

APPRAISAL REVIEW REPORT
Proposed Land Banking Sale #387,
Proposed Sale of Single-Family/Multi-Family Residential Areas in Skyview Ridge, and
Proposed Leasing of Commercial Areas in Skyview Ridge
City of Billings, Yellowstone County, Montana
Effective Date: August 3, 2015

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

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

REVIEWER'S SUMMARY OF SALIENT FACTS

Clients & Intended Users of Review: The clients are the State of Montana, the Montana Board of Land Commissioners, and the Montana Department of Natural Resources and Conservation (DNRC). The intended users are the clients.

Intended Use of Review: The purpose of the review is to provide the clients and intended users with the opinion concerning the credibility of the appraiser's estimates of current fair market value of the appraised properties and with the *Hypothetical Condition* that the Skyview Ridge Subdivision is platted and has the ability to be developed. There are two intended uses of the review dependent upon the zoning of the subject properties. One use will be for utilization in the decision making process concerning the setting of minimum bid prices for the potential sale of the single-family/multi-family zoned subject properties at public auction. The other use will be for utilization in the decision making process for the determination of the compensation to be paid for leases on the remaining commercial subject properties.

Present Owner: State of Montana

Property Interest Appraised: Fee Simple

Present Use: Vacant

Highest and Best Use: Residential/Commercial subdivision development (dependent on zoning).

Dates: The effective date of the appraisal and review is August 3, 2015.

Purpose and Intended Use of the Appraisal: The purpose of the appraisal is to provide the clients and intended users with credible estimates of market values of the subject properties, intended for use in the decision making process concerning the potential sale of single-family/multi-family subject properties at public auction, and the long term leasing of the commercial subject properties.

Subject Properties, Legal Descriptions & Location:

Acres	Legal Descriptions	Zoning	Location
1.312 ±	Block 1, Lot 1, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	CC (Community Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
1.285 ±	Block 1, Lot 2, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	CC (Community Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
1.285 ±	Block 1, Lot 3, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	CC (Community Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
1.666 ±	Block 1, Lot 4, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	CC (Community Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
3.449±	Block 2, Lot 1, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	NC (Neighborhood Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
2.322±	Block 2, Lot 2, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	RP (Residential Professional)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
6.45±	Block 1, Lots 5 through 9, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-6000 (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
5.91±	Block 3, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-9600 (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
2.41±	Block 4, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-9600 (Residential) & Public	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
8.57±	Block 5, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-7000R (Residential) & Public	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
12.99±	Block 6, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-7000R (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
1.47±	Block 7, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-7000R (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
0.68±	Block 8, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-7000R (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana

Appraiser's Opinion of Values of Real Estate: The appraiser reported the following market values for the subject properties, as of August 3, 2015, using the *Hypothetical Condition* that the Skyview Ridge Subdivision is platted and has the ability to be developed:

Appraised Values for Commercial Lots			
Acres / Sq. Ft.	Parcel	Zoning	Value
1.312 / 57,143±	Block 1, Lot 1	CC (Community Commercial)	\$225,000
1.285 / 55,966±	Block 1, Lot 2	CC (Community Commercial)	\$225,000
1.285 / 55,958±	Block 1, Lot 3	CC (Community Commercial)	\$225,000
1.666 / 72,583±	Block 1, Lot 4	CC (Community Commercial)	\$290,000
3.449 / 150,253±	Block 2, Lot 1	NC (Neighborhood Commercial)	\$600,000
2.322 / 101,087±	Block 2, Lot 2	RP (Residential Professional)	\$260,000
Total Appraised Values			\$1,825,000

Appraised Values for Single-Family/Multi-Family Lots			
Acres	Parcel	Zoning	Value
6.45±	Block 1, Lots 5 through 9	R-6000 (Residential)	\$180,600
5.91±	Block 3	R-9600 (Residential)	\$165,480
2.41±	Block 4	R-9600 (Residential) & Public	\$67,480
8.57±	Block 5	R-7000R (Residential) & Public	\$239,960
12.99±	Block 6	R-7000R (Residential)	\$363,720
1.47±	Block 7	R-7000R (Residential)	\$41,160
0.68±	Block 8	R-7000R (Residential)	\$19,040
Total Appraised Values Rounded			\$1,100,000

Reviewer's Comments: This reviewer finds the report appears credible and that it is acceptable. This review is not a stand alone document and is expressly interrelated to the appraisal report.

Reviewer's Conclusion of Value: It is this reviewer's opinion that the appraiser's estimates of values for the subject properties are appropriately supported.

APPRAISAL REVIEW REPORT

Clients & Intended Users of Review:

The clients are the State of Montana, the Montana Board of Land Commissioners, and the Montana Department of Natural Resources and Conservation (DNRC). The intended users are the clients.

Purpose and Intended Use of Review:

The purpose of the review is to provide the clients and intended users with opinions concerning the credibility of the appraiser's estimates of current fair market values of the appraised properties and with the *Hypothetical Condition* that the Skyview Ridge Subdivision is platted and has the ability to be developed. There are two intended uses of the review dependent upon the zoning of the subject properties. One use will be for utilization in the decision making process concerning the setting of minimum bid prices for the potential sale of the single-family/multi-family zoned subject properties at public auction. The other use will be for utilization in the decision making process for the determination of the compensation to be paid for leases on the remaining commercial zoned subject properties. An opinion of the quality of the appraisal report as well as this reviewer's opinion of the credibility of the values estimated will be reported. The appraisal was submitted by Gregory Thornquist, of Elkhorn Appraisal Services, Helena, Montana. This review report is not a stand alone document and is expressly interrelated to the appraisal report under review, which the reader may need to refer to for further detail or explanations.

Subject Properties, Legal Description, Location & Owner of Record:

Acres	Legal Descriptions	Zoning	Location
1.312 ±	Block 1, Lot 1, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	CC (Community Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
1.285 ±	Block 1, Lot 2, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	CC (Community Commercial)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
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6.45±	Block 1, Lots 5 through 9, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-6000 (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
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0.68±	Block 8, located in N½ of Section 20, Township 1 North, Range 26 East, Yellowstone County, MT as shown on SP3698531	R-7000R (Residential)	South of Wicks Lane, north of Constitution Avenue and west of Governors Avenue, Billings, Yellowstone County, Montana
All Stated Parcels Above are Owned by The State of Montana			

Appraiser's Estimate of Values:

The appraiser used the Sales Comparison Approach to determine the value for the subject properties. The appraiser estimated the current fair market value of the subject properties as of August 3, 2015 using the *Hypothetical Condition* that the Skyview Ridge Subdivision is platted and has the ability to be developed:

Appraised Values for Commercial Lots			
Acres / Sq. Ft.	Parcel	Zoning	Value
1.312 / 57,143±	Block 1, Lot 1	CC (Community Commercial)	\$225,000
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0.68±	Block 8	R-7000R (Residential)	\$19,040
Total Appraised Values Rounded			\$1,100,000

Scope of Review:

The reviewer will be making an opinion of the quality of the appraisal, along with providing an opinion of the credibility of the values reported. The reviewer's opinion of appraisal quality and opinion of the credibility of the values reported will be based mostly on the material submitted in the report. Limited use will also be made of information on the cadastral system, (such as legal descriptions, maps, aerial photos and topography maps, etc...), and information on the subject properties in this reviewer's files. This reviewer did not perform a physical viewing of the subject properties. The comparable sales were not inspected and were only "viewed" through use of the appraisal report and cadastral system. No in-depth current market research was done. The reviewer's valuation opinion is limited to an orientation prospective of the appraiser's estimates, i.e., "the appraiser's estimates of values appear high, low, appropriate, or unsupported", etc. In the development of this reviewer's opinion of the credibility of the values estimated, an **extraordinary assumption** has been made that the material about the subject properties and on the comparable

sales, along with other market information submitted in the appraiser's report is credible. **Use of the extraordinary assumption mentioned here and elsewhere in the report might have affected the assignment results.** This review is not a stand alone document and is expressly interrelated to the appraisal report, which the reader may need to refer to for further detail.

Date of Appraisal, Estate Appraised & Date of Review:

The effective date of the appraisal is August 3, 2015. The date of the letter of transmittal is August 17, 2015. The subject properties were appraised in a fee simple estate. The appraisal report provides more detail about the rights appraised and the related **hypothetical condition** that assumes Skyview Ridge Subdivision is platted and has the ability to be developed. **Use of this hypothetical condition might have affected the assignment results.** The reader is referred to the report for more information. The effective date of the review is August 3, 2015, with the review report date being August 26, 2015.

Client & Intended Users and Purpose & Intended Use of the Appraisal Report:

The clients and intended users are the State of Montana, the Montana Board of Land Commissioners, and the Montana Department of Natural Resources and Conservation (DNRC). The purpose of the appraisal is to provide the clients and intended users with credible estimates of market values of the subject properties, intended for use in the decision making process concerning the potential sale of the single-family/multi-family zoned subject properties, and the long term leasing of the remaining commercial subject properties.

Appraiser's Subject Property Data & Analysis Summary:

The appraiser appears to have provided sufficient information and done an adequate analysis of the subject properties, the neighborhoods and the markets in general. To state again, in the development of this reviewer's opinion of the credibility of the values estimated, an **extraordinary assumption** has been made by this reviewer that this material is credible. This review is not a stand alone document and is expressly interrelated to the appraisal report.

Appraiser's Highest and Best Use Analysis:

The subject property is currently vacant. The Highest and Best Use of the subject property is to develop it into a subdivision. This reviewer concurs with the conclusions made. The reader is referred to the appraisal report for further clarification of the appraiser's determinations.

Valuation Summary:

The appraiser determined the Sales Comparison Approach to be the primary guide to the value of the subject properties, and this reviewer concurs. The appraiser appears to have done a thorough search of the subjects' market areas for comparable sales and market data, reviewed other market data, done a sufficient job in the descriptions and explanations, and done a reasonable analysis of the vacant sales information. The reader is referred to the actual appraisal report for the appraiser's descriptions, analysis and conclusions. Again, in the development of this reviewer's opinion of the credibility of the values estimated, this reviewer has made the **extraordinary assumption** that the elements in the value approach, the comparable vacant land sales and other market information is credible.

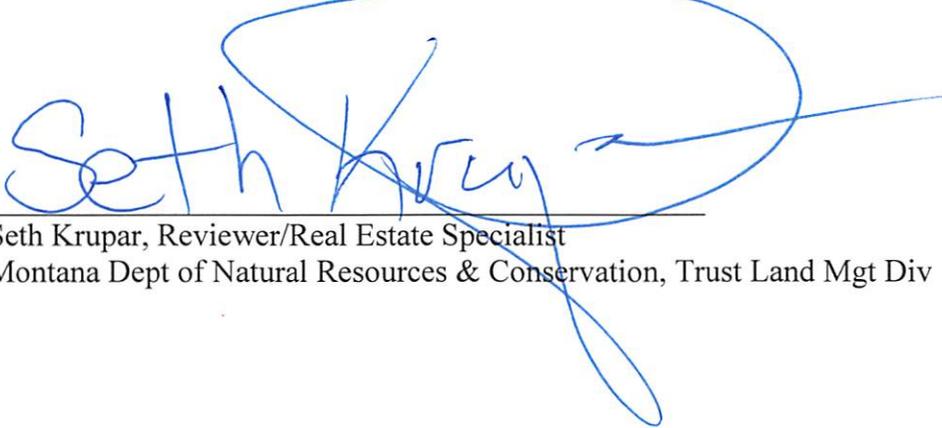
Comments & Conclusions:

This reviewer finds the final report appears credible and that it is acceptable given the intended use. The material appears sufficient, the data appears adequate and relevant, the adjustments appear

proper, the appraisal methods and techniques appear appropriate, and the analysis, opinions and conclusions appear appropriate and generally reasonable. This review is not a stand alone document and is expressly interrelated to the appraisal report.

Conclusion of Value:

This reviewer did not replicate the steps completed by the original appraiser. This reviewer has concluded that the work under review is credible and in general compliance with the applicable development standards and has been extended to this reviewer's value opinion development process on the basis of an **extraordinary assumption** by the reviewer. It is this reviewer's opinion that the appraiser's estimates of values for the subject properties are appropriately supported.



Dated: August 26, 2015

Seth Krupar, Reviewer/Real Estate Specialist
Montana Dept of Natural Resources & Conservation, Trust Land Mgt Div

ASSUMPTIONS AND LIMITING CONDITIONS

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

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

values, if considered a part of the report, will rely on proper experts, as will farm programs. Typically, growing crops are not considered in the appraisal report. Usually it is assumed the water rights have been secured or perfected, with their value generally considered an inherent part of the land value, with any deviation from this to be included in the report. Rental and lease agreements, conservation plans, options and other situations may also require reliance on proper experts.

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

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

8. The scope of work has been disclosed in the report and is specific to the needs of the clients and intended users and the intended use. All extraordinary assumptions and hypothetical conditions, including, but not limited to, satisfactory completion and repairs or alterations, will be noted in the appraisal report. It is assumed there will be consistency with all the plans, estimates, specifications, planned work, projections, or requirements, initially provided. Deviation from those items may affect the value reported. Great effort has been taken to eliminate all error in identifying, developing and processing the report. However, if errors or omissions are found, they will have to be reviewed to see if they will affect the opinion of value reported.

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

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

REVIEWER'S CERTIFICATION: This reviewer certifies and agrees that:

1. The reviewer is not a certified appraiser in the State of Montana. The reviewer is familiar with appraisal standards and principles. This review follows the standard review format for land appraisals.

2. I have no present or prospective interest in the property that is the subject of this report and review, and I have no present or prospective personal interest or bias with respect to the participants

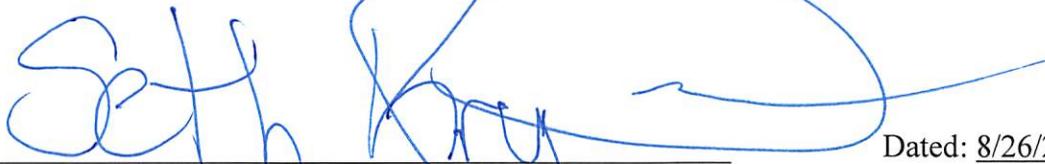
in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in the appraisal review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

3. My employment and/or compensation for performing this appraisal review or any future or anticipated appraisal reviews was not conditioned on any agreement or understanding, written or otherwise, that I would report (or develop or present any analysis, opinions or conclusions supporting) a predetermined specific value, a predetermined minimum or maximum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific event or action, or the subsequent event directly related to the use of this appraisal review report.

4. I have taken into consideration the factors that have an impact on value. I have noted in the appraisal review report any adverse conditions, (such as, but not limited to, needed repairs, depreciation, the presence of hazardous materials, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing the appraisal review.

5. I have not knowingly withheld any significant information from the appraisal review report that would have an impact on value and I believe, to the best of my knowledge, that all statements and information in the appraisal review report are true and correct. I have stated in this appraisal review report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the limiting conditions specified in this appraisal review report.

6. To the best of my knowledge as a Real Estate Specialist, I have performed this appraisal review in conformity with the Uniform Standards of Professional Appraisal Practice. I have personally analyzed and prepared all the conclusions and opinions about the real estate that are set forth in this appraisal review report. If I have relied on significant real property appraisal or review assistance from any individual(s) in the performance of the appraisal review or preparation of the appraisal review report, I have named such individual(s) and disclosed the specific tasks performed in the appraisal review report. I certify that any individual(s) so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the appraisal review report; therefore, any change made to the appraisal review is unauthorized and I take no responsibility for it.



Dated: 8/26/2015

Seth Krupar, Reviewer/Real Estate Specialist
Montana Dept of Natural Resources & Conservation, Trust Land Mgt Div

SETH J. KRUPAR

1625 11TH AVENUE HELENA, MT 59620 • W: 406.444.1868 • SETHKRUPAR@MT.GOV

EXPERIENCE / QUALIFICATIONS

Real Estate Specialist - 2015 - Present: Department of Natural Resources & Conservation; Helena, MT.

Operations Research Analyst - 2013 - 2015: Department of Revenue; Helena, MT.

Industrial Tax Appraiser - 2010 - 2013: Department of Revenue; Helena, MT.

Commercial Tax Appraiser - 2006 - 2010: Department of Revenue; Bozeman, MT.

EDUCATION / PROFESSIONAL COURSES

University of Montana, Missoula - 2000-2005

- Bachelor of Arts — Sociology

Appraisal Institute

- Appraising the Appraisal: Appraisal Review-General
- General Appraiser Report Writing and Case Studies
- General Appraiser Income Approach Part 2
- General Appraiser Income Approach Part 1
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- Real Estate Finance, Statistics and Valuation Modeling
- National Uniform Standards of Professional Appraisal Practice
- Basic Appraisal Procedures
- Basic Appraisal Principles

International Association of Assessing Officers

- Assessment Administration
- Commercial/Industrial Modeling Concepts
- Standards of Practice and Professional Ethics
- Income Approach to Valuation
- Fundamentals of Real Property Appraising

Utah State University/Western States Association of Tax Administrators

- Principles of Property Tax Auditing
- Principles of Unitary Appraisal

Robert Gloude-mans

- Mass Appraisal Statistical Modeler Training

American Society of Appraisers

- Identification and Appraisal of Mining and Mineral Processing Equipment

University of Montana/Connole-Morton Real Estate School

- Salesperson Pre-License Course

ESRI

- Regression Analysis Using ArcGIS
- ArcGIS 3: Performing Analysis
- ArcGIS 2: Essential Workflows

CERTIFICATIONS

Montana Department of Revenue

- Certified Industrial Appraiser
- Certified Commercial Appraiser
- Certified Agricultural Appraiser
- Certified Residential Appraiser

Marshall and Swift

- Certified Trained Appraiser – Commercial