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Brokers Price Opinion 2/3/14

To Whom It May Concern,

This Broker's Price Opinion pertains to the abandonment of that portion of Monroe St. which lies adjacent to lots 11-20 Straw Subdivision and directly North of Orrel St. Yellowstone County, Billings MT 59101. This portion of Monroe St. is approximately 255'X30' or 7,650 Sq.Ft of land.

The best, most current and only comparable property in this area for determining the value of the afore mentioned portion of Monroe St. is the sale of lots 11-20 Straw Subdivision which closed 1/30/2014.

Lots 11-20 Straw Subdivision sold for \$2.29 per Sq.Ft, therefore my opinion of value for that portion of Monroe St. referred to above is \$2.29 per sq.ft.

A handwritten signature in black ink, appearing to read "Donald R. Lohrenz".

Donald R. Lohrenz
GRI, CRS, Broker
Real Estate by Hamwey
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Billings MT 59102

