

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

AMENDING PARCEL A, COS No. 918 & "WATSON" PARCEL, COS No. 558

SW1/4 SW1/4, SECTION 33, T.31N., R.31W., P.M.MT., LINCOLN COUNTY, MONTANA
FOR: HOLLINGER & CITIZENS TELECOMMUNICATIONS DATE: FEBRUARY, 2024

PURPOSE OF SURVEY AND OWNER'S CERTIFICATION

We, HOLLINGER FAMILY LIMITED PARTNERSHIP and CITIZENS TELECOMMUNICATIONS COMPANY BY CERTIFICATE OF CONVERSION TO CITIZENS TELECOMMUNICATIONS COMPANY OF MONTANA, LLC, CERTIFICATE OF NAME CHANGE FROM CITIZENS TELECOMMUNICATIONS COMPANY OF MONTANA, LLC TO NORTHWEST FIBER, LLC, WHO DOES BUSINESS AS ZIPLY FIBER, A DELAWARE LIMITED LIABILITY COMPANY, record owners, hereby certify that the purpose of this survey and division of land is the relocation of common boundaries pursuant to MCA 76-3-207(2)(a); divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties. We further certify that Parcels A1 & B are excluded from review by the DEQ pursuant to ARM 17.36.605(2)(b): "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, MCA, if: (i) no facilities other than those previously approved exist or will be constructed on the parcel; and (ii) the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA".

LEGAL DESCRIPTION: PARCEL A1

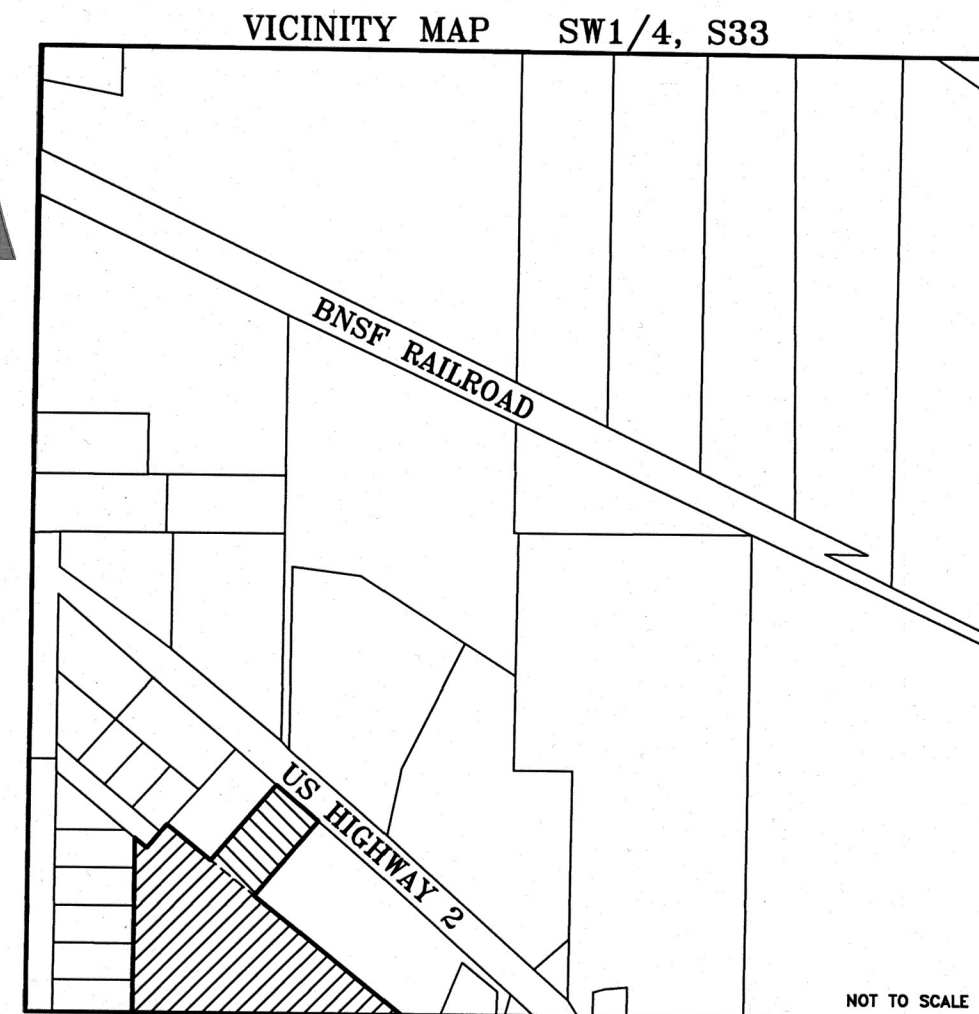
A tract of land, lying northwesterly from Libby, Montana, Lincoln County, in the SW1/4 SW1/4, Section 33, T.31N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the northwest corner of COS No. 3986, Lincoln County records, a 5/8 inch diameter rebar with illegible cap and the TRUE POINT OF BEGINNING; Thence along the southwest boundary of said COS No. 3986, S49°44'49"E, 158.83 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S40°15'11"W, 95.59 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N49°38'15"W, 275.53 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S40°15'37"W, 160.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N89°03'43"W, 10.42 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N01°39'29"E, 278.33 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, being the southwest corner of Lot 4, Block B, Plat No. 964; Thence along the southeast boundary of said Parcel B, S49°36'00"E, 132.99 feet to a 5/8 inch diameter uncapped rebar; Thence along the southeast boundary of said parcel, N38°10'08"E, 259.67 feet to a 5/8 inch diameter uncapped rebar lying on the southerly right-of-way limit of "US Highway 2"; Thence along said highway right-of-way limit through a curve to the right: Delta 00°25'08", Radius 22,880.00 feet, arc length 167.24 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS, being the northeast corner of COS No. 3986; Thence along the northwest boundary of said COS No. 3986, S38°10'11"W, 261.32 feet to a 5/8 inch diameter rebar with illegible cap and the TRUE POINT OF BEGINNING, containing 2.26 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL B

A tract of land, lying northwesterly from Libby, Montana, Lincoln County, in the SW1/4 SW1/4, Section 33, T.31N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the southwest corner of Section 33, a 3 1/4 inch diameter BLM brass cap; Thence along the south section line of said Section 33, N89°44'10"E, 280.00 feet to the southeast corner of Lot 1, Block A, Plat No. 845, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING; Thence along the east boundary of Plats No. 845 & 964, N00°01'31"E, 482.17 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the southerly right-of-way limit of a 60.00 foot wide road known as "Albert Way"; Thence S58°52'29"E, 30.11 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N37°51'50"E, 55.97 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, being the southeast corner of Lot 4, Block B, Plat No. 964; Thence S01°39'29"W, 278.33 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S89°03'43"E, 10.42 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N40°15'37"E, 160.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S49°38'15"E, 275.53 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N40°15'11"E, 95.59 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the southwest boundary of COS No. 3986; Thence along said southwest boundary, S49°44'49"E, 380.51 feet to an unmarked computed point lying on the south section line of Section 33; Thence along said section line S89°44'10"W, 728.42 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS and the TRUE POINT OF BEGINNING, containing 3.75 acres. Subject to and together with all appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL X

A tract of land, lying northwesterly from Libby, Montana, Lincoln County, in the SW1/4 SW1/4, Section 33, T.31N., R.31W., P.M.MT. and more particularly described as follows: Commencing at the northwest corner of COS No. 3986, Lincoln County records, a 5/8 inch diameter rebar with illegible cap and the TRUE POINT OF BEGINNING; Thence along the southwest boundary of said COS No. 3986, S49°44'49"E, 158.83 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S40°15'11"W, 95.59 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N49°38'15"W, 275.53 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S40°15'37"W, 160.28 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N89°03'43"W, 10.42 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N01°39'29"E, 278.33 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, being the southwest corner of Lot 4, Block B, Plat No. 964; Thence along the southeast boundary of said Lot 4, N37°51'50"E, 44.63 feet to a 5/8 inch diameter rebar with plastic cap marked JHN, 4661S, being the northwest corner of Parcel B, COS No. 918; Thence along the southwest boundary of said Parcel B S49°36'00"E, 132.99 feet to a 5/8 inch diameter uncapped rebar; Thence S49°48'07"E, 167.28 feet to a 5/8 inch diameter rebar with illegible cap and the TRUE POINT OF BEGINNING, containing 1.26 acres. Subject to and together with all appurtenant easements of record. The afore-described parcel shall become part of Parcel A1 as shown hereon, and shall not be conveyed as a separate tract of land.



BOUNDARY ADJUSTMENT NOTE

The area that is being removed from one tract of record and joined with another tract of record is not a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with this certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Calen Williamson, October, 2023.

REFERENCED SURVEYS & DOCUMENTS

- 1952 - Plat No. 253, Irregular Tract, Eugene L. Dyson, 588S
- 1957 - Plat No. 440, Plat of Frazier Tract, J.W. Ninneman, 534ES
- 1958 - Plat No. 511, Survey & Plat, Robert F. Burdick
- 1963 - Plat No. 845, Jensen's Block "A", J.W. Ninneman, 534ES
- 1964 - Plat No. 964, Jensen's Block "B", J.W. Ninneman, 534ES
- 1964 - Plat No. 968, Jensen-Watson Tract, J.W. Ninneman, 534ES
- 1975 - COS No. 132, Aggregation of Lots, J.W. Ninneman, 534ES
- 1978 - COS No. 558, Boundary Line Adjustment, Melvin D. Lauteren, 4232S
- 1981 - COS No. 918, Occasional Sale, Melvin D. Lauteren, 4232S
- 1982 - COS No. 1076, Family Transfer, Melvin D. Lauteren, 4232S
- 1999 - COS No. 2839, Boundary Line Adjustment, Kenneth E. Davis, 4975S
- 2010 - COS No. 3986, Retracement Survey, Alvah F. Hughes, 7322LS

BASIS OF BEARING AND VARIATION

The basis of bearing for this survey is true north based on survey grade GPS observation. Angular variation between this survey and COS No. 3986 is 00°20'55" between the northwest corner and southwest corner of said COS No. 3986.

Representative, Hollinger Family Limited Partnership 5/9/2024 Date

Representative, Citizens Telecommunications Company by Certificate of Conversion to Citizens Telecommunications Company of Montana, LLC, Certificate of Name Change from Citizens Telecommunications Company of Montana, LLC to Northwest Fiber, LLC, who does business as Ziplly Fiber, a Delaware Limited Liability Company 4/12/2024 Date

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Montana County of Lincoln by

Scott Hollinger VP of Sandy Burns LLC Representative, Hollinger Family Limited Partnership

on this 9 day of May 2024 In witness whereof

Kasey Vincent Notary Public for the State of Montana Residing at Libby, Montana My Commission Expires August 20, 2026

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for the State of Washington County of King by

Brian Jan VP Real Estate Representative, Citizens Telecommunications Company by Certificate of Conversion to Citizens Telecommunications Company of Montana, LLC, Certificate of Name Change from Citizens Telecommunications Company of Montana, LLC, to Northwest Fiber, LLC, who does business as Ziplly Fiber, a Delaware Limited Liability Company

on this 24 day of April 2024 In witness whereof

Andrew Hall Notary Public State of Washington Commission # 20103472 My Comm. Expires Nov 8, 2022

LAND SURVEYOR'S CERTIFICATION

I hereby certify that I am a Registered Land Surveyor in the State of Montana, that the survey shown on this "Certificate of Survey" has been prepared under my supervision and in accordance with the Montana Code Annotated, Sections 76-3-101 through 76-3-625, and the Lincoln County Regulations adopted pursuant thereto.

Byron Sanderson PLS 70400LS 3-20-24 Date

EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day of 5th May 2024, A.D.

Steven A. Boyer PLS 9750LS Lincoln County Examining Land Surveyor

COUNTY TREASURER'S CERTIFICATION

I hereby certify that all real property taxes and special assessments assessed and levied on the parcel shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Sedaris Carls May 16, 2024 Lincoln County Treasurer Date

CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 16 day of May 2024, A.D. at 9:54 o'clock

Cecilia Brown Lincoln County Clerk and Recorder by Debra Sturken Deputy

CERTIFICATE OF SURVEY No. 5023 R6

KSI

LAND SURVEYING - AERIAL DATA COLLECTION - GEOSPATIAL CONTROL
LIBBY, MONTANA (406)293-4354






















CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

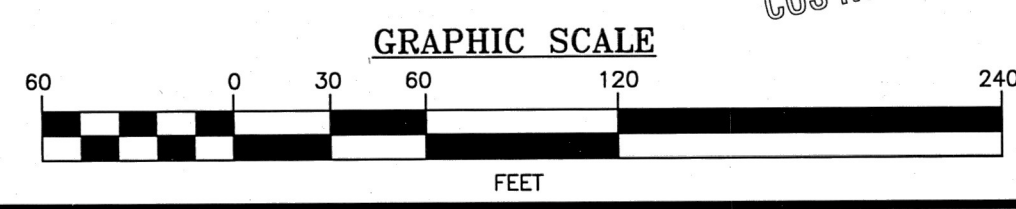
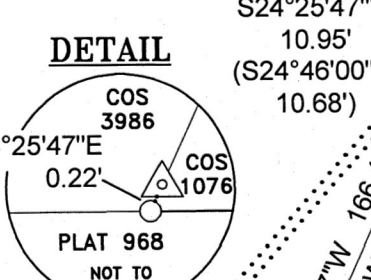
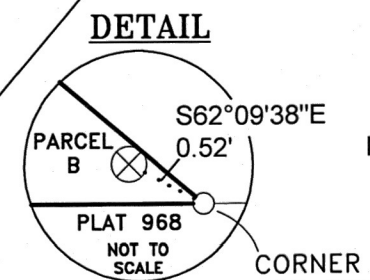
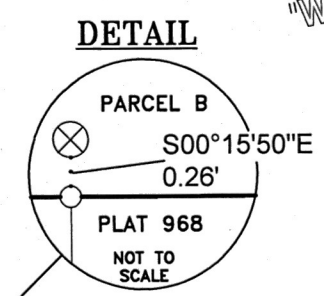
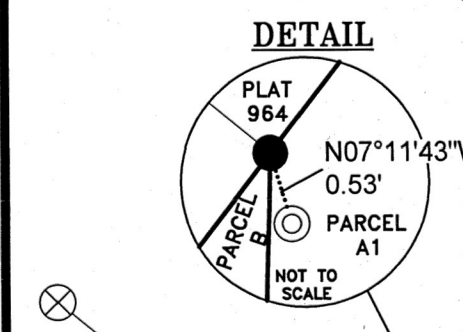
AMENDING PARCEL A, COS No. 918 & "WATSON" PARCEL, COS No. 558

SW1/4 SW1/4, SECTION 33, T.31N., R.31W., P.M.M.T., LINCOLN COUNTY, MONTANA
FOR: HOLLINGER & CITIZENS TELECOMMUNICATIONS DATE: FEBRUARY, 2024

LEGEND

-  3 1/4 INCH DIAMETER BLM BRASS CAP
-  RR SPIKE, S1/4 CORNER, SECTION 3
-  SET 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED SANDERSON, 70400LS
-  5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
-  3/4 INCH STEEL ROD
-  5/8 INCH DIAMETER UNCAPPED REBAR
-  5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED JHN, 4661S
-  5/8 INCH DIAMETER REBAR WITH ILLEGIBLE PLASTIC CAP
-  5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED MDL, 4232S
-  UNMARKED COMPUTED POINT
-  () COS No. 3986, RECORD
-  [] COS No. 918, RECORD
-  { } COS No. 558, RECORD
-  PLAT No. 964, RECORD
-  ——— SUBJECT BOUNDARY LINES, THIS SURVEY
-  - - - OLD BOUNDARY LINE
-  ——— ADJACENT BOUNDARIES
-  ——— EXISTING FENCE
-  ······ DIMENSION/RADIAL LINE
-  ——— ROAD CENTERLINE
-  - - - SECTION LINE

NORTH



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CERTIFICATE OF SURVEY No. 502386

SHEET 2 OF 2

