the real property after an allowance is made for vacancy and collection losses and an addition is made for any other income.
Excess Land	Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately.
Exposure Time	<ol style="list-style-type: none"> 1. The time a property remains on the market. 2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. <p>(Days on Market (DOM) references exposure time)</p>
Extraordinary Assumption	An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011 ed.)
Fee Simple Estate	Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
FSBO	<u>F</u> or <u>S</u> ale <u>B</u> y <u>O</u> wner
Functional Obsolescence	A loss in value within a structure due to changes in tastes, preferences, technical innovations, or market standards. Functional obsolescence includes excess capital costs and excess operating costs. It may be curable or incurable.
GBA	<u>G</u> ross <u>B</u> uilding <u>A</u> rea. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.
Highest and Best Use (HBU)	The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that

	results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value.	
Hypothetical Condition	That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2010-2011 ed.)	
Improvements	Buildings or other relatively permanent structures or developments located on, or attached to, land.	
Incurable Functional Obsolescence	An element of depreciation; a defect caused by a deficiency or superadequacy in the structure, materials, or design that cannot be practically or economically corrected.	
Incurable Physical Deterioration	A form of physical deterioration that cannot be practically or economically corrected as of the date of appraisal.	
Inspection Date	The date on which the complete physical property inspection or viewing, usually including both the interior and exterior, is performed; distinct from, but often the same as, the date of the report or the date of the value opinion.	
Intended Use	The manner in which the intended users expect to employ the information contained in a report.	
Intended User	<ol style="list-style-type: none"> 1. The client and any other party as identified, by name or type, as users of the appraisal, appraisal review, or appraisal consulting report by the appraiser on the basis of communication with the client at the time of the assignment. (USPAP, 2010-2011 ed.) 2. A party who the appraiser intends will employ the information contained in a report. 	
Leased Fee Interest	A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).	
Leasehold Interest	The tenant's possessory interest created by a lease.	

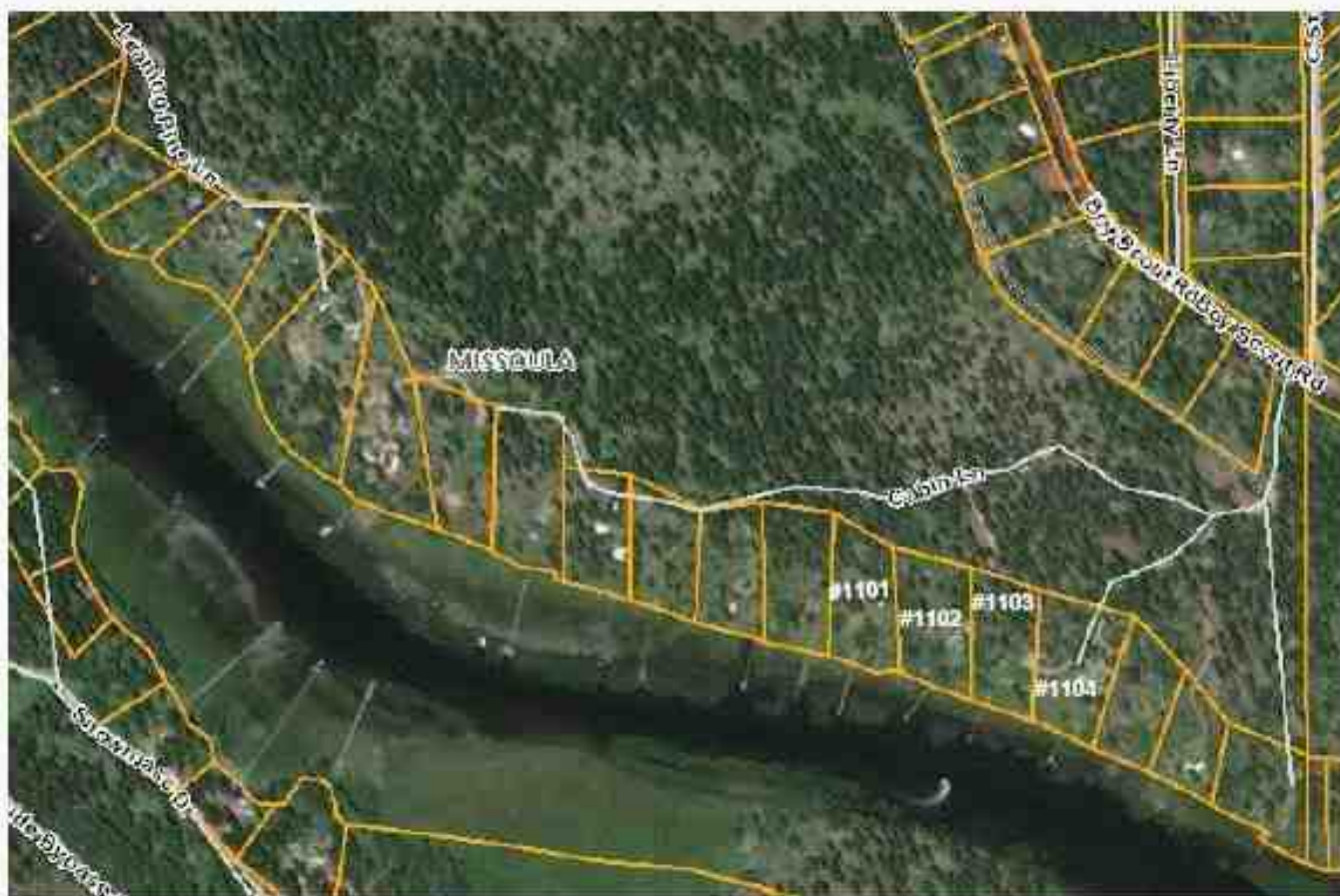
Marketing Time	An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time.)
Net Operating Income (NOI)	The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization).
Obsolescence	One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external.
Operating Expenses	The periodic expenditures necessary to maintain the real property and continue production of the effective gross income, assuming prudent and competent management.
Overall Capitalization Rate (R _O)	An income rate for a total real property interest that reflects the relationship between a single year’s net operating income expectancy and the total property price or value ($R_O = I_O / V_O$).
Overall Yield Rate (Y _O)	The rate of return on the total capital invested, including both debt and equity. Also called <i>property yield rate</i> . When applied to cash flows, it is called a <i>discount rate</i> .
Physical Deterioration	The wear and tear that begins when a building is completed and placed into service.
Potential Gross Income (PGI)	The total income attributable to real property at full occupancy before vacancy and operating expenses are deducted.
PSF	<u>P</u> er <u>S</u> quare <u>F</u> oot

Remaining Economic Life	The estimated period during which improvements will continue to represent the highest and best use of the property; an estimate of the number of years remaining in the economic life of the structure or structural components as of the date of the appraisal; used in the economic age-life method of estimating depreciation.
Report	The written or oral communication of an appraisal.
SF	<u>S</u> quare <u>F</u> eet
Site	Land that is improved so that it is ready to be used for a specific purpose.
Surplus Land	Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.
Types of Value	Aggregate of retail values; business value; disposition value; fair value; going-concern value; goodwill value; insurable value; investment value; liquidation value; market value; prospective value; retrospective value; transaction value; use value; value as is; value in use; value as-proposed.
Value	The price most likely to be concluded by the buyers and sellers of a good or service that is available for purchase. Value establishes the hypothetical or notional price that buyers and sellers are most likely to conclude for the good or service. Thus, value is not a fact, but an estimate of the likely price to be paid for a good or service available for purchase at a given time.
Value in Exchange	<p>i) The value as recognized by a market in which exchange of asset ownership hypothetically, or notionally, takes place. The IVSC definition of <i>Market Value</i> appropriate for financial reporting is based upon the principle of <i>value in exchange</i>, not <i>value in use</i>.</p> <p>ii) The value, in terms of cash, of a property which is bartered for another asset or assets, cash being the yardstick by which the comparative value of each can be assessed.</p>
Yield Rate (Y)	The rate of return on the total capital invested, including both debt and equity. Also called <i>property yield rate</i> . When applied to cash flows, it is called a <i>discount rate</i> .

3.4 ADDENDA

Aerial Map

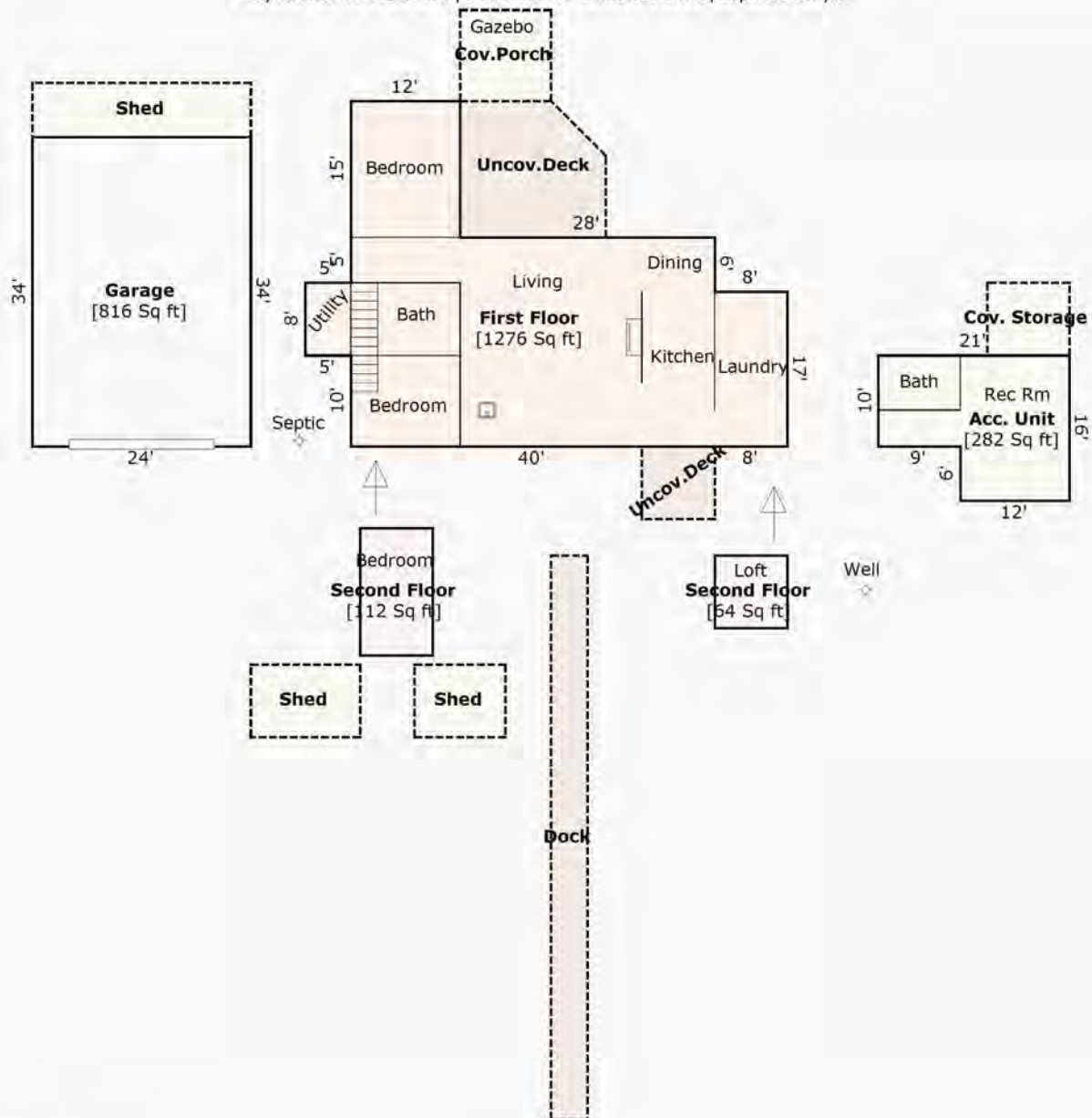
Seeley Lake Outlet East & West T16N-R15W, Sec. 4



Summary

SALE NUMBER	LESSEE(S)	LEGAL DESCRIPTION	WATER RIGHTS	SITE ADDRESS	ACRES	SURVEY	2018 DOR Land Value	RESERVATIONS/ENC UMBRANCES
1098	CANNON INVESTMENTS, LP	Lot 11, Seeley Lake Outlet East	76F-103381-00, 76F-10826-00	871 Leaning Pine Lane, Seeley Lake, MT 59868	1.58	MISSOULA COS 4875	\$ 78,454	(20-foot reservation for Leaning Pine Lane?)
1099	JOHNSON, MATHEW J.	Lot 14, Seeley Lake Outlet East	76F-10869-00	1051 Leaning Pine Lane, Seeley Lake, MT 59868	1.221	MISSOULA COS 4875	\$ 70,835	NONE
1100	BEEBE, WALLACE, NILA, & HOLLY	Lot 15, Seeley Lake Outlet East		1057 Leaning Pine Lane, Seeley Lake, MT 59868	1.093	MISSOULA COS 4875	\$ 70,464	NONE
1101	THURSTON, TIMOTHY J. & CINDY A.	Lot 26, Seeley Lake Outlet East		555 Cabin Lane, Seeley Lake, MT 59868	1.699	MISSOULA COS 4875	\$ 160,404	20-foot wide reservation for Lot 25 crossing the northwest corner of Lot 26
1102	PARRISH, MITCHELL; JENSEN, JEREMY; MICKELSON, CODY	Lot 27, Seeley Lake Outlet East	76F-23470-00	495 Cabin Lane, Seeley Lake, MT 59868	1.813	MISSOULA COS 4875	\$ 161,122	NONE
1103	HOLDEN, STEVE & DIANE	Lot 28, Seeley Lake Outlet East	76F-34615-00	345 Cabin Lane, Seeley Lake, MT 59868	1.646	MISSOULA COS 4875	\$ 160,070	20-foot wide reservation for Lot 27 crossing the northwest corner of Lot 28
1104	DEVRIES, JOHN & TINA	Lot 29, Seeley Lake Outlet East	76F-23471-00, 76F-30064239, 76F-33868-00	335 Cabin Lane, Seeley Lake, MT 59868	2.019	MISSOULA COS 4875	\$ 162,420	20-foot wide reservation for Lots 26 and 30 bisecting Lot 29
1004	MICHAELSON, RONALD & NANCY	Lot 7, Seeley Lake Outlet West	76F-10907-00, 76F-10908-00	2056 Snowmass Drive, Seeley Lake, MT 59868	1.774	MISSOULA COS 5140	\$ 72,394	NONE

Sale 1098; 871 Leaning Pine Ln
Layout not to scale and presented for demonstrative purposes only...



Area Calculations Summary

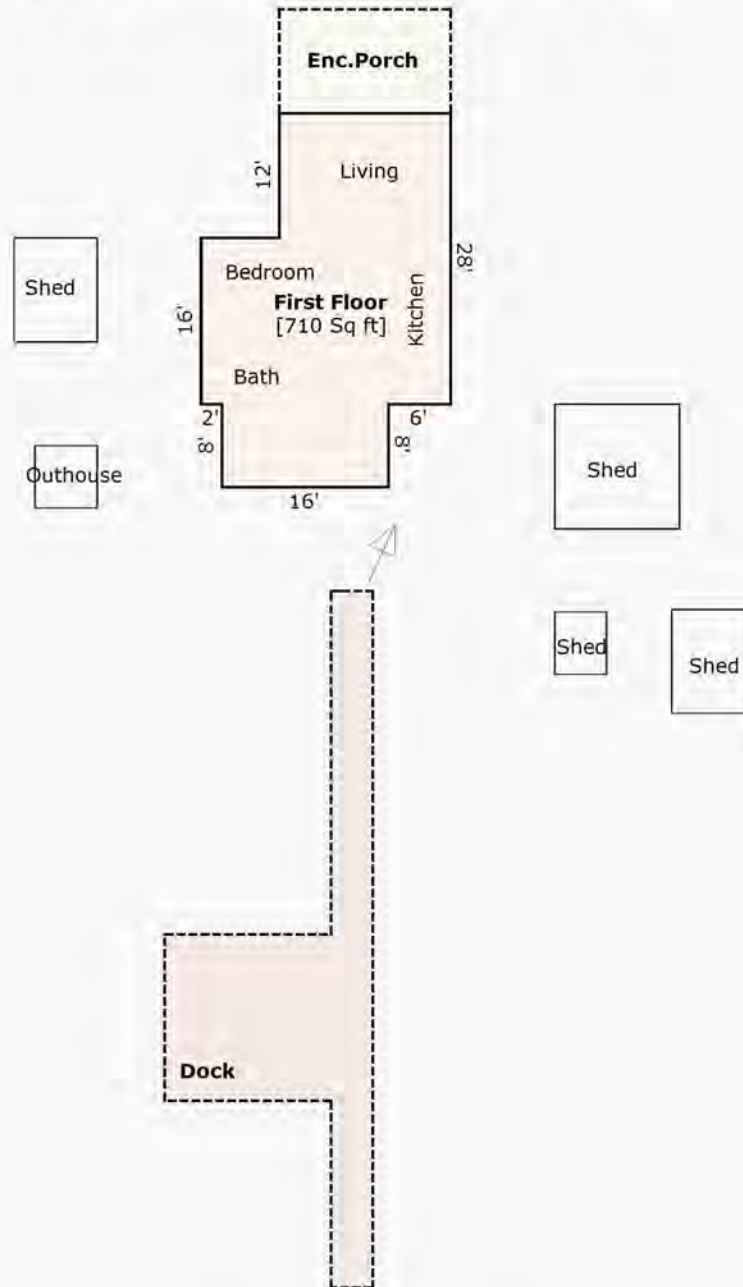
Living Area		Calculation Details	
First Floor	1276 Sq ft	$8 \times 5 = 40$ $12 \times 15 = 180$ $23 \times 40 = 920$ $8 \times 17 = 136$	
Second Floor	112 Sq ft	$8 \times 14 = 112$	
Second Floor	64 Sq ft	$8 \times 8 = 64$	
Total Living Area (Rounded):		1452 Sq ft	
Non-living Area			
Garage	816 Sq ft	$34 \times 24 = 816$	

Sketch Page - Sale 1099, 1051 Leaning Pine Ln

Sale 1099; 1051 Leaning Pine Ln

Layout not to scale and presented for demonstrative purposes only...

Interior NOT viewed per lessee request due to Covid concerns.



TOTAL Sketch by a la mode, inc.

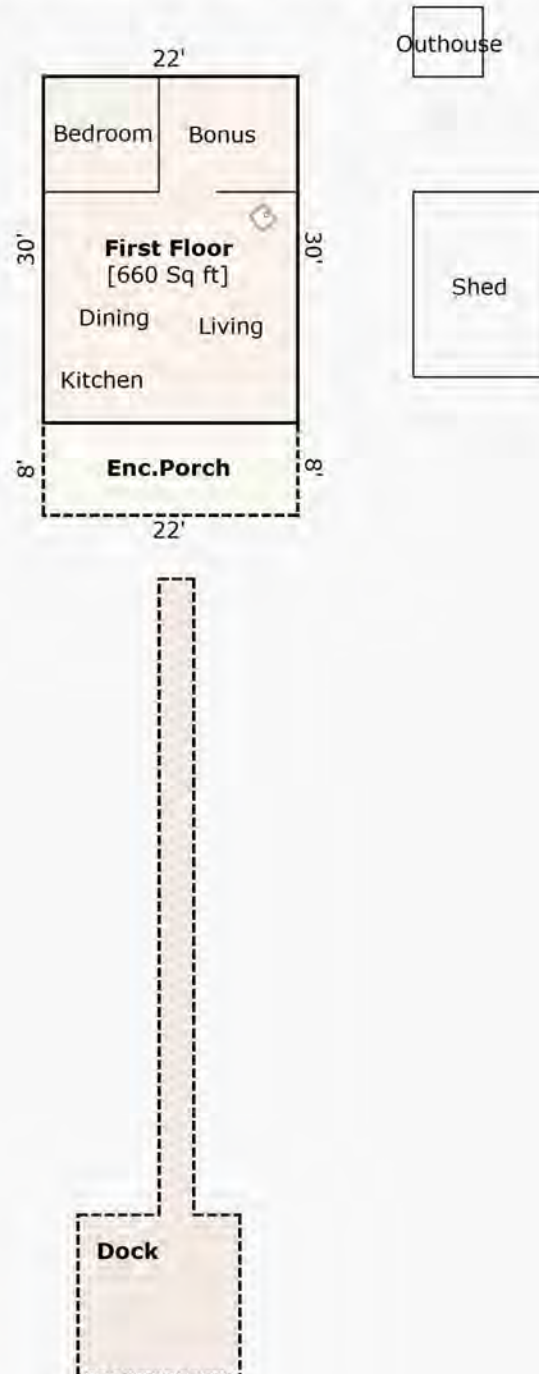
Area Calculations Summary

Living Area		Calculation Details	
First Floor	710 Sq ft	$16 \times 8 = 128$	
		$16.5 \times 12 = 198$	
		$24 \times 16 = 384$	
Total Living Area (Rounded):	710 Sq ft		
Non-living Area			
Enc. Porch	165 Sq ft	$16.5 \times 10 = 165$	

Sketch Page - Sale 1100, 1057 Leaning Pine Ln

Sale 1100; 1057 Leaning Pine Ln

Layout not to scale and presented for demonstrative purposes only...

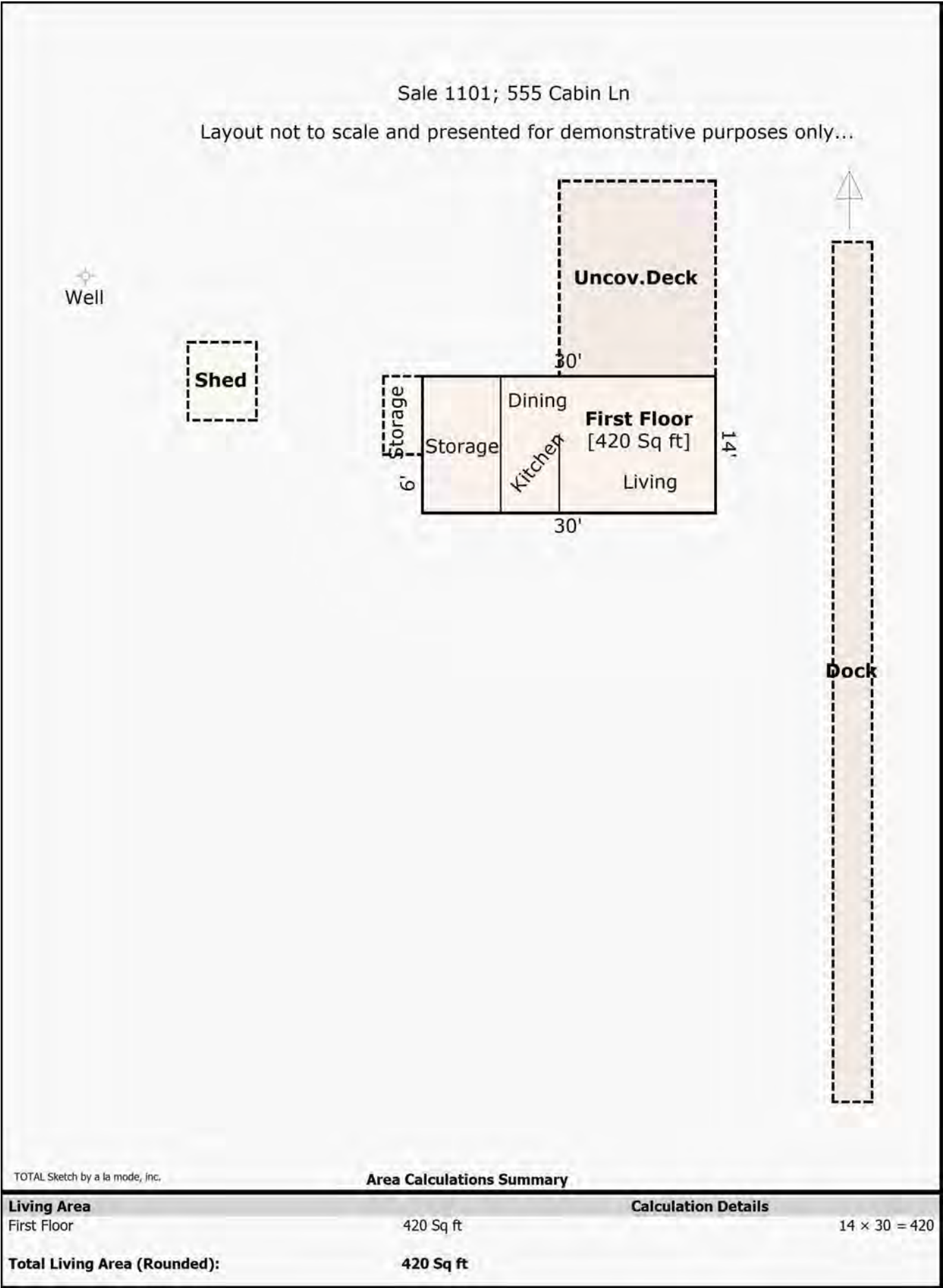


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

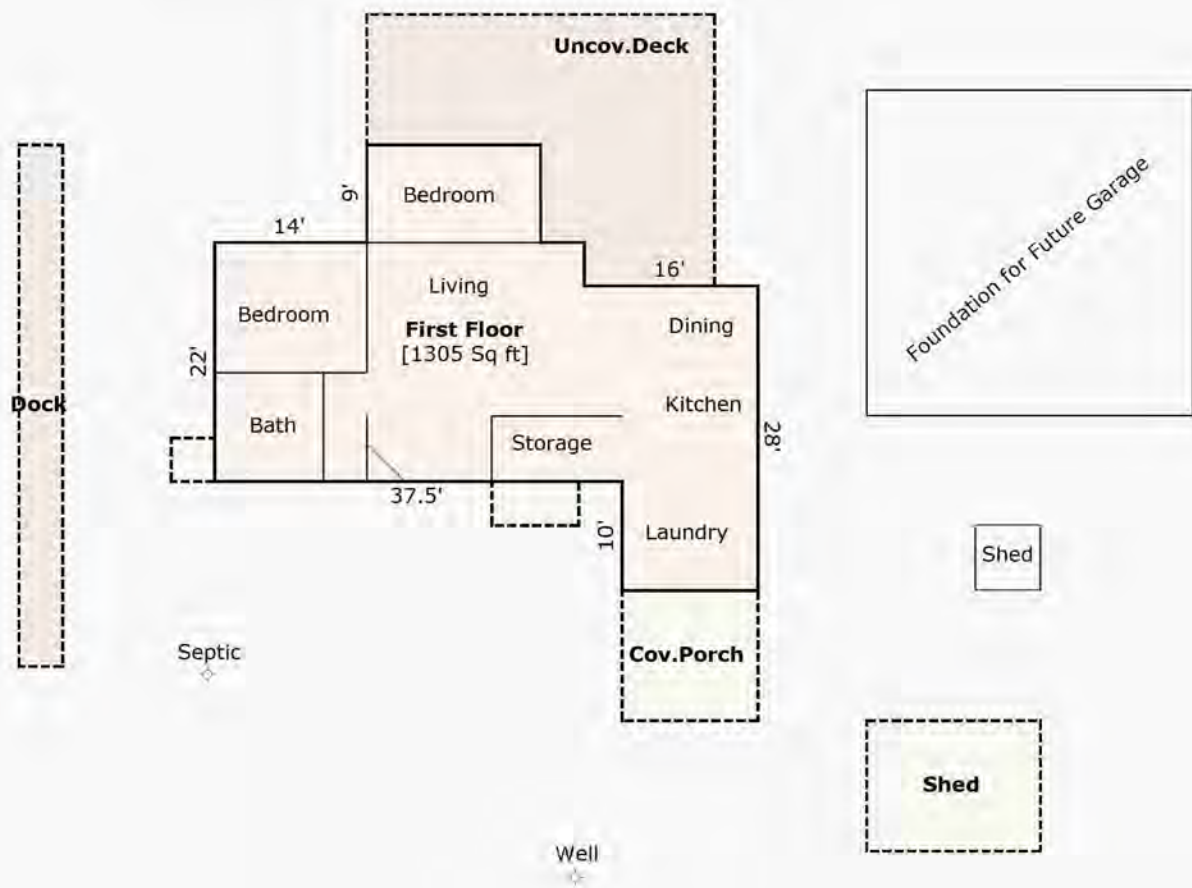
Living Area		Calculation Details
First Floor	660 Sq ft	$22 \times 30 = 660$
Total Living Area (Rounded):	660 Sq ft	
Non-living Area		
Enc.Porch	176 Sq ft	$22 \times 8 = 176$

Sketch Page - Sale 1101, 555 Cabin Ln



Sketch Page - Sale 1102, 495 Cabin Ln

Sale 1102; 495 Cabin Ln
 Layout not to scale and presented for demonstrative purposes only...



TOTAL Sketch by a la mode, inc.

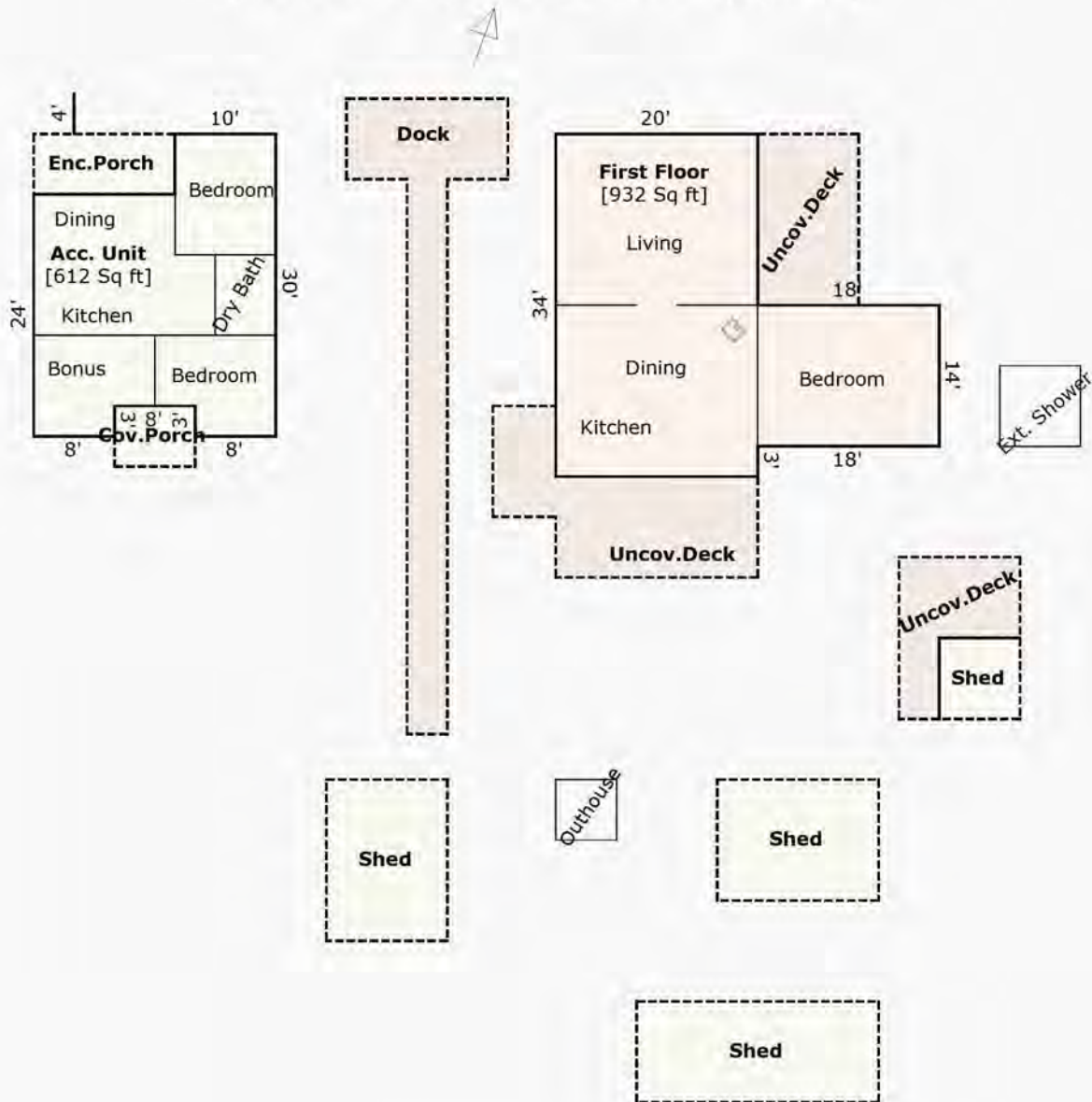
Area Calculations Summary

Living Area		Calculation Details	
First Floor	1305 Sq ft	16 × 9	= 144
		12.5 × 10	= 125
		18 × 16	= 288
		34 × 22	= 748
Total Living Area (Rounded):		1305 Sq ft	

Sketch Page - Sale 1103, 345 Cabin Ln

Sale 1103; 345 Cabin Ln

Layout not to scale and presented for demonstrative purposes only...



TOTAL Sketch by a la mode, Inc.

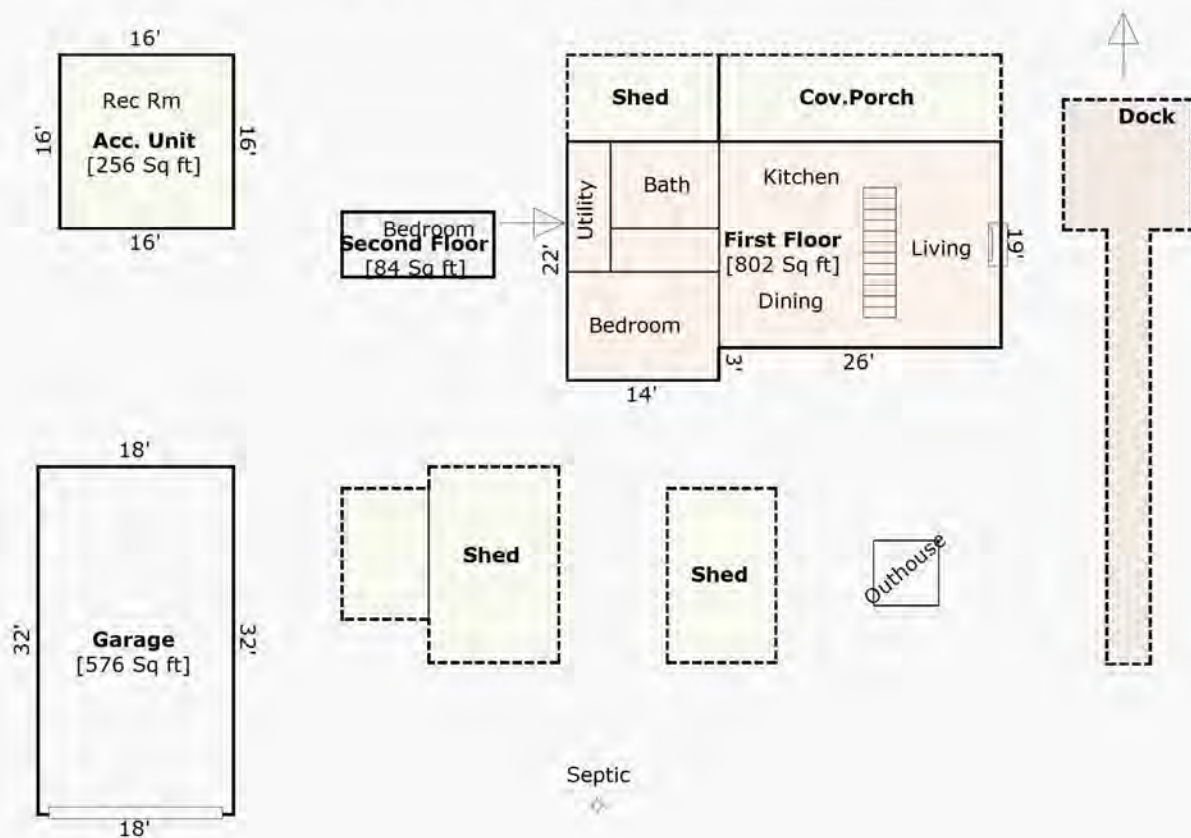
Area Calculations Summary

Living Area		Calculation Details
First Floor	932 Sq ft	$14 \times 18 = 252$ $20 \times 34 = 680$
Total Living Area (Rounded):		932 Sq ft
Non-living Area		
Enc. Porch	84 Sq ft	$6 \times 14 = 84$

Sketch Page - Sale 1104, 335 Cabin Ln

Sale 1104; 335 Cabin Ln

Layout not to scale and presented for demonstrative purposes only...

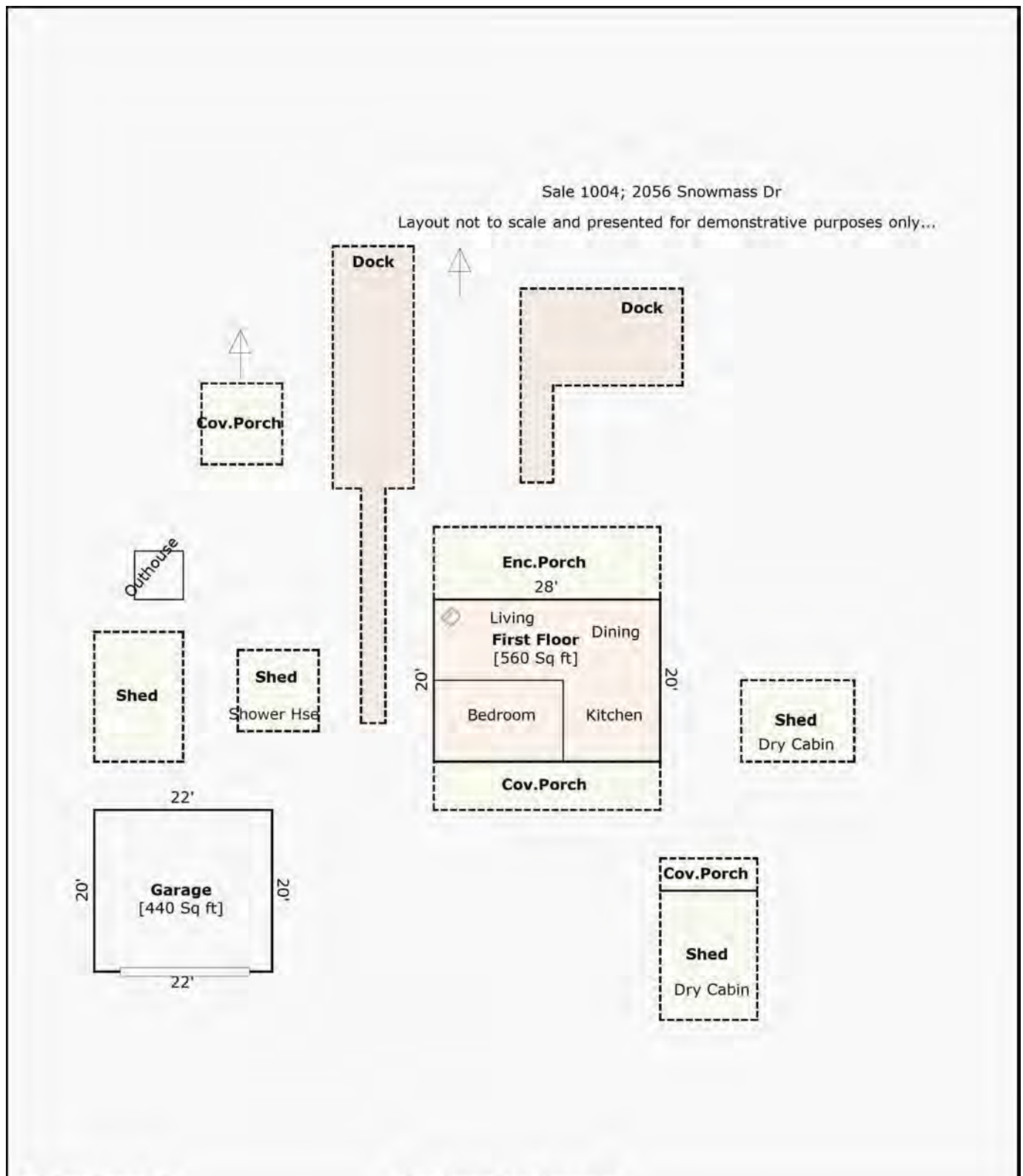


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	802 Sq ft	$19 \times 26 = 494$ $22 \times 14 = 308$
Second Floor	84 Sq ft	$6 \times 14 = 84$
Total Living Area (Rounded):	886 Sq ft	
Non-living Area		
Garage	576 Sq ft	$18 \times 32 = 576$

Sketch Page - Sale 1004, 2056 Snowmass Dr



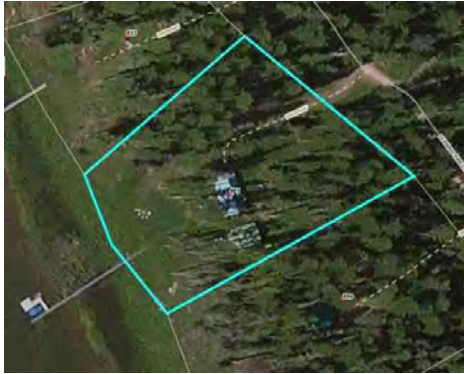
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	560 Sq ft	$28 \times 20 = 560$
Total Living Area (Rounded):	560 Sq ft	
Non-living Area		
Garage	440 Sq ft	$22 \times 20 = 440$
Enc. Porch	252 Sq ft	$9 \times 28 = 252$

Photograph Addendum - Sale 1098, 871 Leaning Pine Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



Aerial



Flood



Front



Rear



Side



Side



Accessory Unit



Accessory Unit



Accessory Unit



Accessory Unit



Garage



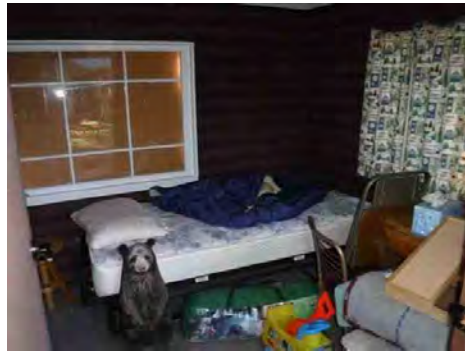
Garage Interior

Photograph Addendum - Sale 1098, 871 Leaning Pine Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy, Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Shed



Shed Interior



Shed



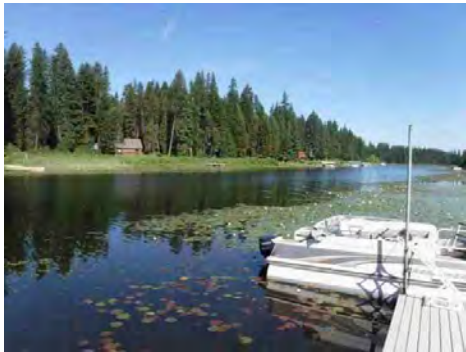
Shed Interior



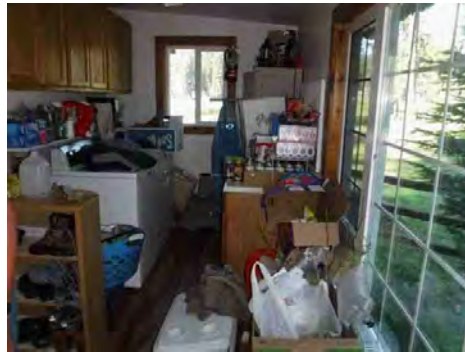
Septic Location



Dock



Water Frontage



Laundry



Kitchen



Living Room



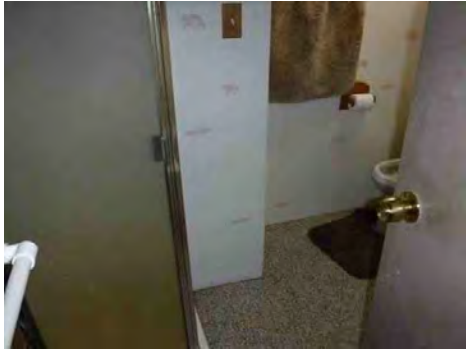
Loft



Bedroom 1

Photograph Addendum - Sale 1098, 871 Leaning Pine Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy; Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Bath 1



Bath 1



Bedroom 2



Bedroom 3



Flooding Pic, Owner Provided



Flooding Pic, Owner Provided

Photograph Addendum - Sale 1099, 1051 Leaning Pine Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy; Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Aerial



Flood



Street



Street #



Front



Side



Rear



Outhouse



Shed



Shed



Shed Interior



Shed

Photograph Addendum - Sale 1099, 1051 Leaning Pine Ln

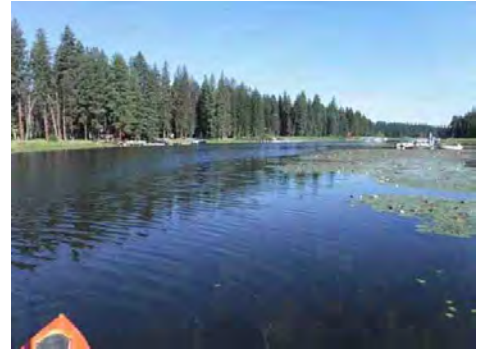
Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



Shed



Dock



Water Frontage



Interior, Per Owner



Interior, Per Owner



Interior, Per Owner



Interior, Per Owner



Interior, Per Owner



Interior, Per Owner



Flooding Pic, Owner Provided



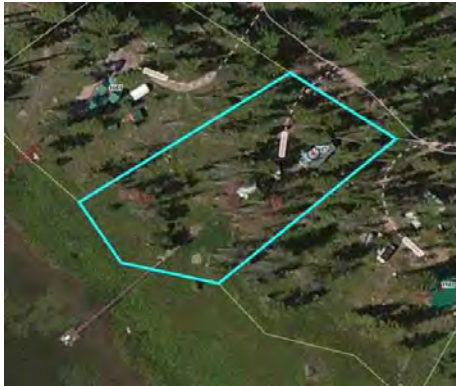
Flooding Pic, Owner Provided



Flooding Pic, Owner Provided

Photograph Addendum - Sale 1100, 1057 Leaning Pine Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy, Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Aerial



Flood



Street



Front



Rear



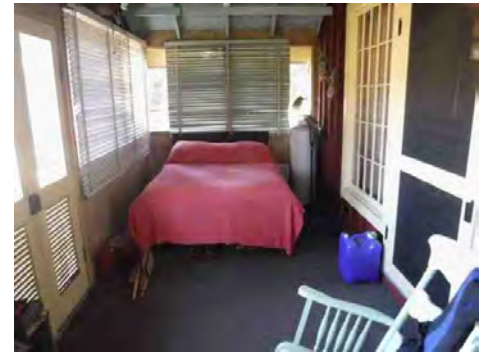
Outhouse



Water Frontage



Dock



Entry Porch



Living Room



Kitchen



Living Room

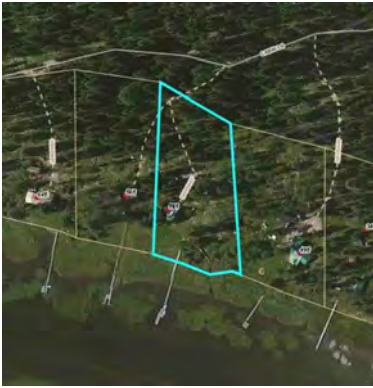
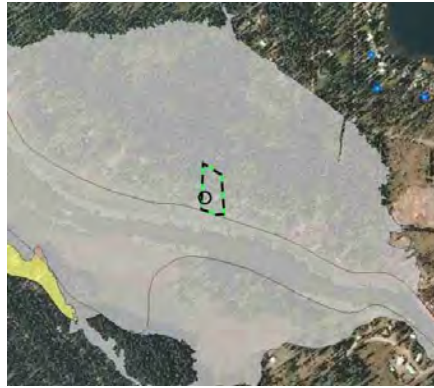
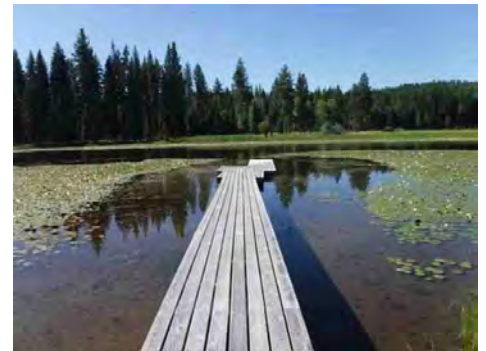
Photograph Addendum - Sale 1100, 1057 Leaning Pine Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy, Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				

**Bedroom 1****Woodstove****Living Room**

Photograph Addendum - Sale 1101, 555 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					

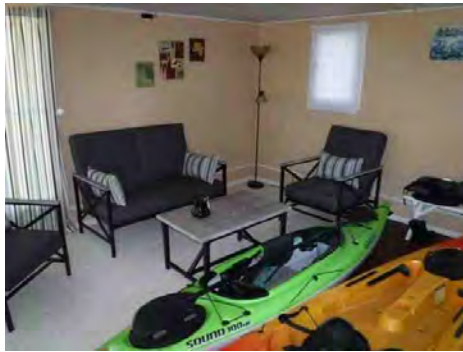
**Aerial****Flood****Street****Street #****Front****Rear****Front****Well Location****Front****Shed****Outhouse****Dock**

Photograph Addendum - Sale 1101, 555 Cabin Ln

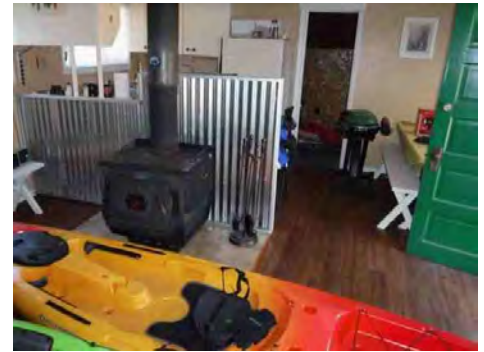
Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy, Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Water Frontage



Living Room



Living Room



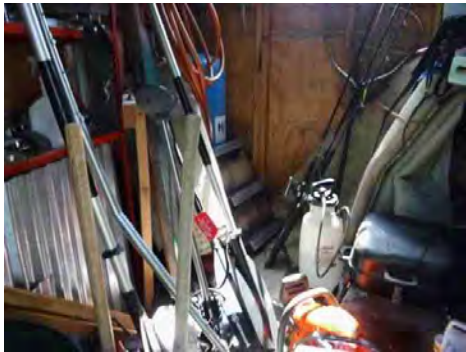
Kitchen



Dining



Storage



Storage



Flood Water Line, Per Owner

Photograph Addendum - Sale 1102, 495 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



Aerial



Front



Street



Street #



Front



Rear



Side



Front



Rear



Dock



Dock



Water Frontage

Photograph Addendum - Sale 1102, 495 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



Shed



Shed



Well Location



Septic Location



Laundry



Kitchen



Dining



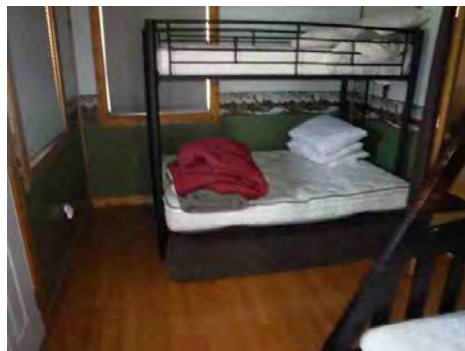
Bath 1



Bedroom 1



Living Room



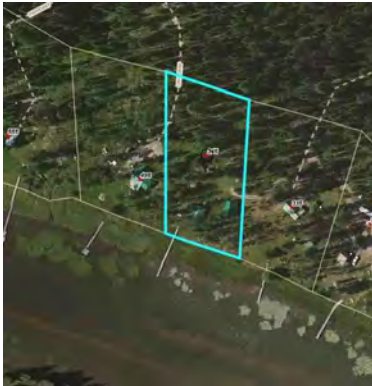
Bedroom 2



Garage Foundation

Photograph Addendum - Sale 1103, 345 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy; Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Aerial



Flood



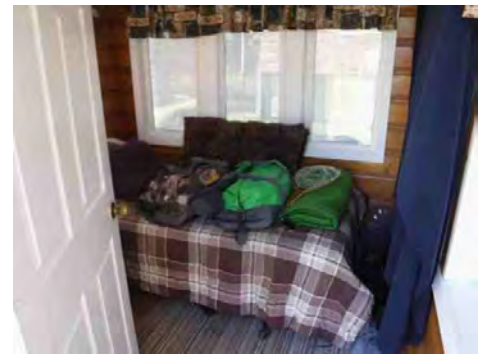
Street



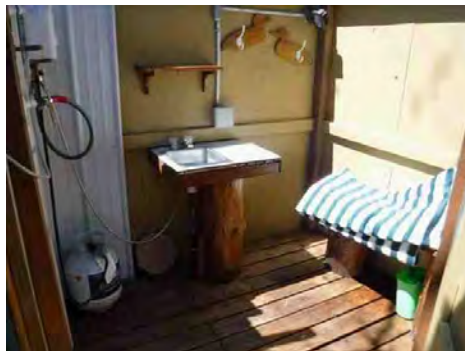
Street #



Shed



Shed Interior



Shed Interior



Exterior Shower



Dock



Water Frontage



Shed



Outhouse

Photograph Addendum - Sale 1103, 345 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy; Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Shed



Shed



Shed



Shed Interior



Front



Rear



Side



Kitchen



Dining



Living Room



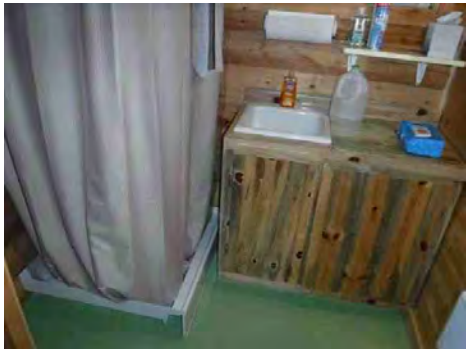
Living Room



Bedroom 1

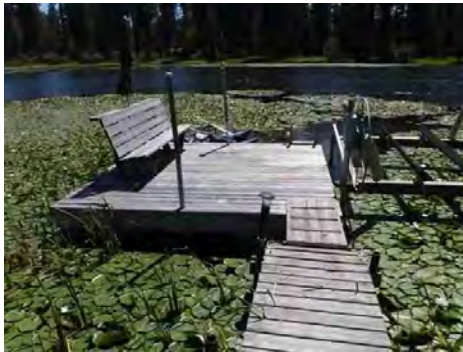
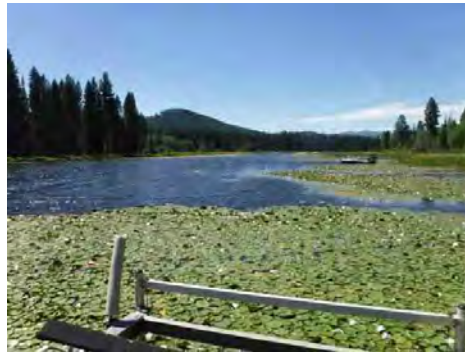
Photograph Addendum - Sale 1103, 345 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy, Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					

**Accessory Unit****Accessory Unit****Acc. Unit Bonus****Acc. Unit Dining****Acc. Unit Kitchen****Acc. Unit Bedroom 1****Acc. Unit Dry Bath****Acc. Unit Bedroom 2**

Photograph Addendum - Sale 1104, 335 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy, Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					

**Aerial****Flood****Front****Rear****Side****Dock****Dock****Water Frontage****Outhouse****Accessory Unit****Accessory Unit****Accessory Unit Interior**

Photograph Addendum - Sale 1104, 335 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



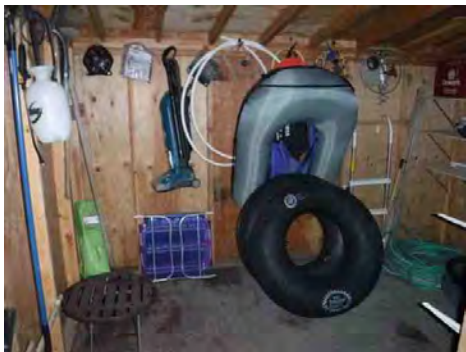
Shed



Shed Interior



Shed



Shed Interior



Garage



Garage Interior



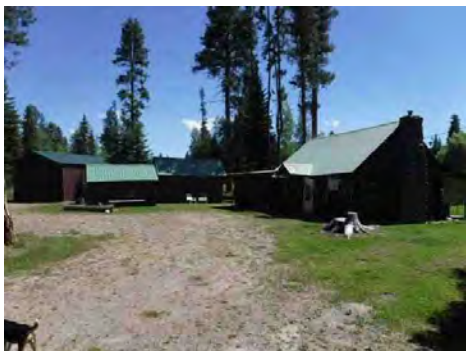
Front, Septic Location



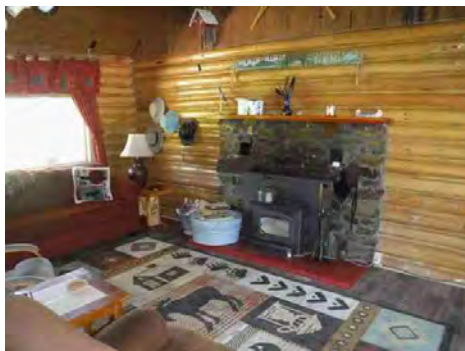
Well Location



Side



Front



Living Room



Living Room

Photograph Addendum - Sale 1104, 335 Cabin Ln

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy, Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Kitchen



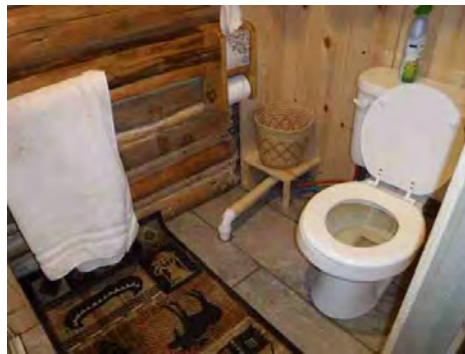
Bath 1



Bath 1



Utility



Bath 1



Bedroom 1



Dining



Bedroom 2



Storage



Flooding Pic, Owner Provided

JOHN ATIA DEVRIL'S 335 CABIN LN IN IMPROVEMENTS SINCE PURCHASE	
NEW SYPHON IN DRAIN HOLE	\$225.00
NEW VINYL BLINDS	1322.00
RAISE FLOOR IN BATHROOM	-
AND INSTALL TILE	840.00
PAINTED WALLS & CEILING DRY	400.00
SINK CABET & CABBAGE DISP	450.00
CENTERED TDS IN KITCHEN	1000.00
2 NEW PRIME WINDOWS	350.00
EXTENDED PAINT (ALL)	1600.00
NEW BERNAL GAS HURDER	2500.00
PICK BORDER ON EXT	600.00
TOTAL	11,912.00

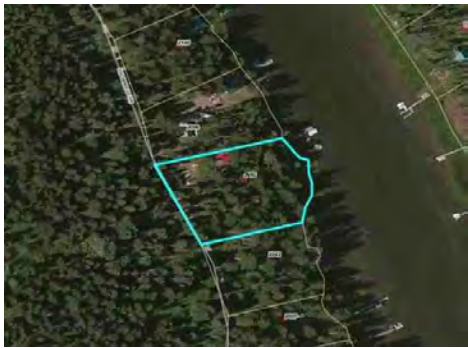
Improvement List, Per Owner



Septic Location

Photograph Addendum - Sale 1004, 2056 Snowmass Dr

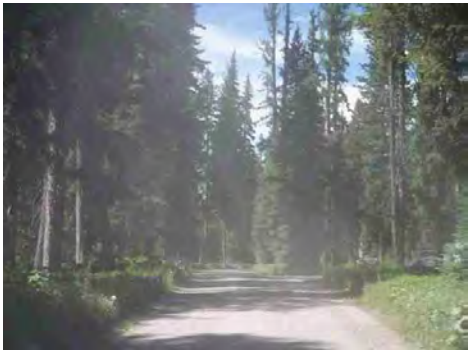
Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



Aerial



Flood



Street



Street #



Garage



Garage Interior



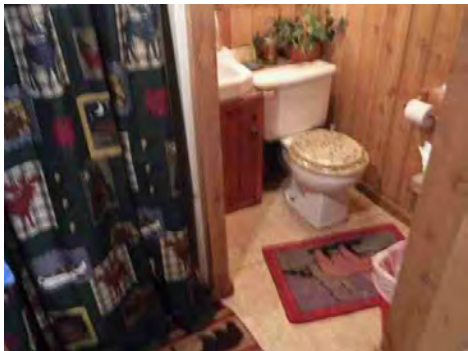
Shed



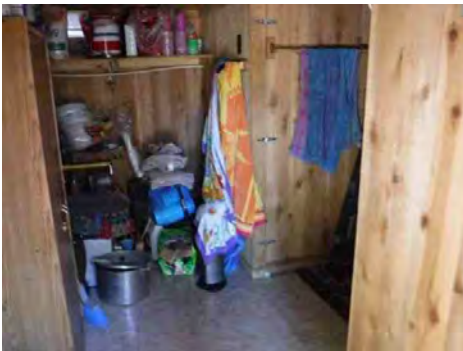
Shed Interior



Shed



Shed Interior



Shed Interior



Shed

Photograph Addendum - Sale 1004, 2056 Snowmass Dr

Client	State of Montana, Dept. of Natural Resources & Conservation					
Property Address	Lengthy; Seeley Outlet					
City	Seeley Lake	County	Missoula	State	MT	Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation					



Shed



Shed Interior



Dock



Water Frontage



Outhouse



Gazebo



Front



Rear



Side



Side



Front



Kitchen

Photograph Addendum - Sale 1004, 2056 Snowmass Dr

Client	State of Montana, Dept. of Natural Resources & Conservation				
Property Address	Lengthy, Seeley Outlet				
City	Seeley Lake	County	Missoula	State	MT Zip Code 59868
Lender	State of Montana, Dept. of Natural Resources & Conservation				



Living Room



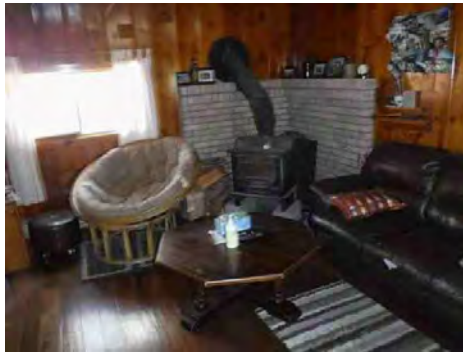
Dining



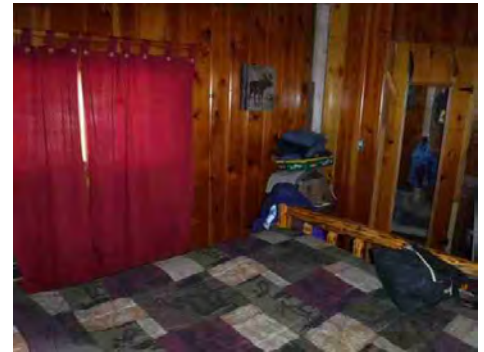
Enclosed Porch



Enclosed Porch



Living Room



Bedroom 1



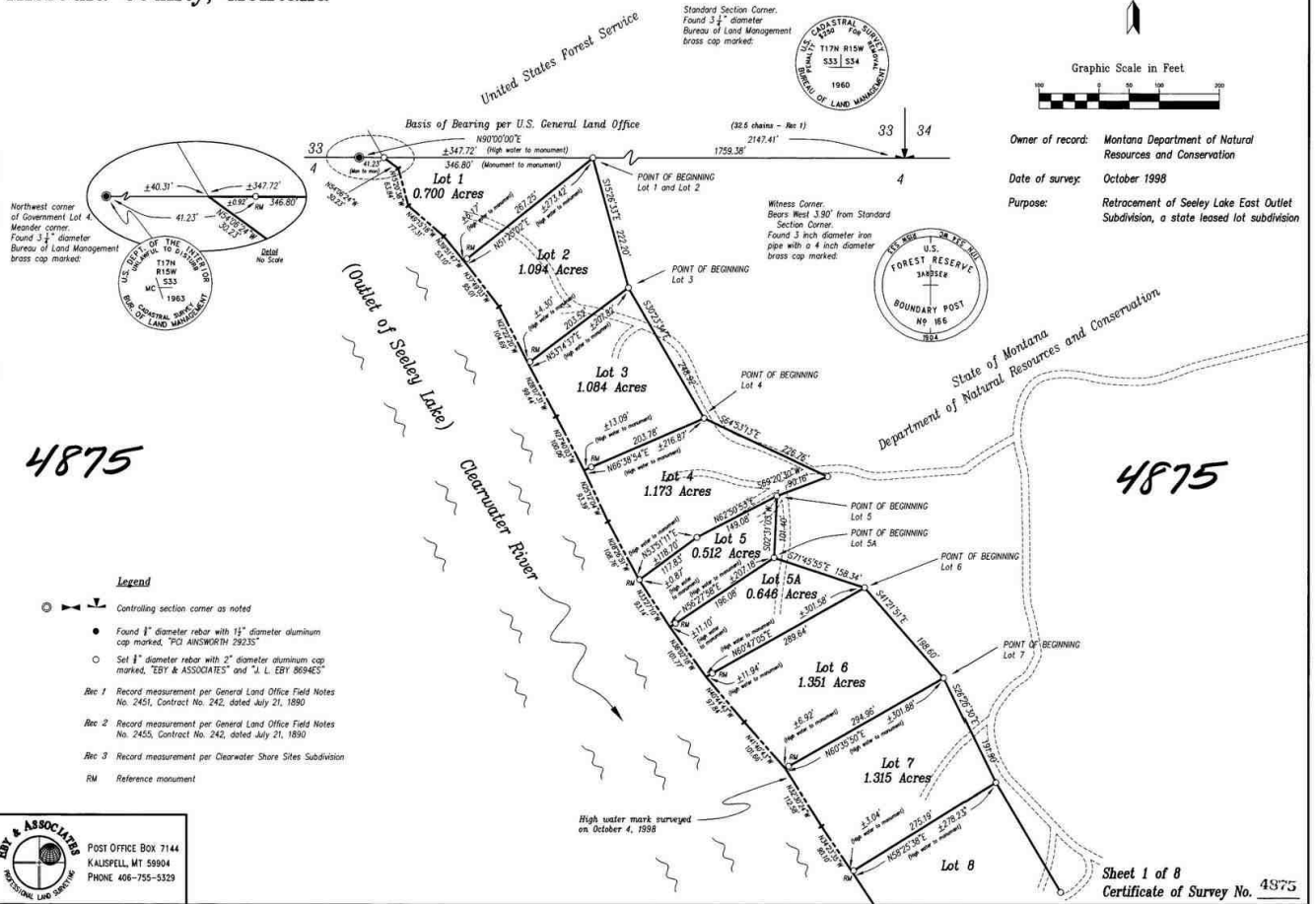
Dock

Plat COS #4875 - Page 1

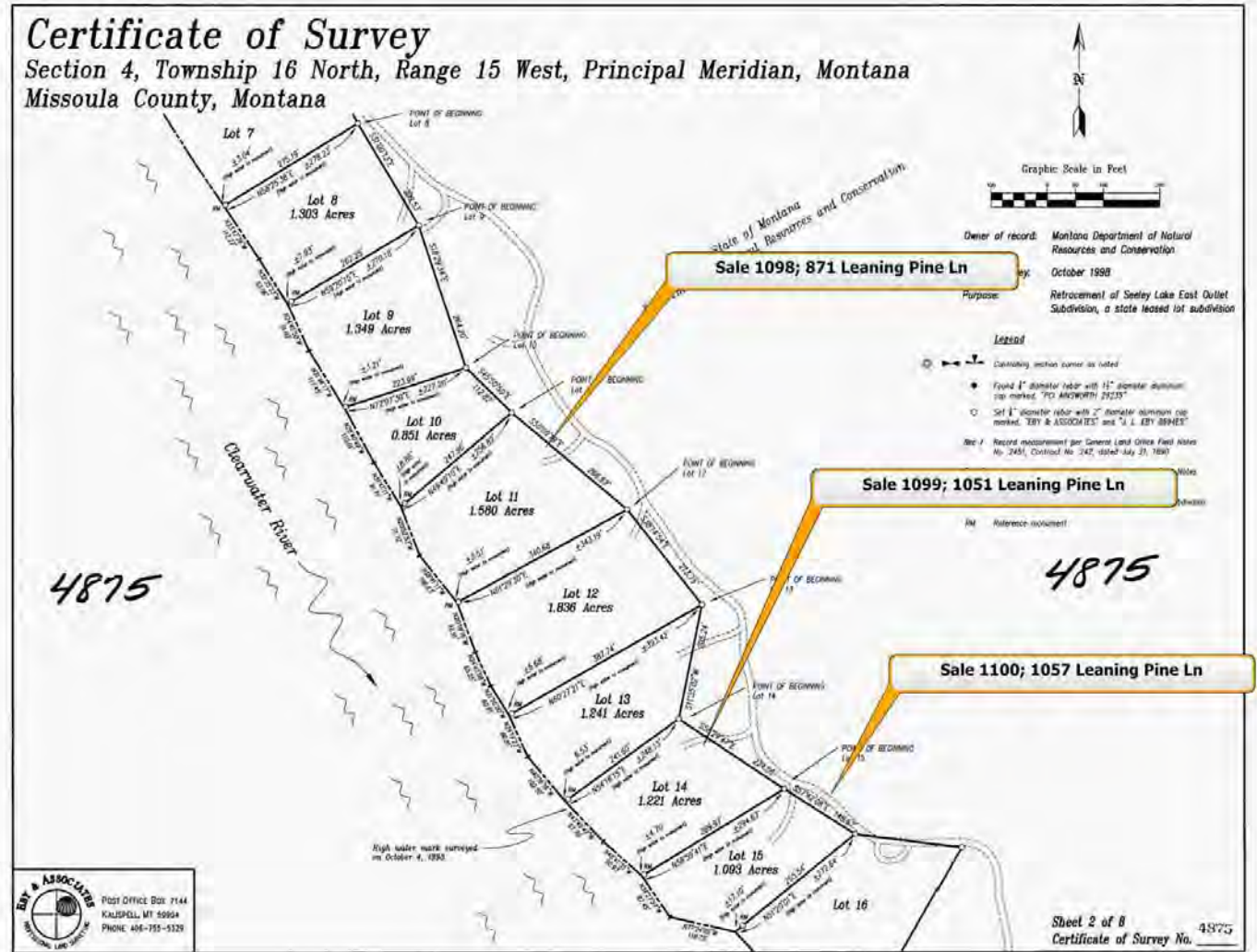
HD 564 PAC 1910

Certificate of Survey

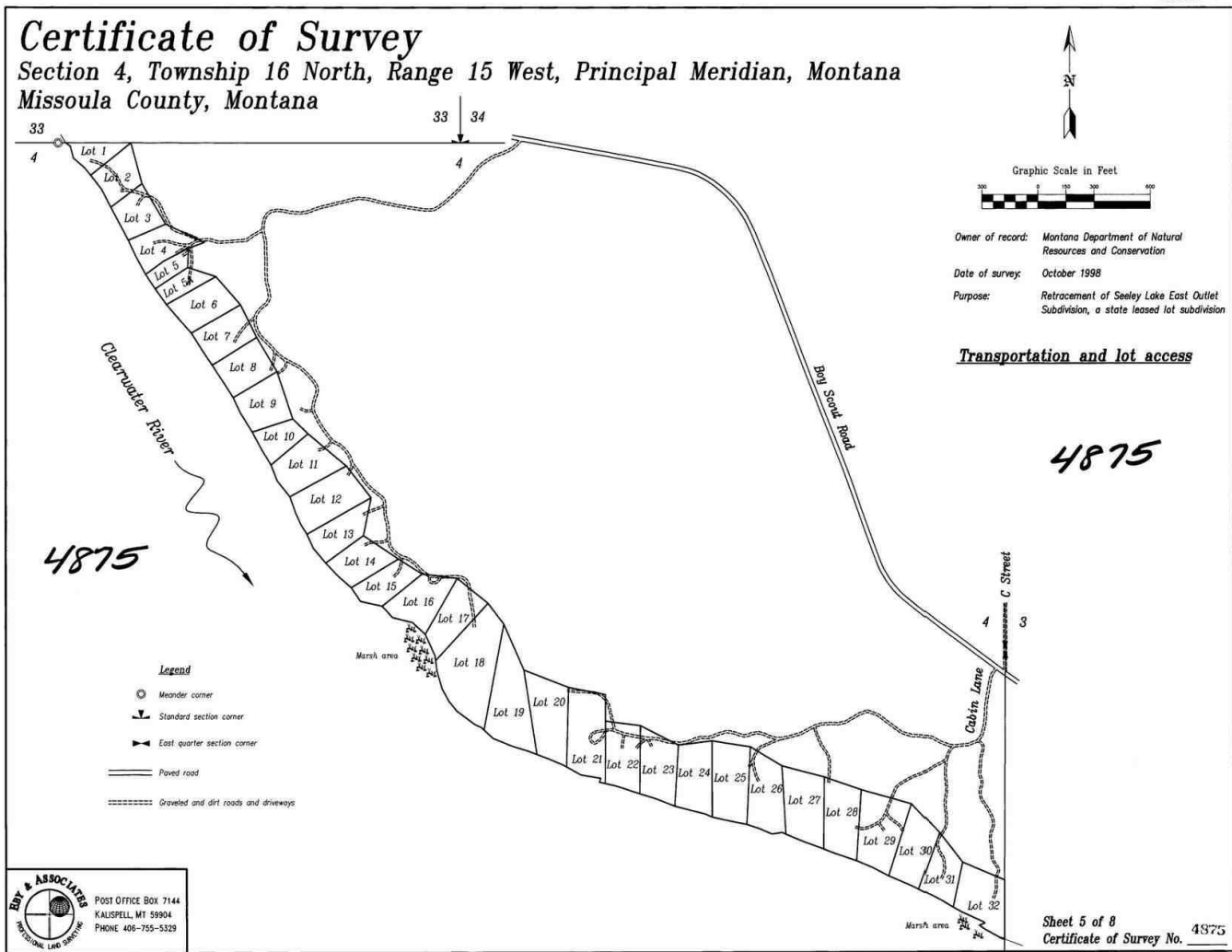
Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana
Missoula County, Montana



Plat COS #4875 - Page 2



Plat COS #4875 - Page 5



Plat COS #4875 - Page 6

m564 1915

Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana

Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation

Date of survey: October 1998

Purpose: Retracement of Seeley Lake East Outlet Subdivision, a state leased lot subdivision

LEGAL DESCRIPTIONS

Lot 1
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears North 90°00'00" East 388.03 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 51°25'07" West 273.42 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following four courses: North 39°51'47" West 53.10 feet, North 49°15'18" West 77.31 feet, North 15°20'35" West 63.94 feet and North 54°06'24" West 30.23 feet to the northerly boundary of said Government Lot 4; thence along said northerly boundary of said aliquot part, North 90°00'00" East 347.72 feet, more or less, to the Point of Beginning containing 0.700 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 2
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears North 90°00'00" East 388.03 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 15°26'33" East 222.20 feet; thence South 53°14'37" West 207.62 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 27°22'20" West 104.69 feet and North 37°49'03" West 95.01 feet; thence North 51°25'07" East 273.42 feet, more or less, to the Point of Beginning containing 1.094 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 3
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 64°24'33" East 495.85 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 30°23'14" East 248.92 feet; thence South 66°05'54" West 216.87 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 27°40'03" West 100.06 feet and North 28°07'31" West 99.44 feet; thence North 53°14'37" East 207.62 feet, more or less, to the Point of Beginning containing 1.084 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 4
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 53°11'31" East 715.85 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 64°53'13" East 226.76 feet; thence South 69°20'30" West 90.16 feet; thence South 62°05'11" West 146.08 feet; thence South 53°51'11" West 118.70 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 28°26'51" West 108.76 feet and North 25°12'04" West 63.19 feet; thence North 66°05'54" East 216.87 feet, more or less, to the Point of Beginning containing 1.173 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 5
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 51°15'26" East 888.92 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 02°10'31" West 101.40 feet; thence South 56°27'58" West 207.18 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River North 33°27'10" West 93.14 feet; thence North 53°51'11" East 118.70 feet, more or less, thence North 62°50'53" East 149.08 feet to the Point of Beginning containing 0.512 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 5A
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 49°20'05" East 953.37 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 71°45'50" East 158.34 feet; thence South 60°47'05" West 301.58 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River, North 36°02'18" West 101.77 feet; thence North 56°27'58" East 207.18 feet, more or less, to the Point of Beginning containing 0.646 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 6
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 49°53'01" East 1088.47 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 41°21'51" East 198.60 feet; thence South 60°53'50" West 301.88 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 47°40'43" West 101.65 feet and North 40°44'43" West 97.84 feet; thence North 60°47'05" East 301.58 feet, more or less, to the Point of Beginning containing 1.351 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 7
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 48°34'55" East 1285.21 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 26°26'50" East 191.90 feet; thence South 56°25'38" West 278.23 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 34°23'35" West 90.10 feet and North 32°50'24" West 112.58 feet; thence North 60°53'50" East 301.88 feet, more or less, to the Point of Beginning containing 1.315 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 8
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 45°46'16" East 1474.73 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 31°00'13" East 209.53 feet; thence South 59°20'15" West 270.18 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 32°35'23" West 93.06 feet and North 33°47'39" West 112.27 feet; thence North 56°25'38" East 278.23 feet, more or less, to the Point of Beginning containing 1.933 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 9
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 43°56'50" East 1678.19 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 18°29'34" East 264.20 feet; thence South 72°07'30" West 227.20 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 31°46'17" West 117.45 feet and North 24°45'50" West 91.03 feet; thence North 59°20'15" East 270.18 feet, more or less, to the Point of Beginning containing 1.349 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 10
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 40°13'25" East 1920.11 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 45°50'50" East 112.82 feet; thence South 49°49'10" West 256.82 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 30°41'11" West 91.71 feet and North 28°40'49" West 110.01 feet; thence North 72°07'30" East 227.20 feet, more or less, to the Point of Beginning containing 0.851 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 11
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 40°51'01" East 2032.48 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 50°09'19" East 266.62 feet; thence South 61°29'20" West 343.19 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 38°41'11" West 106.63 feet and North 20°52'53" West 91.72 feet; thence North 49°49'10" East 256.82 feet, more or less, to the Point of Beginning containing 1.580 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

4875

4875



Sheet 6 of 8
Certificate of Survey No. 4875

HD 5579

Plat COS #4875 - Page 7

5641916

Certificate of Survey
Section 4, Township 16 North, Range 15 West, P.M., MT.
Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation
Date of survey: October 1998
Purpose: Retracement of Seeley Lake East Outlet Subdivision, a state leased lot subdivision

LEGAL DESCRIPTIONS

Lot 12
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 41°55'34" East 2295.99 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 38°14'54" East 213.75 feet; thence South 60°27'21" West 393.42 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: North 31°50'00" West 60.81 feet, North 24°50'08" West 55.25 feet and North 20°18'16" West 92.31 feet; thence North 61°52'30" East 343.19 feet, more or less, to the Point of Beginning containing 1.836 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 13
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 41°39'47" East 2509.34 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 11°35'02" West 205.24 feet; thence South 54°18'15" West 248.13 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 40°16'16" West 102.50 feet and North 24°19'21" West 80.81 feet; thence North 60°27'21" East 393.42 feet, more or less, to the Point of Beginning containing 1.241 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 14
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 38°02'26" East 2637.41 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 56°29'47" East 224.06 feet; thence South 58°59'41" West 294.67 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 48°11'35" West 90.53 feet and North 43°40'42" West 97.70 feet; thence North 54°18'15" East 248.13 feet, more or less, to the Point of Beginning containing 1.221 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 15
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 39°27'59" East 2850.83 feet from the northwest corner of Government Lot 4, Section 4, Township 16 North, Range 15 West; thence South 57°42'08" East 148.67 feet; thence South 51°20'01" West 272.64 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 77°24'05" West 116.73 feet and North 34°27'57" West 87.45 feet; thence North 58°59'41" East 294.67 feet, more or less, to the Point of Beginning containing 1.093 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 16
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears North 82°32'04" West 2942.88 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 30°35'55" West 341.21 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: North 47°24'33" West 92.11 feet, North 75°52'05" West 109.00 feet and North 42°49'31" West 81.83 feet; thence North 51°20'01" East 272.64 feet, more or less; thence South 82°41'33" East 188.74 feet to the Point of Beginning containing 1.501 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 17
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears North 84°47'16" West 2764.71 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 42°47'31" West 413.73 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 07°46'30" West 26.07 feet and North 24°17'44" West 125.26 feet; thence North 30°35'55" West 341.21 feet, more or less; thence South 31°25'57" East 210.54 feet to the Point of Beginning containing 1.446 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 18
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears North 86°58'32" West 2673.22 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 10°47'01" West 570.07 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following seven courses: North 47°38'41" West 20.51 feet, North 65°55'32" West 34.57 feet, North 53°41'01" West 120.23 feet, North 39°20'38" West 66.27 feet, North 26°56'05" West 76.25 feet, North 10°53'31" West 95.92 feet, and North 07°46'30" West 57.54 feet; thence North 42°41'31" East 413.73 feet, more or less; thence South 37°15'54" East 138.37 feet to the Point of Beginning containing 3.174 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 19
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 87°42'00" West 2564.83 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 08°46'34" East 451.26 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following four courses: North 69°11'48" West 53.11 feet, North 73°19'49" West 82.18 feet, North 67°52'18" West 112.88 feet and North 47°38'41" West 66.64 feet; thence North 10°47'01" East 570.07 feet, more or less; thence South 23°37'45" East 266.31 feet to the Point of Beginning containing 2.407 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 20
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 85°11'31" West 2333.07 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 01°33'44" West 419.30 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: North 61°13'22" West 20.15 feet, North 67°25'18" West 87.40 feet and North 69°11'48" West 83.39 feet; thence North 08°46'34" West 451.26 feet, more or less; thence South 68°43'55" East 255.29 feet to the Point of Beginning containing 1.905 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 21
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 83°45'28" West 2140.02 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 00°18'11" West 470.87 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following four courses: North 76°54'09" West 32.25 feet, North 20°51'42" East 21.49 feet, North 76°54'34" West 128.21 feet and North 61°13'22" West 87.05 feet; thence North 01°33'44" East 419.30 feet, more or less; thence South 79°20'54" East 200.99 feet to the Point of Beginning containing 2.075 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 22
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 78°27'08" West 1981.86 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 00°38'09" West 361.03 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 71°42'27" West 122.26 feet and North 76°54'09" West 69.79 feet; thence North 00°18'11" East 330.33 feet, more or less; thence South 82°48'33" East 187.81 feet to the Point of Beginning containing 1.463 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 23
That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point which bears South 73°57'10" West 1810.74 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 03°17'16" West 324.08 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 68°28'22" West 108.01 feet and North 72°50'30" West 90.53 feet; thence North 00°38'09" East 361.03 feet, more or less; thence South 62°45'03" East 226.72 feet to the Point of Beginning containing 1.540 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.



Plat COS #4875 - Page 8

56475 1917

Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana

Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation
 Date of survey: October 1998
 Purpose: Retrocement of Seeley Lake East Outlet Subdivision, a state leased lot subdivision

LEGAL DESCRIPTIONS

Lot 21
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 72°57'50" West 1632.00 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 02°50'34" East 403.51 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 66°21'54" West 41.60 feet and North 75°44'40" West 166.04 feet; thence North 03°17'16" East 324.08 feet, more or less; thence North 82°53'49" East 181.18 feet to the Point of Beginning containing 1.571 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 25
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 69°21'51" West 1448.68 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 02°44'33" West 411.17 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 78°12'38" West 65.44 feet and North 77°41'42" West 123.10 feet; thence North 00°55'34" West 403.51 feet, more or less; thence South 80°59'55" East 207.22 feet to the Point of Beginning containing 1.626 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 26
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 62°46'35" West 1335.95 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 03°23'27" East 362.51 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following four courses: North 67°20'57" West 21.45 feet, South 82°13'40" West 54.35 feet, North 67°14'44" West 72.74 feet and North 71°29'27" West 73.80 feet; thence North 02°44'33" East 411.17 feet, more or less; thence South 59°03'05" East 195.61 feet to the Point of Beginning containing 1.899 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 27
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 55°07'53" West 1172.32 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 00°14'15" West 381.14 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 69°58'30" West 111.20 feet and North 67°20'57" West 104.45 feet; thence North 03°23'27" East 362.51 feet, more or less; thence South 79°21'46" East 233.70 feet to the Point of Beginning containing 1.813 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 28
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 45°59'59" West 1062.48 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 02°51'39" West 375.98 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 71°17'30" West 124.50 feet and North 69°19'32" West 62.13 feet; thence North 02°44'33" East 411.17 feet, more or less; thence South 71°02'36" East 208.89 feet to the Point of Beginning containing 1.646 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 29
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 31°28'15" West 953.53 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 17°36'12" West 399.02 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 82°50'11" West 151.71 feet and North 67°12'39" West 87.55 feet; thence North 03°51'39" East 375.98 feet, more or less; thence South 74°14'22" East 276.89 feet to the Point of Beginning containing 2.019 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 30
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 11°35'18" West 1146.11 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 12°01'47" West 240.56 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 82°57'56" West 40.83 feet and North 67°04'06" West 133.22 feet; thence North 17°36'12" East 399.02 feet, more or less; thence South 43°33'41" East 212.31 feet to the Point of Beginning containing 1.477 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 31
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 11°35'18" West 1146.11 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence South 12°01'47" West 240.56 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following two courses: North 82°57'56" West 40.83 feet and North 67°04'06" West 133.22 feet; thence North 17°36'12" East 399.02 feet, more or less; thence South 43°33'41" East 212.31 feet to the Point of Beginning containing 1.477 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 32
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 07°13'36" West 1215.92 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence along the easterly boundary of said Section 4, South 00°13'36" West 312.57 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following seven courses: North 70°12'15" West 25.76 feet, North 61°03'30" West 91.29 feet, North 52°53'26" West 37.22 feet, North 68°16'40" East 33.18 feet, North 57°09'58" West 12.61 feet, North 65°41'24" West 128.83 feet and North 59°47'33" West 48.68 feet; thence North 12°01'47" East 240.56 feet, more or less; thence South 67°32'41" East 243.91 feet to the Point of Beginning containing 1.642 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 33
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:
 BEGINNING at a point which bears South 07°13'36" West 1215.92 feet from the east quarter section corner of Section 4, Township 16 North, Range 15 West; thence along the easterly boundary of said Section 4, South 00°13'36" West 312.57 feet, more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following seven courses: North 70°12'15" West 25.76 feet, North 61°03'30" West 91.29 feet, North 52°53'26" West 37.22 feet, North 68°16'40" East 33.18 feet, North 57°09'58" West 12.61 feet, North 65°41'24" West 128.83 feet and North 59°47'33" West 48.68 feet; thence North 12°01'47" East 240.56 feet, more or less; thence South 67°32'41" East 243.91 feet to the Point of Beginning containing 1.642 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

4875

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, Jane L. Eby, a registered Land Surveyor do hereby certify that I have performed the survey shown on the attached Certificate of Survey; that such survey was made during October 1998; that said survey is true and complete as shown on the monuments found and set are of the character and location shown thereon.

JANE L. EBY, 2nd day of December, 1998
 EBY
 860465
 JANE L. EBY
 MISSOULA COUNTY, MONTANA
 MISSOULA COUNTY REGISTRATION NO. 860465

APPROVED BY: *[Signature]* Dec. 7, 1998
 Missoula County Surveyor

APPROVED BY: *[Signature]* 12/7/98
 Missoula County Health Department

PURPOSE OF SURVEY
 Retrocement of Seeley Lake East Outlet Subdivision, a state leased lot subdivision

This Certificate of Survey was not reviewed for adequate access, installation of utilities, compliance with zoning, comprehensive plan or availability of public services; nor does this approval obligate Missoula County to provide road maintenance, dust abatement or other services.

SAC # 2421



1/4	Sec	T	R
4	16N	15W	

I registered and filed this instrument for record on the 2nd day of Dec., 1998 A.D. or E.B. bound in...
 Witness my hand,
 Mike M. Shaw, County Recorder
 Missoula County, Montana
 By *[Signature]* Deputy
 For *[Signature]* Paid *[Signature]*
 Instrument Rec. No. _____

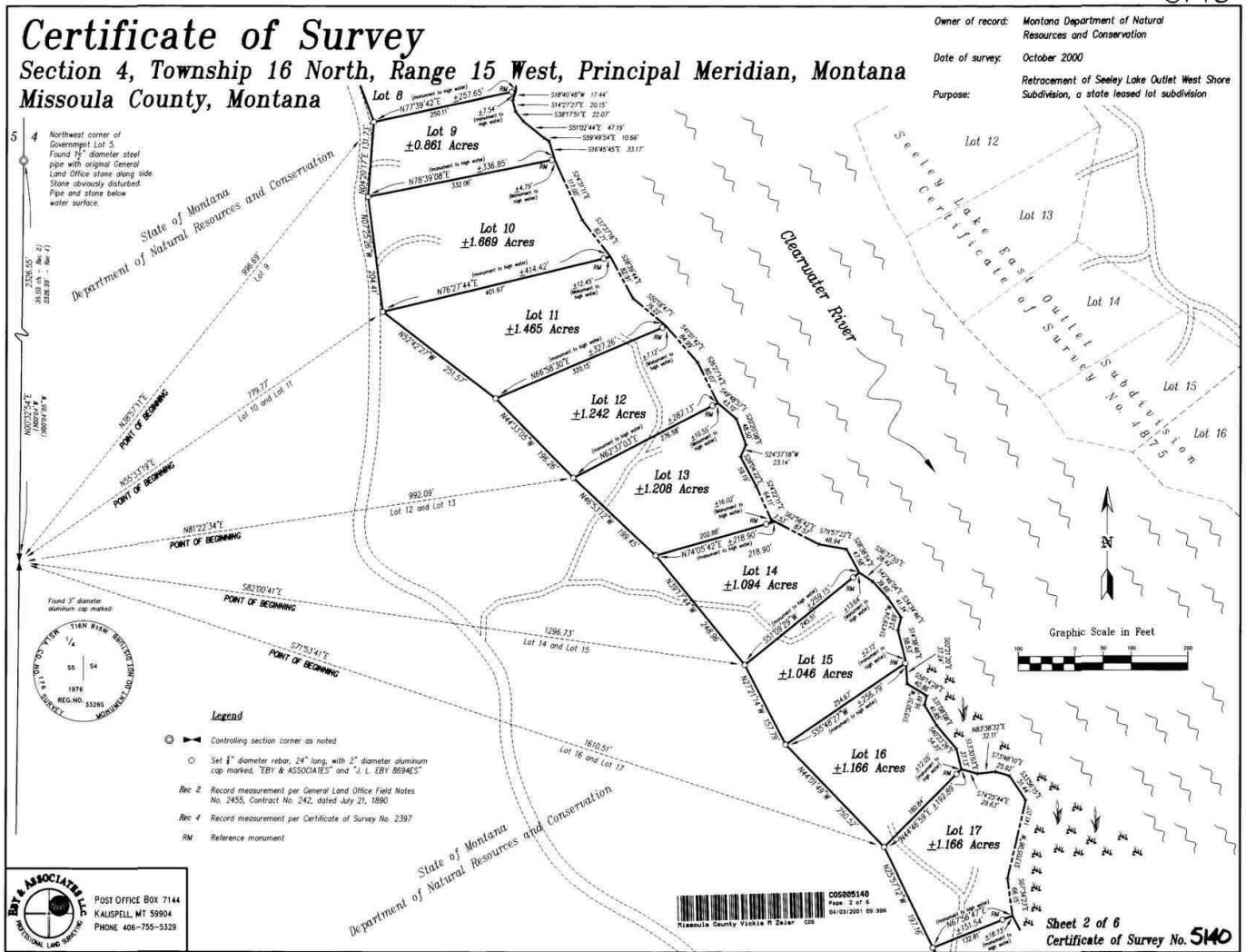
Principal Meridian, Montana
 Missoula County

Sheet 8 of 8 199832607
 Certificate of Survey No. 4875

HD 5579

Plat COS #5140 - Page 2

5140



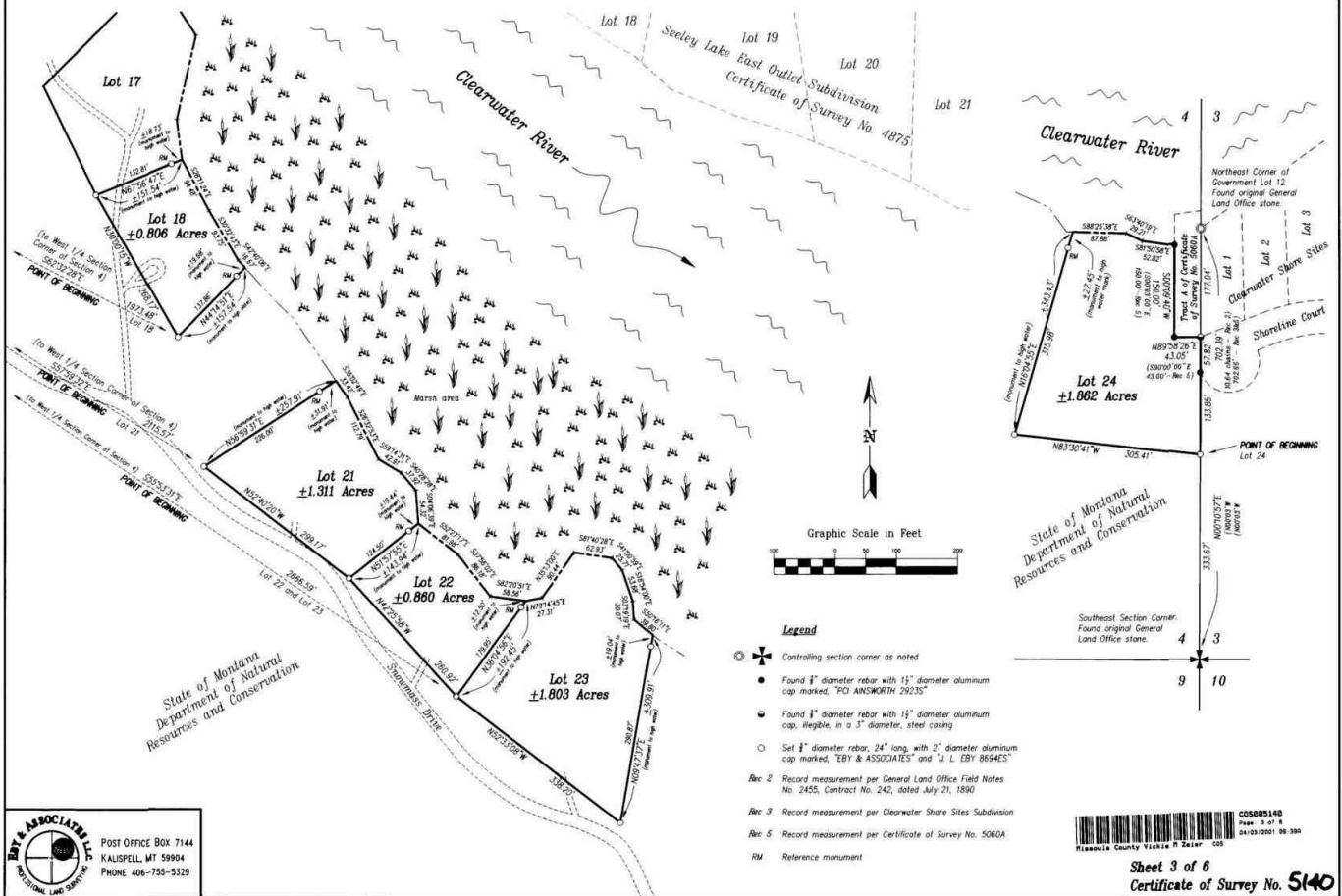
Plat COS #5140 - Page 3

5140

Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana
Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation
Date of survey: October 2000
Purpose: Retracement of Seeley Lake Outlet West Shore Subdivision, a state leased lot subdivision



Plat COS #5140 - Page 5

5140

Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana

Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation
 Date of survey: October 2000
 Retracement of Seelye Lake Outlet West Shore Subdivision, a state leased lot subdivision
 Purpose:

Lot 1
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

Commencing at the northwest corner of Government Lot 5, Township 16 North, Range 15 West, thence along the westerly boundary of said government lot, South 00° 32'54" West 22.81 feet, more or less, to the high water mark of the Clearwater River and the POINT OF BEGINNING of the parcel being described, thence along said high water mark of said Clearwater River the following five courses: South 37°52'06" East 38.95 feet, South 49°12'30" East 35.21 feet, South 44°53'44" East 30.84 feet, South 39°22'31" East 71.70 feet and South 35°13'47" East 36.94 feet, thence South 32°20'05" West 260.72 feet, more or less, to said westerly boundary of said Government Lot 5, thence along said westerly boundary of said government lot, North 00°32'54" East 353.84 feet to the Point of Beginning containing 0.608 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 2
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

Commencing at the northwest corner of Government Lot 5, Township 16 North, Range 15 West, thence along the westerly boundary of said government lot, South 00° 32'54" West 406.45 feet to the POINT OF BEGINNING of the parcel being described, thence North 32°20'05" East 260.72 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following seven courses: South 46°20'14" East 62.08 feet, South 09°42'15" East 24.26 feet, South 51°41'08" East 11.45 feet, South 88°02'59" East 8.92 feet, South 36°10'24" East 68.25 feet, South 27°16'40" East 59.19 feet and South 36°11'11" East 47.22 feet, thence North 39°40'00" West 399.48 feet, more or less, to the Point of Beginning containing 0.808 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 3
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

Commencing at the northwest corner of Government Lot 5, Township 16 North, Range 15 West, thence along the westerly boundary of said government lot, South 00° 32'54" West 406.45 feet to the POINT OF BEGINNING of the parcel being described, thence North 39°40'00" East 299.88 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following six courses: South 81°37'25" East 20.94 feet, South 51°15'11" East 46.57 feet, South 42°18'29" West 29.87 feet, South 23°56'49" East 30.48 feet, South 59°47'47" East 18.14 feet and South 28°33'31" East 86.66 feet, thence South 81°38'08" West 242.11 feet, more or less, thence North 39°20'28" West 263.90 feet to the Point of Beginning containing 1.237 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 4
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 12°27'49" East 1538.45 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 34°24'12" West 259.03 feet, thence North 81°38'08" East 242.11 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following three courses: South 26°00'45" East 42.66 feet, South 36°05'59" East 100.57 feet and South 43°15'05" East 38.69 feet, thence South 67°43'08" West 228.41 feet, more or less, to the Point of Beginning containing 1.133 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 5
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 12°27'49" East 1538.45 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 67°43'08" East 228.41 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following four courses: South 41°53'34" East 74.50 feet, South 19°36'30" West 8.36 feet, South 44°24'29" East 75.20 feet and South 25°32'48" East 47.61 feet, thence South 62°16'02" West 207.88 feet, more or less, thence North 19°48'49" West 200.90 feet to the Point of Beginning containing 1.188 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 6
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 20°22'31" East 1251.81 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 14°20'25" West 144.19 feet, thence North 66°18'05" East 287.88 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following four courses: South 39°33'14" East 89.69 feet, South 23°06'23" East 47.29 feet, South 30°30'09" East 63.20 feet and South 07°31'36" East 21.28 feet, thence South 78°42'27" West 343.29 feet, more or less, to the Point of Beginning containing 1.325 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 7
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 20°22'31" East 1251.81 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 78°42'27" East 343.29 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following seven courses: South 41°42'51" East 67.72 feet, South 74°17'08" East 24.11 feet, South 07°33'33" East 36.75 feet, South 17°33'47" East 24.75 feet, South 07°25'34" East 33.37 feet, South 37°02'36" West 35.67 feet and South 11°06'16" West 39.96 feet, thence South 78°00'28" West 273.09 feet, more or less, thence North 29°56'36" West 242.44 feet, to the Point of Beginning containing 1.774 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 8
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 38°57'11" East 996.69 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 20°19'28" West 200.82 feet, thence North 78°00'28" East 273.09 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following six courses: South 11°49'44" East 67.23 feet, South 83°06'15" East 24.75 feet, South 22°26'20" East 22.45 feet, South 35°54'18" West 19.45 feet, South 25°14'54" East 49.16 feet and South 03°05'25" West 40.28 feet, thence South 77°39'42" West 257.65 feet, more or less, to the Point of Beginning containing 1.233 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 9
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 38°57'11" East 996.69 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 77°39'42" East 257.65 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following six courses: South 18°40'48" West 17.44 feet, South 14°27'27" East 20.15 feet, South 38°17'51" East 22.07 feet, South 51°02'44" East 47.19 feet, South 59°49'54" East 10.66 feet and South 16°45'45" East 33.17 feet, thence South 78°39'08" West 336.85 feet, more or less, thence North 04°20'17" East 131.73 feet to the Point of Beginning containing 0.881 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 10
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 55°33'19" East 779.77 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 07°25'26" West 204.41 feet, thence North 78°39'08" East 336.85 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following two courses: South 24°31'11" East 117.00 feet and South 37°37'16" East 62.71 feet, thence South 76°27'44" West 414.42 feet, more or less, to the Point of Beginning containing 1.669 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 11
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 55°33'19" East 779.77 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 76°27'44" East 414.42 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following two courses: South 28°39'44" East 62.91 feet and South 50°19'47" East 76.22 feet, thence South 66°58'30" West 327.26 feet, more or less, thence North 52°42'27" West 251.57 feet to the Point of Beginning containing 1.465 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 12
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 81°22'34" East 992.09 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 44°33'05" West 196.26 feet, thence North 66°58'30" East 327.26 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following two courses: South 41°01'42" East 84.99 feet and South 26°27'14" East 80.07 feet, thence South 62°37'03" West 287.13 feet, more or less, to the Point of Beginning containing 1.242 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 13
 That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears North 81°22'34" East 992.09 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West, thence North 62°37'03" East 287.13 feet, more or less, to the high water mark of the Clearwater River, thence along said high water mark of said Clearwater River the following six courses: South 49°48'57" East 43.10 feet, South 20°20'08" East 48.50 feet, South 24°37'18" West 23.14 feet, South 28°54'22" East 59.19 feet, South 24°22'11" East 64.11 feet and South 62°56'42" East 7.53 feet, thence South 74°05'42" West 216.90 feet, more or less, thence North 46°53'32" West 199.45 feet to the Point of Beginning containing 1.208 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.



POST OFFICE BOX 7144
 KALISPELL, MT 59904
 PHONE 406-755-5329



Sheet 5 of 6
 Certificate of Survey No. 5140

Plat COS #5140 - Page 6

Certificate of Survey

Section 4, Township 16 North, Range 15 West, Principal Meridian, Montana
Missoula County, Montana

Owner of record: Montana Department of Natural Resources and Conservation
Date of survey: October 2000
Purpose: Retracement of Seeley Lake Outlet West Shore Subdivision, a state leased lot subdivision

Lot 14

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 82°00'41" East 1296.73 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 39°17'44" West 248.86 feet; thence North 74°05'43" East 218.80 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: South 62°56'42" East 87.57 feet, South 75°57'22" East 48.94 feet and South 28°38'54" East 47.58 feet; thence South 51°09'28" West 256.15 feet; more or less, to the Point of Beginning containing 1.084 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 15

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 82°00'41" East 1296.73 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 51°09'28" East 259.15 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following five courses: South 56°37'55" East 28.42 feet, South 42°46'04" East 39.66 feet, South 34°34'46" East 41.34 feet, South 14°19'24" West 23.69 feet and South 14°38'46" East 58.53 feet; thence South 55°46'27" West 256.79 feet; more or less, thence North 27°21'14" West 157.79 feet to the Point of Beginning containing 1.046 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 16

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 71°53'41" East 1610.51 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 44°01'49" West 260.52 feet; thence North 55°48'27" East 256.79 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following six courses: South 02°21'20" East 37.24 feet, South 59°14'28" East 40.86 feet, South 15°30'51" West 16.81 feet, South 31°08'08" East 41.85 feet, South 40°23'28" East 54.22 feet and South 13°30'03" East 37.13 feet; thence South 44°46'59" West 192.89 feet; more or less, to the Point of Beginning containing 1.166 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 17

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 71°53'41" East 1610.51 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 44°01'49" West 192.89 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following six courses: South 74°25'44" East 29.63 feet, North 83°38'32" East 32.11 feet, South 73°48'10" East 25.92 feet, South 15°56'15" East 51.44 feet, South 13°52'06" West 141.07 feet and South 07°34'23" East 66.15 feet; thence South 67°56'47" West 151.54 feet; more or less, thence North 25°37'12" West 157.16 feet to the Point of Beginning containing 1.166 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 18

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 62°12'28" East 1973.48 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 30°00'13" West 268.17 feet; thence North 67°56'47" East 151.54 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: South 28°11'24" East 94.48 feet, South 30°32'43" East 93.75 feet and South 42°40'06" East 16.67 feet; thence South 44°14'51" West 157.54 feet; more or less, to the Point of Beginning containing 0.806 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 21

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 57°59'32" East 2115.57 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 56°59'31" East 257.91 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following five courses: South 35°02'49" East 33.42 feet, South 28°33'53" East 112.79 feet, South 59°14'28" East 42.91 feet, South 40°28'28" East 37.92 feet and South 04°06'39" East 54.32 feet; thence South 51°57'55" West 143.94 feet; more or less, thence North 52°40'20" West 299.17 feet to the Point of Beginning containing 1.311 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 22

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 55°53'31" East 2668.59 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 42°25'58" West 260.92 feet; thence North 51°57'55" East 143.94 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: South 52°27'17" East 81.98 feet, South 37°56'02" East 88.18 feet and South 82°20'59" East 58.56 feet; thence South 36°04'56" West 192.45 feet; more or less, to the Point of Beginning containing 0.860 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 23

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

BEGINNING at a point that bears South 55°53'31" East 2668.59 feet from the West 1/4 Section Corner of Section 4, Township 16 North, Range 15 West; thence North 36°04'56" East 192.45 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following seven courses: North 79°14'45" East 27.34 feet, North 35°13'00" East 90.44 feet, South 81°40'28" East 62.93 feet, South 41°00'59" East 25.71 feet, South 18°54'00" East 53.68 feet, South 03°19'19" East 30.07 feet and South 50°16'11" East 39.80 feet; thence South 09°47'37" West 309.91 feet; more or less, thence North 52°33'08" West 338.20 feet to the Point of Beginning containing 1.803 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

Lot 24

That portion of Section 4, Township 16 North, Range 15 West, Principal Meridian, Missoula County, Montana described as follows:

Commencing at the southwest corner of Government Lot 12, Section 4, Township 16 North, Range 15 West; thence along the easterly boundary of said government lot, North 08°07'57" East 333.67 feet to the POINT OF BEGINNING of the parcel being described; thence North 83°30'41" West 305.41 feet; thence North 16°14'55" East 343.43 feet; more or less, to the high water mark of the Clearwater River; thence along said high water mark of said Clearwater River the following three courses: South 88°25'38" East 87.88 feet, South 63°40'19" East 29.21 feet and South 81°50'58" East 52.82 feet to the westerly boundary of that parcel of land denoted Tract A of Certificate of Survey No. 50604, records of Missoula County, Montana; thence along said westerly boundary and the southerly boundary of said Tract A the following two courses: South 00°59'40" West 150.00 feet and North 89°54'26" East 43.05 feet to the easterly boundary of said Government Lot 12; thence along said easterly boundary of said government lot, South 00°10'57" West 191.67 feet to the Point of Beginning containing 1.862 Acres of Land, more or less, as shown on this Certificate of Survey which is herewith incorporated in and made a part of this legal description.

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, Jane L. Eby, a registered Land Surveyor do hereby certify that I have performed the survey shown on the attached Certificate of Survey; that such survey was made during October 2000; that said survey is true and complete as shown on said certificate; that the monuments found and set are of the character and quantity as shown on the certificate shown thereon.

DATE: 25th day of March, 2001
JANET L. EBY
Missoula Registration No. 069485

NOTE
Surveyor has made no investigation or independent search for encumbrances of record, mortgages, restrictive covenants, easements, life estates, or any other facts that an accurate and current title search may disclose.

APPROVED BY

Missoula County Surveyor

APPROVED BY

Missoula City/County Health Department

PURPOSE OF SURVEY

Retracement of Seeley Lake Outlet West Shore Subdivision, a state leased lot subdivision

This Certificate of Survey was not reviewed for adequate access, installation of utilities, compliance with zoning, comprehensive plan or availability of public services; nor does this approval obligate Missoula County to provide road maintenance, dust abatement or other services.

1/4	Sec	T	R
	4	16N	15W

Principal Meridian, Montana
Missoula County

COS0805140
Page: 6 of 8
64/90/2001 09:38M

SAC- DE, 646 P. 240

Sheet 6 of 6
Certificate of Survey No. 5140



Scope - Page 1

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 Seeley Lake Outlet 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 Cannon Investments, LP; Mathew J. Johnson; Wallace, Nila, & Holly Beebe; Timothy J. & Cindy A. Thurston; Mitchell Parrish, Jeremy Jensen, & Cody Michelson; Steve & Diane Holden; John & Tina Devries; and Ronald & Nancy Michaelson. 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 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 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.

Scope - Page 2

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 8 (eight) 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.

Scope - Page 3**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.

Scope - Page 4**DNRC TLMD Real Estate Management Bureau
Cabin/Home Site Sale Program***Supplemental Appraisal Instructions: 2020 Seeley Lake Outlet Appraisals*

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

Subject Properties Located in Missoula County:

Sale Number	Acres	Legal Description	Address
1098	1.580 ±	Lot 11, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	871 Leaning Pine Lane Seeley Lake, MT 59868
1099	1.221 ±	Lot 14, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	1051 Leaning Pine Lane Seeley Lake, MT 59868
1100	1.093 ±	Lot 15, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	1057 Leaning Pine Lane Seeley Lake, MT 59868
1101	1.699 ±	Lot 26, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	555 Cabin Lane Seeley Lake, MT 59868
1102	1.815 ±	Lot 27, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	495 Cabin Lane Seeley Lake, MT 59868
1103	1.646 ±	Lot 28, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	345 Cabin Lane Seeley Lake, MT 59868
1104	2.019 ±	Lot 29, Seeley Lake Outlet East, COS 4875, T16N-R15W, Sec. 4, Missoula County	335 Cabin Lane Seeley Lake, MT 59868
1004	1.367 ±	Lot 7, Seeley Lake Outlet West, COS 5140, T16N-R15W, Sec. 4, Missoula County	2056 Snowmass Drive Seeley Lake, MT 59868

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. 1098

Cannon Investments, LP

Sale No. 1099

Mathew J. Johnson

Sale No. 1100

Wallace, Nila, & Holly Beebe

Sale No. 1101

Timothy J. & Cindy A. Thurston

Sale No. 1102Mitchell Parrish, Jeremy
Jensen, Cody Mickelson**Sale No. 1103**

Steve & Diane Holden

Sale No. 1104

John & Tina Devries

Sale No. 1004

Ronald & Nancy Michaelson

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.

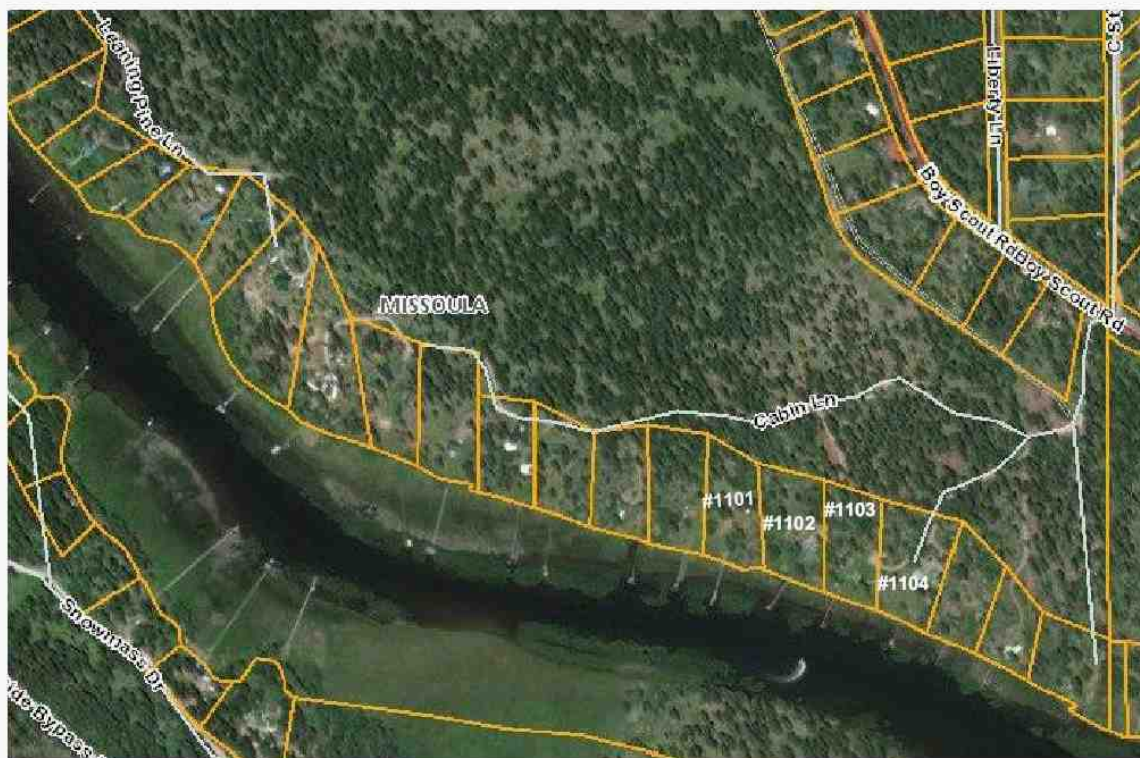
The definition of market value is that as defined in 12 C.F.R. § 34.42 (h) and 70-30-313 MCA.

Scope - Page 5

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.

MISSOULA COUNTY SALES



Scope - Page 6**Seeley Lake Outlet East & West**
T16N-R15W, Sec. 4

Market Conditions, Seeley Lake

Local Market Update – July 2020

A Research Tool Provided by Montana Regional MLS



Seeley Lake

Missoula County

Single-Family	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	8	11	+ 37.5%	68	53	- 22.1%
Pending Sales	6	4	- 33.3%	33	29	- 12.1%
Closed Sales	10	5	- 50.0%	31	28	- 9.7%
Days on Market Until Sale	101	59	- 41.6%	145	103	- 29.0%
Median Sales Price*	\$333,250	\$359,000	+ 7.7%	\$317,500	\$295,500	- 6.9%
Average Sales Price*	\$363,790	\$419,000	+ 15.2%	\$399,877	\$316,679	- 20.8%
Percent of List Price Received*	92.1%	99.0%	+ 7.5%	95.1%	97.9%	+ 2.9%
Inventory of Homes for Sale	53	37	- 30.2%	—	—	—
Months Supply of Inventory	11.8	7.9	- 33.1%	—	—	—

Townhouse/Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	34	35	+ 2.9%
Median Sales Price*	—	—	—	\$53,000	\$58,500	+ 10.4%
Average Sales Price*	—	—	—	\$53,000	\$58,500	+ 10.4%
Percent of List Price Received*	—	—	—	99.1%	90.0%	- 9.2%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family

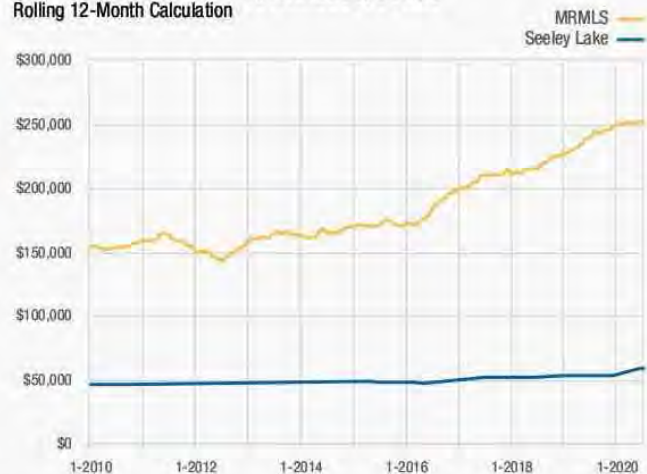
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

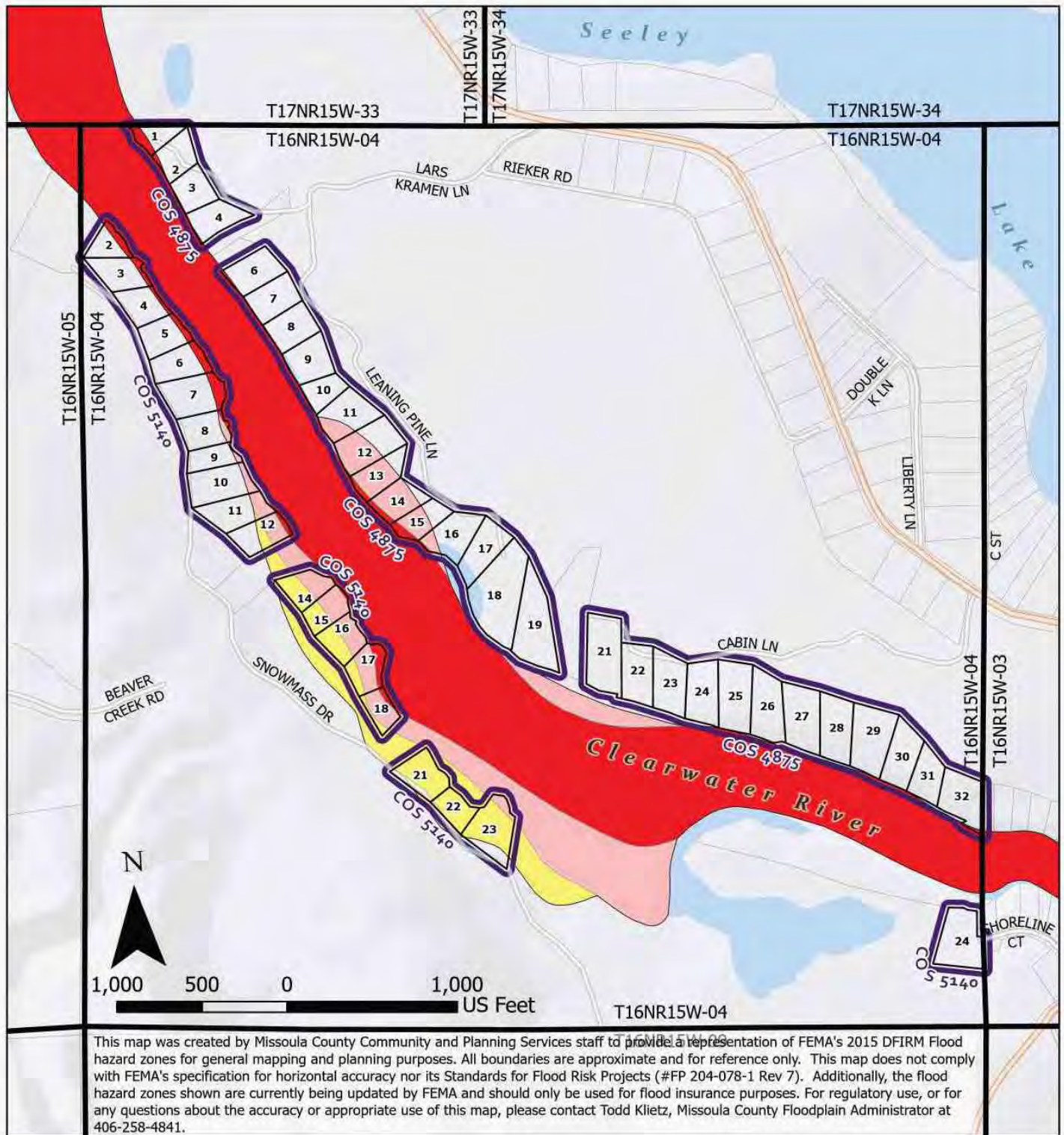
Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation




Current as of August 5, 2020. All data from Montana Regional MLS. Report © 2020 ShowingTime.

Flood Map



FEMA 2015 DFIRM Flood Hazard Zones

-  Zone AE (100 YR Floodway)
-  Zone AE (100 YR Floodplain - With Elevations)
-  Shaded Zone X (100/500 YR Floodplain)
-  Unshaded X (Out of Floodplain)
-  Water

COS
5140 & 4375



-  PLSS Sections
-  COS Boundary
-  COS Parcels
-  Other Tax Parcels
-  Major Road
-  Local Road

Spatial Reference

Name: NAD 1983 StatePlane Montana FIPS 2500
Datum: North American 1983
Projection: Lambert Conformal Conic
Page units Meter

Data Sources:












FEMA 2015 Digital Flood Insurance Rate Maps (DFIRM) Missoula County Roads, Tax Parcels, and Certificate of Survey US Geological Survey - National Hydrography Dataset Water

Date Published: July 2020
Created By: A. Stickney

Site Value Sales Sheets - Page 1

Regression List 11-20-2020

11 Properties

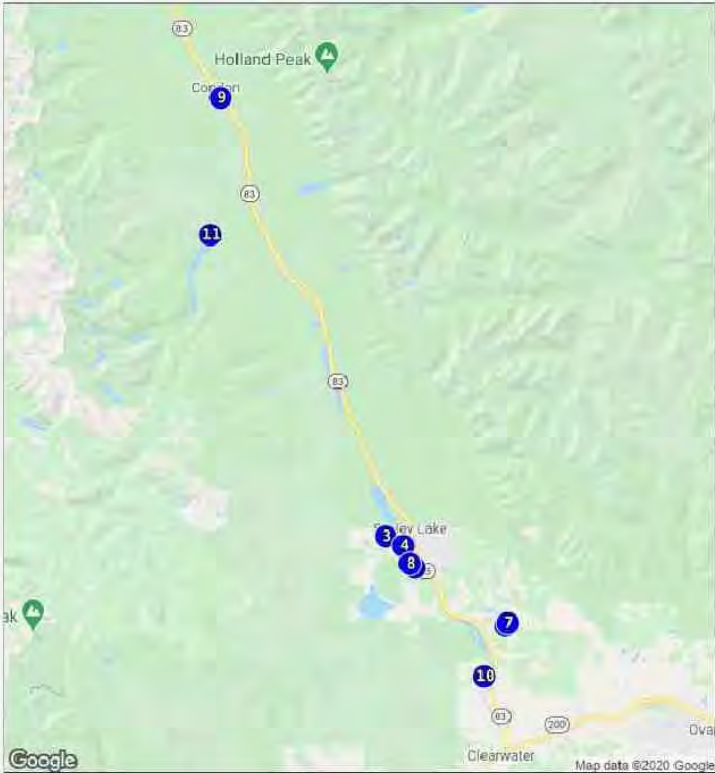
	Price / Status / MLS #	Under Contract Date	Sold Date	Sold Price/SqFt	Sold Price	Seller's Price Concessions ?	DOM	Lot Acres	Lot Year	SqFt Built	Total Sq. Ft. Level (M)	Sq Ft 2nd Level (2)	Total Sq Ft Basement (B)	Finished Sq Ft Basement (B)	Total Bedrooms	Bedrooms Ab Gr
1	 \$215,000 973 Riverview Dr Seeley Lake, MT 59868 Closed / 20151439	05/04/2015	06/08/2015		215,000		82	1.93		1976	1,764	1,176	0	588	588	2
2	 \$130,000 388 Overland Trail Seeley Lake, MT 59868 Closed / 21603267	06/01/2016	06/29/2016	64356.44	130,000		75	2.02								
3	 \$133,500 1872 Snowmass Drive Seeley Lake, MT 59868 Closed / 20155895	06/15/2017	07/17/2017	107661.29	133,500		677	1.24	54,014							
4	 \$225,000 1025 Riverview Drive Seeley Lake, MT 59868 Closed / 21706124	08/30/2017	11/09/2017	118.17	225,000		169	2.66	115,913	1947	1,904	952	952	0	2	
5	 \$120,000 Lot 13 Emerald Lake Loop Seeley Lake, MT 59868 Closed / 21707808	04/13/2018	06/11/2018	50000	120,000		354	2.4	104,544							
6	 \$149,100 Lot 20 Emerald Lake Loop Seeley Lake, MT 59868 Closed / 21707816	05/16/2018	06/15/2018	62125	149,100		358	2.4	104,544							
7	 \$142,000 Lot 14 Emerald Lake Loop Seeley Lake, MT 59868 Closed / 21707810	05/18/2018	05/31/2018	61739.13	142,000		343	2.3	100,188							
8	 \$213,500 138 Little Wheel Court Seeley Lake, MT 59868 Closed / 21812251	10/12/2018	11/15/2018	381.25	213,500		49	1.38	60,113	1994	560				1	
9	 \$105,000 11 General Pulaski Drive Condon, MT 59826 Closed / 21909671	07/01/2019	07/31/2019	77777.78	105,000		44	1.35	58,806							
10	 \$104,900 Lot 12 River Watch Trail Seeley Lake, MT 59868 Closed / 21903493	12/30/2019	01/13/2020	42816.33	104,900		291	2.45	106,722							
11	 \$152,500 4735 Lindbergh Lake Road Condon, MT 59826 Closed / 21911095	09/22/2020	10/30/2020	71933.96	152,500		483	2.12	92,347							

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 2


Street Map

11 Properties



Legend	
1. 973 Riverview Dr, Seeley Lake, MT 59868(20151439)	7. Lot 14 Emerald Lake Loop, Seeley Lake, MT 59868(21707810)
2. 388 Overland Trail, Seeley Lake, MT 59868(21603267)	8. 138 Little Wheel Court, Seeley Lake, MT 59868(21812251)
3. 1872 Snowmass Drive, Seeley Lake, MT 59868(20155895)	9. 11 General Pulaski Drive, Condon, MT 59826(21909671)
4. 1025 Riverview Drive, Seeley Lake, MT 59868(21706124)	10. Lot 12 River Watch Trail, Seeley Lake, MT 59868(21903483)
5. Lot 13 Emerald Lake Loop, Seeley Lake, MT 59868(21707808)	11. 4735 Lindbergh Lake Road, Condon, MT 59826(21911095)
6. Lot 20 Emerald Lake Loop, Seeley Lake, MT 59868(21707816)	

Site Value Sales Sheets - Page 3

973 Riverview Dr, Seeley Lake, MT 59868		20151439 Residential Closed \$215,000	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Variable Compensation: List Price/SqFt: Contractor/Builder:	Manufactured Home No	Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: SOC (old):	3
		Selling Office Type (\$/%) Agent Owned: REO/Bank Owned:	 Yes No
How Sold: Seller's Concessions Y/N:	Contract 	Potential Short Sale: Seller Concession Amount:	No
Fin. Sq. Ft. Est.: Total Sq Ft Basement (B): Sq Ft 3rd Level (3): Sq. Ft. Source: Style: Lot SqFt: # of Bedrooms Below Grade: # of Bathrooms Below Grade: Total 3/4 Baths: Garage Stall: Waterfront Name: HOA Dues Amount:	 588 Man. 2 0	Total Sq. Ft.: Sq Ft Main Level (M): Sq Ft Main Dwelling: Year Built: Lot Size Estimate: Total Rooms: Total Bedrooms: Total Bathrooms: Total Half Baths: Garage Description: Waterfront Footage: Short Term Vacation Rental:	 1,764 1,176 1,176 1976 1.1-3.0 2 1
		Taxes: SID(s) Included: SID(s) Estimated Total Payoff \$: Legal:	2,014 Yes Part of Govt Lot 8 in Sec.3, T16N, R15W
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision:	No 1365 	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	 308001
School District:		Member Remarks:	Hot Sheet Comment:
Sq Ft Finished: 1000-1499 Sq Ft Upper: 0 Sq Ft Main: 1176 Sq Ft Below Grade: 588 Sq Ft Below Grade Finished: 0			
County:	Missoula	City Limits:	Directions:
Hwy 83 to Riverview Dr. House on L just before bridge over Clearwater River			
Geo Lat:	47.165393	Geo Lon:	-113.489318
Seller's Concessions: Additional Property: Public Remarks: Take me to the river. Extraordinary property fronting on the Clearwater River, this property is identified as high density in the Seeley Lake Comprehensive Plan. Invest in the future - perfect exchange property for future development. Meanwhile there is a long-time tenant occupying the property & maintaining it well. Water rights from the river add value as well. Potential horse set-up and large shop. Seller may finance with \$15k down, 5.75%, 15 years.			
Basement: Full Terms Of Sale: Cash; Closing Entity: FATCO Road Frontage: County Road Flood Plain: Missoula Flood Plain: Yes	Surface Water: River Missoula Lot Size: Missoula Lot Size: 84157 Fuel Source: Oil/Diesel	Exterior Features: Deck Adjacent Owners: Private How To Show: Call Renier	
Listing Date: List Price: Sold Price:	03/18/2015 225,000 215,000	Days On Market: Original List Price: Under Contract Date:	82 225,000 05/04/2015
		Cumulative DOM: Sold Date: Status Change Date:	1737 06/08/2015 06/08/2015
LA: Kevin Wetherell; License #: 8397; (406)677-7030; kevin@cmpmontana.com LO: Clearwater Montana Properties - Seeley Lake; P O Box 490 3134 Hwy 83 Seeley Lake, MT 59868; info@cmpmontana.com		SA: Kevin Wetherell; (406)677-7030; kevin@cmpmontana.com SO: Clearwater Montana Properties - Seeley Lake; (406)677-3000; info@cmpmontana.com	

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FRs. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 4

388 Overland Trail, Seeley Lake, MT 59868		21603267 Land Closed \$130,000	
Provided as a courtesy of Scott Spear, MAJ Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: Mt 521 RAG			
Property Sub-Type: Residential Selling Office Comm.: 2.50 Sellers Preferred Title Company: Higgin Owner of Record: No REQ/Bank Owned: No	List Price/Acre: 74,257.43 Selling Office Type (5%): % Sub. Agency: No Owner Phone:	SOC (old): Variable Compensation: No Agent Owned: No Owner Contact:	
How Sold: Other Seller's Concessions Y/N: No	Potential Short Sale: No Seller Concession Amount:	Sold Price/Acre: 84356	
Lot Size Estimate: 1.1-3.0 Corners Marked: If Waterfront Footage:	Lot Acres: 2.02 Waterfront: Navigable HOA: Annually	Lot SqFt: Waterfront Name: Clearwater River HOA Dues Amount: 450	
Covenant: Yes Tax Year: 2015 SID Perpetual Amount \$: Subdivision: School District: District No. 34	Zoning: yes Tax Remarks: SID Annual Amount \$: Assessor Number: 5472247	Taxes: 742 SID(s) Included: Estimated SID(s) Total Payoff \$: Legal: Lot 138 Phase 1 Double Arrow Ranch	
Member Remarks: \$50 transfer of ownership fee. DAR HOA dues currently \$450/year. Covenants/architectural guidelines available from agent.		Hot Sheet Comment: new	
County: Missoula Geo Lat: 47.147632	City Limits: Geo Lon: -113.477637	Directions:	
Seller's Concessions: Public Remarks: River frontage and gorgeous mountain views—can you be yours to build on in the Seeley-Swan Valley of western Montana. Year round accessibility in an area of unsurpassed year round recreation! This parcel is 2 acres in size and has different options for building sites. The Seeley-Swan is a wonderland for anyone who wants to enjoy the great outdoors—so many trails to hike or ATV or snowmobile, lakes and rivers to play in, and good hunting in the area as well.			
Additional Property:			
Terms Of Sale: Cash; Closing Entity: lbd Motiles Permitted: None Utilities: Community Water, Electricity, Telephone Adjacent Owners: Private Trees: Partly Wooded	Views: Golf Course, Mountains, Trees, Valley Restrictions/Easement: Subdivision Restriction Road Surface: Gravel Road Frontage: Private Flood Plain: Partial	Possession: Negotiable Surface Water: River Irrigation: None How To Show: Vacant	
Listing Date: 04/15/2016 List Price: 150,000 Sold Price: 130,000	Days On Market: 75 Original List Price: 150,000 Under Contract Date: 06/01/2016	Cumulative DOM: 75 Sold Date: 06/29/2016 Status Change Date: 06/29/2016	
LA: Robin Matthews-Barnes; License #: 8857; (406)546-5496; robin@cmpmontana.com LO: Clearwater Montana Properties - Seeley Lake; P O Box 490 3134 Hwy 83 Seeley Lake, MT 59868; info@cmpmontana.com		SA: Not Member SO: the MLS: info@406mls.com	


All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAJ on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 5

1872 Snowmass Drive, Seeley Lake, MT 59868		20155895 Land Closed \$133,500	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: REQ/Bank Owned:	Residential 3 McRae No	List Price/Acre: Selling Office Type (\$/%) Sub. Agency: Owner Phone:	128,225.81 % No No
How Sold: Seller's Concessions Y/N:	Conventional No	Potential Short Sale: Seller Concession Amount:	No No
Lot Size Estimate: Corners Marked: Waterfront Footage:	1.1-3.0 165	Lot Acres: Waterfront: HOA:	1.24 Navigable None
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision:	No 2018	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	NA 2416307
School District:	District No. 34	Taxes: SID(s) Included: Estimated SID(s) Total Payoff \$: Legal:	200 Lot 12 of COS# 5140 in Section 4, T16N, R15W
Member Remarks:		Hot Sheet Comment:	
		price	
County: Geo Lat:	Missoula 47.172420	City Limits: Geo Lon:	Directions: Highway 83 to Riverview Drive, proceed across Clearwater River Bridge, then 1/2 mile, turn right on Snowmass, stay right -113.511473
Seller's Concessions: Public Remarks: Beautiful 165 feet of navigable waterfront lot on the outlet of Seeley Lake. Fantastic park like setting amongst the larches and firs. This property comes ready to build with dock, water pump set, power and 2 BR septic system installed. There is a newly constructed enclosed toy box and a covered boat/ATV/ snowmobile storage. Plenty of recreation here as you can boat into Seeley Lake and snowmobile a few hundred yards to hundreds of miles of groomed trails and rugged back country climbing. This is located on State Leased land which has many advantages - you won't tie up a big amount of money, no property taxes (due on the land and you can likely obtain a new 30 year agreement at closing. Annual lease rate ~ \$6K. Additional Property:			
Terms Of Sale: Cash; Closing Entity: FATCO Utilities: Electricity; Septic System Adjacent Owners: State; Other: null Terrain: Level Missoula Land SqFt: Missoula Land SqFt: 54101		Views: Lake Restrictions/Easement: Call L/O Road Surface: Gravel Road Frontage: Private	
Flood Plain: Confirmed; Missoula Flood Plain: Confirmed Surface Water: Lake(s); River Irrigation: None Domestic Water: Well; Other: null			
Listing Date: List Price: Sold Price:	09/09/2015 159,000 133,500	Days On Market: Original List Price: Under Contract Date:	677 179,000 06/15/2017
Cumulative DOM: Sold Date: Status Change Date:		677 07/17/2017 07/17/2017	
LA: Kevin Witherell; License #: mt-bro-lic-8397; (406)677-7030; Kevin@CMPMontana.com LO: Clearwater Montana Properties - Seeley Lake, P O Box 490 3134 Hwy 83 Seeley Lake, MT 59868; info@cmpmontana.com		SA: Scott Kennedy; (406)677-4235; ScottKennedy@Montana.com SO: Clearwater Montana Properties - Seeley Lake; (406)677-3000; info@cmpmontana.com	

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FRIS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 6

1025 Riverview Drive, Seeley Lake, MT 59868		21706124 Residential Closed \$225,000	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type:	Single Family Residence	Selling Office Comm.:	2.50
Variable Compensation:	No	Sellers Preferred Title Company:	Townsend
List Price/SqFt:	126	Owner of Record:	
Contractor/Builder:		SOC (old):	
Selling Office Type (\$/%)	%	Agent Owned:	No
REO/Bank Owned:	No		
How Sold:	Conventional	Potential Short Sale:	No
Seller's Concessions Y/N:	No	Seller Concession Amount:	
Sold Price/SqFt:	118		
Fin. Sq. Ft. Est.:	800 - 1000	Total Sq. Ft.:	1,904
Total Sq Ft Basement (B):	952	Sq Ft Main Level (M):	952
Sq Ft 3rd Level (3):		Sq Ft Main Dwelling:	1947
Sq. Ft. Source:		Year Built:	1947
Style:	1 Story	Lot Size Estimate:	1.1-3.0
Lot SqFt:	115,913	Total Rooms:	
# of Bedrooms Below Grade:	0	Total Bedrooms:	2
# of Bathrooms Below Grade:	0	Total Bathrooms:	1
Total 3/4 Baths:	0	Total Half Baths:	0
Garage Stall:	1	Garage Description:	
Waterfront Name:	Clearwater River	Waterfront Footage:	408
HOA Dues Amount:	0	Short Term Vacation Rental:	
Covenant:	No	Zoning:	none
Tax Year:	2016	Tax Remarks:	
SID Perpetual Amount \$:		SID Annual Amount \$:	
Subdivision:		Assessor Number:	0002281002
School District:	District No. 34		
Member Remarks:	Call L/A for appointment 406-677-4149	Hot Sheet Comment:	new
County:	Missoula	City Limits:	
Geo Lat:	47.164967	Geo Lon:	-113.491027
Directions:			
Seller's Concessions: Additional Property: Public Remarks: Clearwater River getaway! Over 400 feet of the Clearwater River. This 2-bedroom one bath home on the main floor with unfinished basement could be year around or seasonal use. New forced air furnace. Enjoy all this place has to offer. County road close to downtown Seeley Lake. Snowmobile, cross country ski, fish, hike, or go horse back right out your front door. This 2.66 acre property is also fenced. Call Bruce Wold (406-677-4149) or call your own agent.			
Basement: Exit - Walk Up; Unfinished Construction: Wood/Frame Siding: Wood Fuel Source: Propane	Heating Type: Gas Forced Air Roof: Metal Foundation: Poured Concrete App/Equip. Included: Dishwasher; Propane Tank; Lease; Range, Refrigerator; Washer	Interior Features: Fireplace; Number of Fireplaces: 1 Exterior Features: Fence Fencing: Barbed Wire	
Listing Date: 05/24/2017 List Price: 239,900 Sold Price: 225,000	Days On Market: 169 Original List Price: 239,900 Under Contract Date: 08/30/2017	Cumulative DOM: 169 Sold Date: 11/09/2017 Status Change Date: 11/10/2017	
LA: Bruce Wold, License #: RRE-BRO-LIC-45609; (406)677-4149; bwold@realestateauctions.com LO: Real Estate Auctions.com; 2203 River Rd Missoula, MT 59801; scantrell@realestateauctions.com		SA: Carey Kanavaj; (406)880-2335; carey@cmpmontana.com SO: Clearwater Montana Properties - Seeley Lake; (406)677-3000; info@cmpmontana.com	

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and PLS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 7

Lot 13 Emerald Lake Loop, Seeley Lake, MT 59868		21707808 Land Closed \$120,000	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear_scall@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Waterfront Selling Office Comm.: 3 Sellers Preferred Title Company: Owner of Record: FIB REQ/Bank Owned: Yes	List Price/Acre: 52,916.67 Selling Office Type (5/1%): % Sub. Agency: No Owner Phone:	SOC (old): Variable Compensation: No Agent Owned: No Owner Contact:	
How Sold: Cash Seller's Concessions Y/N: No	Potential Short Sale: No Seller Concession Amount:	Sold Price/Acre: 50000	
Lot Size Estimate: 1.1-3.0 Corners Marked: Waterfront Footage: 206	Lot Acres: 2.40 Waterfront: Navigable HOA: Annually	Lot SqFt: 104,544 Waterfront Name: Emerald Lake HOA Dues Amount: 400	
Covenant: Yes Tax Year: 2016 SID Perpetual Amount \$: Subdivision: School District: District No. 34	Zoning: Residential Tax Remarks: SID Annual Amount \$: Assessor Number: 2012120405	Taxes: 8 SID(s) Included: Estimated SID(s) Total Payoff \$: Legal: Lot 13 Emerald Lake Estates	
Member Remarks:		Hot Sheet Comment: price	
County: Missoula		City Limits: No	
Geo Lat: 47.104099		Geo Lon: -113.370827	
Seller's Concessions: Public Remarks: HUGE REDUCTION!! One of my favorites and ONE of the best lots on Emerald Lake! This lot has a very level building site surrounded by old growth pines and firs with a spectacular building site. Emerald Lake, located just 15 minutes from Seeley and 50 minutes from Missoula is a private, gated community on a beautiful glacial carved lake that is non-motorized. The gin-clear waters are filled with large trout and no trash fish. Year around access for all of your hunting, fishing, snowmobiling, hiking and recreational desires. Great dining, golf, medical facilities, and grocery stores are only 15 minutes away and the Salmon Lake State boat launch and campground are just 3 minutes down the road for those who wish to water ski, boat, or tube on larger waters. 15 minutes to the Blackfoot River. Additional Property:			
Terms Of Sale: Cash; Closing Entity: Insured, Conventional; VA, Other Mobility Permitted: None Utilities: Electricity; Sidewalks SID(s): None Adjacent Owners: County; Forest Service; Government; State; Weyerhaeuser Mineral Rights: None		Trees: Meadow/Tree Mix Terrain: Rolling Views: Lake; Meadow; Mountains; Trees; Valley; View Description: WOW! Restrictions/Easement: Animal Restrictions; Call L/O, Recorded Plat Road Surface: Gravel Road Frontage: Private	
Flood Plain: Confirmed Possession: Closing Sign: Sign On Property Surface Water: Lake(s); Water Description: Emerald Lake How To Show: CLA/CLO Documents On File: Area Well Depths; Easements; Enviro. Report(s); Legal Description; Plat Map/Survey; Plat; Prelim.			
Listing Date: 06/22/2017 List Price: 127,000 Sold Price: 120,000	Days On Market: 354 Original List Price: 149,900 Under Contract Date: 04/13/2018	Cumulative DOM: 732 Sold Date: 06/11/2018 Status Change Date: 06/11/2018	
LA: Greg Hamilton; License #: 1487; (406)544-5333; greg.hamilton@bhhsmt.com CLA: Donna Hamilton; (406)329-2046; donna.hamilton@bhhsmt.com LO: Berkshire Hathaway HomeServices - Missoula; License #: no data; 1020 South Ave W Missoula, MT 59801; missoulainfo@bhhsmt.com		SA: Greg Hamilton; (406)544-5333; greg.hamilton@bhhsmt.com SO: Berkshire Hathaway HomeServices - Missoula; (406)721-4141; missoulainfo@bhhsmt.com	


All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FRIS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 8

Lot 20 Emerald Lake Loop, Seeley Lake, MT 59868		21707816 Land Closed \$149,100	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: REQ/Bank Owned:	Waterfront 3 FIB Yes	List Price/Acre: Selling Office Type (5/5%): Sub. Agency: Owner Phone:	69,027.06 % No No
		SOC (old): Variable Compensation: Agent Owned: Owner Contact:	No No No No
How Sold: Seller's Concessions Y/N:	Cash Yes	Potential Short Sale: Seller Concession Amount:	No \$00
Lot Size Estimate: Corners Marked: Waterfront Footage:	1.1-3.0 219	Lot Acres: Waterfront: HOA:	2.40 Navigable Annually
		Lot SqFt: Waterfront Name: HOA Dues Amount:	104,544 Emerald Lake 400
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision: School District:	Yes 2018 District No. 34	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	Residential 2012120412
		Taxes: SID(s) Included: Estimated SID(s) Total Payoff \$: Legal:	8 Lot 20 Emerald Lake Estates
Member Remarks:		Hot Sheet Comment:	
		price	
County:	Missoula	City Limits:	No
		Directions:	Go north on highway 83 at Clearwater Junction and turn right on Woodworth Road at mile marker 7. 1.6 miles later you're there!
Geo Lat:	47.101726	Geo Lon:	-113.372423
Seller's Concessions: Credit Public Remarks: HUGE REDUCTION!! One of my favorites and ONE of the best lots on Emerald Lake! This lot has a very level building site surrounded by old growth pines and firs with a spectacular building site. Emerald Lake, located just 15 minutes from Seeley and 80 minutes from Missoula is a private, gated community on a beautiful glacial carved lake that is non-motorized. The gin-clear waters are filled with large trout and no trash fish. Year around access for all of your hunting, fishing, snowmobiling, hiking and recreational desires. Great dining, golf, medical facilities, and grocery stores are only 15 minutes away and the Salmon Lake State boat launch and campground are just 3 minutes down the road for those who wish to water ski, boat, or tube on larger waters. 15 minutes to the Blackfoot River. Additional Property:			
Terms Of Sale: Cash; Closing Entity: Insured, Conventional; VA; Other Mobility Permitted: None Utilities: Electricity; Sidewalks SID(s): None Adjacent Owners: County; Forest Service; Government; State; Weyerhaeuser Mineral Rights: None		Trees: Meadow/Tree Mix Terrain: Rolling Views: Lake; Meadow; Mountains; Trees; Valley; View Description: 10 PLUS! Restrictions/Easement: Animal Restrictions; Call L/O, Recorded Plat Road Surface: Gravel Road Frontage: Private	
		Flood Plain: Confirmed Possession: Closing Sign: Sign On Property Surface Water: Lake(s); Water Description: Emerald Lake How To Show: CLA/CLO Documents On File: Area Well Depths; Covenants; Legal Description; Sellers Disclosure; Topography Map	
Listing Date: List Price: Sold Price:	06/22/2017 165,665 149,100	Days On Market: Original List Price: Under Contract Date:	358 194,900 05/16/2018
		Cumulative DOM: Sold Date: Status Change Date:	1345 06/15/2018 06/18/2018
LA: Greg Hamilton; License #: 1487; (406)544-5333; greg.hamilton@bhhsmt.com CLA: Donna Hamilton; (406)329-2046; donna.hamilton@bhhsmt.com LO: Berkshire Hathaway HomeServices - Missoula; License #: no data; 1020 South Ave W Missoula, MT 59801; missoulainfo@bhhsmt.com		SA: Kevin Bailey; (406)544-5164; kevin@exitrealtymt.com SO: EXIT Realty - Missoula; (406)721-1010	


All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FRIS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 9

Lot 14 Emerald Lake Loop, Seeley Lake, MT 59868		21707810 Land Closed \$142,000	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: REQ/Bank Owned:	Waterfront 3 FIB Yes	List Price/Acre: Selling Office Type (\$/%) Sub. Agency: Owner Phone:	65,173.91 % No
		SOC (old): Variable Compensation: Agent Owned: Owner Contact:	No No
How Sold: Seller's Concessions Y/N:	Cash No	Potential Short Sale: Seller Concession Amount:	No 61739
Lot Size Estimate: Corners Marked: Waterfront Footage:	1.1-3.0 174	Lot Acres: Waterfront: HOA:	2.30 Navigable Annually
		Lot SqFt: Waterfront Name: HOA Dues Amount:	100,189 Emerald Lake 400
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision: School District:	Call Listing Agent 2016 District No. 34	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	Residential 2012120408
		Taxes: SID(s) Included: Estimated SID(s) Total Payoff \$: Legal:	8 Lot 14 Emerald Lake Estates
Member Remarks:		Hot Sheet Comment:	
		price	
County:	Missoula	City Limits:	No
		Directions:	Go north on highway 83 at Clearwater Junction and turn right on Woodworth Road at mile marker 7. 1.6 miles later you're there!
Geo Lat:	47.103872	Geo Lon:	-113.369861
Seller's Concessions: Public Remarks: HUGE REDUCTION!! One of the best lots on Emerald Lake! This lot has a very level building site surrounded by old growth pine s and firs with a multiple building sites just above the shore. Emerald Lake is located just 15 minutes from Seeley and 50 minutes from Missoula. It is a private, gated community on a beautiful glacial carved lake that is non-motorized. The gin-clear waters are filled with large trout and no trash fish. Year-around access for all of your hunting, fishing, snowmobiling, hiking and recreational desires. Great dining, golf, medical facilities and grocery stores are only 15 minutes away and the Salmon Lake State boat launch and campground are just 3 minutes down the road for those who wish to water ski, boat, or tube on larger waters. 15 minutes to the Blackfoot River			
Additional Property:			
Terms Of Sale: Cash; Conventional; VA; Other Utilities: Electricity SID(s): None Adjacent Owners: County; Forest Service; Government; State; Weyerhaeuser Mineral Rights: None Trees: Meadow/Tree Mix		Terrain: Rolling Views: Lake, Mountains; Valley; View Description: STAGGERING! Restrictions/Easement: Animal Restrictions; Call L/O; Recorded Plat Road Surface: Gravel; Sidewalks Road Frontage: Private Flood Plain: Confirmed	
		Possession: Closing Sign: Sign On Property Surface Water: Lake(s); Water Description: Emerald Lake How To Show: CLA/CLO Documents On File: Area Well Depths; Flood Plain Info.; Legal Description; Plat Map/Survey; Topography Map	
Listing Date: List Price: Sold Price:	05/22/2017 149,900 142,000	Days On Market: Original List Price: Under Contract Date:	343 174,900 05/18/2018
		Cumulative DOM: Sold Date: Status Change Date:	1052 05/31/2018 05/31/2018
LA: Greg Hamilton; License #: 1487; (406)544-5333; greg.hamilton@bhhsmt.com CLA: Donna Hamilton; (406)329-2046; donna.hamilton@bhhsmt.com LO: Berkshire Hathaway HomeServices - Missoula; License #: no data; 1020 South Ave W Missoula, MT 59801; missoulainfo@bhhsmt.com		SA: Ken McCarthy; (406)396-0333; kenmccarthy@eralambros.com SO: ERA Lambros - Florence; (406)273-7777; florence@eralambros.com	


All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FRIS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 10

138 Little Wheel Court, Seelye Lake, MT 59868		21612251 Residential Closed \$213,500	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 sspear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Variable Compensation: List Price/SqFt: Contractor/Builder:	Single Family Residence No 410.54	Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: SOC (old):	2.50 Pamela Kamera & Gary Parks
Selling Office Type (\$%): Agent Owned: REO/Bank Owned:	% No No		
How Sold: Seller's Concessions Y/N:	Conventional Yes	Potential Short Sale: Seller Concession Amount:	No 0
Fin. Sq. Ft. Est.: Total Sq Ft Basement (B): Sq Ft 3rd Level (3): Sq. Ft. Source: Style: Lot SqFt: # of Bedrooms Below Grade: # of Bathrooms Below Grade: Total 3/4 Baths: Garage Stall: Waterfront Name: HOA Dues Amount:	Under 600 Cabin 60,113 0 0 0 0 Clearwater River 500	Total Sq. Ft.: Sq Ft Main Level (M): Sq Ft Main Dwelling: Year Built: Lot Size Estimate: Total Rooms: Total Bedrooms: Total Bathrooms: Total Half Baths: Garage Description: Waterfront Footage: Short Term Vacation Rental:	560 1994 1.1-3.0 1 1 0 None 240 Feet
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision:	Yes 2017	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	unzoned 5472574
School District:	District No. 34	Taxes: SID(s) Included: SID(s) Estimated Total Payoff \$: Legal:	1,521 DOUBLE ARROW RANCH NO 1A 024, S15, T16 N, R15 W, Lot 171
Member Remarks:	Appointment only. Call or text L/A to set up showings. 406.531.3500 Square footage from seller. Buyer and buyers agent to verify square footage, water front lineal footage, if it can be used as a vacation rental, and/or anything else deemed necessary. Lots of info in the associated docs. Double Arrow HOA, and ownership transfer fee apply.		
County: Geo Lat:	Missoula 47.150868	City Limits: Geo Lon:	Directions: -113.483336
Seller's Concessions: Some furnishings; Additional Property: Public Remarks: Perfect getaway from it all on the Clearwater River that directly borders State land then miles and miles of State, Federal, Conservation lands! Super cozy 560 square foot cabin on 1.38 acres that is a stones throw from it's 240 feet of river frontage. Main floor has an open living/dining/kitchen with a gas fireplace, a bedroom and a full bathroom. Upper level is loft. There is a small storage shed out back and plenty of room to build a garage or shop. This is not on state leased land.			
Basement: None Terms Of Sale: Closing Entity: FATCO Possession: Other: Recording Utilities: City Water; Electric; Septic System; Other: Leased Propane Tank Road Surface: Gravel Views: Mountains, River/Stream/Creek; Trees; Valley Surface Water: River, Stream/Creek(s); Water Description: Clearwater River; Waterfront Footage: 240	Terrain: Level Construction: Concrete; Log Siding: Log Heating Type: Baseboard Roof: Metal Foundation: Poured Concrete; Slab App/Equip. Included: Range; Refrigerator	Interior Features: Fireplace; Vaulted Ceilings; Other(1): Loft Exterior Features: Deck; RV Hookup Fencing: Other Trees: Meadow/Tree Mix; Partly Wooded Adjacent Owners: Public; State How To Show: Appointment Only; Lockbox Location: back of cabin HVAC: Other: Gas Fireplace	
Listing Date: List Price: Sold Price:	09/27/2018 229,900 213,500	Days On Market: Original List Price: Under Contract Date:	49 229,900 10/12/2018
Cumulative DOM: Sold Date: Status Change Date:	49 11/15/2018 11/15/2018		
LA: Lance Koch, License #: RRE-BRO-LLC-63021; (406)531-3500; lance.koch@bhhamt.com LO: Berkshire Hathaway HomeServices - Missoula; License #: no data; 1020 South Ave W Missoula, MT 59801; missoulainfo@bhhamt.com		SA: Kim Koppen; (406)210-1985; kkoppen@blackfoot.net SO: Great Bear Properties; (406)677-3537	

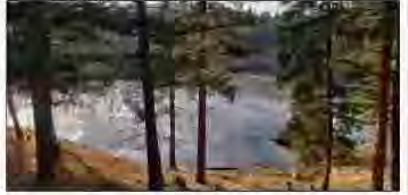
All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and RLS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 11

11 General Pulaski Drive, Condon, MT 59826		21909671 Land Closed \$105,000	
Provided as a courtesy of Scott Spear, MAJ Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 spear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: REQ/Bank Owned:	Waterfront 2.50 RED INC No	List Price/Acre: Selling Office Type (\$/%) Sub. Agency: Owner Phone:	85,111.11 % No No
		SOC (old): Variable Compensation: Agent Owned: Owner Contact:	No Yes 406-544-5333
How Sold: Seller's Concessions Y/N:	Cash Yes	Potential Short Sale: Seller Concession Amount:	No 500
Lot Size Estimate: Corners Marked: Waterfront Footage:	1.1-3.0 No 145 +/-	Lot Acres: Waterfront: HOA:	1.35 Navigable None
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision:	No 2018 District No. 33	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	Unzoned County 0002022204
		Taxes: SID(s) Included: Estimated SID(s) Total Payoff \$: Legal:	884.02 REMICKS SWAN RIVER TRACT 1, S01, T20 N, R17 W, Lot 11
Member Remarks:		Hot Sheet Comment:	
		now	
County: Geo Lat:	Missoula 47.518070	City Limits: Geo Lon:	No -113.703091
		Directions:	
Seller's Concessions: \$500 for brush hogging Public Remarks: Cute as can be 1.35 acre riverfront parcel with a gentle slope from the road to the Swan River. The land was "parked-out" many years ago, but is fairly brushy with lots of old growth lodgepole fir, and spruce trees. There are many beautiful building sites with peek-a-boo views of the east side of the Mission Mountains available with a little thinning. The riverfront is beautiful, level, with the perfect set-up for raft, canoe, or kayak launching and recovery. The lot was approved and a septic permit was issued a few years ago, but has now expired. It is located just south of Condon on a privately maintained road, with no covenants, and just 1/2 mile from the highway. This is a dandy little bargain for home, cabin, or just a campsite. This one won't last long, and summer is upon u Additional Property:			
Terms Of Sale: Cash; Closing Entity: Insured Titles; Conventional, Trade Utilities: Electricity, Telephone SID(s): None Adjacent Owners: Private Mineral Rights: Unknown Trees: Marketable Timber; Meadow/Trees Mix		Terrain: Sloped Views: Meadow; Mountains; River/Stream/Creek; Trees; Valley; View Description: Extraordinary Restrictions/Easement: Call L/O; Recorded Plat: Unzoned Road Surface: Gravel Road Frontage: Private	
Flood Plain: Contirmed Possession: Closing Sign: Sign On Property Surface Water: River; Water Description: Swan River How To Show: CLA/CLO; Vacant			
Listing Date: List Price: Sold Price:	06/17/2019 114,900 105,000	Days On Market: Original List Price: Under Contract Date:	44 114,900 07/01/2019
		Cumulative DOM: Sold Date: Status Change Date:	44 07/31/2019 08/06/2019
LA: Donna Hamilton; License #: 6907-E; (406)329-2046; donna.hamilton@bhhsmt.com CLA: Greg Hamilton; (406)544-5333; greg.hamilton@bhhsmt.com LO: Berkshire Hathaway HomeServices - Missoula; License #: no data; 1020 South Ave W Missoula, MT 59801; missoulainfo@bhhsmt.com		SA: Greg Hamilton; (406)544-5333; greg.hamilton@bhhsmt.com SO: Berkshire Hathaway HomeServices - Missoula; (406)721-4141; missoulainfo@bhhsmt.com	

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAJ on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 12

Lot 12 River Watch Trail, Seeley Lake, MT 59868		21903493 Land Closed \$104,900	
Provided as a courtesy of Scott Spear, MAJ Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 spear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: REQ/Bank Owned:	Waterfront 0.30 Ross No	List Price/Acre: Selling Office Type (\$/%) Sub. Agency: Owner Phone:	44,857.14 % Yes
		SOC (old): Variable Compensation: Agent Owned: Owner Contact:	 No No
How Sold: Seller's Concessions Y/N:	Cash No	Potential Short Sale: Seller Concession Amount:	No 0
Lot Size Estimate: Corners Marked: Waterfront Footage:	1.1-3.0 No 205.32Feet	Lot Acres: Waterfront: HOA:	2.45 Non-Navigable Annually
		Lot SqFt: Waterfront Name: HOA Dues Amount:	106,722 Clearwater River 500.00
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision:	Yes 2018 	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	n/a 3536302
		Taxes: SID(s) Included: Estimated SID(s) Total Payoff \$: Legal:	1,322.50 Lot 12 of River Watch Phase 2 a platted subdivision in Missoula County, Montana
School District:	District No. 34		
Member Remarks:	Call Listing agent on lock combination to access lot.	Hot Sheet Comment:	new
County:	Missoula	City Limits:	No
Geo Lat:	47.061545	Geo Lon:	-113.397058
Directions: Go On HWY 200 east to the Clearwater turnoff on Hwy 89 about 3 miles just before Salmon Lake.			
Seller's Concessions: none Public Remarks: Great river front lot on the wide spot of the river on Black Lake. Over 200 feet of river frontage on 2.45 Acres. In a gated private subdivision with a paved road! Near Salmon lake , Power and phone to the property. Great year around access. You will Love this Lot! Additional Property:			
Terms Of Sale: Cash; Closing Entity: Stewart Title Utilities: Telephone Adjacent Owners: Private Trees: Partly Wooded Terrain: Sloped	Views: Lake; River/Stream/Creek; Trees Restrictions/Easement: Easement/R O W Road Surface: Asphalt Road Frontage: Private	Possession: Closing Sign: Sign On Property Surface Water: Lake(s); River How To Show: CLA/CLO; Lockbox Location: Combination Lock	
Listing Date: List Price: Sold Price:	03/28/2019 109,900 104,900	Days On Market: Original List Price: Under Contract Date:	291 109,900 12/30/2019
		Cumulative DOM: Sold Date: Status Change Date:	291 01/13/2020 01/13/2020
LA: Mike Wamsley; License #: 4215; (406)360-6362; wamsleyre@aol.com LO: Wamsley Realty; 501 Brooks Missoula, MT 59801		SA: Kathi Olson; (406)544-7359; kameont@gmail.com SO: Berkshire Hathaway HomeServices - Missoula; (406)721-4141; missoulainfo@bhhsmt.com	

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAJ on Thursday, December 03, 2020 3:37 PM.

Site Value Sales Sheets - Page 13

4735 Lindbergh Lake Road, Condon, MT 59826		21911095 Land Closed \$152,500	
Provided as a courtesy of Scott Spear, MAI Bitterroot Appraisal, LLC P O Box 423 Hamilton, MT 59840 Office - (406) 369-1969 spear.scott@gmail.com http://www.bitterrootappraisal.com License #: MT 521 RAG			
Property Sub-Type: Selling Office Comm.: Sellers Preferred Title Company: Owner of Record: REQ/Bank Owned:	Waterfront 3 Title Services Inc. McKay No	List Price/Acre: Selling Office Type (\$/%) Sub. Agency: Owner Phone:	77,783.02 % No No
How Sold: Seller's Concessions Y/N:	Conventional No	Potential Short Sale: Seller Concession Amount:	No No
Lot Size Estimate: Corners Marked: Waterfront Footage:	1.1-3.0 473 +/-	Lot Acres: Waterfront: HOA:	2.12 Navigable None
Covenant: Tax Year: SID Perpetual Amount \$: Subdivision:	Yes 2020 	Zoning: Tax Remarks: SID Annual Amount \$: Assessor Number:	ZD 25A 0003151000
School District:	District No. 33	Taxes: SID(s) Included: Estimated SID(s) Total Payoff \$: Legal:	795.64 Parcel 1A COS 4162 in nw4 nw4 S13 T19N R17W
Member Remarks:	Co List David Oberltnr PureWest 406-212-1007	Hot Sheet Comment:	price
County:	Missoula	City Limits:	No
Geo Lat:	47.410310	Geo Lon:	-113.715069
Directions: Directions - From Seeley Lake, MT Hwy 83 N ~19.5 miles to Lindbergh Lake Road, W on Lindbergh Lake Road ~3.2 miles to the property on the south side of the road. From Condon, MT Hwy 83 S ~8 miles to Lindbergh Lake Road, then W on Lindbergh Lake Road ~3.2 miles to the property on the south side of the road. Princess Pine Road traverses the southwest end of the subject parcel.			
Seller's Concessions: Public Remarks: 2.12 ACRE PARCEL with excellent Swan River and Cygnet Lake Frontage - on Lindbergh Lake Rd. Year round access on County maintained road. This area rarely comes up for sale and is coveted by families generation by generation. Build your family retreat here to create memories of a lifetime. Hard to find property with views and access on both Cygnet Lake and Swan River. Pre-approved building and septic site. Owner Financing available. Call David Oberltnr, (406) 212-1007, or Katie Ward, (406) 596-4000, or your real estate professional. Additional Property:			
Terms Of Sale: Closing Entity: TSI, Owner Financing: Owner Finance % Down: 25, Other: 5% int. 3 yr balloon Utilities: Electricity Adjacent Owners: Private Trees: Heavily Wooded; Meadow/Tree Mix	Terrain: Level; Sloped Views: Lake; Mountains; River/Stream/Creek Restrictions/Easement: Recorded Plat; Subject to Zoning Road Frontage: County Road	Possession: Closing Sign: Sign On Property Surface Water: Lake(s); River; Water Description: Swan River Cygnet LK How To Show: Call/No Answer, Go, CLA/CLO, Vacant	
Listing Date: List Price: Sold Price:	07/05/2019 164,900 152,500	Days On Market: Original List Price: Under Contract Date:	483 219,000 09/22/2020
Cumulative DOM: Sold Date: Status Change Date:	483 10/30/2020 10/31/2020	LA: Katie Ward; License #: 10522; (406)541-4000; katie@purewestmt.com CLA: David Oberltnr; (406)212-1007; David@DaveObs.com LO: PureWest Real Estate - Missoula; 101 Railroad St Missoula, MT 59802; missoula@purewestmt.com SA: Tara Harbin; (406)253-4115; TaraHarbin@nprmt.com SO: National Parks Realty of Montana, LLC - BF; (406)837-1249; info@NPRMT.com	

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FRS. All Rights Reserved. Prepared by Scott Spear, MAI on Thursday, December 03, 2020 3:37 PM.

Improved Sales Sheets - Page 1

ALL FIELDS DETAIL



List Number: 22004030
Property Type: Residential
Property Sub-Type: Single Family Residence
Current Price: 297,000
Address: 1440 Double Arrow Road
Geocode: 04254012107270000
City: Seeley Lake
City Limits: No
County: Missoula
Status: Closed
Total Bed: 3
Total Bath: 1
Garage Stall: 0
Garage Type: None
Total Sq. Ft.: 1,210
Lot Acres: 2.7
Lot SqFt: 117,612
Year Built: 2012
Remodel/Updates: Not Updated



General

Listing Office:	Great Bear Properties. 406-677-3337	Listing Member:	Kim Koppen 406-210-1985
Selling Office:	Montana West Properties, LLC 406-490-1534	Selling Member:	Mick Smith 406-490-1534
List Price:	299,000	Total 3/4 Baths:	0
List Price/SqFt:	247.11	Total Bathrooms:	1
Listing Date:	03/27/2020	Total Full Baths:	1
Tax Year:	2019	Total Half Baths:	0
Taxes:	\$1,859.67	Total Rooms:	5
HOA:	Annually	Total Sq. Ft.:	1,210
HOA Dues Amount:	500	Waterfront:	None
School District:	District No. 34	Year Built:	2012
Sq Ft 2nd Level (2):	346	Days On Market:	81
Sq Ft 3rd Level (3):	0	Selling Office Comm.:	2.5
Finished Sq Ft Basement (B):	0	Selling Office Type (\$/%):	%
Sq Ft Guest Dwelling:	0	Owner of Record:	Droll
Total Sq Ft Basement (B):	0	Listing Date:	03/27/2020
Sq Ft Main Dwelling:	1,210	Other:	Recording
Sq Ft Main Level (M):	864	Zoning:	none
Sq. Ft. Source:	Public Records	Assessor Number:	5825499
Original List Price:	309,000	Covenant:	Yes
Status Change Date:	06/16/2020	REO/Bank Owned:	No
Potential Short Sale:	No	Under Contract Date:	05/02/2020
State:	Montana	Sold Date:	06/16/2020
Agent Owned:	No	Zip Code:	59868
Style:	Log	Cumulative DOM:	81
# of Bathrooms Above Grade:	1		
# of Bathrooms Below Grade:	0		
# of Bedrooms Above Grade:	3		
# of Bedrooms Below Grade:	0		
Legal: LOT 16 PHASE 8 DOUBLE ARROW RANCH			

Features

Terms Of Sale: Cash	Flood Plain: Unknown	Heating Type: Stove, Wall Unit	Exterior Features: Deck, Landscaped, RV Hookup, RV Parking
Outbuildings: Well House	Radon: Passive System	Siding: Log	Interior Features: Vaulted Ceilings, Wood Stove
Fencing: None	Fuel Source: Electric, Propane, Wood	Roof: Composition	Possession: Other, Recording
Utilities: Electric, Internet, Septic System, Telephone, Well: Well Log Available	Road Frontage: Private	Foundation: Poured Concrete	How To Show: Appointment Only
Trees: Meadow/Tree Mix	Construction: Concrete, Log, Site Built	Basement: Crawl Space, Full	
Road Surface: Asphalt, Gravel		App./Equip. Included: Dishwasher, Dryer, Microwave, Propane Tank: Lease, Range, Refrigerator, Washer	
Adjacent Owners: Private		Terrain: Mix	
Views: Meadow(s), Residential, Trees			

Sold Status and Financials

How Sold: Conventional	Terms Of Sale: Cash
Under Contract Date: 05/02/2020	
Sold Price: 297,000	
Sold Price/SqFt: 245	
Potential Short Sale: No	
Sold Date: 06/16/2020	

Seller's Concessions Y/N: No

Directions

East on Double Arrow Road to Trail Creek Ct, approx 2 miles. Left on Trail Creek, first property on the right.

Addendum (Member Remarks)

\$500/year HOA dues. \$25 transfer of ownership fee. Neighboring lot has access easement to their well & well house located on this property. (see associated docs "deed easement") Subject property has its own private well.

Public Remarks

Check out the VIRTUAL TOUR under photos! Classic LOG HOME on over 2.7 acres on the Double Arrow Ranch in SEELEY LAKE! You will LOVE the attention to DETAIL throughout this 1200+ square foot, log cabin. From the WROUGHT IRON staircase railing to the HICKORY and TILE FLOORS, this cabin was designed with distinction! TWO BEDROOMS on the main floor plus a MASTER LOFT! Main floor FULL BATH, complete with heated floors & stack-able washer & dryer. STUNNING KITCHEN features upgraded STAINLESS STEEL appliances, GRANITE counter tops and an ISLAND BAR with extra storage space. Warm yourself by the WOOD STOVE, or choose the convenience of the Rinnai PROPANE HEATER. Step through the sliding glass doors & onto the PRIVATE DECK where you can relax while watching the AREA.

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAI on Monday, November 02, 2020 8:26 AM

Improved Sales Sheets - Page 2

ALL FIELDS DETAIL



List Number: 21905850
Property Type: Residential
Property Sub-Type: Single Family Residence
Current Price: 259,000
Address: 209 Overland Trail
Geocode: 04254015104050000
City: Seeley Lake
County: Missoula
Status: Closed
Total Bed: 2
Total Bath: 1
Garage Stall: 0
Garage Type: None
Total Sq. Ft.: 996
Lot Acres: 1.42
Lot SqFt: 61,855
Year Built: 2006
Remodel/Updates: Not Updated



General

Listing Office:	Clearwater Montana Properties - Seeley Lake 406-677-3000	Listing Member:	Kevin Wetherell 406-677-7030
Selling Office:	Clearwater Montana Properties - Seeley Lake 406-677-3000	Selling Member:	Scott Kennedy 406-677-4235
List Price:	257,000	Total 3/4 Baths:	0
List Price/SqFt:	258.03	Total Bathrooms:	1
Listing Date:	05/02/2019	Total Full Baths:	1
Tax Year:	2019	Total Half Baths:	0
Taxes:	\$1,823	Total Sq. Ft.:	996
HOA:	Annually	Waterfront:	None
HOA Dues Amount:	500	Year Built:	2006
School District:	District No. 34	Days On Market:	274
Sq Ft 2nd Level (2):	0	Selling Office Comm.:	2.5
Sq Ft 3rd Level (3):	0	Selling Office Type (\$/%):	%
Finished Sq Ft Basement (B):	0	Owner of Record:	Gailther
Total Sq Ft Basement (B):	0	Listing Date:	05/02/2019
Sq Ft Main Dwelling:	996	Zoning:	None
Sq Ft Main Level (M):	996	Assessor Number:	0005472369
Sq. Ft. Source:	Public Records	Covenant:	Yes
Original List Price:	257,000	Subdivision:	Double Arrow Ranch #1A
Status Change Date:	01/31/2020	Closing Entity:	FATCO
Potential Short Sale:	No	REO/Bank Owned:	No
State:	Montana	Under Contract Date:	01/14/2020
Agent Owned:	No	Sold Date:	01/31/2020
Style:	Cabin	Zip Code:	59868
# of Bathrooms Above Grade:	1	Cumulative DOM:	274
# of Bathrooms Below Grade:	0		
# of Bedrooms Above Grade:	2		
# of Bedrooms Below Grade:	0		

Legal: DOUBLE ARROW RANCH # 1A, S15, T16 N, R15 W, Lot 150

Features

Terms Of Sale:	Cash, Conventional, Closing Entity: FATCO	Heating Type:	Baseboard	HVAC:	Other: Portable A/C
Outbuildings:	Shed(s)	Fuel Source:	Electric	Exterior Features:	Deck, Landscaped, Other(1); Sauna
Fencing:	None	Road Frontage:	County Road, Private	Interior Features:	Master Bedroom Main Floor, Vaulted Ceilings, Wood Stove
Utilities:	Electric, Rural Water Dist, Septic System	Construction:	Wood/Frame	Possession:	Closing
Trees:	Partly Wooded	Foundation:	Poured Concrete	How To Show:	Appointment Only, CLA/CLO, Lock Box
Road Surface:	Gravel	Basement:	Crawl Space		
Adjacent Owners:	Private	App./Equip. Included:	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Wood Stove		
Views:	Mountains, Trees	Terrain:	Level		

Sold Status and Financials

How Sold:	Cash	Closing Entity:	FATCO
Under Contract Date:	01/14/2020	Terms Of Sale:	Cash, Conventional, Closing Entity: FATCO
Sold Price:	259,000		
Sold Price/SqFt:	260		
Potential Short Sale:	No		
Sold Date:	01/31/2020		

Seller's Concessions Y/N: No

Directions

Turn off Hwy 83 onto Wagon Wheel Way, go over Clearwater River, stay left on Overland Trail. First home on right after turning onto Overland Trail

Addendum (Member Remarks)

Transfer of ownership fee \$25.00, City Water bond \$33. Garage floor is wood and will not support a vehicle.

Public Remarks

This charmer is a 2 bedroom, 1 bath, 996 sq ft, cedar sided cabin sitting on 1.42 acres with a detached, one car garage/ shed with wooden floor. Enter this cabin to an open concept, living, dining and kitchen area with a vaulted ceiling featuring wood beam accents, Granite countertops, new black stainless- steel appliances, and knotty alder interior and exterior doors. The living room has a wood stove and the dining room patio doors open onto a wrap- around deck for outdoor living. Enjoy the beautiful mountain views, huge yard with fire pit and a custom built backyard sauna. This cabin is located in a park-like setting with lots of deer and other wildlife. Just a couple blocks from the Clearwater River and close to all the amenities that Seeley Lake has to offer.

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAI on Monday, November 02, 2020 8:26 AM

Improved Sales Sheets - Page 3

ALL FIELDS DETAIL



List Number: 22009282
Property Type: Residential
Property Sub-Type: Single Family Residence
Current Price: 340,000
Address: 189 Timberlane
Geocode: 04254011304190000
City: Seeley Lake
County: Missoula
Status: Closed
Total Bed: 3
Total Bath: 2
Garage Stall: 4
Garage Type: Attached
Total Sq. Ft.: 1,815
Lot Acres: 1.64
Lot SqFt: 71,438
Year Built: 2003
Remodel/Updates: Not Updated



Google

Map data ©2020

General

Listing Office:	Glacier Sotheby's - Missoula 406-541-7020	Listing Member:	Brandy Gillespie 406-218-8893
Selling Office:	Clearwater Montana Properties - Seeley Lake 406-677-3000	Selling Member:	Kevin Wetherell 406-677-7030
List Price:	340,000	Total 3/4 Baths:	0
List Price/SqFt:	187.33	Total Bathrooms:	2
Listing Date:	06/25/2020	Total Full Baths:	2
Tax Year:	2019	Total Half Baths:	0
Taxes:	\$2,233.57	Total Rooms:	3
HOA:	Annually	Total Sq. Ft.:	1,815
HOA Dues Amount:	50	Waterfront:	None
School District:	District No. 34	Year Built:	2003
Sq Ft 2nd Level (2):	0	Days On Market:	43
Sq Ft 3rd Level (3):	0	Selling Office Comm.:	2.5
Finished Sq Ft Basement (B):	0	Selling Office Type (\$/%)	%
Total Sq Ft Basement (B):	0	Owner of Record:	Herrick
Sq Ft Main Dwelling:	1,815	Listing Date:	06/25/2020
Sq Ft Main Level (M):	1,815	Zoning:	n/a
Sq. Ft. Source:	Public Records	Assessor Number:	1475109
Original List Price:	340,000	Covenant:	Yes
Status Change Date:	08/08/2020	REO/Bank Owned:	No
Potential Short Sale:	No	Under Contract Date:	06/26/2020
State:	Montana	Sold Date:	08/07/2020
Agent Owned:	No	Zip Code:	59868
Garage Description:	2 Car Garage/ Shop	Cumulative DOM:	43
Style:	1 Story		
# of Bathrooms Above Grade:	2		
# of Bathrooms Below Grade:	0		
# of Bedrooms Above Grade:	3		
# of Bedrooms Below Grade:	0		

Legal: DOUBLE ARROW RANCH NO 2 024, S11, T16 N, R15 W, Lot 35

Features

Terms Of Sale:	Cash, Conventional, FHA, VA	Heating Type:	Free Standing, Stove, Wall Unit	Exterior Features:	Deck, Landscaped, Paved, Drive, Porch
Outbuildings:	Shop	Fuel Source:	Electric, Propane, Wood	Interior Features:	Fireplace, Master Bedroom, Main Floor, Smoke Detector, Utilities, Main Floor, Vaulted Ceilings
Fencing:	None	Road Frontage:	County Road	Possession:	Closing
Utilities:	Community Water, Electric, Internet, Septic System, Telephone	Construction:	Concrete, Wood/Frame	How To Show:	Appointment Only, Lockbox Location
Road Surface:	Asphalt	Foundation:	Poured Concrete		
Adjacent Owners:	Private	Basement:	Crawl Space		
Views:	Meadow(s), Residential, Trees	App./Equip. Included:	Central Vacuum, Dishwasher, Dryer, Refrigerator, Washer, Window Treatment		
		Terrain:	Level		

Sold Status and Financials

How Sold:	Conventional	Terms Of Sale:	Cash, Conventional, FHA, VA
Under Contract Date:	06/26/2020		
Sold Price:	340,000		
Sold Price/SqFt:	187		
Potential Short Sale:	No		
Sold Date:	08/07/2020		

Seller's Concessions Y/N: No

Directions

From Highway 83 take Whitetail drive East, Take a Left onto Black Bear, Keep Right onto Timberlane

Addendum (Member Remarks)

Call Brandy to show 218-8893. Offers subject to seller finding suitable housing. Buyers and their agents have an obligation to conduct due diligence and to verify the information contained herein regarding property including square footage. This information is provided by outside sources and deemed reliable but not guaranteed by LA or GSRI.

Public Remarks

Easy one level living in this meticulously cared for 3 bed 2 bath home in the woods. This home has easy access off paved roads to all the recreation town of Seeley Lake has to offer. Plenty of room for all your toys in the double car garage or large heated shop. The home is well laid out with an open kitchen dining area with beautiful vaulted tongue and groove ceilings and a new propane river rock fireplace. The home also has a wood stove and electric wall units in the bedrooms. The huge covered deck is perfect for entertaining or to just relax and take in the great outdoors. Move in ready Call Brandy Gillespie at 218-8893 or your real estate professional today for a showing.

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAI on Monday, November 02, 2020 8:26 AM

Improved Sales Sheets - Page 4

ALL FIELDS DETAIL



List Number: 21907295
Property Type: Residential
Property Sub-Type: Single Family Residence
Current Price: 260,000
Address: 164 West Wagon Wheel Court
Geocode: 04254010102210000
City: Seeley Lake
County: Missoula
Status: Closed

Total Bed: 2
Total Bath: 2
Garage Stall: 2
Garage Type: Detached
Total Sq. Ft.: 1,287
Lot Acres: 1.47
Lot SqFt: 64,033
Year Built: 1992
Remodel/Updates: Not Updated



General

Listing Office: Real Estate Auctions.com
Selling Office: ERA Lambros - Missoula
List Price: 265,900
List Price/SqFt: 206.6
Listing Date: 05/17/2019
Tax Year: 2018
Taxes: \$1,825.24
HOA: Annually
HOA Dues Amount: 500
School District: District No. 34
Sq Ft 2nd Level (2): 351
Sq Ft 3rd Level (3): 0
Finished Sq Ft Basement (B): 0
Total Sq Ft Basement (B): 0
Sq Ft Main Dwelling: 1,287
Sq Ft Main Level (M): 936
Sq. Ft. Source: Public Records
Original List Price: 269,900
Status Change Date: 05/23/2020
Potential Short Sale: No
State: Montana
Agent Owned: No
Style: 1.5-2 Stories
of Bathrooms Above Grade: 2
of Bathrooms Below Grade: 0
of Bedrooms Above Grade: 2
of Bedrooms Below Grade: 0
Legal: DOUBLE ARROW RANCH # 1A, S10, T16 N, R15 W, Lot 205

Listing Member: Bruce A Wold
Selling Member: Deana Ross
Total 3/4 Baths: 0
Total Bathrooms: 2
Total Full Baths: 2
Total Half Baths: 0
Total Sq. Ft.: 1,287
Waterfront: None
Year Built: 1992
Days On Market: 371
Selling Office Comm.: 2.5
Selling Office Type (\$/%): %
Owner of Record: Rutenbur
Listing Date: 05/17/2019
Zoning: Residential
Assessor Number: 0005472814
Covenant: Yes
Closing Entity: First American Title
REO/Bank Owned: No
Under Contract Date: 03/16/2020
Sold Date: 05/22/2020
Zip Code: 59868
Cumulative DOM: 371

Features

Terms Of Sale: Closing Entity: First American Title
Outbuildings: Shed(s)
Fencing: None
Utilities: Rural Water Dist, Septic System
Trees: Meadow/Tree Mix
Adjacent Owners: Private
Views: Trees
Heating Type: Baseboard
Siding: Wood
Roof: Asphalt Built-Up
Foundation: Poured Concrete
Basement: Crawl Space
App./Equip. Included: Range, Refrigerator, Wood Stove
Exterior Features: Deck, Patio
Interior Features: Wood Stove
How To Show: CLA/CLO, Lock Box

Sold Status and Financials

How Sold: Conventional
Under Contract Date: 03/16/2020
Sold Price: 260,000
Sold Price/SqFt: 202
Potential Short Sale: No
Sold Date: 05/22/2020
Closing Entity: First American Title
Terms Of Sale: Closing Entity: First American Title

Seller's Concessions Y/N: Yes
Seller's Concessions: Buyers closing cost
Seller Concession Amount: 3,500

Directions

Addendum (Member Remarks)

Public Remarks

Nice arch home located on the Double Arrow Ranch in the resort town of Seeley Lake. This 2 bedroom home has the master in the loft with a bathroom, extra living area and its own deck. Enter into the house and see the living room, dining area and kitchen. The living room has a wood burning stove that can heat the whole house. Nice deck in front goes around to the side where you will find a large deck great for entertaining or just sit outside with a cup of coffee. You can also access this deck from the kitchen. There is a hot tub deck out the backdoor also. A large 28x40 garage all insulated and sheetrocked. On the back part of the garage is a separate work room with a wood burning stove. This area could also be extra living quarters. Plenty of storage space included.

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAI on Monday, November 02, 2020 8:26 AM.

Improved Sales Sheets - Page 5

ALL FIELDS DETAIL



List Number: 21812368
Property Type: Residential
Property Sub-Type: Single Family Residence
Current Price: 291,500
Address: 147 Crawfish Court
Geocode: 04254011303090000
City: Seeley Lake
County: Missoula
Status: Closed
Total Bed: 3
Total Bath: 2
Garage Stall: 2
Garage Type: Attached
Total Sq. Ft.: 1,499
Lot Acres: 2.06
Lot SqFt: 89,734
Year Built: 2003
Remodel/Updates: Not Updated

Google

Map data ©2020

General

Listing Office:	Clearwater Montana Properties - Seeley Lake 406-677-3000	Listing Member:	Kevin Wetherell 406-677-7030
Selling Office:	Berkshire Hathaway HomeServices - Seeley Lk 406-677-6565	Selling Member:	Laurie Page 406-210-3654
List Price:	295,000	Total 3/4 Baths:	0
List Price/SqFt:	196.8	Total Bathrooms:	2
Listing Date:	10/01/2018	Total Full Baths:	2
Tax Year:	2019	Total Half Baths:	0
Taxes:	\$2,323	Total Sq. Ft.:	1,499
HOA:	Annually	Waterfront:	None
HOA Dues Amount:	500	Year Built:	2003
School District:	District No. 34	Days On Market:	431
Sq Ft Main Dwelling:	1,499	Selling Office Comm.:	2.5
Sq Ft Main Level (M):	1,499	Selling Office Type (\$/%)	%
Sq. Ft. Source:	Public Records	Owner of Record:	Combs
Original List Price:	309,000	Listing Date:	10/01/2018
Status Change Date:	12/09/2019	Zoning:	None
Potential Short Sale:	No	Assessor Number:	0005901056
State:	Montana	Covenant:	Yes
Agent Owned:	No	Closing Entity:	FATCO
Style:	1 Story	REO/Bank Owned:	No
# of Bathrooms Above Grade:	2	Under Contract Date:	10/11/2019
# of Bathrooms Below Grade:	0	Sold Date:	12/06/2019
# of Bedrooms Above Grade:	3	Zip Code:	59868
# of Bedrooms Below Grade:	0	Cumulative DOM:	431

Legal: TRAIL CREEK ADDITION, S11, T16 N, R15 W, Lot 25, TO DOUBLE ARROW RANCH PHASE VI AMENDED

Features

Terms Of Sale:	Cash, Conventional, Closing Entity: FATCO	Heating Type:	Stove, Gas Forced Air	HVAC:	Other: Wood forced air
Outbuildings:	Shed(s)	Fuel Source:	Propane, Wood	Exterior Features:	Fence, Patio, Porch, Underground Sprinklers
Documents On File:	Covenants, Legal Description, Plat Map/Survey, Sanitation Perm, Sellers Prop. Disc., Water Rights Cert.	Road Frontage:	Private	Interior Features:	Fireplace, Master Bedroom Main Floor, Utilities Main Floor
Fencing:	Chain Link, Partial	Construction:	Site Built, Wood/Frame	Possession:	Closing
Utilities:	Electric, Internet, Septic System, Telephone, Well	Foundation:	Poured Concrete	How To Show:	CLA/CLO, Vacant
Trees:	Partly Wooded	Basement:	Crawl Space		
Road Surface:	Gravel	App./Equip. Included:	Dishwasher, Range, Refrigerator, Window Treatment		
Adjacent Owners:	Private	Terrain:	Level		
Views:	Trees				

Sold Status and Financials

How Sold:	FHA	Closing Entity:	FATCO
Under Contract Date:	10/11/2019	Terms Of Sale:	Cash, Conventional, Closing Entity: FATCO
Sold Price:	291,500		
Sold Price/SqFt:	194		
Potential Short Sale:	No		
Sold Date:	12/06/2019		

Seller's Concessions Y/N: No

Directions

From Hwy 83, turn on Whitetail, L on Black Bear, R on Timberlane, R on Bass, L on Crawfish. Home is on the right.

Addendum (Member Remarks)

Double Arrow Ranch covenants & annual assessment of \$500/year. \$25 transfer of ownership fee. Garage cabinets & bicycle rack do not convey with property. Radon mitigation system installed.

Public Remarks

Very well maintained single level 1500+/- sq ft home in a 2 acre forested setting. This 3 bedroom home is bright with southern exposure, comfortable living room with large windows looking on the trees & wildlife that frequent the property. The kitchen is well designed & set up for entertaining. A comfortable, large master bedroom with a walk in closet & full bath with tile floors & walk in shower. With two other bedrooms - use both for guests or perhaps one as your home office. A slider off of the dining area flows out to a large covered porch for watching beautiful sunrises & evening relaxation, as well as a fenced yard for the dog in your life. Small landscaped area is made easy with an irrigation system. Plenty of room for ATV's, toys & vehicles with the 2 car attached garage

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Scott Spear, MAI on Monday, November 02, 2020 8:26 AM

Land Status Report 1004 - Page 1**STATEMENT OF LAND STATUS**

STATE OF MONTANA)
 : SS
 County of Missoula)

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 4, Township 16 North, Range 15 West

Lot 7, Seeley Lake Outlet West, COS 5140, containing 1.774 acres, more or less.

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061106 issued March 1, 2006, to Ronald & Nancy Michaelson and expiring February 28, 2021;

Right of Way Deed No. D-03953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;

Right of Way Deed No. D-03990 issued November 4, 1957 to Missoula Electric Cooperative, Inc., for a power distribution line;

Right of Way Deed No. D-04063 issued February 17, 1959 to the United States Forest Service for a road;

Right of Way Deed No. 07043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities;

Water Right No. 76F-10907-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 1, 1948;

Water Right No. 76F-10908-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 1, 1948.

Land Status Report 1004 - Page 2

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.

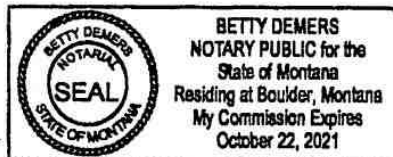
DATED this 27th day of August, 2020



Renee Kelley, Real Estate Sales Specialist
Trust Land 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 _____

Land Status Report 1098 - Page 1

STATEMENT OF LAND STATUS

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 11, Seeley Lake Outlet East, COS 4875, containing 1.580 acres, more or less.**

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061591 issued March 1, 2007, to Cannon Investments, LP, and expiring February 28, 2022;

Easement No. D-15611 issued October 17, 2016 to the United States Forest Service for a reciprocal right of way;

Right of Way Deed No. D-3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;

Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;

Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities;

Water Right No. 76F-103381-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of December 11, 1997;

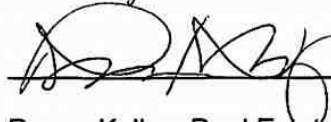
Water Right No. 76F-10826-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of June 1, 1965.

Land Status Report 1098 - Page 2

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

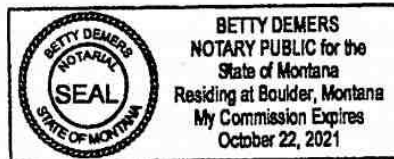


Renee Kelley, Real Estate Sales Specialist
Trust Land Management Division

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 10/22/2021



Land Status Report 1099 - Page 1

STATEMENT OF LAND STATUS

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 14, Seeley Lake Outlet East, COS 4875, containing 1.221 acres, more or less.**

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061591 issued December 19, 2017, to Mathew J. Johnson and expiring February 28, 2052;
Easement No. D-15611 issued October 17, 2016 to the United States Forest Service for a reciprocal right of way;
Right of Way Deed No. D-3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;
Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;
Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities;
Water Right No. 76F-10869-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 1, 1958.**

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

Land Status Report 1099 - Page 2

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 Land Management Division

State of Montana
County of Lewis & Clark

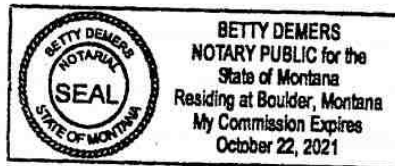
Signed and acknowledged before me on the date referenced above by Renee Kelley.



Notary Public for the State of Montana.

Residing at _____

My commission expires



Land Status Report 1100 - Page 1

STATEMENT OF LAND STATUS

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 15, Seeley Lake Outlet East, COS 4875, containing 1.093 acres, more or less.**

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061440 issued March 1, 2019, to Wallace, Nila, & Holly Beebe and expiring February 28, 2034;
Easement No. D-15611 issued October 17, 2016 to the United States Forest Service for a reciprocal right of way;
Right of Way Deed No. D-3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;
Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;
Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities.**

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.

Cabin Site Sale #1100
Montana State University Trust

Page 1 of 2

Land Status Report 1100 - Page 2

This concludes the affidavit of Renee Kelley.

DATED this 27th day of August, 2020



Renee Kelley, Real Estate Sales Specialist
Trust Land Management Division

State of Montana
County of Lewis & Clark

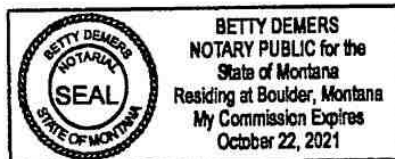
Signed and acknowledged before me on the date referenced above by Renee Kelley.



Notary Public for the State of Montana.

Residing at _____

My commission expires _____



Land Status Report 1101 - Page 1**STATEMENT OF LAND STATUS**

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 26, Seeley Lake Outlet East, COS 4875, containing 1.699 acres, more or less.

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061420 issued March 1, 2018, to Timothy J. & Cindy A. Thurston and expiring February 28, 2033;

Easement No. 16747 issued April 9, 2019, to Gerald J. Johnson & Rae-Jean H. Johnson for a private access road to a single-family residence and associated outbuildings;

Right of Way Deed No. D-3628 issued October 6, 1954, to Missoula Electric Cooperative, Inc., for a rural electric association single pole distribution line;
Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;

Right of Way Deed No. 3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;

Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities.

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

Land Status Report 1101 - Page 2

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.

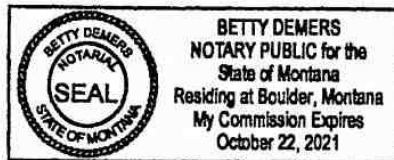
DATED this 27th day of August, 2020




Renee Kelley, Real Estate Sales Specialist
Trust Land 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 _____

Land Status Report 1102 - Page 1

STATEMENT OF LAND STATUS

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 27, Seeley Lake Outlet East, COS 4875, containing 1.815 acres, more or less.**

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 301439 issued October 30, 2015, to Mitchell Parrish, Jeremy Jensen, & Cody Mickelson and expiring February 28, 2051;
Right of Way Deed No. D-3628 issued October 6, 1954, to Missoula Electric Cooperative, Inc., for a rural electric association single pole distribution line;
Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;
Right of Way Deed No. 3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;
Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities;
Water Right No. 76F-23470-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of June 1, 1962.**

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

Land Status Report 1102 - Page 2

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.

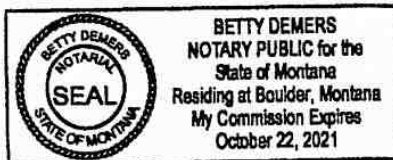
DATED this 27th day of August, 2020

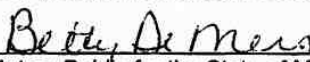


Renee Kelley, Real Estate Sales Specialist
Trust Land Management Division

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 _____

Land Status Report 1103 - Page 1

STATEMENT OF LAND STATUS

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 28, Seeley Lake Outlet East, COS 4875, containing 1.646 acres, more or less.**

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061288 issued March 1, 2006, to Diane Dougherty & Stephen J. Holden and expiring February 28, 2021;
Right of Way Deed No. D-3628 issued October 6, 1954, to Missoula Electric Cooperative, Inc., for a rural electric association single pole distribution line;
Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;
Right of Way Deed No. 3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;
Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities;
An assignable easement for ingress and egress including utilities, for all lawful purposes, for the benefit of the State of Montana and its successors and assigns described as a 20-foot strip of land through the northwest corner of Lot 28 for the benefit of Lot 27;
Water Right No. 76F-34615-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of June 22, 1981.**

Cabin Site Sale #1103
Montana State University Trust

Page 1 of 2

Land Status Report 1103 - Page 2

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.

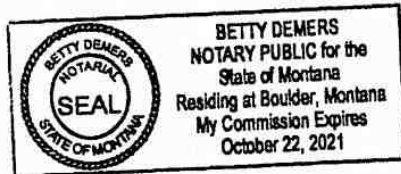
DATED this 27th day of August, 2020



Renee Kelley, Real Estate Sales Specialist
Trust Land 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 _____

Land Status Report 1104 - Page 1

STATEMENT OF LAND STATUS

STATE OF MONTANA)
: SS
County of Missoula)

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 4, Township 16 North, Range 15 West
Lot 29, Seeley Lake Outlet East, COS 4875, containing 2.019 acres, more or less.**

Title vested in the State of Montana on March 16, 1895 under Clear List Selection No. 3 issued by the General Land Office, as previously described in a conveyance to the State of Montana filed in the records of the Missoula County Clerk and Recorder's office on September 30, 1913, at Volume H of Miscel., Page 91.

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. 3061405 issued March 1, 2018, to John A. & Tina H. Devries and expiring February 28, 2033;
Right of Way Deed No. D-3628 issued October 6, 1954, to Missoula Electric Cooperative, Inc., for a rural electric association single pole distribution line;
Right of Way Deed No. D-3953 issued July 24, 1957 to Missoula Electric Cooperative, Inc., for an electric power line;
Right of Way Deed No. 3990 issued November 4, 1957, to Missoula Electric Cooperative, Inc., for a 7.2 kV power distribution line;
Right of Way Deed No. 7043 issued June 20, 1978 to Blackfoot Telephone Cooperative, Inc. for buried telephone cable facilities;
Assignable easements for ingress and egress including utilities, for all lawful purposes, for the benefit of the State of Montana and its successors and assigns described as 20-foot strips of land bisecting the north half of Lot 29 for the benefit of Lots 28 and 30, as shown and depicted on Certificate of Survey No. 4875, record of Missoula County;**

Land Status Report 1104 - Page 2

Water Right No. 76F-23471-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of July 14, 1981;

Water Right No. 76F-30064239 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of October 18, 2012;

Water Right No. 76F-33868-00 issued to Montana, State Board of Land Commissioners, Trust Land Management Division, with a priority date of June 2, 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.

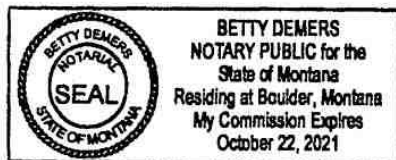
This concludes the affidavit of Renee Kelley.

DATED this 27th day of August, 2020


 Renee Kelley, Real Estate Sales Specialist
 Trust Land 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 _____

Septic Permit - Sale 1104 335 Cabin Ln - Page 1

SEP-8-2012 08:29A FROM:DEER CREEK EXC

1 406 677 3018

TO:2584781

P.1/2

Permit No. 2012-099

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
301 W. Alder, Missoula, MT 59802 Phone: 258-4755, Fax 258-4781

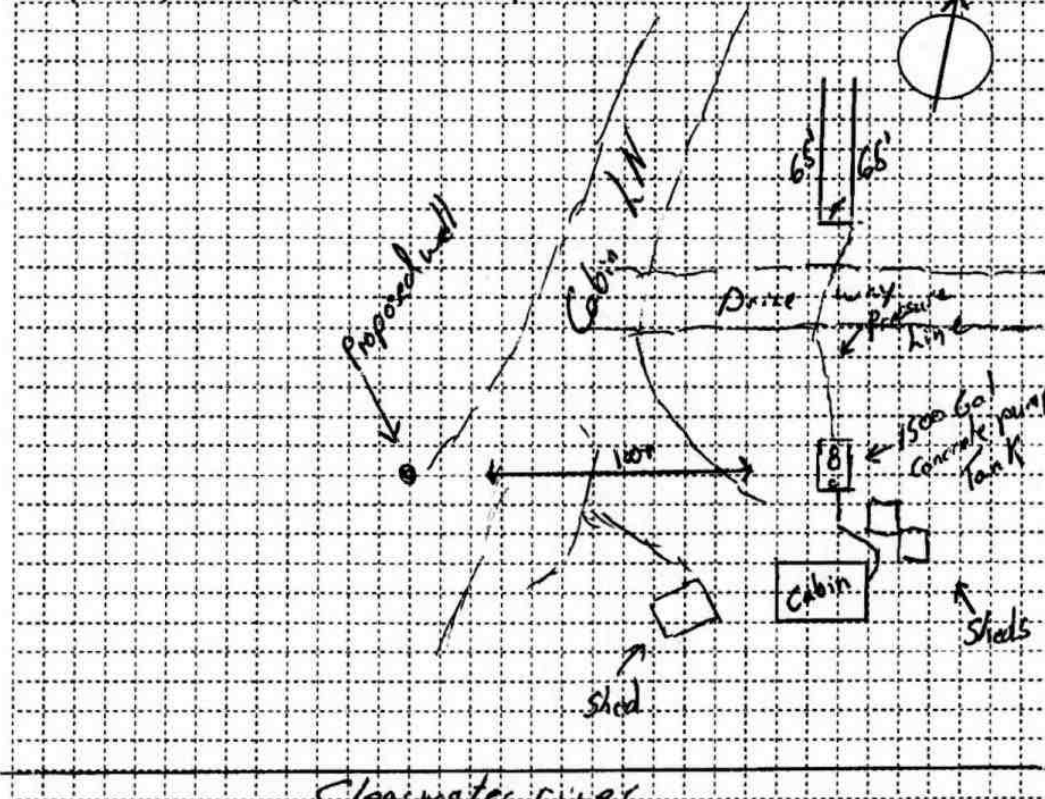
SELF-INSPECTION REPORT - INDIVIDUAL SEPTIC SYSTEM

You must call for an inspection and receive permission to self-inspect from the Department before using this form.

Name of Owner Reptan Family TrustLegal Address/Location 335 Cabin LaneCertified Installer Deer Creek ExcSystem Type: New ☐ Replacement ☒ Standard ☐ Modified ☐ Gravelless ☐ Gravity Dist ☐ Pressure Dist. ☒Capacity: Septic Tank 1000 gal. Pump Chamber 500 gal. Depth to Top: Septic Tank 18" ft Pump Chamber ftDrainfield: Total length 130 ft # of laterals 2 Range of Trench Depth 12" in. to bottomSeepage Pit: Height ft. Depth to top ft. in. No. of Bedrooms Permitted 2Distance of Installation from: Property Lines: 10+ Wells: 100+ Surface Water: 100+
Foundations 10+ Other: NA

Draw system components and any items above in the area provided below:

Indicate North with Arrow



I attest that this system was installed in accordance with the septic permit and the Missoula City-County Health Code and that the above drawing accurately reflects what was installed.

Self-Inspected by: Gary Lewis 9/3/12
Certified Installer DateInspection Reviewed By: [Signature] 09/10/12
Sanitarian DateDrawing shows that system meets the requirements of the permit and the Health Code. Yes ☒ No ☐Corrections Necessary: Deficiencies Corrected: Yes ☐ No ☐ / /

Sanitarian

Date

Distribution of copies: Original - Health Dept.; Yellow - Owner; Pink - Installer

G:\ENV\Files\Subject Areas\Land\Septic\Admin\Forms\Inspections\Self Inspection.doc

Septic Permit - Sale 1104 335 Cabin Ln - Page 2**REPLACEMENT**

NO PREVIOUS PERMIT

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
301 W. ALDER, MISSOULA MT 59802
(406) 258-4755 FAX (406) 258-4781

PERMIT #: 2012-099

PERMIT FEE AMOUNT: \$ 200+34

SEPTIC PERMIT

DATE PAID: 08-15-2012

Owner Name: POPHAM FAMILY REVOCABLE TRUST/MT DNRC Phone: (406) 961-5604Owner Mailing Address: 360 POPHAM LANECity CORVALLISState MTZip 59828Certified Installer: GARY LEWISLocation of Installation: 1/4 T 16 R 15 S 04 Other: N/AAddress of Site: 335 CABIN LANECity SEELEY LAKEZip 59868Certificate of Survey #: 4875Subdivision: N/ATract: N/A Lot: 29 Block: N/AOther: SEELEY LAKE EAST OUTLETParcel Size: 2.019ACGeneral Area Name: SEELEY LAKEGeocode: 2540-04-2-02-17-0099

Site plan matches state approval?

N/A

All separations met?

NO

Any additional existing septic systems?

NO

Upgrade required?

N/A

Floor Plans Attached?

YES

NON-DEG requirements met?

N/A

MWTPSA requirements met?

N/A

Within 100' of Floodplain/Flood prone?

YES

Well Permit Required?

NO

Checklist on reverse completed?

YESWELL PERMIT #: 2012-055WWATER SUPPLY: WELL-INDVTYPE OF SYSTEM: ☒ Residential: #Dwelling Units- 1 #of Bedrooms- 2 + Unfinished Basement? NO☐ Commercial: Use

#Employees-

#Customers-

DESIGN GALLONS PER DAY: 225**SYSTEM SIZING**APPLICATION RATE: (Gal/day or sq. ft./bedroom): 0.6GPD/FT2 FROM: SURROUNDING PERMITSSOIL TYPE: SANDY LOAM**SYSTEM DESIGN (TOTAL MINIMUM REQUIRED)**DISTRIBUTION TYPE: PRESSURE SEPTIC TANK SIZE: 1000 GAL DOSE TANK SIZE: 500 GALABSORPTION SYSTEM TYPE: DRAINFIELD SQUARE FEET: 375 LINEAL FEET: 125TRENCH WIDTH: 36 Inches LINEAL FEET IF CHAMBERS ARE USED: 94**SPECIAL CONDITIONS/ADDITIONAL COMMENTS**

PERMIT IS FOR REPLACEMENT OF FAILING PRE-PERMITTING SYSTEM WITH PRESSURIZED SHALLOW DRAINFIELD. PARCEL LOCATED IN AREA IDENTIFIED AS FLOOD PRONE BY MISSOULA FLOODPLAIN ADMINISTRATOR. IF AREA IS DESIGNATED AS FLOODPLAIN, NO SIGNIFICANT ALTERATION OR REMODEL TO SYSTEM WILL BE ALLOWED WITHOUT UPGRADING TO AN ELEVATED SAND MOUND.

****INSTALL SYSTEM NO DEEPER THAN 12". INSTALL SYSTEM IN LOCATION SHOWN ON SITE PLAN. INSTALL SAFETY PANS OR BASKETS IN TANK ACCESSES 22" AND LARGER.**

Any well and/or drainfield must be installed as shown on an applicable Certificate of Subdivision Plat Approval (76-4-130 MCA)

As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Health Code Regulation #1, DEQ Circular 4 and special conditions described above. This document does not release me from complying with any other State, Federal or Local regulations including but not limited to zoning, building and floodplain regulations.

This permit is valid for twelve (12) months from date of purchase. Sewage disposal systems must be completed within this time and inspected by the Department prior to covering the system. A copy of this permit is to be on site at all times during construction and inspection of the system.

Permit purchaser: GARY LEWIS VIA PHONEDate: 08/15/12Health Authority: [Signature]Date: 08/07/12

Septic Permit - Sale 1104 335 Cabin Ln - Page 3

Print Form

SEPTIC PERMIT CHECKLIST (Office Use Only)**ALL PERMITS:****MUNICIPAL SEWER:**

- ☒ Public sewer does not abut property or is not within 200 ft of system/building, verified by EE
- ☐ Public sewer abuts property, is within 200 ft of structure or any part of subsurface disposal system, connection required.
- ☐ Public sewer will not allow connection as per _____ on _____

SPECIAL MANAGEMENT AREAS: (CHECK ONE)

- ☐ STEP tank area requires City permits and inspections.
- ☐ MWTPSA -- Deed restriction filed _____ Subdivision Plat language exists _____
- ☐ RATTLESNAKE -- One system per lot, advanced secondary treatment?
- ☐ ROMAN CREEK/TOUCHETTE LANE (W ½ SEC 27, S 28, E ½ S 29, T 15N, R 21 W) -- Conditions met
- ☐ WYE Nitrate Control Area -- New and increased use must show no increase in nitrates (above and beyond non-deg)
- ☐ LOLO SEWER (RSID 901) or Connection not allowed as per _____ on _____
- ☒ NONE

TYPE OF PARCEL: (CHECK ONE)

- ☒ Subdivision filed prior to 5/27/1961 -- Site evaluation in file? NO
- ☐ Subdivision filed after 5/27/1961 without lifting, requires subdivision review
- ☐ Subdivision filed after 5/27/1961 with restriction lifted and recorded.
- ☐ COS with MT DEQ Certificate of Subdivision Approval.
- ☐ Tractland requires a site evaluation. (>5 acres before 1973, >10 acres before 1975, >20 acres)
- ☐ COS without lifting (usually an exemption - no permit can be issued, e.g. ag, cemetery, etc) Subdivision review required.
- ☐ Mortgage release/exemption

NEW PERMITS:

- | | |
|---------------------------------------|-------------------------------|
| • Change of use? _____ | OPG notified? _____ |
| • In Air Stagnation Zone _____ | Paving permit required? _____ |
| • Subdivision for Lease or Rent _____ | OPG notified? _____ |

REPLACEMENT SYSTEMS:

SEEPAGE PIT in MWTPSA Waiver filed? _____ 25ft to groundwater? _____ Verified by: _____

SETBACKS:

- | | |
|---|---|
| <input type="checkbox"/> System meets all applicable setbacks | Pressure Distribution Necessary? <u>YES</u> |
| <input checked="" type="checkbox"/> High groundwater area | Pressure Distribution Necessary? _____ |
| <input type="checkbox"/> Within 100' of wells | |
| <input type="checkbox"/> Other limiting layer within 6 feet of ground surface | |

SITE VISIT: (CHECK ONE)

- ☐ Site visit required to verify room for: 1) Drainfield, absorption bed or seepage pit; 2) Groundwater; 3) Wells; 4) Other
- ☒ Site plan shows all separations met. Site visit not necessary to verify soils or groundwater.

INCREASED USE – CHANGE OF USE:**SIGNIFICANT IMPROVEMENT/EXPANSION OF STRUCTURES:**

- ☐ Adequate secondary treatment required (AST)
- ☐ Advanced secondary treatment required for systems not meeting AST above.
- ☐ Septic tank appropriately sized, pumped, verified in good condition, effluent filter, capacity _____ gallons.
- ☐ Within MWTPSA, deed restriction required; recorded copy attached to permit.

Septic Permit - Sale 1104 335 Cabin Ln - Page 4

LEVEL SITE

ITEMS MARKED WITH AN ASTERISK IN BOLD REQUIRE ENTERING
END MANIFOLD ENTRY POINT FROM END OF MANIFOLD

POPHAM-335 CABIN LANE

* LINEAL FEET REQUIRED	126 FT	ENTER LINEAL FEET OF PIPE
* NUMBER OF LATERALS	3	TOTAL NUMBER OF LATERALS (BOTH SIDES)
* LATERAL SPACING	7 FT	
LENGTH OF LATERALS	42 FT.	COMPUTED (LENGTH ON EACH SIDE OF MANIFOLD)
SPACES BETWEEN LATERALS	2	COMPUTED FOR MANIFOLD LENGTH
* ORIFICE SPACING 3 FT FOR SANDS 4 FT FOR LOAMS 5 FT FOR SILT LOAMS 6 FT FOR CLAYS	4 FT	SELECT LESS DISTANCE FOR SANDS UP TO 6 FEET FOR CLAY SOILS ENTER AND MODIFY AS NEEDED AFTER COMPUTATION IS RUN FOR FIRST TIME (ADJUST IF NEEDED)
ORIFICES PER LATERAL	11	THIS VALUE IS COMPUTED FOR YOU
first orifice placed at	2 ft	$(\text{Lat. Length} - ((\text{spacing} \times (\text{orifices} - 1))) / 2$
* LATERAL DIAMETER 1 1/2" FROM TABLE A1-1	1.61 INCH	SELECT A LATERAL DIAMETER USING TABLE A1-1. TAKING INTO ACCOUNT LENGTH AND ORIFICE SIZE
* ORIFICE SIZE FROM TABLE A1-1	5/32 INCH	SELECT SMALLEST ORIFICE SIZE AND LATERAL SIZE ALLOWED TO MINIMIZE PUMP SIZE
ORIFICE DISCHARGE RATE	0.74 GPM	DISCHARGE RATES ARE COMPUTED FOR YOU
LATERAL DISCHARGE RATE	8.14 GPM	TOTAL FLOW PER LATERAL
PUMPING VOLUME		
MANIFOLD LENGTH	14	THIS IS COMPUTED USING 6' SPACING
* MANIFOLD DIAMETER FROM TABLE 1	2.067 INCHES	AND MANIFOLD AT THE CENTER USE LATERAL DIS. RATE, CENTER MAN.
MANIFOLD VOLUME	2 GAL	THIS IS COMPUTED FOR YOU
LATERAL DOSE VOLUME	67 GAL	COMPUTED
PIPE VOLUMES FOR DOSE	5	ENTER # OF PIPE VOLUMES YOU WANT FOR DOSE
TRANSPORT PIPE VOL.	26 GAL	COMPUTED
* LENGTH OF TRANSPORT PIPE	150 FT	HOW LONG IS TRANSPORT PIPE?
* DIAMETER OF TRANSPORT PIPE	2.067 INCH	USE FRICTION LOSS TABLE TO HELP YOU MINIMIZE HEAD LOSS TABLE 9
TOTAL PUMPING VOLUME	95 GAL	COMPUTED
TOTAL DISCHARGE RATE	24.42 GAL/MIN	COMPUTED
PUMPING HEAD		
FRICTION LOSS	COMPUTED	$f = 10.46 * L * Q^{1.85} / C^{1.85} * D^{4.87}$
MANIFOLD	0.05 FT	$(10.46 * (B34/3) * B47^{1.85}) / (150^{1.85} * B35^{4.87})$
LATERALS	0.2 FT	$(10.46 * B10 * B30^{1.85}) / (150^{1.85} * B22^{4.87})$
TRANSPORT PIPE	1.59 FT	
TOTAL FRICTION LOSS	1.84 FT	

Septic Permit - Sale 1104 335 Cabin Ln - Page 5

* RESIDUAL HEAD	6 FT	MIN. OF 2'3" REQUIRED
* ELEVATION DIFFERENCE	8 FT	ENTER DIFFERENCE IN ELEVATION
TOTAL HEAD REQUIRED	15.84 FT	BETWEEN PUMP AND LATERALS COMPUTED
PUMP REQUIREMENTS	24.42 GPM	COMPUTED PUMP REQUIREMENTS
	15.84 FT OF HEAD	
PUMP SETTINGS		
TOTAL VOLUME OF PUMP CHAMBER	500	500 OR 1000 FOR HUNTON
VOLUME PER INCH IN CHAMBER	11	1000/500 = 11.0; 1500/500 = 10.64; 1000 = 21.28; 7.83 for 500 and 250 HUNTON TANKS
RESERVE VOLUME	100	GALLONS
TOTAL PUMPING VOLUME	95	GALLONS
DEPTH OF CHAMBER	47	INCHES
DEPTH NEEDED FOR RESERVE	9.1	INCHES
DEPTH NEEDED TOTAL DOSE	8.6	INCHES
BUFFER BETWEEN ALARM & ON LEVEL	3	INCHES
ELEVATION LEFT FOR PUMP COVER	26.3	INCHES, PUMP MUST BE SHORTER THAN

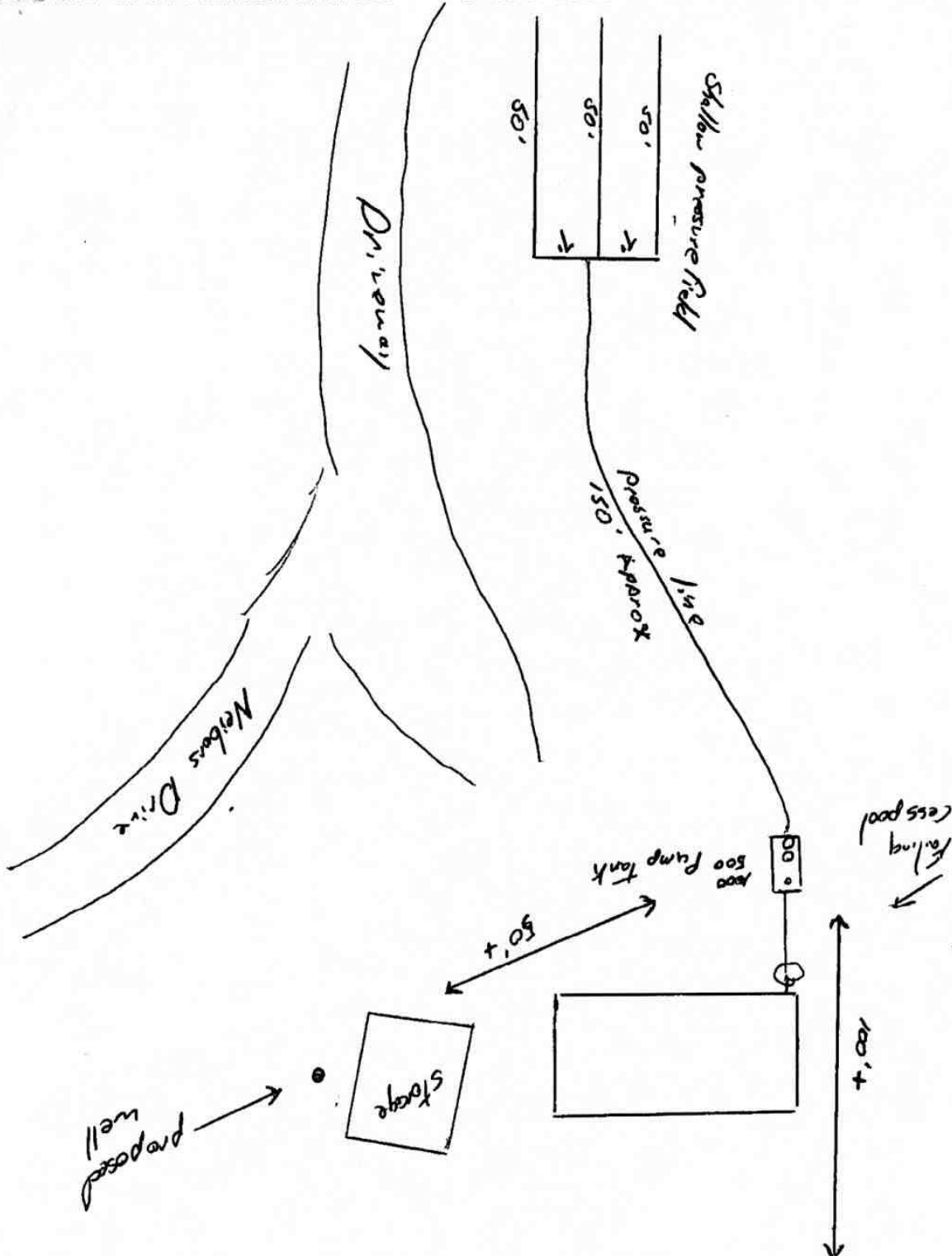
Septic Permit - Sale 1104 335 Cabin Ln - Page 6

AUG-1-2012 12:11P FROM:DEER CREEK EXC

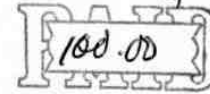
1 406 677 3018

TO:2584781

P.4/4



Septic Permit - Sale 1104 335 Cabin Ln - Page 7

AUG-1-2012 12:11P FROM:DEER CREEK EXC
05/27/2010 11:28 40625847811 406 677 3018 TO:2584781
MCCHD ENV HEALTHP.3/4
PHEC 01/04MISSOULA CITY-COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
301 W. ALDER MISSOULA MT 59802
(406) 258-4755 FAX 258-4781

WASTEWATER TREATMENT SYSTEM / WELL CONSTRUCTION - PERMIT APPLICATION

Wastewater Treatment System _____ Well Construction _____ Both _____

Owner's name Bob Popham Phone # 406-961-5604
 Owner's address 360 Popham LN
 City: Corvallis State: MT Zip Code: 59828
 Phone(s): _____
 Certified Installer: Deer Creek Exc Well Contractor: _____
 (If unknown, ensure installer is certified by MCCHD)

Location of installation: _____ 1/4 _____ 1/4 T 16N R 15W Section 4

A. Legal description of site: (Can be obtained from the Missoula County Property Database or from your tax statement).

GEOCODE: 04-2540-04-2-02-17-099Certificate of Survey # 4875 Or _____Subdivision name: Seely Lake Outlet ELot 29 Block _____ Tract _____

Size of lot or parcel _____

Type of water supply River
(Individual, Shared, Multi-family, Community, Public)B. Assigned address from County Road Department
(6089 Training Drive, PH: 258-4753):Address: 335 Cabin LN City: Seely Lake Zip 59868Are there any existing structures, wells, or sewage disposal facilities on the parcel? Yes ☒ No _____If Yes, Explain Septic failing

Will the drainfield be in compliance with:

At least 100 ft from wells	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
At least 10 ft from water lines	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
At least 100 ft from floodplain	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
At least 100 ft from surface water	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
At least 6 ft from groundwater	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure <input checked="" type="checkbox"/>
At least 6 ft from bedrock	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
At least 10 ft from property lines	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
At least 10 ft from buildings	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____
Slopes less than 25%	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Unsure _____

WASTEWATER SYSTEM PERMITS

TYPE OF WASTEWATER SYSTEM: New _____ (See reverse) Replacement ☒ Modification _____
 Residential ☒ # dwelling units 1 # of bedrooms 2 Unfinished bsmt? Yes _____ No ☒
 Commercial _____ Use _____ # Employees _____ # Customers _____
 Other _____ - describe _____

WELL PERMITS

TYPE OF WELL: New _____ Replacement _____ - Reason for Replacement: _____

INTENDED USE OF WELL: Drinking Water Supply _____ Irrigation _____ Extraction _____ Heat Exch _____ Industrial _____
Test _____ Other _____

DRINKING WATER WELLS: Individual _____ Shared _____ Multi-User _____ Public _____ (Must be approved by DEQ)

NUMBER OF CONNECTIONS: _____

Applicant's name: _____ Phone: _____ Date: _____

Applicant's address: _____ City: _____ State: _____ Zip _____

Q:\ENV\Permit\Subject Areas\Land\Septic\Admin\Forms\Permits & applications\Septic & Well Permit Application 12-09.doc

2012-099

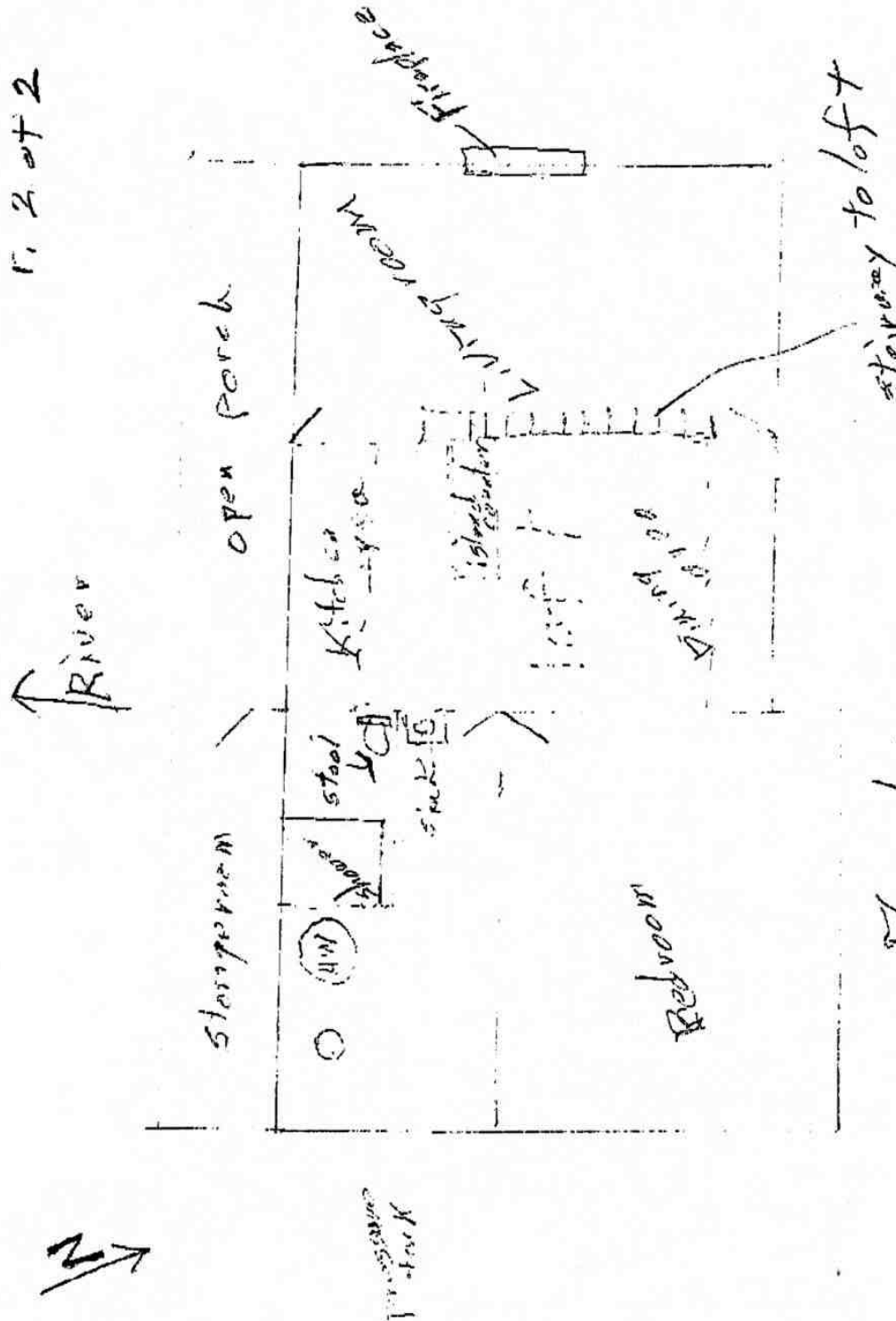
Septic Permit - Sale 1104 335 Cabin Ln - Page 8

AUG-1-2012 12:11P FROM:DEER CREEK EXC
07/31/2012 13:30 400-3014222

1 406 677 3018

TO:2584781

P.2/4



335 Cabin Lane
Seeley Lake, MT
Lot 29

Septic Permit - Sale 1098 871 Leaning Pine Ln - Page 1

Permit No. _____

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
301 W. Alder 523-4755

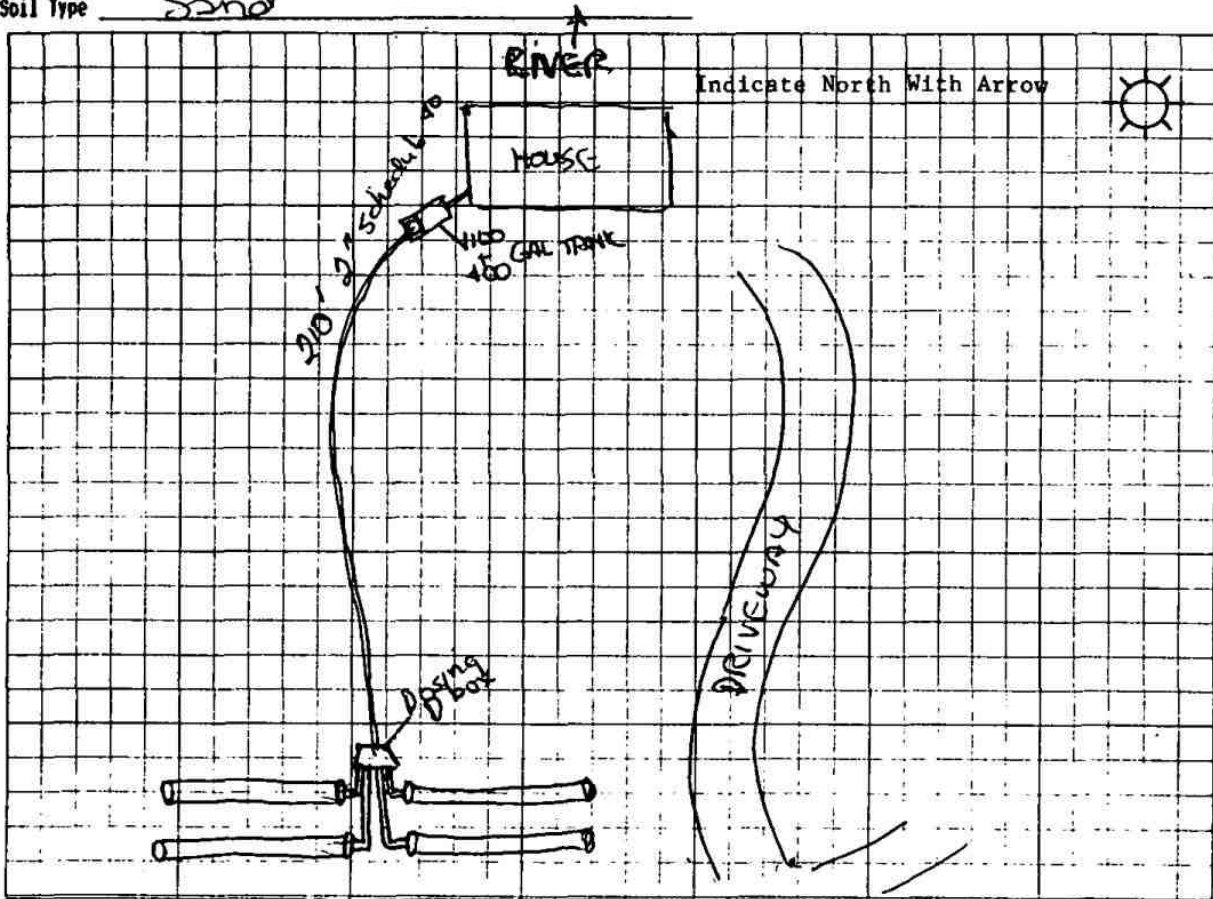
95-96

INDIVIDUAL SEWER SYSTEM INSPECTION REPORT

Name of Owner Dave Fortune
Legal Address/Location lot 11 State Lease Off Boy Scout Rd
Certified Installer Bob Thornburg

10" Gravelless Pipe
Type System: New ☐ Replacement ☒
Septic Tank: Capacity: 1000 gal. ☒ Other 1100 + 400 gal., Material: Concrete ☒ Other ☐, Depth to top: 4 ft. in.
Drainfield: Total length 160 ft., # of laterals 4, Trench Depth 18 in. to bottom
Seepage Pit: Height ft., Depth to Top ft. in
Distance of Installation From: Property Lines: Wells: Surface Water: Other

Soil Type Sand



Installation Inspected: Approved ☒ Disapproved ☐

Self Inspected By: _____

Sanitarian

8, 19, 97
Date

Corrections Necessary: None

Inspection Witnessed By: X Bob Thornburg

8, 19, 97
Date

Deficiencies Corrected: yes ☐ no ☐

Sanitarian

Date

Septic Permit - Sale 1098 871 Leaning Pine Ln - Page 2

PERMIT #: 95-90

MISSOULA CITY-COUNTY HEALTH DEPARTMENT

301 W. ALDER (406)523-4755

SEWER PERMIT AND APPLICATION

OWNER NAME: Dave Fortune PHONE: _____
 OWNER ADDRESS: Missoula MT. ZIP: _____
 CERTIFIED INSTALLER: Kerry Drew
 LEGAL DESCRIPTION: 1/4 NW 1/4 T 16 R 15 S 4
 ADDRESS OF SITE: off Bay Scout Rd
 CERTIFICATE OF SURVEY #: _____ SUBDIVISION: Seeley Lake outlet State Lease
 LOT: 11 BLOCK: _____ TRACT: _____ SIZE OF PARCEL: _____
 GENERAL AREA NAME: Seeley Lake

SEPARATION ADEQUATE FOR:

(INFO SUPPLIED BY APPLICANT) (CHECK ALL)

	YES	NO
WELLS >100'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER LINES >10'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOODPLAIN >100'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SURFACE WATER >100'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HGW >6', >5', >3'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BEDROCK >6'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SL.OPE >25% & <50% = 2'x (%-25)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PROPERTY LINES, BLDGS >10'	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SOIL TYPE: SandWATER SUPPLY: well

Special Conditions and Other Information

* SANITARY RESTRICTIONS ON LOT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
* ANY EXISTING SEPTIC SYSTEMS?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
UPGRADE REQUIRED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
* INSIDE OR NEAR FLOODPLAIN:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
* PUBLIC SEWER GREATER THAN 200 FEET:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
* PROPERTY LOCATED IN MWTPSA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
FOR NEW OR INCREASED USE	
____ SUBDIVISION PLAT LANGUAGE EXISTS	
____ DEED RESTRICTION FILED	
* PROPERTY LOCATED IN S.T.E.P. AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
____ CITY S.T.E.P. TANK & PERMIT REQUIRED	

TYPE OF SYSTEM TO BE INSTALLED: _____ NEW: X REPLACEMENTSYSTEM SIZING: X RESIDENTIAL: #OF BEDROOMS: 3 GAL/DAY: 375

____ COMMERCIAL: USE _____ GAL/DAY: _____

APPLICATION RATE (Gal/day or sq.ft./bedroom): 160FROM: PLAT APPROVAL _____; SITE EVALUATION: X; ENGINEER: _____

SYSTEM SIZE & DESCRIPTION: 1000 Gallon (X concrete, _____ STEP, _____ other) septic tank with
240 lineal feet of 24 inch trench drainfield as per site plan attached. Install an 8 inch capped riser from tank
 to surface. STEPS tank requires manway and lid to be inspected by the City.

SPECIAL CONDITIONS: Keep drain field at 18" if possible

As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Code Regulation #1, State Water Quality Bureau Regulations and special conditions described above. This document does not release me from complying with any other State, Federal or Local regulations including but not limited to zoning, building and floodplain regulations.

This permit is valid for twelve (12) months from date of purchase. Sewage disposal systems must be completed within this time and inspected by the Department prior to covering the system. A copy of this permit is to be on site at all times during construction and inspection of the system. Please use the permit number in the upper right hand corner for reference when you call for a final inspection.

Permit purchaser: [Signature] Date: 4/18/95Health Authority: [Signature] Date: 4/18/95[Signature]

4/18/96
Allowed until 9/11/97 TB
Due to winter snow.

Septic Permit - Sale 1098 871 Leaning Pine Ln - Page 3**SEWER PERMIT CHECKLIST****ALL PERMITS:**☒ **SITE PLAN ATTACHED TO PERMIT****HOOK-UP TO MUNICIPAL SEWER IS REQUIRED IF: (CHECK ONE)**

☐ <200' TO PROPERTY LINE IF IN CITY LIMITS ☐ CALLED AND REFERRED TO CITY ENGINEERS OFFICE
☐ <200' TO BUILDING IF OUTSIDE CITY LIMITS ☐ DATE: _____ PERSON CONTACTED _____
☒ NOT WITHIN 200 FEET OF MUNICIPAL SEWER

SPECIAL MANAGEMENT AREAS: (see section XV of Health Code)

☐ LINDA VISTA - Connect to public sewer.
☐ MWTPSA - IF YES, IS DEED RESTRICTION FILED? YES _____
☐ OR SUBDIVISION PLAT LANGUAGE EXISTS: YES _____
☐ RATTLESNAKE - ONE SYSTEM PER LOT - 25' VERTICAL & 100' HORIZONTAL SEPARATION FROM VALLEY
☐ ROMAN CREEK/TOUCHETTE LANE (W 1/2 SEC 27, S 28, E 1/2 S 29, T 15N, R 21W)
☐ (NORTH OF I-90 AND SOUTH OF FRENCHTOWN CANAL) - CONDITIONS MET _____

TYPE OF PARCEL: (CHECK ONE)

☒ SUBDIVISION FILED PRIOR TO 5/27/61 REQUIRE A SITE EVALUATION. S.E. IN FILE _____ (YES OR NO)
☐ SUBDIVISION FILED AFTER 5/27/61 WITHOUT LIFTING REQUIRE SUBDIVISION REVIEW. S.E. IN FILE _____
☐ SUBDIVISION FILED AFTER 5/27/61 WITH RESTRICTIONS LIFTED AND RECORDED
☐ COS W/LIFTING ON FILE/RECORDED
☐ COS WITH >20 ACRE EXEMPTION (REQUIRES SITE EVALUATION) SITE EVALUATION ON FILE _____ (YES OR NO)
☐ COS WITHOUT LIFTING ON FILE (IS USUALLY AN EXEMPTION FOR WHICH NO PERMIT CAN BE ISSUED i.e. AG., CEMETERY, etc.)
☐ TRACTLAND REQUIRES A SITE EVALUATION. (>5 (BEFORE 1973), >10 (BEFORE 1975), >20 ACRES)

NEW PERMITS:**PLANNING/ZONING PERMIT REQUIRED (CHECK ONE)**

☐ INSIDE BUILDING INSPECTOR ZONE - BUILDING PERMIT APPLICATION REQUIRED
☐ IN ZONED AREA OR IN OR NEAR FLOODPLAIN - COMPLIANCE PERMIT REQUIRED.
☐ OUTSIDE BUILDING INSPECTOR ZONE - NOT IN ZONED AREA OR IN FLOODPLAIN.

SIZE OF PARCEL OR PARCELS:

☐ IF <1/2 ACRE, OWNERSHIPS OF CONTIGUOUS LOTS (prior to May 19, 1986)
 DETERMINED FROM ASSESSORS OFFICE. (SEE SECTION V(D)(2))

REPLACEMENT SYSTEMS:**HIGH GROUND WATER OR BEDROCK:(CHECK ONE)**

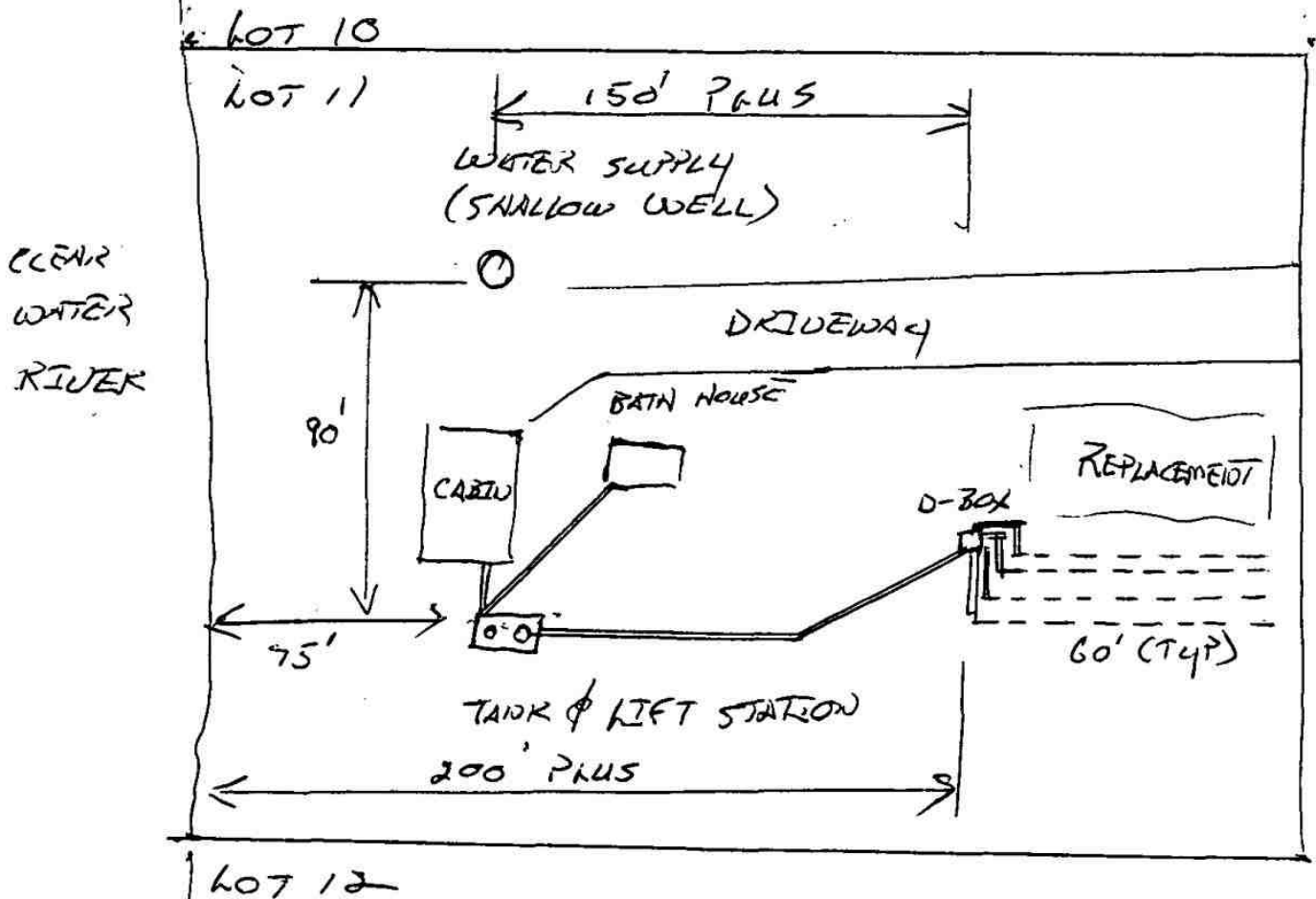
☒ HIGH GROUNDWATER OR BEDROCK AREA - DRAINFIELD, ADSORPTION BED, OR SHALLOW SEEPAGE PIT REQUIRED
☐ NOT A HIGH GROUND WATER OR BEDROCK AREA

SITE VISIT:(CHECK ONE)

☒ SITE VISIT REQUIRED TO VERIFY ROOM FOR: 1) DRAINFIELD, ADSORPTION BED OR SEEPAGE PITS 2) GROUNDWATER 3) WELLS 4) ETC.
☐ SITE VISIT NOT NECESSARY TO VERIFY SOILS, SPACE FOR ADSORPTION AREA, DISTANCE TO WELLS, OR GROUNDWATER.

Septic Permit - Sale 1098 871 Leaning Pine Ln - Page 4

DAVE FORTUNE
CLEARWATER OUTLET & SEELEY
LAKE HOMESITES - EAST
SHORE LOT 11
T16 N R15W SEC. 4



Septic Permit - Sale 1102 495 Cabin Ln - Page 1

SEP-11-2012 06:01A FROM:DEER CREEK EXC

1 406 677 3018

TO:2584781

P.1/2

Permit No. 2012-113

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
301 W. Alder, Missoula, MT 59802 Phone: 258-4755, Fax 258-4781

SELF-INSPECTION REPORT - INDIVIDUAL SEPTIC SYSTEM

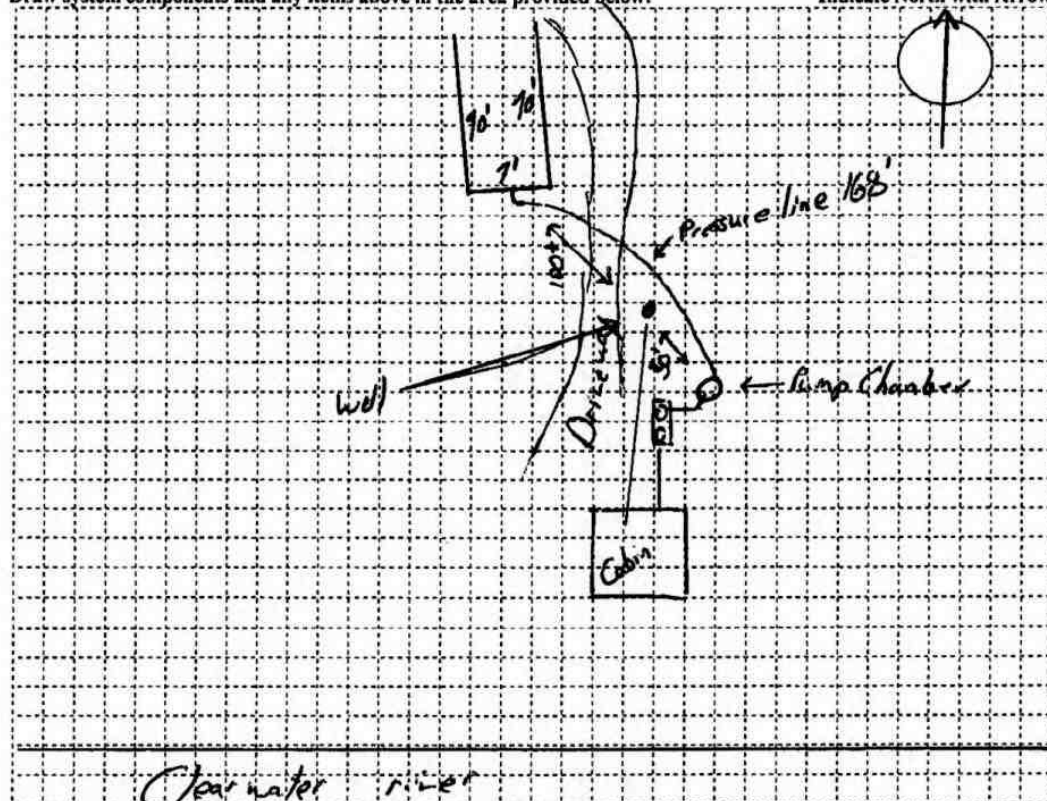
You must call for an inspection and receive permission to self-inspect from the Department before using this form.

Name of Owner Debra BrassfieldLegal Address/Location 495 Cabin LnCertified Installer Deer Creek Exc LLCSystem Type: New ☐ Replacement ☒ Standard ☐ Modified ☐ Gravelless ☐ Gravity Dist ☐ Pressure Dist. ☒Capacity: Septic Tank 1000 gal. Pump Chamber 500 gal. Depth to Top: Septic Tank 1 ft Pump Chamber 16 ftDrainfield: Total length 190 ft # of laterals 2 Range of Trench Depth 12 in. to bottomSeepage Pit: Height ft Depth to top ft in. No. of Bedrooms Permitted

Distance of Installation from: Property Lines: 10+ Wells: 100 Surface Water: 100+
Foundations: 10+ Other: NA

Draw system components and any items above in the area provided below:

Indicate North with Arrow



I attest that this system was installed in accordance with the septic permit and the Missoula City-County Health Code and that the above drawing accurately reflects what was installed.

Self-Inspected by: [Signature] 9/7/12
Date

Inspection Reviewed By: [Signature] 09/12/12
Sanitarian Date

Drawing shows that system meets the requirements of the permit and the Health Code. Yes ☒ No ☐Corrections Necessary: Deficiencies Corrected: Yes ☐ No ☐

Sanitarian

Date

Distribution of copies: Original - Health Dept.; Yellow - Owner; Pink - Installer

G:\ENV\Filer\Subject Areas\Land\Septic\Admin\Forms\Inspections\Self Inspection.doc

Septic Permit - Sale 1102 495 Cabin Ln - Page 2**REPLACEMENT****NO PREVIOUS PERMIT NUMBER**

DPT. COPY

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
301 W. ALDER, MISSOULA MT 59802
(406) 258-4755 FAX (406) 258-4781

PERMIT #: 2012-113

PERMIT FEE AMOUNT: \$ 200+34

SEPTIC PERMITDATE PAID: 08/30/12Owner Name: BRASSFIELD, DEBRA/MT DNRCPhone: (406) 499-0911Owner Mailing Address: PO BOX 481City SEELEY LAKE State MT Zip 59868Certified Installer: GARY LEWISLocation of Installation: 1/4 T 16 R 15 S 04 Other: N/AAddress of Site: 495 CABIN LANECity SEELEY LAKE Zip 59868Certificate of Survey #: 4875Subdivision: N/ATract: N/A Lot: 27 Block: N/AOther: N/AParcel Size: 1.813ACGeneral Area Name: SEELEY LAKEGeocode: 2540-04-2-02-13-0099

Site plan matches state approval?

N/A

All separations met?

NO

Any additional existing septic systems?

NO

Upgrade required?

N/A

Floor Plans Attached?

YES

NON-DEG requirements met?

N/A

MWTPSA requirements met?

N/A

Within 100' of Floodplain/Flood prone?

YES

Well Permit Required?

NO

Checklist on reverse completed?

YES**WELL PERMIT #:****WATER SUPPLY:** LAKE**TYPE OF SYSTEM:** ☒ Residential: #Dwelling Units- 1 #of Bedrooms- 2 + Unfinished Basement? NO☐ Commercial: Use

#Employees-

#Customers-

DESIGN GALLONS PER DAY: 225**SYSTEM SIZING****APPLICATION RATE:** (Gal/day or sq. ft./bedroom): 0.6**FROM:** SURROUNDING PERMITS/KOA**SOIL TYPE:** SANDY LOAM**SYSTEM DESIGN (TOTAL MINIMUM REQUIRED)****DISTRIBUTION TYPE:** PRESSURE **SEPTIC TANK SIZE:** 1000 GAL **DOSE TANK SIZE:** 500 GAL**ABSORPTION SYSTEM TYPE:** DRAINFIELD **SQUARE FEET:** 375 **LINEAL FEET:** 125**TRENCH WIDTH:** 36 Inches**LINEAL FEET IF CHAMBERS ARE USED:** 94**SPECIAL CONDITIONS/ADDITIONAL COMMENTS**

LOCATION IS WITHIN AREA DESIGNATED AS FLOODPRONE BY MISSOULA COUNTY FLOODPLAIN ADMINISTRATOR. PERMIT IS FOR INSTALLATION OF SHALLOW CAPPED DRAINFIELD DUE TO PROBABLE HIGH GROUNDWATER. INSTALL TRENCHES BETWEEN 12" & 18" DEEP IN LOCATION SHOWN ON SITE PLAN. COVER DRAINFIELD WITH SOIL CAP ACCORDING TO MISSOULA COUNTY ALTERNATIVE SYSTEMS MANUAL REQUIREMENTS. INSTALL SAFETY PAN OR BASKET IN TANK ACCESSES 22" AND LARGER.

Any well and/or drainfield must be installed as shown on an applicable Certificate of Subdivision Plat Approval (76-4-130 MCA)

As purchaser of this permit, I agree to comply with all requirements for installation as described in Missoula City-County Health Code Regulation #1, DEQ Circular 4 and special conditions described above. This document does not release me from complying with any other State, Federal or Local regulations including but not limited to zoning, building and floodplain regulations.

This permit is valid for twelve (12) months from date of purchase. Sewage disposal systems must be completed within this time and inspected by the Department prior to covering the system. A copy of this permit is to be on site at all times during construction and inspection of the system.

Permit purchaser:

GARY LEWIS (N/A) PHONE

Date:

08/30/12

Health Authority:

Eric Engstrom DS

Date:

08/28/12

Septic Permit - Sale 1102 495 Cabin Ln - Page 3**SEPTIC PERMIT CHECKLIST (Office Use Only)****ALL PERMITS:****MUNICIPAL SEWER:**

- ☒ Public sewer does not abut property or is not within 200 ft of system/building, verified by EE
☐ Public sewer abuts property, is within 200 ft of structure or any part of subsurface disposal system, connection required.
☐ Public sewer will not allow connection as per _____ on _____

SPECIAL MANAGEMENT AREAS: (CHECK ONE)

- ☐ STEP tank area requires City permits and inspections.
☐ MWTPSA -- Deed restriction filed _____ Subdivision Plat language exists
☐ RATTLESNAKE -- One system per lot, advanced secondary treatment?
☐ ROMAN CREEK/TOUCHETTE LANE (W ½ SEC 27, S 28, E ½ S 29, T 15N, R 21 W) -- Conditions met
☐ WYE Nitrate Control Area -- New and increased use must show no increase in nitrates (above and beyond non-deg)
☐ LOLO SEWER (RSID 901) or _____ Connection not allowed as per _____ on _____
☒ NONE

TYPE OF PARCEL: (CHECK ONE)

- ☒ Subdivision filed prior to 5/27/1961 -- Site evaluation in file? NO
☐ Subdivision filed after 5/27/1961 without lifting, requires subdivision review
☐ Subdivision filed after 5/27/1961 with restriction lifted and recorded.
☐ COS with MT DEQ Certificate of Subdivision Approval.
☐ Tractland requires a site evaluation. (>5 acres before 1973, >10 acres before 1975, >20 acres)
☐ COS without lifting (usually an exemption - no permit can be issued, e.g. ag, cemetery, etc) Subdivision review required.
☐ Mortgage release/exemption

NEW PERMITS:

- | | |
|---------------------------------|-------------------------|
| • Change of use? | OPG notified? |
| • In Air Stagnation Zone | Paving permit required? |
| • Subdivision for Lease or Rent | OPG notified? |

REPLACEMENT SYSTEMS:

SEEPAGE PIT in MWTPSA Waiver filed? 25ft to groundwater? Verified by:

SETBACKS:

- ☐ System meets all applicable setbacks
☒ High groundwater area Pressure_Distribution Necessary? YES
☐ Within 100' of wells Pressure_Distribution Necessary?
☐ Other limiting layer within 6 feet of ground surface

SITE VISIT: (CHECK ONE)

- ☐ Site visit required to verify room for: 1) Drainfield, absorption bed or seepage pit; 2) Groundwater; 3) Wells; 4) Other
☒ Site plan shows all separations met. Site visit not necessary to verify soils or groundwater.

INCREASED USE - CHANGE OF USE:**SIGNIFICANT IMPROVEMENT/EXPANSION OF STRUCTURES:**

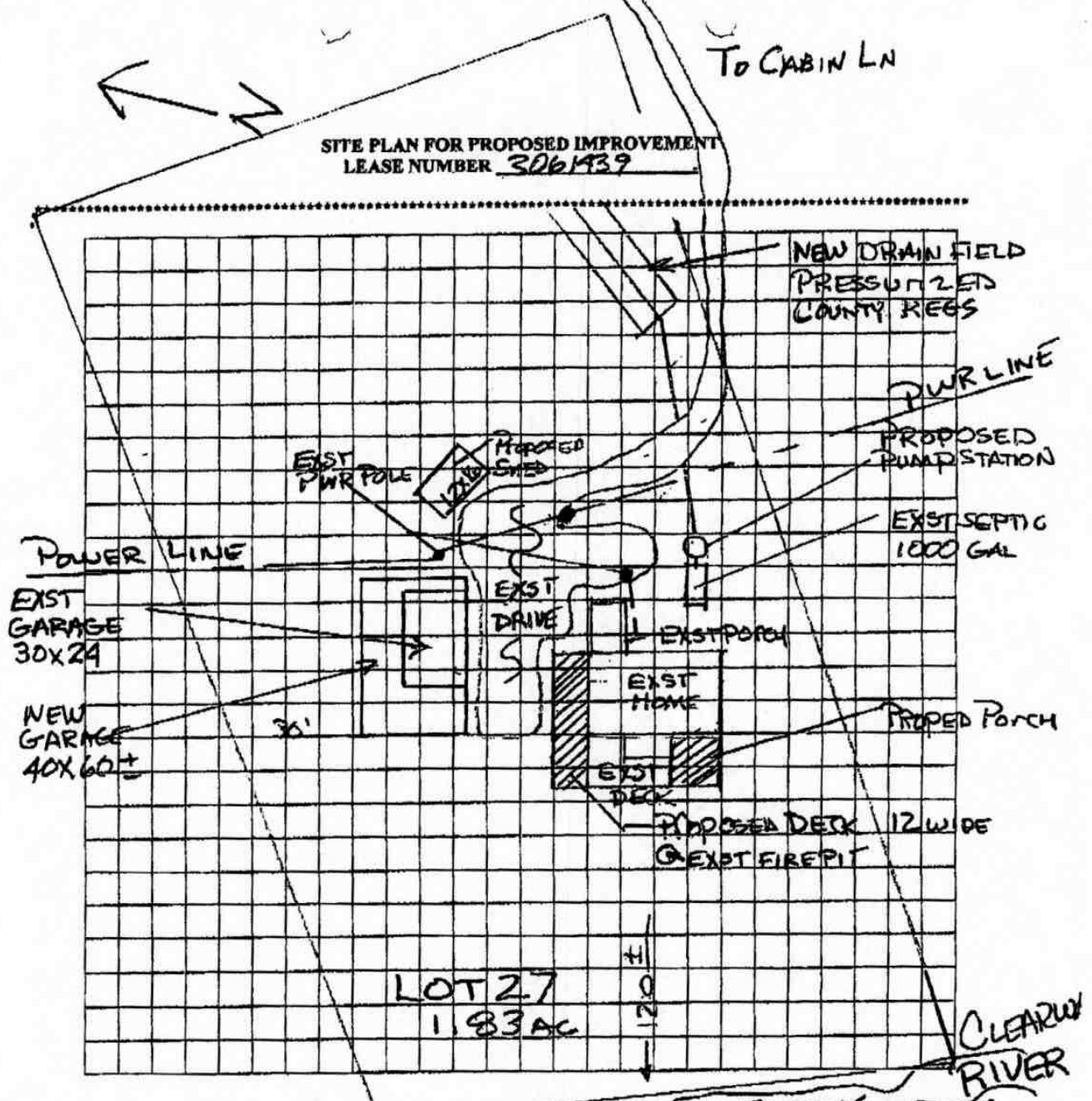
- ☐ Adequate secondary treatment required (AST)
☐ Advanced secondary treatment required for systems not meeting AST above.
☐ Septic tank appropriately sized, pumped, verified in good condition, effluent filter, capacity _____ gallons.
☐ Within MWTPSA, deed restriction required; recorded copy attached to permit.

Septic Permit - Sale 1102 495 Cabin Ln - Page 4

AUG-23-2012 01:35P FROM: DEER CREEK EXC
08/17/2012 01:38 4066773400

1 406 677 3018 TO: 2584781
CLEARWATER

P.4/4



Scale: _____
I certify that the above information is accurate to the best of my knowledge.

Drawn By: SCOTT KENNEDY

Lessee: (PLEASE PRINT) DEBRA L BRASSFIELD Phone: 406-499-0911

Mailing Address: PO Box 481 Seeley Lake, MT 59868

LESSEE'S SIGNATURE: [Signature] Date: 8-16-12

Site Plan Instructions for Lease Improvement Request Ver Nov 6 2007

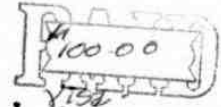
Septic Permit - Sale 1102 495 Cabin Ln - Page 5

AUG-23-2012 01:34P FROM:DEER CREEK EXC
85/27/2018 11:20 4862389/81

1 406 677 3018

TO:2584781

P.2/4

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
301 W. ALDER MISSOULA MT 59802
(406) 258-4755 FAX 258-4781

WASTEWATER TREATMENT SYSTEM / WELL CONSTRUCTION - PERMIT APPLICATION

Wastewater Treatment System ☒ Well Construction ☐ Both ☐Owner's name Debra L Brassfield Phone # 499-0911Owner's address PO Box 481City: Seeley Lake State: MT Zip Code: 59868

Phone(s): _____

Certified Installer: Deer Creek Exc LLC Well Contractor: _____
(If unknown, ensure installer is certified by MCHD)Location of installation: _____ 1/4 _____ 1/4 T 16N R 15W Section 4

A. Legal description of site: (Can be obtained from the Missoula County Property Database or from your tax statement).

GROCODE: CH-2540-04-2-02-13-0099Certificate of Survey # 4975 Or _____Subdivision name: Seeley Lake Outlet State LeaseLot 27 Block _____ Tract _____Size of lot or parcel 1.83Type of water supply Well
(Individual, Shared, Multi-family, Community, Public)B. Assigned address from County Road Department
(6089 Training Drive, PH: 258-4753):Address: 495 Cabin LN City: Seeley Lake Zip: 59868Are there any existing structures, wells, or sewage disposal facilities on the parcel? Yes ☒ No ☐If Yes, Explain Existing 1000 concrete, Drainfield failing, suggest shallow pressure system

WASTEWATER SYSTEM PERMITS

TYPE OF WASTEWATER SYSTEM: New ☐ (See reverse) Replacement ☒ Modification ☐
Residential ☒ # dwelling units 1 # of bedrooms 2 Unfinished basement? Yes ☐ No ☒
Commercial ☐ Use _____ # Employees _____ # Customers _____
Other ☐ - describe _____

WELL PERMITS

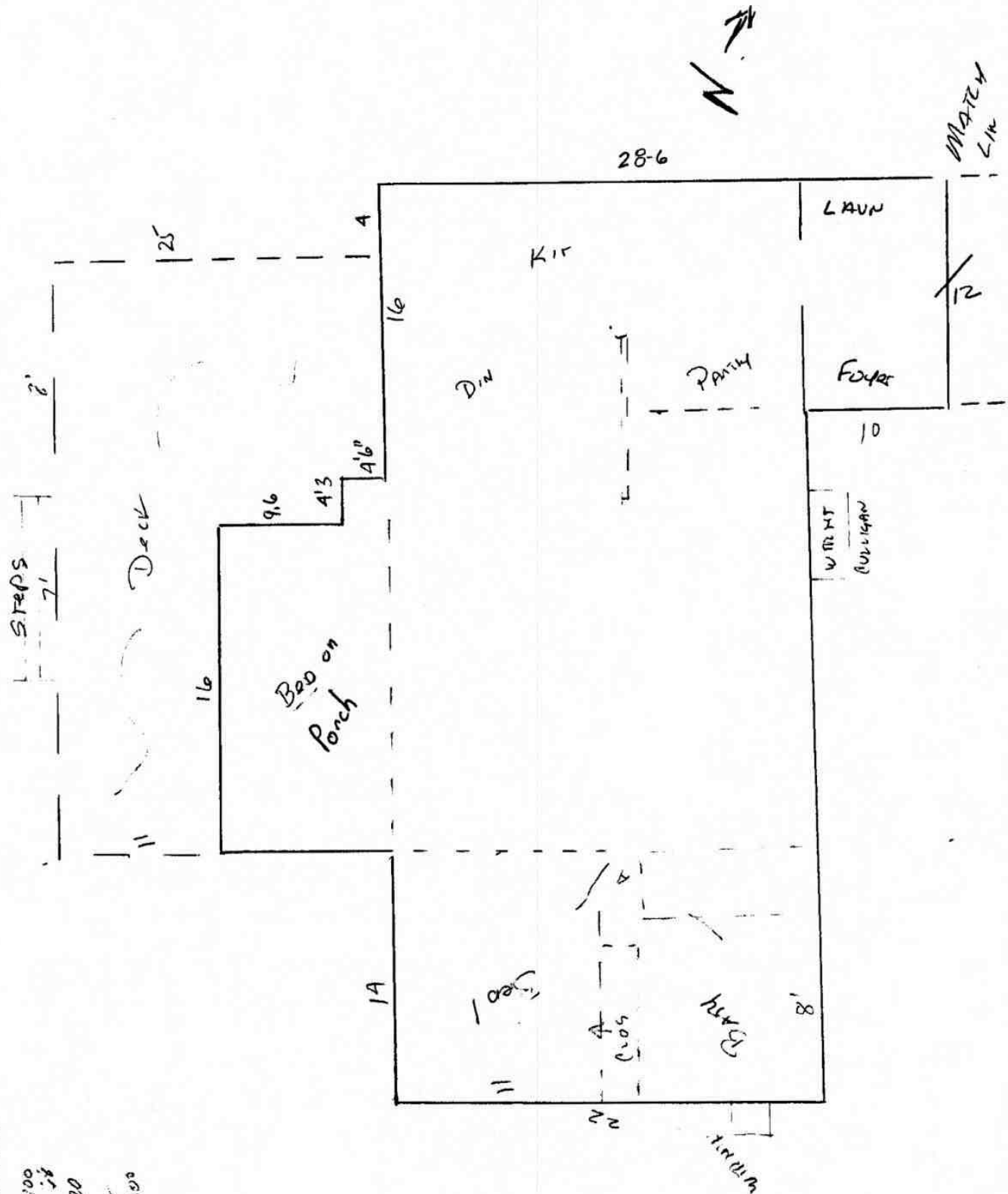
TYPE OF WELL: New ☐ Replacement ☐ - Reason for Replacement: _____INTENDED USE OF WELL: Drinking Water Supply ☐ Irrigation ☐ Extraction ☐ Heat Exch ☐ Industrial ☐
Test ☐ Other ☐ - _____DRINKING WATER WELLS: Individual ☐ Shared ☐ Multi-User ☐ Public ☐ (Must be approved by DEQ)

NUMBER OF CONNECTIONS: _____

Applicant's name: Gary A Lewis Phone: 677-4072 Date: 8-22-12
Applicant's address: PO Box 523 City: Seeley Lake State: MT Zip: 59868

G:\ENV\Permit\Output\Award\Land\Septic\Admin\Forms\Permits & applications\Septic & Well Permit Application 12-09.doc

P.3/4



001
021
001

Septic Permit - Sale 1102 495 Cabin Ln - Page 7

LEVEL SITE		
ITEMS MARKED WITH AN ASTERISK IN BOLD REQUIRE ENTERING END MANIFOLD ENTRY POINT FROM END OF MANIFOLD		
* LINEAL FEET REQUIRED	125 FT.	ENTER LINEAL FEET OF PIPE
* NUMBER OF LATERALS	2	TOTAL NUMBER OF LATERALS (BOTH SIDES)
* LATERAL SPACING	7 FT	
LENGTH OF LATERALS	62.5 FT.	COMPUTED (LENGTH ON EACH SIDE OF MANIFOLD)
SPACES BETWEEN LATERALS	1	COMPUTED FOR MANIFOLD LENGTH
* ORIFICE SPACING 3 FT FOR SANDS 4 FT FOR LOAMS 5 FT FOR SILT LOAMS 6 FT FOR CLAYS	4 FT	SELECT LESS DISTANCE FOR SANDS UP TO 6 FEET FOR CLAY SOILS ENTER AND MODIFY AS NEEDED AFTER COMPUTATION IS RUN FOR FIRST TIME (ADJUST IF NEEDED)
ORIFICES PER LATERAL	16	THIS VALUE IS COMPUTED FOR YOU
first orifice placed at	2 ft	(Lat. Length - ((spacing X (orifices - 1))) / 2
* LATERAL DIAMETER FROM TABLE A1- 1	1.38 INCH	SELECT A LATERAL DIAMETER USING TABLE A1-1. TAKING INTO ACCOUNT LENGTH AND ORIFICE SIZE
* ORIFICE SIZE FROM TABLE A1-1	5/32 INCH	SELECT SMALLEST ORIFICE SIZE AND LATERAL SIZE ALLOWED TO MINIMIZE PUMP SIZE
ORIFICE DISCHARGE RATE	0.74 GPM	DISCHARGE RATES ARE COMPUTED FOR YOU
LATERAL DISCHARGE RATE	11.84 GPM	TOTAL FLOW PER LATERAL
PUMPING VOLUME		
MANIFOLD LENGTH	7	THIS IS COMPUTED USING 6' SPACING
* MANIFOLD DIAMETER FROM TABLE 1	2.067 INCHES	AND MANIFOLD AT THE CENTER USE LATERAL DIS. RATE, CENTER MAN
MANIFOLD VOLUME	1 GAL	THIS IS COMPUTED FOR YOU
LATERAL DOSE VOLUME	49 GAL	COMPUTED
PIPE VOLUMES FOR DOSE	5	ENTER # OF PIPE VOLUMES YOU WANT FOR DOSE
TRANSPORT PIPE VOL.	31 GAL	COMPUTED
* LENGTH OF TRANSPORT PIPE	175 FT	HOW LONG IS TRANSPORT PIPE?
* DIAMETER OF TRANSPORT PIPE	2.067 INCH	USE FRICTION LOSS TABLE TO HELP YOU MINIMIZE HEAD LOSS TABLE 9
TOTAL PUMPING VOLUME	81 GAL	COMPUTED
TOTAL DISCHARGE RATE	23.68 GAL/MIN	COMPUTED
PUMPING HEAD		
FRICTION LOSS	COMPUTED	$f = 10.46 * L * Q^{1.85} / C^{1.85} * D^{4.87}$
MANIFOLD	0.02 FT	$(10.46 * (B34/3) * B47^{1.85}) / (150^{1.85} * B35^{4.87})$
LATERALS	1.24 FT	$(10.46 * B10 * B30^{1.85}) / (150^{1.85} * B22^{4.87})$
TRANSPORT PIPE	1.75 FT	
TOTAL FRICTION LOSS	3.01 FT	

Septic Permit - Sale 1102 495 Cabin Ln - Page 8

* RESIDUAL HEAD	6 FT.	MIN. OF 2.3' REQUIRED
* ELEVATION DIFFERENCE	6 FT	ENTER DIFFERENCE IN ELEVATION
TOTAL HEAD REQUIRED	15.01 FT	BETWEEN PUMP AND LATERALS COMPUTED
PUMP REQUIREMENTS	23.68 GPM	COMPUTED PUMP REQUIREMENTS
	15.01 FT OF HEAD	
PUMP SETTINGS		
TOTAL VOLUME OF PUMP CHAMBER	500	500 OR 1000 FOR HUNTON
VOLUME PER INCH IN CHAMBER	7.83	1000/500 = 11.0; 1500/500 = 10.64; 1000 = 21.28; 7.83 for 500 and 250 HUNTON TANKS
RESERVE VOLUME	100	GALLONS
TOTAL PUMPING VOLUME	81	GALLONS
DEPTH OF CHAMBER	47	INCHES
DEPTH NEEDED FOR RESERVE	12.8	INCHES
DEPTH NEEDED TOTAL DOSE	10.3	INCHES
BUFFER BETWEEN ALARM & ON LEVEL	3	INCHES
ELEVATION LEFT FOR PUMP COVER	20.9	INCHES, PUMP MUST BE SHORTER THAN