



JOKI
 & ASSOCIATES
 Real Estate Appraisers



J. Michael Joki, MAI, SRA

APPRAISAL REVIEW REPORT

Identification

Client: Heather Mosser, PE, Morrison - Maierle Engineering

Intended User: Airport Sponsor - Billings Logan International Airport. The engineering representative, Morrison - Maierle Engineering, will also be provided a copy of the appraisal review report.

FAA Project No: Unknown

Property Owner: Dr. Morledge Family, LLC c/o David Morledge

Type of Report: Appraisal Review Report

Real Property Interest: Fee Simple Estate

Name of Appraiser: Matt Bender

Effective Date: April 8, 2025

Date of Report: August 27, 2025

Date of Review: June 19 through September 4, 2025

The property was appraised by Matt Bender. The subject of this review report is Parcel D shown in COS 3795, Yellowstone County, Billings, Montana. Parcel D is owned by Dr. Morledge Family, LLC. The market value of this land is estimated in the appraisal report for the potential expansion of the Billings Logan International Airport in Billings, Montana. The client and the intended user of the appraisal report, and this appraisal review report, is the Billings Logan International Airport who are represented by the engineering firm of Morrison - Maierle.

The intended use of this review report is to serve as quality control for the above referenced appraisal report. The purpose of the review is to develop and report a creditable opinion as to the quality of the appraisal report completed by Matt Bender as it refers to the reliability of his value conclusion and the adequacy of the supporting data contained in the appraisal report.

I made an inspection (field review) of the subject property and comparable sales on June 19, 2025. The review of this appraisal report was completed on September 4, 2025.

Scope of Review

The primary authority and standards under which the review report is conducted are the Uniform Standards of Professional Appraisal Practice. The appraisal report was prepared to conform with the requirements of the Uniform Standards of Professional Appraisal Practice and the requirements of the Federal Aviation Administration Advisory Circular (AC) 150/5100-17 CHG7, Chapter 2 Real Property Appraisal. The appraisal report has been read in its entirety, and the subject property along with the comparable properties were inspected on June 19, 2025. The opinions, adequacy, relevancy, completeness, appropriateness of data, techniques and methods, analysis and conclusions in the appraisal report will be commented on as follows.

Completeness of Report

The appraisal report contains 95 pages including addenda. All components of an appraisal report were contained within the appraisal report which included the definition of market value, the intended users and use of the appraisal report, the property rights being appraised, purpose of the appraisal report, scope of the appraisal report and a summary of the appraisal process and appraisal problem. The appraiser has adequately described the general area and neighborhood area for the appraised property, and has included an adequate description including photographs of the subject property. The appraiser has appropriately developed and concluded to the highest and best use of the appraised property. Included are comparable sales to support the market value estimate of the land. I conclude that all necessary items were included in the appraisal report.

Adequacy and Relevancy of Data

The subject property is 123.52 acres and unimproved. The highest and best use of this property is adequately described as "agricultural as an interim use with a future aviation-related use on the higher ground near the airport and possible residential use on the lower ground near Alkali Creek Road that conforms to the airport-related restrictions and also limited by access".

The appraiser analyzes four unimproved sales with three being in the immediate vicinity and one being in the general vicinity. The appraiser concluded that these are the most relevant sales available to estimate the market value of the subject property. It is my opinion this data is considered adequate to estimate the market value of the subject property.

Appropriateness of Adjustments

There were no land sales in the immediate vicinity suggesting that an upward market conditions adjustment was warranted for market conditions from the dates of sale of the comparable sales up to the effective date of the appraisal report. Because there is a lack of paired sales information in this market the remaining adjustments are discussed in a qualitative analysis. A bracketing technique has been utilized to estimate the market value of the subject property, and the comparable properties are arranged in a chart which made the analysis easier to follow. The adjustments are considered to be appropriate to estimate the market value of the subject property.

Appropriateness of the Methods and Techniques

The Sales Comparison Approach to value the land was the appropriate method utilized to estimate the market value of the subject property. The Cost and Income Approaches to value were not utilized.

Reasonableness of the Analysis, Opinions and Conclusions

The analysis, opinions and conclusions set forth in the appraisal report written by Matt Bender are considered adequate, reasonably expressed and accurately supported in the appraisal report.

Conclusions of the Reviewer

Based on my inspection of the subject property and my review of the appraisal report, with an effective date of April 8, 2025, it is my opinion the conclusions in the appraisal report are considered to be acceptable. In addition, I conclude the appraised value of \$1,145,000 is a reasonable market value estimate of the subject property.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Michael Joki".

J. Michael Joki, MAI, SRA
Joki & Associates Real Estate Appraisers

ASSUMPTIONS AND LIMITING CONDITIONS

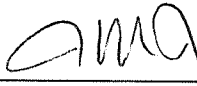
1. The appraisal review report attached hereto was made from information and data contained in the appraisal report which is the subject of this review report, and where pertinent, from other sources. It is assumed that such data and information is factual.
2. The review appraiser reserves the right to consider any new or additional information or data which may subsequently become available to him and to review his opinions and conclusions if such data and information indicates a need for change.
3. All of the assumptions and limiting conditions contained in or referred to in the appraisal report, which is the subject of this review, are also conditions of this appraisal review report unless otherwise stated.
4. The appraisal review report is prepared for the Billings Logan International Airport in Billings, MT. The appraisal review report is not to be relied upon by any third parties for any purpose whatsoever or to be used in comparison to value other properties. It is recognized the engineering representative for the Billings Logan International Airport, Morrison - Maierle, may be provided a copy of the appraisal review report.

Certification

I CERTIFY THAT:

1. The statements of facts and data used in the review process are, to the best of my knowledge, true and correct.
2. The reported analysis, opinions and conclusions were developed and this appraisal review report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice, and the FAA Appraisal Requirements.
3. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
4. As of the date of this report, I, J. Michael Joki, have completed the requirements of the continuing education program of the Appraisal institute and those of the Montana State Board of Real Estate Appraisers.
5. Regarding the competency provision of USPAP, I further attest that over the past 38 years I have written review appraisal reports for clients with property at various locations and various property types in Montana. More specifically I have completed appraisal reports subject to FAA requirements and so have both geographic and technical expertise to provide this service.
6. I have personally inspected the subject property and the comparable sales used in the appraisal report. I have performed no service as an appraiser or in any other capacity, regarding the subject property within a three-year period immediately preceding acceptance of this assignment.
7. I have no direct or indirect present or contemplated future personal interest in the subject property beyond my responsibility as a review appraiser.
8. I have no bias with respect to the property that is the subject of the appraisal report or to the parties involved with this assignment.
9. Neither my employment or compensation is contingent on an action, event or value resulting from the analyses, opinions, or conclusions contained in this review report.
10. My conclusions have been reached independently based on the appraisal report and other factual data of record without collaboration or direction, except as outlined within the attached remarks.
11. No one provided significant appraisal or appraisal review assistance to the person signing this certification.
14. I am currently licensed in the State of Montana (Certificate #152) as a Certified General Real Estate Appraiser.

Date: September 4, 2025

Signature: 
J. Michael Joki, MAI, SRA