STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 411 133624-00 STATEMENT OF CLAIM
Version: 1 -- ORIGINAL RIGHT
Version Status: ACTIVE

Owners:
VIRGINIA H POTTER
1895 SPOKANE CREEK RD
EAST HELENA, MT 59635

DON C POTTER
1895 SPOKANE CREEK RD
EAST HELENA, MT 59635

Priority Date: MAY 13, 1915
Enforceable Priority Date: MAY 13, 1915
Type of Historical Right: DECREED

Purpose (use): IRRIGATION
Irrigation Type: FLOOD

Maximum Flow Rate: 2.50 CFS
Maximum Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.

Climatic Area: 3 - MODERATE
Maximum Acres: 11.50

Source Name: SPOKANE CREEK
Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:
ID Govt Lot Qtr Sec Sec Twp Rge County
1 NESENW 5 9N 1W BROADWATER

Period of Diversion: APRIL 1 TO NOVEMBER 4
Division Means: HEADGATE
Period of Use: APRIL 1 to NOVEMBER 4

Place of Use:
ID Acres Govt Lot Qtr Sec Sec Twp Rge County
1 3.50 SENESE 31 10N 1W LEWIS AND CLARK
2 8.00 W2NWSE 32 10N 1W LEWIS AND CLARK
Total: 11.50

Geocodes/Valid: 05-1890-31-4-01-01-0000 - Y 05-1890-32-2-01-01-0000 - Y

Remarks:
STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

THE CLAIMED FLOW RATE EXCEEDS THE 17 GPM PER ACRE GUIDELINE AND CANNOT BE CONFIRMED DUE TO LACK OF DATA. THE FLOW RATE EQUALS 97.56 GPM PER ACRE.
STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41I 113607-00 STATEMENT OF CLAIM
Version: 2 -- POST DECREE
Version Status: ACTIVE

Owners: EVERETT D POTTER
1895 SPOKANE CREEK RD
EAST HELENA, MT 59635-9785

Priority Date: DECEMBER 31, 1915
Enforceable Priority Date: DECEMBER 31, 1915
Type of Historical Right: USE
Purpose (use): LAWN AND GARDEN
Irrigation Type: FLOOD
Maximum Flow Rate: 58.34 GPM
Maximum Volume: 10.00 AC-FT
Maximum Acres: 1.00
Source Name: SPOKANE CREEK
Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

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<tr>
<th>ID</th>
<th>Govt Lot</th>
<th>Qtr Sec</th>
<th>Sec</th>
<th>Twp</th>
<th>Rge</th>
<th>County</th>
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<tr>
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<td>9N</td>
<td>1W</td>
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Period of Diversion: JANUARY 1 TO DECEMBER 31
Diversion Means: HEADGATE

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

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<th>Qtr Sec</th>
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Total: 1.00

Geocodes/Valid: 05-1790-05-2-01-01-0000 - Y

Remarks:

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

THE CLAIMED FLOW RATE EXCEEDS THE 35 GPM GUIDELINE FOR THIS PURPOSE AND CANNOT BE CONFIRMED DUE TO A LACK OF DATA.

THE CLAIMED PERIOD OF USE EXCEEDS THE USUAL GROWING SEASON FOR THIS CLIMATIC AREA WHICH IS APRIL 15 TO OCTOBER 15.

THE CLAIMED VOLUME EXCEEDS THE 2.00 ACRE-FEET GUIDELINE FOR THIS PURPOSE. ITS ACCURACY CANNOT BE CONFIRMED DUE TO LACK OF DATA.
Mineral Ownership Report
Land in
Township 10 North, Range 01 West
Lewis & Clark County, Montana

Mineral Ownership:

All Minerals, Oil, and Gas:

S19, T10 N, R01 W, E2
S20, T10 N, R01 W, N2, SW4, LTS 2 & 4, SWSE
S20, T10 N, R01 W, SESE
S21, T10 N, R01 W, W2NW, NWSW
S21, T10 N, R01 W, S2SW
S28, T10 N, R01 W, NW4 N2SW SWNE NWSE
S28, T10 N, R01 W, SWSW
S28, T10 N, R01 W, SESW
S29, T10 N, R01 W, NE4 N2NW N2SE N2N2SENW
S29, T10 N, R01 W, SESE
S31, T10 N, R01 W, Portion of NE4SE4
S32, T10 N, R01 W, N2SW4, W2SE4, NE4NE4, W2NE4, NW4
S32, T10 N, R01 W, E2SE4
S32, T10 N, R01 W, S2SW4
S33, T10 N, R01 W, W2NW
S33, T10 N, R01 W, NENW

Douglas Potter

Coal, oil, oil shale, gas, phosphate, sodium and other mineral deposits, except sand, gravel, building stone and brick clay:

S19, T10 N, R01 W, LTS 1-2, E2NW

The State of Montana

All Mineral and Royalty Interests:

S29, T10 N, R01 W, SWNW
S30, T10 N, R01 W, N2NE SENE

AGAMERICA, FCB

100%

5241 Keir Ln
Helena, MT 59602
Mineral Ownership Report  
Land in  
Township 09 North, Range 01 West  
Lewis & Clark County, Montana

Mineral Ownership:

All Minerals, Oil, and Gas:

S05, T09 N, R01 W, NW2 G.LOT 3, ALL G.LOT 4  
S05, T09 N, R01 W, SW4NW4; SW4SE4NW4  
S06, T09 N, R01 W, LT 1  
S06, T09 N, R01 W, SE4NE4

Douglas Potter  
100%

The analyses, opinions, and conclusions are my personal unbiased professional conclusions.

I have no present or prospective interest whether direct or indirect, pecuniary or non-pecuniary in the property that is the subject of this report, and I have no personal interest or bias whether direct or indirect, pecuniary or non-pecuniary with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined direction that favors the cause of the client.

This Mineral Title Search shall not be construed as a Certificate of Title, Title Insurance Commitment or Title Insurance Policy. It is limited to the records as are recorded in Meagher County, Montana.

Braiden Burns  
January 13, 2020

5241 Keir Ln  
Helena, MT 59602
QUITCLAIM DEED

AGAMERICA, FCB, a federally chartered instrumentality organized and existing under the laws of the United States of America (successor to the Farm Credit Bank of Spokane and the Federal Land Bank of Spokane), P.O. Box 64949, St. Paul, MN 55164 ("Grantor"), hereby conveys and quit claims to NORTHWEST FARM CREDIT SERVICES, FLCA, a federally chartered instrumentality organized and existing under the laws of the United States of America, with its principal place of business at 1700 South Assembly Street, Spokane, WA 99224-2121 ("Grantee"), all of Grantor’s right, title and interest in and to ALL MINERAL AND ROYALTY INTERESTS, of every kind and nature, previously excepted and reserved by Grantor, or its predecessors, in or under the following described real estate in Lewis and Clark County, State of Montana.

See Exhibit “A”

Containing: 20,052.37 acres, more or less.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth in the acknowledgment.

GRANTOR:
AGAMERICA, FCB

By:

[Signature]

Its: VP & Secretary
<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Name</th>
<th>Address</th>
<th>Contact</th>
<th>Country</th>
<th>Gender</th>
<th>Status</th>
<th>Notes</th>
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</thead>
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<td>01/01/2023</td>
<td>09:00</td>
<td>John Doe</td>
<td>123 Main St.</td>
<td>555-555-5555</td>
<td>USA</td>
<td>M</td>
<td>Active</td>
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<tr>
<td>02/02/2023</td>
<td>10:00</td>
<td>Jane Smith</td>
<td>456 Elm Ave.</td>
<td>666-666-6666</td>
<td>Canada</td>
<td>F</td>
<td>Inactive</td>
<td>None</td>
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<tr>
<td>03/03/2023</td>
<td>11:00</td>
<td>Robert Johnson</td>
<td>789 Oak Pl.</td>
<td>777-777-7777</td>
<td>Australia</td>
<td>M</td>
<td>Active</td>
<td>None</td>
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<tr>
<td>04/04/2023</td>
<td>12:00</td>
<td>Emily Brown</td>
<td>098 Pine Ln.</td>
<td>888-888-8888</td>
<td>UK</td>
<td>F</td>
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</table>
March 16, 2020

Mr. Travis Vincent  
Project Associate  
Prickly Pear Land Trust  
P.O. Box 892  
Helena, Montana 59624

RE: Potter Property CE mineral assessment

Dear Mr. Vincent,

A copy of the geologic assessment of the Potter properties is attached. Please review the report. If it is satisfactory, please remit $387.00 ($200 + 374 miles @ $0.50/mi.). If you have any questions, concerns or corrections, please contact me at the number or email above.

Thank you. I appreciate the opportunity to work for the Prickly Pear Land Trust.

Sincerely,

[Signature]

Turner Paddock
March 16, 2020

Mr. Travis Vincent
Project Associate
Prickly Pear Land Trust
P.O. Box 892
Helena, Montana 59624

RE: Potter Property CE mineral assessment

Dear Mr. Vincent,

At your request, I have reviewed the mineral development potential of two parcels of land located east of East Helena, Montana. The parcels are proposed for protection with a conservation easement.

The parcels include 320 acres, more or less, described as:
Parcel 1: Lots 1-2; E1/2NW1/4 Section 19, T. 10N., R. 1W., P.M.M., Lewis and Clark County, Montana.
Parcel 2: SW1/NW1/4 Section 29 and N1/2NE1/4, SE1/4NE1/4 Section 30, T. 10N., R. 1W., P.M.M., Lewis and Clark County, Montana.

The Potter properties are located about five miles east of East Helena on the west flank of the Spokane Hills about .75 to 1.75 miles south of where State route 284 turns east to Canyon Ferry. The surficial geology of the properties consists of Tertiary through Quaternary aged alluvial deposits derived from the rocks of the Spokane Hills to the east. The higher benches represent a pediment surface derived from the same source. These deposits include sediments that range in size from clay to cobbles. In the eastern part of Section 29, the surficial geology includes the Precambrian aged argillites, siltites and quartzites of the Spokane Formation. The bedrock geology includes the Spokane Formation and other Precambrian aged metasediments.

The potential for base or precious metal deposits on the Potter properties is low. Placer mining for gold occurred to the north and northeast of the properties, mostly on the north side of the Missouri River, and in the area west of Helena. Some production was reported from deposits on the south side of the Missouri near the north end of the Spokane hills. Spokane Creek north of Mitchell Gulch was reportedly prospected, but the results showed insufficient volumes to warrant further work. Lode mines occur over six miles away and are associated with igneous intrusive bodies not identified on the properties. Some are associated with quartz veins injected into sedimentary formations, but like the other mines, they are remote from the subject properties.

The potential for the development of coal deposits on the Potter properties is low. There are no identified coal deposits near the properties. If there were, the quality and volume of any deposits would make development unlikely. Most Tertiary aged coal deposits in western Montana are low quality.

The potential for oil and gas development on the Potter properties is low. Extensive leasing for oil and gas exploration occurred in the intermountain basins of western Montana in the 1970s. The interest focused on gas in Tertiary sediments. Some wells were drilled, but no production occurred and
the leases were dropped. The Precambrian aged sediments that form the bedrock beneath the properties are not known to host hydrocarbon deposits.

There are reported occurrences of uranium south of the Potter properties, near Winston, in Tertiary sediments similar to those on the Potter properties. Exploration activities to the south and east in the 1980s did not discover any viable deposits.

The sand and gravel development potential of the Potter properties is low. No clean deposits of sand or gravel were observed on the properties. The observed deposits contained a high amount of clay, which is difficult and costly to remove. Areas closer to Spokane Creek may have sand and gravel deposits, but proximity to the creek and overburden thickness make development unlikely.

Given the geologic setting of the Potter properties, it is my professional opinion that the likelihood of any commercial mineral development is so remote as to be negligible.

Sincerely

[Signature]

Turner Paddock