

David Cates

From: McGree, Kim @ Butte <Kim.McGree@cbre.com>
Sent: Friday, August 14, 2026 8:51 AM
To: David Cates
Subject: Fwd: Appraisal of industrial Park Lots

Begin forwarded message:

From: "McGree, Kim @ Butte" <Kim.McGree@cbre.com>
Date: August 13, 2026 at 11:44:00 AM MDT
To: David Cates <mayordavid@cityofconrad.com>
Cc: Daniel Jones <djones@jls.law>, Rhonda Bender <rbender@glo.law>
Subject: RE: Appraisal of industrial Park Lots

Hello David,

I'm sorry my email didn't go through to you this morning (I am at the lake with limited service).

I reviewed the documents you sent. It appears that a **Yellow Book** Appraisal format is required; is that correct?

I could complete an appraisal in 5 weeks for \$5,000 (inclusive of travel expenses and time to submit a revised appraisal after being reviewed by DOT). Please let me know if you have any questions.

Thank you,

Kimberly L. McGree, MAI
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From: David Cates <mayordavid@cityofconrad.com>
Sent: Thursday, August 13, 2026 11:25 AM
To: McGree, Kim @ Butte <Kim.McGree@cbre.com>
Cc: Daniel Jones <djones@jls.law>; Rhonda Bender <rbender@glo.law>
Subject: Appraisal of industrial Park Lots

David Cates

From: Nick <nickhogan@gmail.com>
Sent: Thursday, August 13, 2026 9:29 AM
To: David Cates
Cc: Daniel Jones; Rhonda Bender
Subject: Re: MDOT Appraisal

David

I could complete the appraisal by October 15. The total fee would be \$4,500 for a narrative report compliant with Yellow Book, the MDT Appraisal Manual and USPAP. Let me know if you have any questions.

Nick

On Tue, Aug 11, 2026 at 11:44 AM David Cates <mayordavid@cityofconrad.com> wrote:

Nick,

Thank you for returning my call. Please find the attached copy of MDOT's rejection letter and a copy rejected appraisal. We are trying to close this deal before the end of the year so there is a little time sensitivity in getting the appraisal completed and approved by MDOT. Please feel free to contact our City Attorney Daniel Jones if you have any further questions or need further information.

Thank You Again,

David Cates

Mayor, City of Conrad

406-271-3623

mayordavid@cityofconrad.com

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Nicholas J. Hogan, MAI
MT, ID, WY Certified