APPRAISAL OF

LOCATED AT:
1308 W. Broadway Street
Butte, MT 59701-8904

FOR:
Montana Tech
1300 W. Park Street
Butte, MT 59701

BORROWER:
Not Applicable

AS OF:
October 6, 2009

BY:
Renee Neary
Neary Appraisal Service
10/11/2009

Frank Gilmore  
Montana Tech  
1300 W. Park Street  
Butte, MT  59701

File Number:  BBROADWAY1308

Dear Mr. Gilmore:  

In accordance with your request, I have appraised the real property at:  

1305 W. Broadway Street  
Butte, MT  59701-8904

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of October 6, 2009 is:

$75,000  
Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you for the opportunity to serve your needs in Butte.

Renee Neary  
Neary Appraisal Service
The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address: 1308 W. Broadway Street, Butte, MT 59701
County: Silver Bow
State: MT
ZIP Code: 59701-8994

Appraiser: Reed James L
Assessor's Parcel #: 1214100
Tax Year: 2006
Taxes: $1500.00

Neighborhood: Butte TAC 14
Zip Code: 59701
Census Tract: 0002.00

Appraisal Date: July 2006

Market Value: $500,000.00

Property Description:

- One-story, single family dwelling
- Built in 1963
- 3 bedrooms, 1 bathroom
- Approximately 1,200 square feet
- Laid brick exterior

Condition:

- Good overall condition
- Needs some cosmetic updates
- No structural damage

Location:

- Located in a residential neighborhood
- Close to public transportation
- Near shopping centers

Market Conditions:

- The market is stable
- Inventory is low
- House prices are increasing

Market Value:

- The estimated value of the property is $500,000.00
- The property is priced competitively with similar homes in the area

Additional Information:

- The property is eligible for a conventional loan
- The property is not subject to any liens or encumbrances

Conclusion:

- The property is a good investment opportunity
- The property is well-maintained

Appraiser:

Reed James L
Appraiser's License #: 00012345
<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE NO. 1</th>
<th>COMPARABLE SALE NO. 2</th>
<th>COMPARABLE SALE NO. 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1306 W. Broadway Street</td>
<td>934 Copper BUTTE, MT 59701</td>
<td>1126 W. Woolman BUTTE, MT 59701-2725</td>
<td>814 Copper Butte, MT 59701-3752</td>
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<tr>
<td>Proximity to Subject</td>
<td>0.27 miles NE</td>
<td>0.27 miles NNE</td>
<td>0.37 miles ENE</td>
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<tr>
<td>Sale Price</td>
<td>$78,000</td>
<td>$69,000</td>
<td>$68,500</td>
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<tr>
<td>Sale Price/Sq. Ft.</td>
<td>$45.22</td>
<td>$29.69</td>
<td>$29.69</td>
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<tr>
<td>Date of Sale</td>
<td>11/28/2008</td>
<td>08/04/2009</td>
<td>02/01/2009</td>
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</tr>
<tr>
<td>Location</td>
<td>Urban</td>
<td>Urban</td>
<td>Urban</td>
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</tr>
<tr>
<td>Site</td>
<td>12000 Sq. Ft.</td>
<td>4030 Sq. Ft.</td>
<td>3500 Sq. Ft.</td>
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</tr>
<tr>
<td>House</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Story Count</td>
<td>Two Story</td>
<td>Two Story</td>
<td>Two Story</td>
<td></td>
</tr>
<tr>
<td>Construction Quality</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Age</td>
<td>86+ Years</td>
<td>111 Years</td>
<td>109 Years</td>
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<tr>
<td>Condition</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td></td>
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<tr>
<td>功能</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
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<tr>
<td>Above Grade Area</td>
<td>9,311</td>
<td>8,351</td>
<td>8,412</td>
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<tr>
<td>Lower Level Area</td>
<td>7,246 sq. ft.</td>
<td>1,782 sq. ft.</td>
<td>+7,000 sq. ft.</td>
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</tr>
<tr>
<td>Scenario</td>
<td>Full/1200 sq. ft.</td>
<td>Crawl Space Partial/325</td>
<td>-2,234 sq. ft.</td>
<td></td>
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<tr>
<td>Heating Cooling</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Utility</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td></td>
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<tr>
<td>Egress</td>
<td>General Const.</td>
<td>General Const.</td>
<td>General Const.</td>
<td></td>
</tr>
<tr>
<td>Garage/Carport</td>
<td>1 Car Garage</td>
<td>1 Car Garage</td>
<td>1 Car Garage</td>
<td></td>
</tr>
<tr>
<td>Porch/Deck/Patio</td>
<td>Porch/Deck/Patio</td>
<td>Porch/Deck/Patio</td>
<td>Porch/Deck/Patio</td>
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</tr>
<tr>
<td>Net Adjustment (Total)</td>
<td>-1,000</td>
<td>-1,000</td>
<td>-1,000</td>
<td></td>
</tr>
<tr>
<td>Adjusted Sales Price</td>
<td>$88,500</td>
<td>$75,400</td>
<td>$70,700</td>
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</tr>
<tr>
<td>Adjusted Sales Price</td>
<td>Net Adj. 13.5 %</td>
<td>Net Adj. 9.3 %</td>
<td>Net Adj. 3.2 %</td>
<td></td>
</tr>
<tr>
<td>Adjusted Sales Price</td>
<td>Gross Adj. 13.5 %</td>
<td>Gross Adj. 9.3 %</td>
<td>Gross Adj. 17.8 %</td>
<td></td>
</tr>
</tbody>
</table>

Summary of Sales Comparison Approach: The adjusted values of comparable sales range from $70,700 to $88,500. In consideration of the location of the subject, the size of the subject, the degree of deferred maintenance and the few comparables available, comparable #2 which represents a mid-range value and is most similar in overall size, was given the greatest weight. Value of opinion is "As is".

**Neary Appraisal Service**
Taxes are estimated based overall knowledge of typical taxes for the area.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MLS - comparables are in work file. The appraiser searches MLS for the specific neighborhood within a 0-1 acre parcel back 2 years or as far back as necessary to obtain and evaluate at least two sales or more for an accurate valuation.

<table>
<thead>
<tr>
<th>ESTIMATED</th>
<th>REPRODUCTION OF</th>
<th>X REPLACEMENT COST NEW</th>
<th>OPINION OF SITE VALUE</th>
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<tbody>
<tr>
<td>Source of cost data Marshall &amp; Swift &amp; Local Costs</td>
<td>Basement 2,400 Sq. Ft.</td>
<td>$70,000</td>
<td>$168,000</td>
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<tr>
<td>Quality rating from cost source Average</td>
<td>Basement 1200 Sq. Ft.</td>
<td>5.00</td>
<td>$6,000</td>
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<tr>
<td>Comments on Cost Approach (please list any calculations, depreciation, etc.)</td>
<td>Garage/Carport 400 Sq. Ft.</td>
<td>5.00</td>
<td>$2,000</td>
</tr>
<tr>
<td>RESIDENTIAL COST HANDBOOK</td>
<td>Total Estimate of Cost-New</td>
<td>$176,000</td>
<td></td>
</tr>
<tr>
<td>Physical depreciation is calculated by age/life technique automatically by ACI Software.</td>
<td>Loss 55 Physical Functional External</td>
<td>$80,000</td>
<td></td>
</tr>
<tr>
<td>55 years economic life -25 years effective age = 30 remaining</td>
<td>Depreciated Cost of Improvements</td>
<td>$66,000</td>
<td></td>
</tr>
<tr>
<td>30 Years</td>
<td>&quot;As Is&quot; Value of Site Improvements</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Estimated Remaining Economic Life (HdO and VA only)</td>
<td></td>
<td>$111,000</td>
<td></td>
</tr>
</tbody>
</table>

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ N/A, indicated Value by Income Approach

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HDA)? Yes No Unit(s) Detached Attached

Provide the following information for PUDs only if the developer/builder is in control of the HDA and the subject property is an attached dwelling unit.

Legal name of project

Total number of units

Total number of units for sale

Was the project created by the conversion of an existing building(s) into a PUD? Yes No if Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data sources

Is the project and common elements and recreational facilities complete? Yes No If No, describe the status of completion.

Describe common elements leased to or by the Homeowners' Association.

Describe common elements and recreational facilities.

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Fannie Mae Form 1044 March 2005

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Freddie Mac Form 30 March 2005

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Fannie Mae Form 1044 March 2005

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Freddie Mac Form 30 March 2005
This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser’s continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property transaction. Any adjustment should not be calculated on a mechanical deferential basis of cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding the determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, 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. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Footnote: Form 30 March 2008
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, 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 this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limitations in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, 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 this appraisal 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.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum 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 subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser’s or supervisory appraiser’s (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original handwritten signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 16, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER’S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser’s analysis, opinions, statements, conclusions, and the appraiser’s certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser’s analysis, opinions, statements, conclusions, and the appraiser’s certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original handwritten signature.

<table>
<thead>
<tr>
<th>APPRAISER</th>
<th>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
<tr>
<td>Name: Frank Gilmore</td>
<td>Name:</td>
</tr>
<tr>
<td>Company Name Montana Tech</td>
<td>Company Name:</td>
</tr>
<tr>
<td>Company Address 1300 W. Park Street, Butte, MT 59701</td>
<td>Company Address:</td>
</tr>
<tr>
<td>Telephone Number</td>
<td>Telephone Number:</td>
</tr>
<tr>
<td>Email Address</td>
<td>Email Address:</td>
</tr>
<tr>
<td>Date of Signature and Report 10/11/2009</td>
<td>Date of Signature 05/03/2009</td>
</tr>
<tr>
<td>Effective Date of Appraisal 10/06/2009</td>
<td>State Certification #:</td>
</tr>
<tr>
<td>or State License #: 643RAL</td>
<td>or State License #:</td>
</tr>
<tr>
<td>State MT</td>
<td>State:</td>
</tr>
<tr>
<td>Expiration Date of Certification or License 03/31/2010</td>
<td>Expiration Date of Certification or License:</td>
</tr>
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ADDRESS OF PROPERTY APPRAISED
1300 W. Broadway Street
Butte, MT 59701-8040

APPRaised Value of Subject Property $75,000

LENDER/ClienT
Name Frank Gilmore
Company Name Montana Tech
Company Address 1300 W. Park Street
Butte, MT 59701
Email Address: ---------

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection:---------

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection:---------
<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE NO. 4</th>
<th>COMPARABLE SALE NO. 5</th>
<th>COMPARABLE SALE NO. 6</th>
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<tr>
<td>1308 W. Broadway Street</td>
<td>909 Copper</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Butte</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proximity to Subject</td>
<td>0.29 miles ENE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale Price</td>
<td>$85,600</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Sale Price/Size/Location</td>
<td>$0.00 sq. ft.</td>
<td>$33.62 sq. ft.</td>
<td>$ sq. ft.</td>
<td>$ sq. ft.</td>
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<tr>
<td>Data Source</td>
<td>Inspection</td>
<td>MLS#08025</td>
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<tr>
<td>Verification Source(s)</td>
<td>Public Records</td>
<td>Cadastral/Drive By</td>
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</tr>
<tr>
<td>VALUE ADJUSTMENTS</td>
<td>DESCRIPTION</td>
<td>DESCRIPTION</td>
<td>DESCRIPTION</td>
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<tr>
<td>Sale or Financing</td>
<td>NA</td>
<td>Cash</td>
<td>+15 Adjustment</td>
<td>+15 Adjustment</td>
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<tr>
<td>Concessions</td>
<td>NA</td>
<td>None Noted</td>
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<td></td>
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<td>Urban</td>
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<tr>
<td>Leasehold/Fee Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
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<td>Ste</td>
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<td>3000 Sq. Ft.</td>
<td>+4,000</td>
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<tr>
<td>Vee</td>
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<tr>
<td>Design (Story)</td>
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<td>Two Story</td>
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<tr>
<td>Quality of Construction</td>
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<td>Average</td>
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<tr>
<td>Actual Age</td>
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<tr>
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<tr>
<td>Above Grade</td>
<td>Total Bas.</td>
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<td>Total Bas.</td>
<td>6</td>
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<td>2,400 sq. ft.</td>
<td>1,948 sq. ft.</td>
<td>+1,200 sq. ft.</td>
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<td>Basement &amp; Finished</td>
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<td>-2,000</td>
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<tr>
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<tr>
<td>Functional Utility</td>
<td>Average</td>
<td>Average</td>
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<tr>
<td>Heating/Cooling</td>
<td>Average</td>
<td>Average</td>
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<tr>
<td>Energy Efficient Items</td>
<td>General Const.</td>
<td>General Const.</td>
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</tr>
<tr>
<td>Garage/Carport</td>
<td>1+ Car Garage</td>
<td>2 Car Garage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch/Patio/Deck</td>
<td>Patio/Porch</td>
<td>Patio/Porch</td>
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<td>Net Adjustment (Total)</td>
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<td>Adjusted Sale Price of Comparables</td>
<td>Net Adj. 11.6 %</td>
<td>Net Adj. 0.0 %</td>
<td>Net Adj. 0.0 %</td>
<td>Net Adj. 0.0 %</td>
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<td>COMPARABLE SALE NO. 5</td>
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<tr>
<td>Price of Prior Sale/Transfer</td>
<td>$</td>
<td>$</td>
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<td>Data Source(s)</td>
<td>MLS/Appraiser Files</td>
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<tr>
<td>Summary of Sales Comparison Approach</td>
<td>See previous section</td>
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</table>
### Uniform Residential Appraisal Report

**FILE NO.:** BBROADWAY1308  
**ADDRESS:** 1308 W. Broadway Street  
**SUBJECT:** Butte

**VALUE ADJUSTMENTS**

<table>
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<tr>
<th>ITEM</th>
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<th>COMPARABLE SALE NO. 7</th>
<th>COMPARABLE SALE NO. 8</th>
<th>COMPARABLE SALE NO. 9</th>
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<td>Location</td>
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<tr>
<td>Leasehold/Fee Simple</td>
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<td>Quality of Construction</td>
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<tr>
<td>Actual Age</td>
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<td>Condition</td>
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<tr>
<td>Above Grade</td>
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<tr>
<td>Room Count</td>
<td>9</td>
<td>3</td>
<td>1</td>
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<td>Gross Living Area</td>
<td>2,400 sq. ft.</td>
<td>2,400 sq. ft.</td>
<td>2,400 sq. ft.</td>
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<td>Basement &amp; Finished Rooms Below Grade</td>
<td>Full/1200 Sq. Ft.</td>
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<td>Energy Efficient Items</td>
<td>General Const.</td>
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<tr>
<td>Garage/Carport</td>
<td>1+ Car Garage</td>
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</tr>
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<td>Porch/Patio/Deck</td>
<td>Patio/Porch</td>
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</table>

**SALES INFORMATION**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE NO. 7</th>
<th>COMPARABLE SALE NO. 8</th>
<th>COMPARABLE SALE NO. 9</th>
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</thead>
<tbody>
<tr>
<td>Date of Prior Sale/Transfer</td>
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<tr>
<td>Price of Prior Sale/Transfer</td>
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<tr>
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<td>MLS/Appraiser Files</td>
<td>MLS/Appraiser Files</td>
<td>MLS/Appraiser Files</td>
<td></td>
</tr>
</tbody>
</table>

**SUMMARY OF SALES COMPARISON APPROACH**

Comparables 7,8,9 were added as sales that closed within the last 3 months to further support value for the subject. The underwriter stated the subject is in a declining market - however the subject and Butte are not a declining area, but rather market activity has declined. Sales prices that have occurred are still within the same range as seen in other sales the last year or two.
Adverse Environmental Conditions

Unless otherwise stated in this report, the existence of hazardous materials and/or electromagnetic emissions, which may or may not be present on the property, was not observed by the appraisers. The appraiser has no such knowledge of the existence of such materials on or in the subject property or in the properties of the subject neighborhood. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, radon or other potentially hazardous materials may affect the value of the property. The text is not clear on this point but suggests that the appraiser is not qualified to determine the presence of such hazards. The customer is urged to retain an expert in this field if desired.

Legal Description
Western Heights Lots 14 Thru 17 Block 7 and E2 OF OF Prospect AVE ABUTTING Lot 14 Block 7 of Western Heights ADDITION

Neighborhood Market Conditions
There appears to be adequate lending available at acceptable rates. There are a variety of small employers, making the area more desirable. Lower interest rates keep the market active. Subject neighborhood has good public utility system, and good police and fire protection. Property's compatibility is compatible with those single family residences within a 1 mile radius. The subject is not compatible in its present state with commercial or public college structures.

Conditions of the Report
The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Extra Comments
This report is intended to be a summary appraisal report as defined in Standard 2-2(b) of the Uniform Standards of Professional Appraisal Practice.

The appraisal process consists of the cost approach, the sales approach and the income approach (if applicable).

The sales comparison approach was completed using the most recent homes of similar age/effective age, quality of construction, condition, functional utility and value range with consideration given for lot size and value as compared to the subject. All sales are from the immediate neighborhood or similar competing neighborhood. Each sale was compared to the subject and adjustments were used to make comparable sales equal to the subject based on local market acceptance of amenities through a paired analysis and the appraiser's knowledge of the area over the previous years. Gross and net percentage adjustments required are given major consideration before the appraiser's final estimate of value. Each comparable sale is then weighted based on comparison to the subject and then a final estimate of value is determined.

Site adjustments* are based on an analysis of local land sales, listing data, land abstraction and the appraiser's knowledge of the area. Depending on the neighborhood, site adjustments may not be needed as some areas show a value for the building site but the market does not show a dollar variation for difference in actual square feet of the site. Other areas require an adjustment based on paired analysis and lots will generally be adjusted at $1.00 per square foot difference but may be adjusted as low as $.25 per square foot. In this market site adjustments are based on the site value rather than size or price per acre. This method was used due to the location differences among the comparables used.

Room count adjustments* may be used for some comparable sales and will be fully explained under "comments on comparable sales." The difference in baths will normally range from $500 to $1500 for ½ bath to $1000 to $2000 for a full bath depending on quality of construction.

GLA adjustments will vary from $7.00 per sq. ft to about $30.00 per sq. ft depending on type of dwelling, quality of construction and condition. Manufactured housing may be adjusted less. Excellent quality may be more than $30.00.

Basement adjustment* will normally range from $2.00 per sq. ft to $10.00 per sq. ft depending on quality of construction.

Basement finish* adjustment will vary depending on quality of construction and type of rooms. Normally room adjustments will range from $500 to $2000.

Garage/Carport* adjustments are normally $1000 to $5000 per car storage unit depending on size and quality of construction.

All adjustments shown above are based on paired analysis from previous appraisals and sales, discussions with local real estate brokers and agents and the appraiser's knowledge of the market area. The above list is not intended to be all-inclusive but a guideline of the normal adjustments which may be utilized in the sales comparison grid.

This appraisal report contains digital signatures. The software program used to generate this appraisal report contains a digital signature security feature which utilizes personal passwords to protect digital signatures. Each appraiser has sole personalized control of affixing their digital signature to a report. The appraisal report cannot be modified without the permission of every appraiser who has signed the report. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report.
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Not Applicable
Property Address: 1308 W. Broadway Street
City: Butte

File No.: BBROADWAY1308
Case No.: BBROADWAY1308
State: MT
Zip: 59701-8904

FRONT VIEW OF SUBJECT PROPERTY
Appraised Date: October 6, 2009
Appraised Value: $ 75,000

REAR VIEW OF SUBJECT PROPERTY

STREET SCENE
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Not Applicable
File No.: BBROADWAY1308
Property Address: 1308 W. Broadway Street
Case No.: BBROADWAY1308
City: Butte
State: MT
Zip: 59701-8904

Lender: Montana Tech

COMPARABLE SALE #1

934 Copper
BUTTE, MT 59701
Sale Date: 11/28/2008
Sale Price: $ 73,000

COMPARABLE SALE #2

1125 W. Woolman
BUTTE, MT 59701-2725
Sale Date: 05/04/2009
Sale Price: $ 69,000

COMPARABLE SALE #3

814 Copper
Butte, MT 59701-3752
Sale Date: 02/01/2009
Sale Price: $ 68,500
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Not Applicable
Property Address: 1308 W. Broadway Street
City: Butte

File No.: BBROADWAY1308
Case No.: BBROADWAY1308
State: MT
Zip: 59701-8904
Lender: Montana Tech

COMPARABLE SALE #4

809 Copper
Butte
Sale Date: 09/18/2009
Sale Price: $ 65,500

COMPARABLE SALE #5

Sale Date:
Sale Price: $

COMPARABLE SALE #6

Sale Date:
Sale Price: $
Front showing side view

Other side view

Roof view
<table>
<thead>
<tr>
<th>Borrower: Not Applicable</th>
<th>File No.: BBROADWAY1308</th>
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</thead>
<tbody>
<tr>
<td>Property Address: 1308 W. Broadway Street</td>
<td>Case No.: BBROADWAY1308</td>
</tr>
<tr>
<td>City: Butte</td>
<td>State: MT</td>
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<tr>
<td>Lender: Montana Tech</td>
<td>Zip: 59701-8904</td>
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</tbody>
</table>

2nd level bathroom
******* INVOICE *******

File Number: BBROADWAY1308

10/11/2009

Frank Gilmore
Montana Tech
1300 W. Park Street
Butte, MT 59701

Borrower: Not Applicable

Invoice #: BBROADWAY1308
PO Number:

Order Date:
Reference/Case #: BBROADWAY1308

1308 W. Broadway Street
Butte, MT 59701-5904

---

Full URAR

$ 400.00

---

Invoice Total
State Sales Tax @
Deposit

$ 400.00
$ 0.00
($ )

Deposit

($ )

Amount Due

$ 406.00

---

Terms: Due upon delivery

Please Make Check Payable To:

Renee Neary
4403 Bull Run
Butte, MT 59701

Fed. I.D. #: on file