

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

SE1/4 SE1/4, SECTION 10, SW1/4 SW1/4, SECTION 11, & NE1/4 NE1/4, SECTION 15, T.30N., R.31W., P.M.MT.
FOR: MASTORES and FAMILY HEALTH & WELLNESS, INC. DATE: JULY, 2025

LEGAL DESCRIPTION: PARCEL X

A tract of land, lying south from Libby, Montana, Lincoln County, within SE1/4 SE1/4, Section 10, and the SW1/4 SW1/4, Section 11, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the Section Corner common to Sections 10, 11, 14, & 15, T.30N., R.31W., P.M.MT., a 4 inch diameter steel pipe with cap, and the TRUE POINT OF BEGINNING; Thence along the north boundary of said Section 14, N89°45'20"E, 430.72 feet to a witness corner, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said north boundary of Section 14, N89°45'20"E, 225.00 feet to an unmarked computed point lying in Libby Creek; Thence N00°20'31"E, 398.15 feet to an unmarked computed point lying in Libby Creek and on the south boundary of Parcel I, COS No. 4993RB; Thence along said south boundary of Parcel I, S89°45'58"W, 165.00 feet to a witness corner, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence continuing along said south boundary of Parcel I, S89°45'58"W, 491.01 feet to the southeast corner of Parcel K, COS No. 4993RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the south boundary of said Parcel K, S89°52'00"W, 933.50 feet to the southeast corner of Parcel A, COS No. 1696, a 5/8 inch diameter unmarked rebar; Thence along the south boundary of said Parcel A, COS No. 1696, S89°54'52"W, 350.09 feet to the southwest corner of said Parcel A, COS No. 1696 lying on the east boundary of Parcel A, COS No. 4616RB, a 5/8 inch diameter rebar with plastic cap marked KED, 4975S; Thence along the east boundary of Parcel A, COS No. 4616RB, S11°21'58"W, 291.74 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of US Highway 2; Thence along said easterly right-of-way limit along a 11,410.00 foot radius curve to the left, an arc distance of 125.07 feet, through a delta angle of 000°37'41", to an unmarked computed point lying on the north boundary of said Section 15; Thence along said north boundary of Section 15, N89°53'37"E, 83.20 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of Spencer Road; Thence continuing along said north boundary of Section 15, N89°53'37"E, 24.65 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence N41°26'08"E, 32.44 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N62°02'52"E, 38.78 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along a 90.00 foot radius curve right, an arc distance of 54.70 feet, through a delta angle of 34°49'25", to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S83°07'44"E, 273.79 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S00°26'46"W, 18.89 feet to the northwest corner of Tract C, Plat No. 703, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the north boundary of said Section 15; Thence along the north boundary of said Section 15, also being the north boundary of Tract C, COS No. 703, and Parcel A, COS No. 4496RB, N89°53'37"E, 795.00 feet to the Section Corner common to Sections 10, 11, 14, & 15, T.30N., R.31W., P.M.MT., a 4 inch diameter steel pipe with cap, and the TRUE POINT OF BEGINNING, containing 17.66 acres. Subject to and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL Y

A tract of land, lying south from Libby, Montana, Lincoln County, within the SW1/4 SW1/4, Section 11, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at the W1/16 corner common to said sections 11 and 14, a 3.25 inch diameter BLM brass cap monument and the TRUE POINT OF BEGINNING; Thence along the west boundary of the SE1/4 SW1/4, said Section 11, N00°23'04"E, 398.04 feet to the southeast corner of Parcel I, COS No. 4993RB, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the south boundary of said Parcel I, S89°45'58"W, 665.01 feet to an unmarked computed point lying in Libby Creek; Thence S00°20'31"W, 398.15 feet to an unmarked computed point lying in Libby Creek and on the north boundary of said Section 14; Thence along said north boundary of said Section 14, N89°45'20"E, 655.72 feet to the W1/16 corner common to said sections 11 and 14, a 3.25 inch diameter BLM brass cap monument and the TRUE POINT OF BEGINNING, containing 5.99 acres. Subject to and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL Z

A tract of land, lying south from Libby, Montana, Lincoln County, within the SE1/4 SE1/4, Section 10, and the NE1/4 NE1/4, Section 15, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at a point of the section line common to said sections 10 and 15, being the northwest corner of Tract C, Plat No. 703, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING; Thence N00°26'46"E, 18.89 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N83°07'44"W, 273.79 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along a 90.00 foot radius curve left, an arc distance of 54.70 feet, through a delta angle of 34°49'25" to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S62°02'52"W, 38.78 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S41°26'08"W, 32.44 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the north boundary of said Section 15; Thence along said north boundary of Section 15, S89°53'37"W, 24.65 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of Spencer Road; Thence along said easterly right-of-way limit of Spencer Road, S62°22'01"E, 455.28 feet to the southwest corner of Tract C, Plat No. 703, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along the west boundary of said Tract C, N00°26'46"E, 211.92 feet to a point of the section line common to said Sections 10 and 15, being the northwest corner of Tract C, Plat No. 703, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING, containing 1.30 acres. Subject to and together with all other appurtenant easements of record.

LEGAL DESCRIPTION: PARCEL 1

A tract of land, lying south from Libby, Montana, Lincoln County, within the SE1/4 SE1/4, Section 10, T.30N., R.31W., P.M.MT. and more particularly described as follows:
Commencing at a point of the section line common to said sections 10 and 15, being the northwest corner of Tract C, Plat No. 703, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING; Thence N00°26'46"E, 18.89 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence N83°07'44"W, 273.79 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence along a 90.00 foot radius curve left, an arc distance of 54.70 feet, through a delta angle of 34°49'25" to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence S62°02'52"W, 38.78 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS; Thence S41°26'08"W, 32.44 feet to a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS lying on the north boundary of said Section 15; Thence along said north boundary of Section 15, S89°53'37"E, 24.65 feet to a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS lying on the easterly right-of-way limit of Spencer Road; Thence along said north boundary of Section 15, N89°53'37"E, 85.70 feet to the southwest corner of that tract described in Book 87, Page 515, Lincoln County Records, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the west boundary of said Book and Page tract, N00°36'56"W, 10.07 feet to the northwest corner of said Book and Page tract, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the north boundary of said Book and Page tract, N89°53'33"E, 245.14 feet to the northeast corner of said Book and Page tract, a 5/8 inch diameter rebar with plastic cap marked HUGHES, 7322LS; Thence along the east boundary of said Book and Page tract, S00°06'23"E, 10.07 feet to the southeast corner of said Book and Page tract, an unmarked computed point lying on the north boundary of said Section 15; Thence along said north boundary of Section 15, N89°53'37"E, 49.60 feet to the northwest corner of Tract C, Plat No. 703, a 5/8 inch diameter rebar with blue plastic cap marked SANDERSON, 70400LS, and the TRUE POINT OF BEGINNING, containing 0.26 acres. Subject to and together with all other appurtenant easements of record.
The afore-described parcel shall become part of Parcel Z, as shown hereon, and shall not be conveyed as a separate tract of record.

REFERENCED SURVEYS & DOCUMENTS

- 1947 - Book 87, Page 515, Warranty Deed for 10' x 245', Tract
- 1961 - Plat No. 703, Tracts A through E, J.W. Ninneman, 534ES
- 1971 - Project F-330(5), US Highway 2, Montana State Highway Commission (now MDOT)
- 2006 - COS No. 3771RB, Boundary Line Adjustment, A.F. Hughes, 7322LS
- 2017 - COS No. 4496RB, Boundary Line Adjustment, S.A. Boyer, 9750LS
- 2019 - COS No. 4616RB, Boundary Line Adjustment, A.F. Hughes, 7322LS
- 2023 - COS No. 4993RB, Boundary Line Adjustment, B. Sanderson, 70400LS

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.

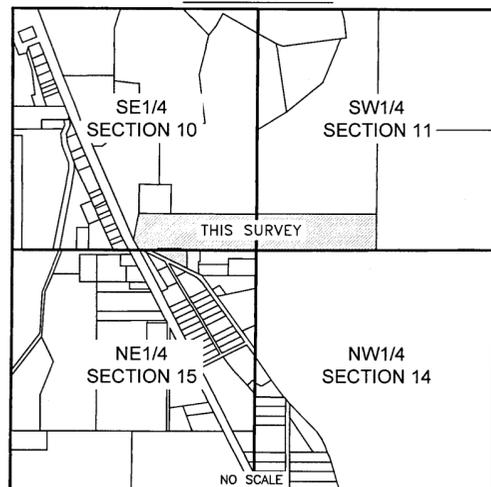
BASIS OF BEARING

The basis of bearing for this survey is S89°52'00"W along the south boundary of Parcel K, COS No. 4993RB.

METHOD OF SURVEY

A Trimble R10 Model 2 GNSS System was used to tie previously set controlling corners by Byron Sanderson & Calen Williamson, April, 2025.

VICINITY MAP



KSI

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

PURPOSE OF SURVEY AND CERTIFICATION

We, Marcus J. Mastores, Margaret L. Mastores, & Family Health and Wellness Inc., a Montana Corporation, 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(1)(a): "divisions made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties". We also certify that Parcels X and Z are exempt from review by the Department of Environmental Quality pursuant to MCA 76-4-104(7)(p): "a basis for exempting from review facilities previously approved under this chapter or by a local reviewing authority of the facility is not proposed to be changed, is not affected by a proposed change to another facility, and meets the design conditions of its existing approval under this chapter or by the local authority and is operating properly. Existing systems must meet the current setbacks established in rule and subsection (7)(i), unless the lot was created before the relevant effective dates for mixing zones and isolation zones."

We further certify that Parcel Y is excluded from sanitation review by the DEQ pursuant to ARM 17.36.605(2)(a): "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel". We also certify that Parcel A is 20 acres or larger, and therefore excluded from sanitation review by the DEQ pursuant to MCA 76-4-102(24).

Marcus J. Mastores 8/25/25
Date
Margaret L. Mastores 8/25/25
Date
Rikki L. Thompson 8/28/20
Date
President, Family Health and Wellness, Inc., a Montana Corporation

ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of MS County of Pearl River by
Marcus J. Mastores & Margaret L. Mastores

on this 25th day of August 2025.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

Kacie Spence
residing in: MS My Commission expires: 10/16/25



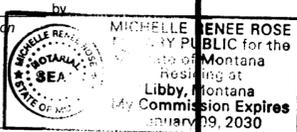
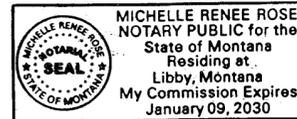
ACKNOWLEDGMENT

The foregoing Exemptions were subscribed and acknowledged before me a Notary Public for

the State of Montana County of Lincoln by
Rikki L. Thompson, President, Family Health and Wellness, Inc., a Montana Corporation

on this 19 day of February 2026.
In witness whereof, I have hereunto set my hand and affixed my notarial seal.

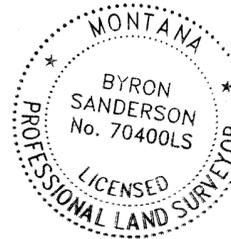
Michelle Renee Rose
residing in: Libby, MT My Commission expires: 01/09/2030



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 7-25-25
Byron Sanderson, PLS 70400LS Date



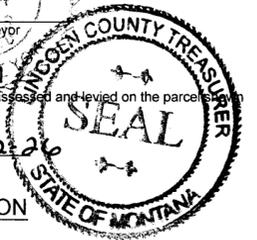
EXAMINING LAND SURVEYOR'S CERTIFICATION

Examined this day 02 of MARCH 2026 A.D.
Steven A. Boyer
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 parcels shown hereon are paid pursuant to Section 76-3-207(3), M.C.A.

Shirley W. Mitchell for Selma Cullberg 3-2-26
Lincoln County Treasurer



CLERK AND RECORDER'S CERTIFICATION

State of Montana, County of Lincoln, filed this 4 day of March
2026, A.D. at 7:42 o'clock

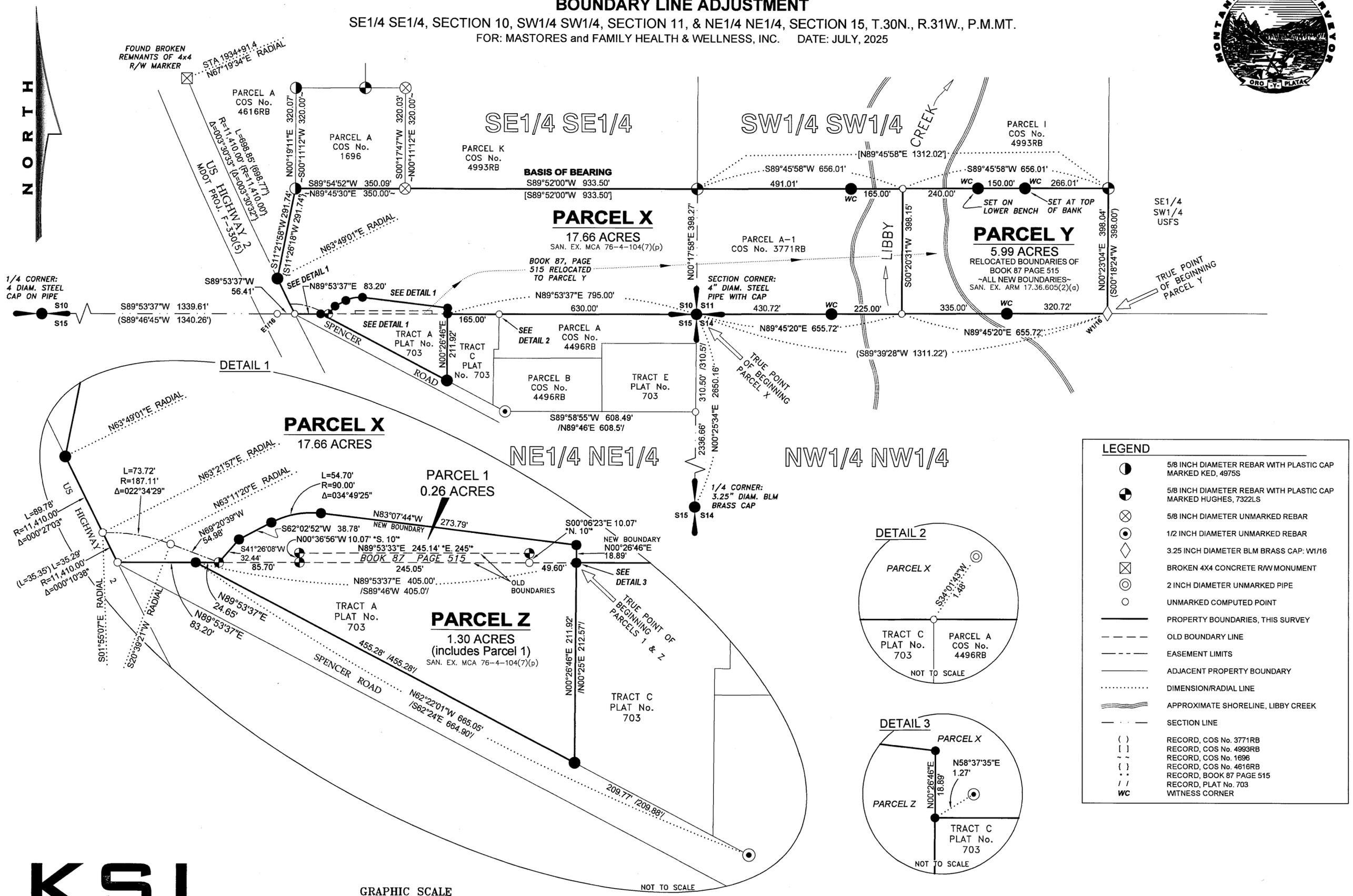
Corina Brown by Malcolm Strickland
Lincoln County Clerk and Recorder Deputy

CERTIFICATE OF SURVEY No. 5203 R0

CERTIFICATE OF SURVEY

BOUNDARY LINE ADJUSTMENT

SE1/4 SE1/4, SECTION 10, SW1/4 SW1/4, SECTION 11, & NE1/4 NE1/4, SECTION 15, T.30N., R.31W., P.M.MT.
 FOR: MASTORES and FAMILY HEALTH & WELLNESS, INC. DATE: JULY, 2025



LEGEND	
	5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED KED, 4975S
	5/8 INCH DIAMETER REBAR WITH PLASTIC CAP MARKED HUGHES, 7322LS
	5/8 INCH DIAMETER UNMARKED REBAR
	1/2 INCH DIAMETER UNMARKED REBAR
	3.25 INCH DIAMETER BLM BRASS CAP: W1116
	BROKEN 4x4 CONCRETE R/W MONUMENT
	2 INCH DIAMETER UNMARKED PIPE
	UNMARKED COMPUTED POINT
	PROPERTY BOUNDARIES, THIS SURVEY
	OLD BOUNDARY LINE
	EASEMENT LIMITS
	ADJACENT PROPERTY BOUNDARY
	DIMENSION/RADIAL LINE
	APPROXIMATE SHORELINE, LIBBY CREEK
	SECTION LINE
	RECORD, COS No. 3771RB
	RECORD, COS No. 4993RB
	RECORD, COS No. 1696
	RECORD, COS No. 4616RB
	RECORD, BOOK 87 PAGE 515
	RECORD, PLAT No. 703
	WITNESS CORNER

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