



December 3, 2025

**Ben Rose**  
**ROVE Valuations**  
**3412 Colton Blvd, Ste 201**  
**Billings, MT 59102**

RE: Evaluation Request

Dear Ben:

This is to confirm First Security Bank's request for you to prepare an Exterior Evaluation on the real property as follows:

Property Identification:	Borrower Name: Shyne Law Group PLLC
	Owner Name: Michael Levonas
	Property Address: 607 Professional Dr, Unit 3, Bozeman 59718
	Parcel #- RGG50133
	Purpose: Purchase, closing 2/16/26

Your contact for additional information and inspection will be **Kelsey Slye, buyer's agent** who may be reached at **(406) 570-4123**. Additional information, if applicable, is listed below:

**The Small Business Administration (SBA) as an additional Intended User. Sales Approach only.**

The Bank agrees to pay the sum of no more than **\$495** to the evaluator, as total compensation, for the professional services required to be performed. The date of completion shall be on or before **12/17/2025**.

Please e-mail your report to [fsbappraisal@ourbank.com](mailto:fsbappraisal@ourbank.com). Please submit your invoice as a separate attachment from your report.

Property Type: Office Condo

In addition, the report must include the following:

1. Identify the location of the property
  2. Provide an estimate of the property's market value in its actual physical condition, use, and zoning designation as of the effective date of the evaluation (that is, the date that the analysis was completed), with any limiting conditions
  3. Describe the analysis performed and the supporting information used in valuing the property.
  4. Indicate all source(s) of information used in the analysis, as applicable, to value the property, including:
    - External data sources (such as sales databases and public tax and land records)
    - Property-specific data (such as previous sales data for the subject property, tax assessment data, and comparable sales information)
    - Current dated photos of the property
    - Description of the neighborhood
    - Local market conditions
    - A vicinity map with subject identified
4. Preparer's contact information, title, and signature (electronic or original) of the preparer.

The bank agrees to make every reasonable effort to provide the evaluator with information pertinent to the property that is necessary to complete the assignment.

This engagement letter and all appropriate exhibits will be included in the evaluation report.

Please acknowledge your understanding and agreement of the foregoing by returning a signed copy of this letter to First Security Bank upon your receipt and review.

Sincerely,

*Sabrina Anderson*

Sabrina Anderson  
First Security Bank

The undersigned accepts the terms and conditions of the engagement letter.

By: \_\_\_\_\_