



Kyle Holland, **Planner II**
Community Development Department
316 North Park Avenue, Room 443
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: kholland@helenamt.gov

helenamt.gov

Date: April 20, 2023

STAFF REPORT

To: Helena Board of Adjustment

From: Kyle Holland, City Planner II

Subject: Consideration of:

1. A variance from Section 11-23-10 to increase the aggregate area of wall signage from 200sf to 400sf, for a property with a legal description of Lot 3-A of the C. W. Cannon Addition to the City of Helena, Lewis and Clark County, Montana, as described on COS #3397792

The reason for the variance is for wayfinding and to appropriately scale the signage to the building.

This property is located at 1645 Vandelay Ave.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received March 29, 2023

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, May 02, 2023

PROPERTY OWNER: Helena Specialty Center LLC

MAILING ADDRESS: 1101 26th St South, Great Falls, MT 59405

CONTACT NUMBER: (406) 455-5127

EMAIL ADDRESS:

APPLICANT: Danielle Grebe

MAILING ADDRESS: 15 5th St South, Great Falls, MT 59401

CONTACT NUMBER: (406) 770-0771

EMAIL ADDRESS: danig@lpwarchitecture.com

PROPERTY ADDRESSES: 1645 Vandelay, Helena, MT 59601

LEGAL DESCRIPTION:

Lot 3-A of the C. W. Cannon Addition to the City of Helena

GENERAL LOCATION: This property is generally located on the southwest corner of Vandelay Ave. and N. Oakes St.

PROPOSED LAND USE: Healthcare Facility

ADJACENT LAND USE:

- North: Vacant Land, Opportunity Bank
- South: Government building, Multi-occupancy retail
- East: Overnight accommodation, Motel
- West: Vacant Land

PRESENT ZONING: B-2

VARIANCE PROPOSALS:

1. A variance from Section 11-23-10 to increase the aggregate area of wall signage from 200sf to 400sf, for a property with a legal description of Lot 3-A of the C. W. Cannon Addition to the City of Helena, Lewis and Clark County, Montana, as described on COS #3397792

HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) Building permit approved July 27th, 2022

ZONING EVALUATION for the properties legally addressed as 1645 Vandelay Ave., Helena, MT, located in a B-2 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-23-10 (B-2 District) (D)	Each business is permitted awning, wall, and/or marquee signs conforming to subsection 11-23-8M of this chapter. The total aggregate area of such signs shall not exceed thirty percent (30%) of the building facade or that portion occupied by the business, to which they are applied or two hundred (200) square feet, whichever is less.	N/A	Increase total permitted sign area to 400sf	Yes

BOARD OF ADJUSTMENT VARIANCE CRITERIA

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

In evaluating the standards above, the board of adjustment may consider the following factors:

1. Special conditions and circumstances that are unique to the applicant’s site, including the size of the property, unusual or extreme topography, or unusual shape of the property.
2. The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.

3. *Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*
4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.*
5. *Whether a literal interpretation of the provisions of this Title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.*
6. *The extent to which the hardship or difficulty results from the actions of the applicant.*
7. *Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.*

PUBLIC COMMENT:

As of Thursday, April 20, 2023, no public comments have been received.

City Attorney's Office:

It is the recommendation of the City Attorney's Office, that staff does not make a recommendation to approve or deny a variance.

CONCLUSION

Montana law states the Board of Adjustment has authority to consider "...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done." (76-2-323 MCA)

Motion:

Move to Approve or Deny

1. **A variance from Section 11-23-10 to increase the aggregate area of wall signage from 200sf to 400sf, for a property with a legal description of Lot 3-A of the C. W. Cannon Addition to the City of Helena, Lewis and Clark County, Montana, as described on COS #3397792**

If the Board of Adjustment approves the requested variance, the following condition is recommended:

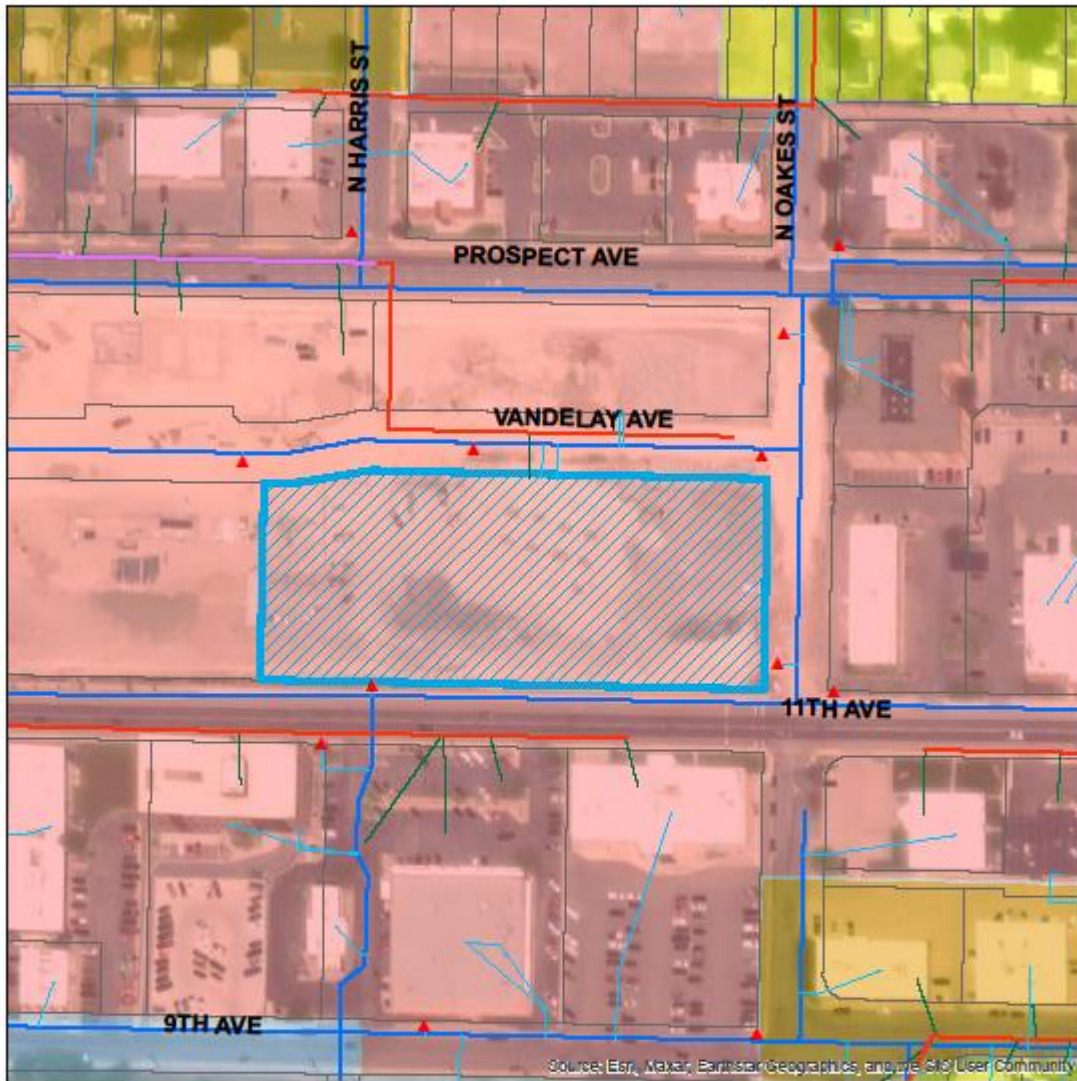
Building Permit: A building permit must be obtained within one (1) year.

Regards,



Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 443
Helena, MT 59601

1645 Vandelay Ave



Legend

- | | |
|---|--|
|  R-2 Residential District |  B-2 General Commercial District |
|  R-O Residential Office District |  PLI Public Lands & Institutions District |





Kyle Holland, Planner II

Community Development Department
316 North Park Avenue, Room 443
Helena, MT 59623

: Phone: 406-447-8492
: Fax: 406-447-8460
: Email: kholland@helenamt.gov

helenamt.gov

Date: April 17, 2023

TO WHOM IT MAY CONCERN: Variances from district dimensional standards requirements are being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the May 02, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, May 02, 2023 at 5:30 p. m. via Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/abx78Gko9e>.

Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

PROPOSAL:

1. A variance from Section 11-23-10 to increase the aggregate area of wall signage from 200sf to 400sf, for a property with a legal description of Lot 3-A of the C. W. Cannon Addition to the City of Helena, Lewis and Clark County, Montana, as described on COS #3397792

The reason for the variance is for wayfinding and to appropriately scale the signage to the building.

ADDRESS:

This property is located at 1645 Vandelay Ave.

GENERALLY LOCATED:

This property is generally located on the southwest corner of Vandelay Ave. and N. Oakes St.

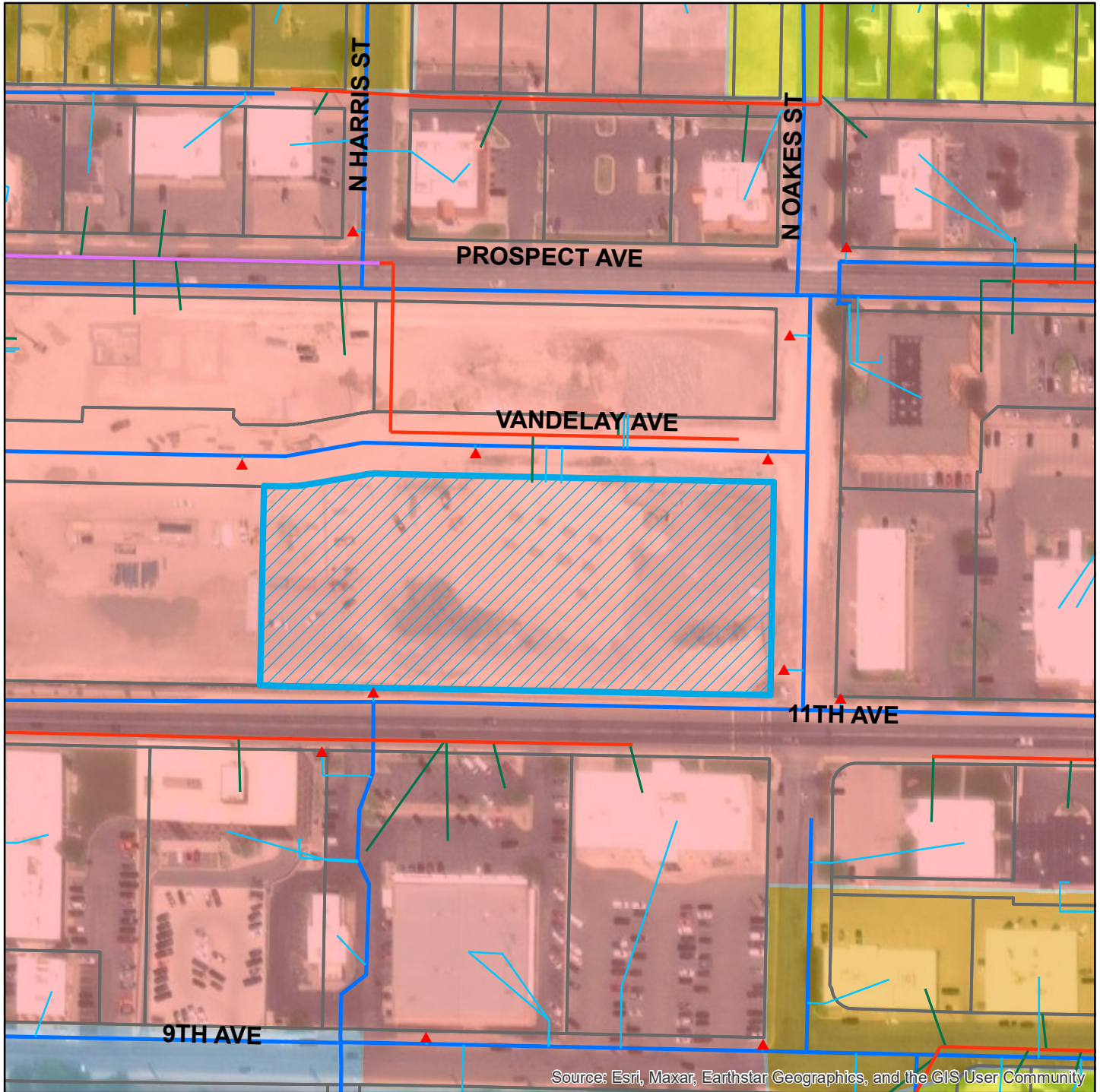
If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,

Kyle Holland, Planner II

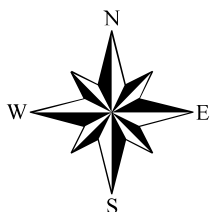
Community Development Department
City-County Building
316 N. Park Ave, Rm 443
Helena, MT 59601

1645 Vandelay Ave



Legend

- | | |
|---|--|
|  R-2 Residential District |  B-2 General Commercial District |
|  R-O Residential Office District |  PLI Public Lands & Institutions District |





BOARD OF ADJUSTMENT VARIANCE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

APPLICATION FEE: \$125.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

PROPERTY OWNER: Primary Contact?

Name: Helena Specialty Center LLC Primary Number: 406-455-5127
Address: 1101 26th Street South Other Phone: 206-369-2803
Email: Tom Cinko

APPLICANT (If different from property owner): Primary Contact?

Name: Danielle Grebe Primary Number: 406-770-0771
Address: 15 5th Street South Other Phone: _____
Email: danig@lpwarchitecture.com Company: LPW Architects

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: _____ Primary Number: _____
Address: _____ Other Phone: _____
Email: _____ Company: _____

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

Address of Property 1645 Vandelay Ave Helena MT 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) _____

Geocode _____

The most recent deed for impacted property

Lot or Parcel Size (square feet) 68,459

Current and proposed use of structure or property: Ambulatory Health Care

Current Zoning District B-2

Are there other related Land Use Applications being submitted: Yes No

Submit proof of current paid taxes

1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

Section B: INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.

EXAMPLE: [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

Please provide all the information requested in the Application. An incomplete application may delay the review of your request. Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.

Dimensional Criteria:

- Reduce front lot line setback: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: _____
- Reduce rear lot line setback: _____
- Exceed building height limitation: _____

Lot Coverage/Area Criteria:

- Lot coverage percentage: _____
- Front porch lot coverage percentage: _____
- Lot area per dwelling unit: _____

Landscaping Criteria:

- Reduce or eliminate landscaping area: _____
- Reduce or eliminate screening: _____

Parking Criteria:

- Exceed the maximum parking spaces allowed: _____
- Reduce the amount of required on-site parking spaces: _____
- Reduce or eliminate loading berths: _____
- Reduce or eliminate required bicycle spaces: _____
- Reduce size of parking space: _____

Sign Criteria:

- Sign area (square footage): 400 sf mounted on building _____
- Sign height: _____
- Sign location: _____
- Number of signs: _____

Other:

Section C: BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA.

To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.

It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.

Section D: EVALUATION FACTORS

- 1. **Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.**

If the above condition applies, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

The special condition in this instance is the multiple approaches to the building. There is building signage on the east face to be visible from Oakes, on the west face to be visible from Vandelay, and on the south to be visible to 11th Ave, and to associate the main entry to the building use.

- 2. **The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

The signage is compatible with existing site access points, and main entrance points of the building.

- 3. **Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

We don't have access to the other building currently being developpe on the site to know what they are conforming with or otherwise.

- 4. **The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, thereby creating the non-conformity. Explain.

no

- 5. **Whether a literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.**

For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical? If so, explain.

signage on more than one faces of a building is typical, and is helpful to users for wayfinding especially for healthcare where ease and expediency s is important.

6. The extent to which the hardship or difficulty results from the actions of the applicant.

Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

The hardship would be confusion due to an un-named face of the building and not identifying it's purpose or where to go.

7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.

We believe other building owners are in favor of clear identification of their building's purpose.

8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.

9. Provide any additional information you would like the Board to consider.

IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

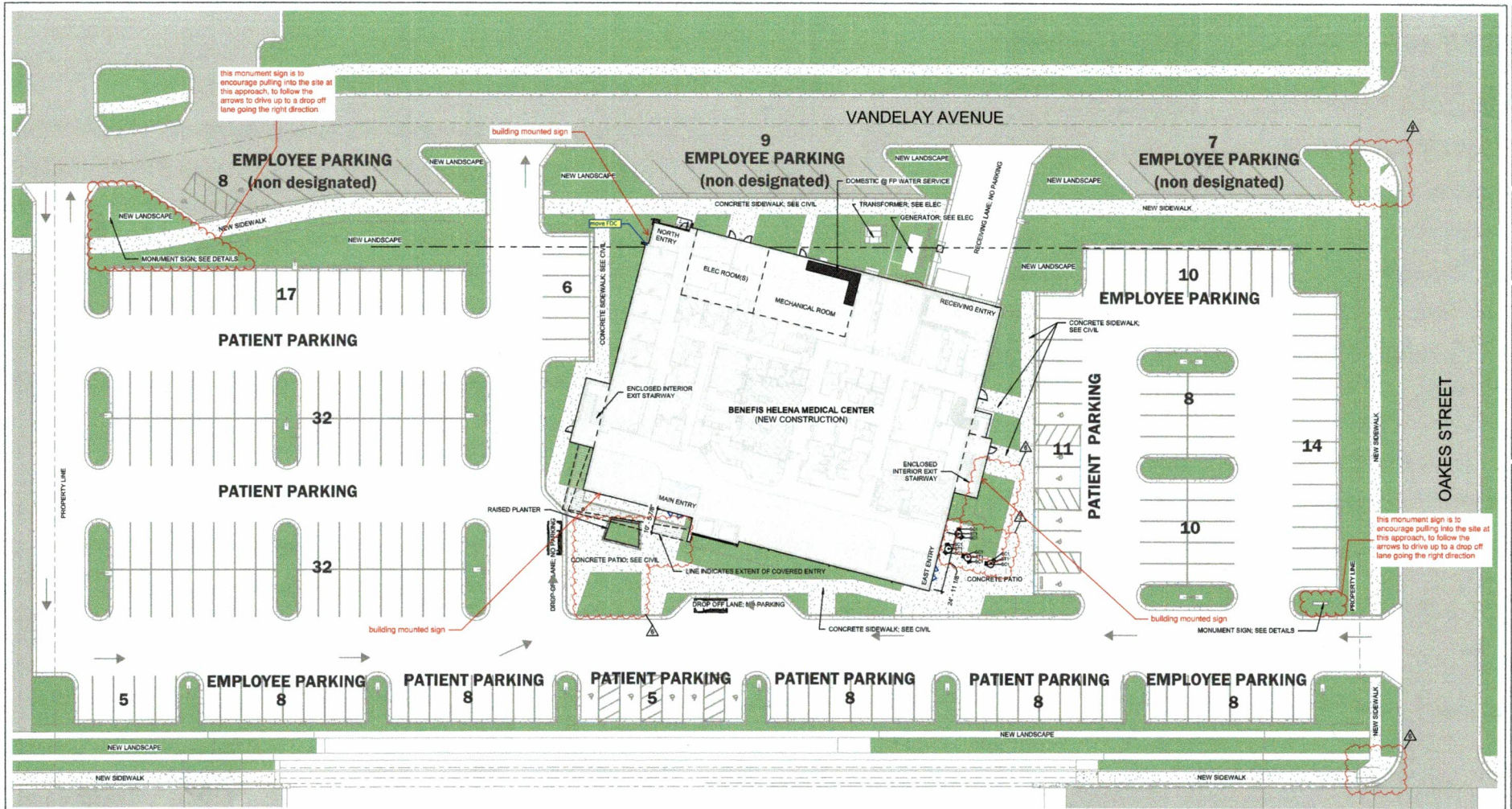
Signed: Tom Cenko
Tom Cenko, Director of Facilities and Environmental Services Date: 3/22/2023
Property Owner

Applicant: _____ Date: 3/22/23
(If different from Owner) Dani Grobe

(Property owner must sign application)

It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.

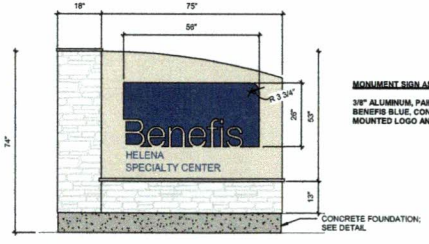
City Planning Staff represents the City; staff cannot answer questions for the applicant.



1 SITE PLAN
1" = 20'-0"

Site Furniture Schedule						
Type Mark	Description	Count	Manufacturer	Model	Comments	Supply/Install
SC1	Chair	8	Forns + Surfaces	ISCAVO	Back and Seat, Riv Perforation, Color - Aluminum Texture	C-301
ST1	Pedestal Table	4	Forns + Surfaces	STAVO-C36RA	Riv Perforation, Color - Aluminum Texture	C-301

11TH AVENUE



3 MONUMENT SIGN ELEVATION
1/2" = 1'-0"

HEALTHCARE CENTER: A PLACE PROVIDING MEDICAL SERVICES FOR PREVENTION, DIAGNOSIS, TREATMENT OR REHABILITATION, INCLUDING OUTPATIENT MEDICAL FACILITIES.

HEALTHCARE CENTER: 4.11 SPACES/1,000 SQUARE FEET OF GROSS AREA

PARKING REQUIREMENTS
160

HEALTHCARE FACILITIES: 1.8 SPACES/660
18x1.8 = 33

ADA STALLS REQUIRED (GENERAL) = 6
ADA STALLS REQUIRED (ASCO) = 4

TOTAL PARKING = 188 PARKING (19 ADA)

BIKE STALLS: 3 SPACES + 2% FOR # OF PARKING SPACES EXCEEDING 10.
3x10 = 13 BIKE STALLS (before reduction)

1106.3 Hospital Outpatient Facilities
At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible.



Revision Schedule	
NO.	DATE
1	20-02-27
2	20-02-27
3	20-02-27
4	20-02-27
5	20-02-27
6	20-02-27
7	20-02-27
8	20-02-27
9	20-02-27
10	20-02-27

Revised Schedule	
NO.	DATE
1	20-02-27
2	20-02-27
3	20-02-27
4	20-02-27
5	20-02-27
6	20-02-27
7	20-02-27
8	20-02-27
9	20-02-27
10	20-02-27

Project Information	
PROJECT NO.	20-027
DATE	2/27/20
PROJECT NUMBER	20-027
DATE	2/27/20
PROJECT NUMBER	20-027
DATE	2/27/20
PROJECT NUMBER	20-027
DATE	2/27/20
PROJECT NUMBER	20-027
DATE	2/27/20

DESIGN

2996 Bozeman Ave.
Helena, MT, 59601
406.443.4172

www.yesco.com

© 2022 YESCO LLC. All right reserved

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO. The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	08.29.2022
1	02.06.2023
2	02.20.2023
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JO #

Approval

A/E Sign / Date

Client Sign / Date

Benefis Helena

1645 Vandelay Ave.
Helena, MT, 59601-9999

Acct. Exec: Ben Toney
Designer: JS

OPY-50118 R2

ART 1.0

SCOPE OF WORK

MANUFACTURE & INSTALL TWO (2) S/FILLUMINATED CABINETS WITH PUSH-THRU GRAPHICS / MONUMENT STRUCTURES BY OTHERS - NOT IN CONTRACT

PERMITTING SIGN AREA: 26 FT² (EACH SIGN)

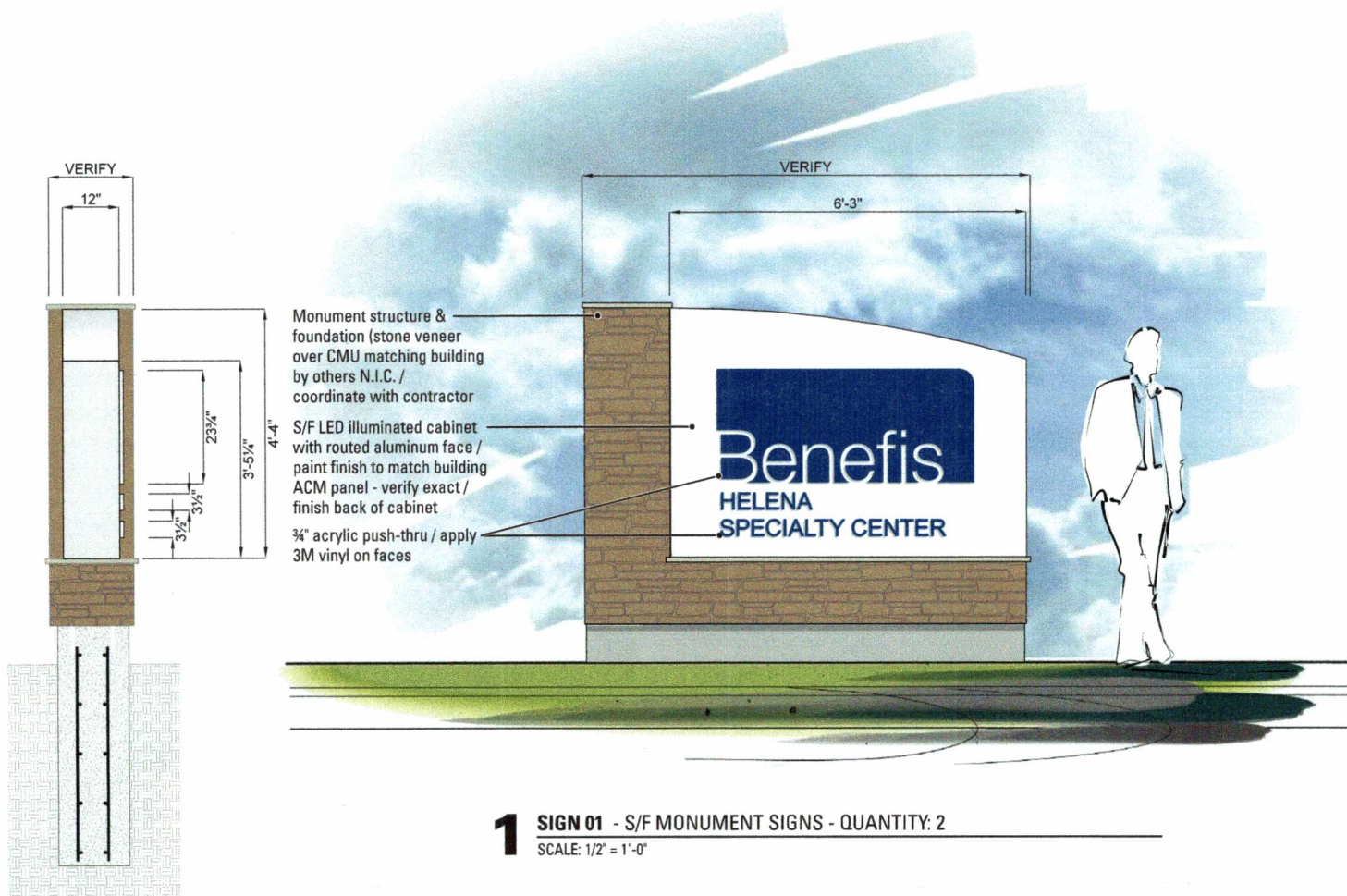
FINAL ELECTRICAL CONNECTION:
CUSTOMER TO PROVIDE POWER TO SIGN LOCATION. YESCO TO CONNECT.

NOTES
FIELD VERIFY ALL MEASUREMENTS & DETAILS / VERIFY SIGN TYPE & GRAPHICS LAYOUT

COLOR KEY

P1	Match Building ACM panel color -verify
P2	
P3	
V1	3M 3630-36 Blue
V1	
V2	

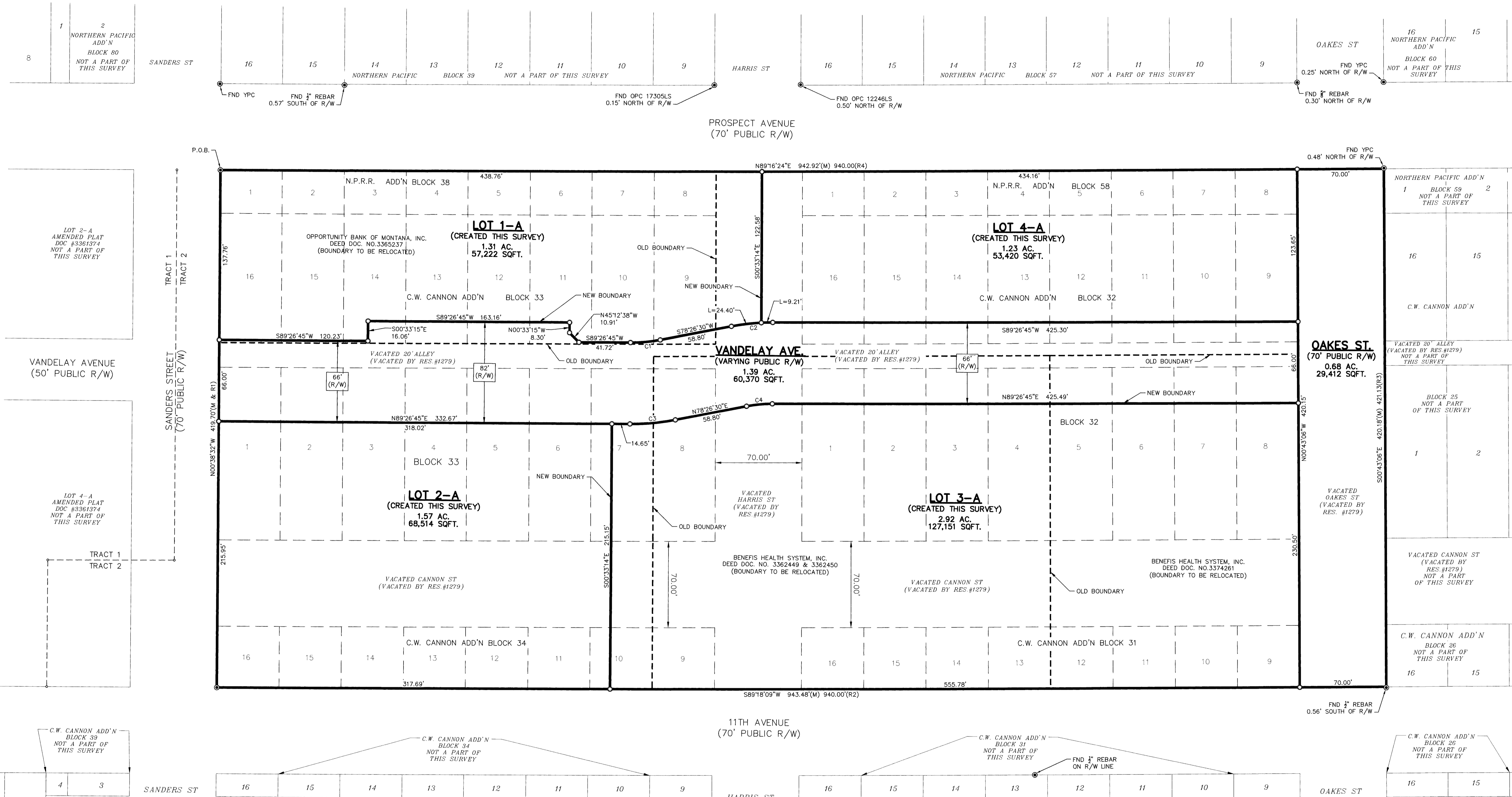
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



1 SIGN 01 - S/F MONUMENT SIGNS - QUANTITY: 2
SCALE: 1/2" = 1'-0"

AMENDED PLAT

AMENDING BLOCKS 38 & 58 OF THE PLAT OF THE NORTHERN PACIFIC ADDITION TO HELENA, DOCUMENT NO.1000742
AND BLOCKS 31, 32, 33 AND 34 OF THE PLAN OF C.W. CANNON'S ADDITION TO HELENA, DOCUMENT NO.1000738
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS & CLARK COUNTY, MONTANA



LEGEND

●	FOUND RPC "FISH 33886LS" OR AS OTHERWISE NOTED	—	NEW BOUNDARY THIS SURVEY	RPC	RED PLASTIC CAP
○	SET 5/8"x24" REBAR WITH RPC OR 1-1/4" BRASS PLUG "FISH 33886LS"	- - - -	AGGREGATED LOT/OLD BOUNDARY	OPC	ORANGE PLASTIC CAP
100.00'(M)	MEASUREMENT OF RECORD	- - - -	LINE COMMON TO TRACTS 1&2 OF DEEDS #3320162, #3320163, #3322604	DOC. NO.	DOCUMENT NUMBER
100.00'(R1)	MEASUREMENT OF RECORD AMENDED PLAT DOC #3361374	- - - -	ADJACENT BOUNDARY	RES.#	RESOLUTION NUMBER
100.00'(R2)	MEASUREMENT OF RECORD C.W. CANNON'S ADD'N	- - - -	OLD BOUNDARY (DEEDS #3365237 & #3374261)		
100.00'(R3)	MEASUREMENT OF RECORD QUIT CLAIM DEED #3322604	P.O.B.	POINT OF BEGINNING		
100.00'(R4)	MEASUREMENT OF RECORD NORTHERN PACIFIC ADD'N	R/W	RIGHT OF WAY		
		YPC	YELLOW PLASTIC CAP		

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	24.01'	125.00'	11.00'	S83°56'38"W	23.97'
C2	33.61'	175.00'	11.00'	N83°56'38"E	33.56'
C3	36.68'	191.00'	11.00'	S83°56'38"W	36.63'
C4	20.93'	109.00'	11.00'	N83°56'38"E	20.90'

SURVEY NOTES

- THE LOCATION OF THE RIGHT-OF-WAY OF PROSPECT AVENUE, AND 11TH AVENUE IS CONTROLLED BY THE LOCATION OF RIGHT-OF-WAY IMPROVEMENTS OBSERVED AT THE TIME OF SURVEY.
- ALL DISTANCES ARE GROUND DISTANCES IN INTERNATIONAL FEET

BASIS OF BEARING

HELENA LOW DISTORTION PROJECTION;
GEODEIC NORTH OBTAINED BY GPS OBSERVATIONS & OPUS PROCESSING (2010.00)
DATUM: NAD83(2011) (EPOCH 2010.00)
PROJECTION: TRANSVERSE MERCATOR
CENTRAL MERIDIAN: W 111°57'00" (-111.95°)
PROJECT ORIGIN LATITUDE: N 46°30'00" (46.5°)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.000191
FALSE NORTHING: 1000,000.00 IFT (30,480m)
FALSE EASTING: 200,000.00 IFT (60,960m)

STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.seoeng.com

2223 MONTANA AVE. STE. 201 BILLINGS, MT 59101
Phone: (406)501-4355 Fax: (406)501-4062

3530 CENTENNIAL DR. HELENA, MT 59601
Phone: (406)442-8594 Fax: (406)442-8557

851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715
Phone: (406)522-8594 Fax: (406)522-9528

COUNTY: LEWIS & CLARK	1/4	SEC	T	R	1/4	SEC	T	R
PRINCIPAL MERIDIAN, MONTANA	29	10N	3W					

FIELD: DCD
DRAWN: RJS/ANF/NCF
CHECKED: NCF
DATE: 4/1/2022

SHEET
2 OF 2

3397792 COS 05/04/2022 12:43:22 PM Page 2 of 2 Fees: \$157.00

Mark Esponda
3424 US Hwy 12 E
Helena MT 59601

QUITCLAIM DEED

For value received, BENEFIS HEALTH SYSTEM, INC., 1101 26th St. S., Great Falls, Montana 59405, DICK AND MARGARET ANDERSON FAMILY LIMITED PARTNERSHIP, 1800 Lodgepole, Helena, Montana 59601, D&M DEVELOPMENT, LLC, 3424 US Hwy 12 East, Helena, Montana 59601, and OPPORTUNITY BANK OF MONTANA , 1400 Prospect Ave., Helena, Montana 59601 (collectively "Grantors"), do hereby convey, release, remise and forever quitclaim unto BENEFIS HEALTH SYSTEM, INC., 1101 26th St. S., Great Falls, Montana 59405 all of Grantors' interest in the real property located in Lewis and Clark County, Montana, more particularly described on Exhibit A, attached and incorporated herein.

DATED this 2nd day of May, 2022.

(Remainder of page intentionally left blank. Signature pages follows.)



Opportunity Bank of Montana, Inc.

By: Darryl Rensmon
Darryl Rensmon

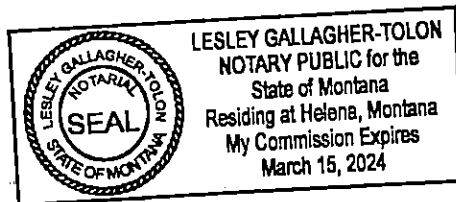
Its: Senior Vice President

STATE OF Montana)
COUNTY OF Lewis and Clark) ss.

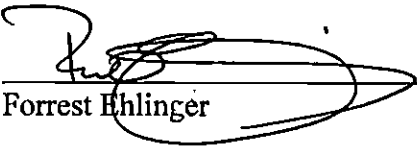
This instrument was acknowledged before me this 2nd day of May, 2022, by Darryl Rensmon as Senior Vice President of Opportunity Bank of Montana, Inc.

Lesley Gallagher-Tolon
Notary Public for the State of _____
My commission expires _____

(SEAL)



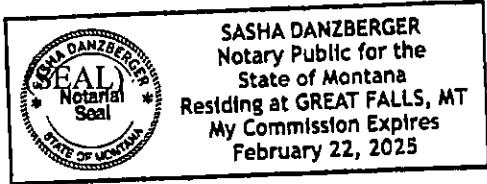
Benefis Health Systems, Inc.

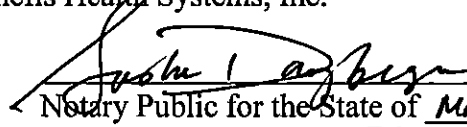
By: 
Forrest Ehlinger

Its: Chief Financial Officer

STATE OF Montana)
) ss.
COUNTY OF Cascade)

This instrument was acknowledged before me this 2 day of May, 2022, by Forrest Ehlinger as Chief Financial Officer of Benefis Health Systems, Inc.




Notary Public for the State of Montana
My commission expires Feb. 22, 2025

Dick and Margaret Anderson Family, LP

By:

Dick Anderson
Dick Anderson

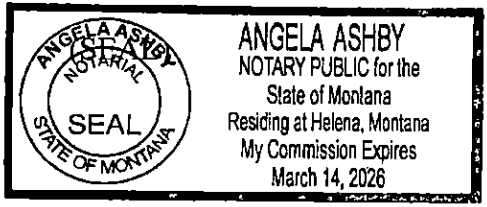
Its:

Managing Partner

STATE OF MT)
COUNTY OF Lewis + Clark) ss.

This instrument was acknowledged before me this 2 day of May, 2022, by
Dick Anderson as managing partner of Dick and Margaret Anderson Family, LP.

Angela Ashby
Notary Public for the State of MT
My commission expires 3/14/26



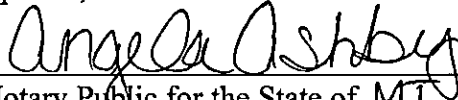
D&M Development, LLC

By: 
Mark Esponda

Its: Manager

STATE OF MT)
COUNTY OF Lewis+Clark) ss.

This instrument was acknowledged before me this 2 day of May, 2022, by Mark Esponda as Manager of D&M Development, LLC.


Notary Public for the State of MT
My commission expires 3/14/26

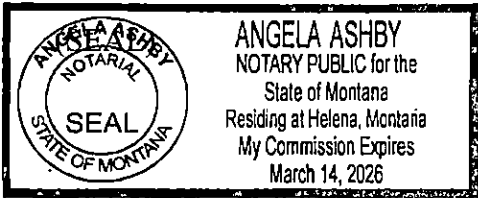


Exhibit A

Lot 3-A of the Amended Plat of Blocks 31, 32, 33 and 34 of the C.W. Cannon Addition to the City of Helena, Document Number 1000738, Lewis and Clark County, Montana, as shown on the Amended Plat filed under Document Number 3397792.

Project Reviews

City of Helena

Project Number: ZBOA2303-003

Description: **Benefis Sign**

Applied: **3/29/2023**

Approved:

Site Address: **1645 Vandelay Ave**

Closed:

Expired:

City, State Zip Code: **Helena, MT**

Status: **RECEIVED**

Applicant: **Danielle Grebe**

Parent Project:

Owner: **Helena Specialty Center LLC**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
3/29/2023		4/1/2023	DIRECTOR REVIEW	Christopher Brink		
Notes:						