

515-525 MICHIGAN AVE

PROPERTY INFORMATION

JULIE McLENNAN

REALTOR®

406.880.0595





Realty Group

TITLE COMPANY LISTING PACKAGE



1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801
Phone (406)829-2540 | Fax (406)829-2570

Prepared Exclusively for:
Julie McLennan
Ink Realty Group
148 South Avenue West
Missoula, MT 59801

Date: **January 20, 2026**

Property Profile No.: **1218325-M**

Last Grantee of Record: **Cornberg Holdings LLC**

Property Address (if of record): **525 & 515 Michigan Ave, Missoula, MT 59802**

Brief Legal Description: **Lot 13A of East Missoula Addition No. 18, a platted subdivision in Missoula County, Montana, According to the official recorded Plat thereof.**

Attachments:

- Last Conveyance Deed Deed
- Tax Information Taxes
- Deed(s) of Trust or Mortgage(s) Deed of Trust
- Map Map
- CC&R's
- CAMA Property Report Card
-

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Mackenna Hubbard** at **(406)829-2540**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Flying S Title and Escrow of Montana, Inc. is not responsible for any errors or omissions in the information provided.

Whatever It Takes

We are officially Flying S Title and Escrow! We're the same people, same company now with a NEW look.

AND WHEN RECORDED MAIL TO:

Cornberg Holdings LLC.
225 Traveler's Home Road
Philipsburg MT 59858

201715679 B: 984 P: 137 Pages:2 Fee:\$14.00
08/04/2017 01:29:19 PM Quit Claim Deed
Tyler R. Garnant, Missoula County Clerk & Recorder



Space Above This Line for Recorder's Use Only

QUITCLAIM DEED

For Value Received

Branberg Holdings LLP

do(es) hereby convey, release, remise and forever quit claim unto

Cornberg Holdings LLC

whose address is:

225 Traveler's Home Road, Philipsburg, MT 59858

the following described premises, in Missoula

County, Montana, to-wit

Lot 13A of East Missoula Addition No. 18, a platted subdivision in Missoula County, Montana,
According to the official recorded Plat thereof.

Recording Ref: Book 936 Page 149.

together with its appurtenances.



FAST FACTS



Geocode: -

Tax ID: 0001466808 **Tax Year:** 2026

Physical Address(es)* (GIS: 258-4628)

Owner:
CORNBERG HOLDINGS LLC

515 MICHIGAN AVE
525 MICHIGAN AVE

Legal Description: EAST MISSOULA ADDITION # 18, S24, T13 N, R19 W, Lot 13A
City or County? County

(This information provided by the Montana Department of Revenue: 329-1400)

Fire District
East Missoula RFD

Air Stagnation* (MCCHD: 258-4755)
Inside Air Stagnation Zone outside City
Air Stagnation Zone

Schools (OPI: 888-231-9393)
Elementary - Rattlesnake
Middle School - Washington
High School - Hellgate

County MS4 (Public Works: 258-3701)
Is in MS4

Utility Contacts

Northwestern Energy - 888-467-2669
Missoula Electric Coop - 406-541-4433

Permits* (Public Works: 406-258-3701)
MM21044040 (Mechanical) - Active
LZ19035136 (Land Use/Zoning) - Active
AP19035436 (Address/Approach) - Complete
LZ20037898 (Land Use/Zoning) - Active
M98-0643 (Mechanical) -
CE20090320 (Code Enforcement) -
EXC02-0990 (Excavation) -
EXC040600 (Excavation) -
EXC03-0056 (Excavation) -
AP18032480 (Address/Approach) - Complete
MB20037899 (Building) - Complete
E98-0642 (Electrical) -
M98-0651 (Mechanical) -
...4 more

Sewer/Well* (MCCHD: 258-4755)
(None Available)

Zoning* (CAPS: 406-258-4657)
Neighborhood Center
Not in Airport Influence Area

Floodplain* (CAPS: 406-258-4841)
Contact Missoula County Floodplain Administrator
406-258-4642

Bear Buffer Zone (MCCHD: 258-4755)
Phase 3
Garbage must be stored in bear-resistant
containers or enclosures by April 30, 2026

* List may be incomplete. Please contact relevant department for more information.

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.



CAMA/PROPERTY REPORT CARD

Tax Year: 2026

Scale: 1:1511.70 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-24-1-27-15-0000	Assessment Code: 0001466808
Primary Owner: CORNBERG HOLDINGS LLC 1711 NEWBOLD LN LAVEROCK, PA 19038-7103 Note: See Owners section for all owners	Property Address: 525 MICHIGAN AVE MISSOULA, MT 59802
Certificate of Survey: n/a	Legal Description: EAST MISSOULA ADDITION # 18, S24, T13 N, R19 W, Lot 13A
Last Modified: 1/23/2026 19:33:55 PM	

General Property Information

Neighborhood: 204.806.1	Property Type: Improved Property
Living Units: n/a	Levy District: 04-7583-1-9
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: n/a
General: n/a	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Tax Year: 2026

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farm-site	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.275	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/2/2017	984	137	8/4/2017	n/a	Quit Claim Deed
10/28/2014	936	149	10/29/2014	n/a	Warranty Deed
2/8/2002	677	58	2/13/2002	n/a	Warranty Deed
10/11/2000	629	1650	N/A	n/a	Quit Claim Deed
10/21/1998	0558	02288	N/A	n/a	n/a
N/A	984	137	N/A	n/a	Quit Claim Deed

Owners

Party #1

Default Information:	CORNBERG HOLDINGS LLC 1711 NEWBOLD LN LAVEROCK, PA 19038-7103
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/6/2022 10:42:39 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	361050	246350	607400	INCOME
2024	285450	201250	486700	INCOME
2023	285450	201250	486700	INCOME

Market Land

Tax Year: 2026

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 12000	Acres: n/a
Class Code: 2207	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	n/a	332 - Auto Equipment Service Garage	1	1961

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 332 - Auto Equipment Service Garage	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1961	Year Remodeled: 2004
Class Code: 3507	Effective Year: 1985
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 047 - Auto Parts/Service	

Tax Year: 2026

Dimensions							
Area:		Perimeter: 126					
Use SK Area:		Wall Height:					
Features							
Exterior Wall Desc: 02 - Frame		Construction: 1-Wood Frame/Joist/Beam					
Economic Life: 35		% Interior Finished: 100					
Partitions:		Heat Type:					
AC Type:		Plumbing:					
Physical Condition: 3-Normal		Functional Utility: 2-Fair					
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Interior/Exterior Data #2							
Level From: 01				Level To: 01			
Use Type: 047 - Auto Parts/Service							
Dimensions							
Area:		Perimeter: 226					
Use SK Area:		Wall Height:					
Features							
Exterior Wall Desc: 02 - Frame		Construction: 1-Wood Frame/Joist/Beam					
Economic Life: 35		% Interior Finished: 100					
Partitions:		Heat Type:					
AC Type:		Plumbing:					
Physical Condition: 3-Normal		Functional Utility: 3-Normal					
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Elevators and Escalators							
Description		Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer

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Realty Group

PROPERTY TAXES



Missoula COUNTY

Shopping Cart: 0 items [\$0.00]



New Search



History



Payoff



Pay Taxes



Help

Parcel Number: 1466808

Status: Current

Receipt: 10156

2025 Owner(s):
CORNBURG HOLDINGS LLC

Mailing Address:

1711 NEWBOLD LN
LAVEROCK, PA 190387103

Levy District:

1.9, EAST MISSOULA RURAL FIRE



Tax Comparison

2025 Value:

Market Value \$607,400
Taxable: \$9,536

Detail

2025 Taxes:



View Pie Charts

First Half: \$3,623.76 **Due:** 12/1/2025
Second Half: \$3,611.77 **Due:** 6/1/2026
Total: \$7,235.53

Show Current Tax Bill

Detail

2025 Payments:

First Half: \$3,623.76
Second Half: \$0.00
Total: \$3,623.76

(May include penalty & interest)

2025 Legal Records:

Geo Code: 04-2200-24-1-27-15-0000 **Deed Book:** 984 **Page:** 137 **Date:** 2020-10-05

Property address: 525 MICHIGAN AVE, MISSOULA MT 59802

Subdivision: (EMT) EAST MISSOULA ADDNO 18 **Lot:** 13A

TRS: T13 N, R19 W, Sec. 24

Legal: EAST MISSOULA ADDITION # 18, S24, T13 N,
R19 W, Lot 13A

Acres: 0.28

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 02/23/2026 10:30 AM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

[New Search](#)

[Detail](#)

[Help](#)

Parcel Number: 1466808

Status: Current

Type: RE

Owner: CORNBERG HOLDINGS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2025	1466808	2107	Commercial Tract Land	\$361,050	\$5,668
2025	1466808	3307	Improvements on Commercial Tract Land	\$246,350	\$3,868

Current Market Value: \$607,400

Current Taxable Value: \$9,536

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 02/23/2026 10:30 AM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

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Tax Year: 2025 **Parcel Number:** 1466808

Status: Current

Type: RE

Owner: CORNBERG HOLDINGS LLC

2025 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
10156	County	CO. AGING SERVICES	\$26.61	\$26.61
10156	County	COUNTY PUBLIC WORKS BRIDGES	\$13.73	\$13.73
10156	County	CAPITAL IMPROVEMENTS	\$21.41	\$21.41
10156	County	COMMUNITY & PLANNING SVC	\$20.17	\$20.17
10156	County	COMMUNITY ASSISTANCE FUND	\$11.92	\$11.92
10156	County	COUNTY COMMUNITY DAYCARE	\$0.95	\$0.95
10156	County	DETENTION CENTER	\$182.18	\$182.18
10156	County	DISTRICT COURT	\$9.73	\$9.73
10156	County	COUNTY EXTENSION SERVICE	\$10.92	\$10.92
10156	County	COUNTY FAIR	\$9.73	\$9.73
10156	County	COUNTY GENERAL FUND	\$255.71	\$255.71
10156	County	GRANTS AND COMMUNITY SERVICES	\$12.21	\$12.21
10156	County	HD BUILDING IMPROVEMENT BONDS	\$2.91	\$2.91
10156	County	COUNTY HEALTH DEPT.	\$83.96	\$83.96
10156	County	ANIMAL CONTROL BONDS	\$5.82	\$5.82
10156	County	COUNTY H.D. ANIMAL CONTROL	\$14.88	\$14.88
10156	County	COUNTY HISTORICAL MUSEUM	\$10.63	\$10.63
10156	County	COUNTY PARKS & REC	\$16.59	\$16.59
10156	County	CO.PERMISIVE MEDICAL LEVY	\$57.12	\$57.12
10156	County	CO.PERMISIVE MEDICAL-RURAL	\$11.44	\$11.44
10156	County	CO PERMISSIVE SRS RETIREMENT	\$30.51	\$30.51
10156	County	COUNTY/CITY PLANNING	\$9.82	\$9.82
10156	County	COUNTY PROP & LIAB. INS.	\$17.74	\$17.74
10156	County	COUNTY PUBLIC SAFETY FUND	\$114.38	\$114.38
10156	County	PUBLIC WORKS BONDS	\$2.91	\$2.91
10156	County	RELATIONSHIP VIOLENCE SERVICES	\$10.44	\$10.44
10156	County	JUDGEMENT LEVY 2022	\$11.35	\$11.35

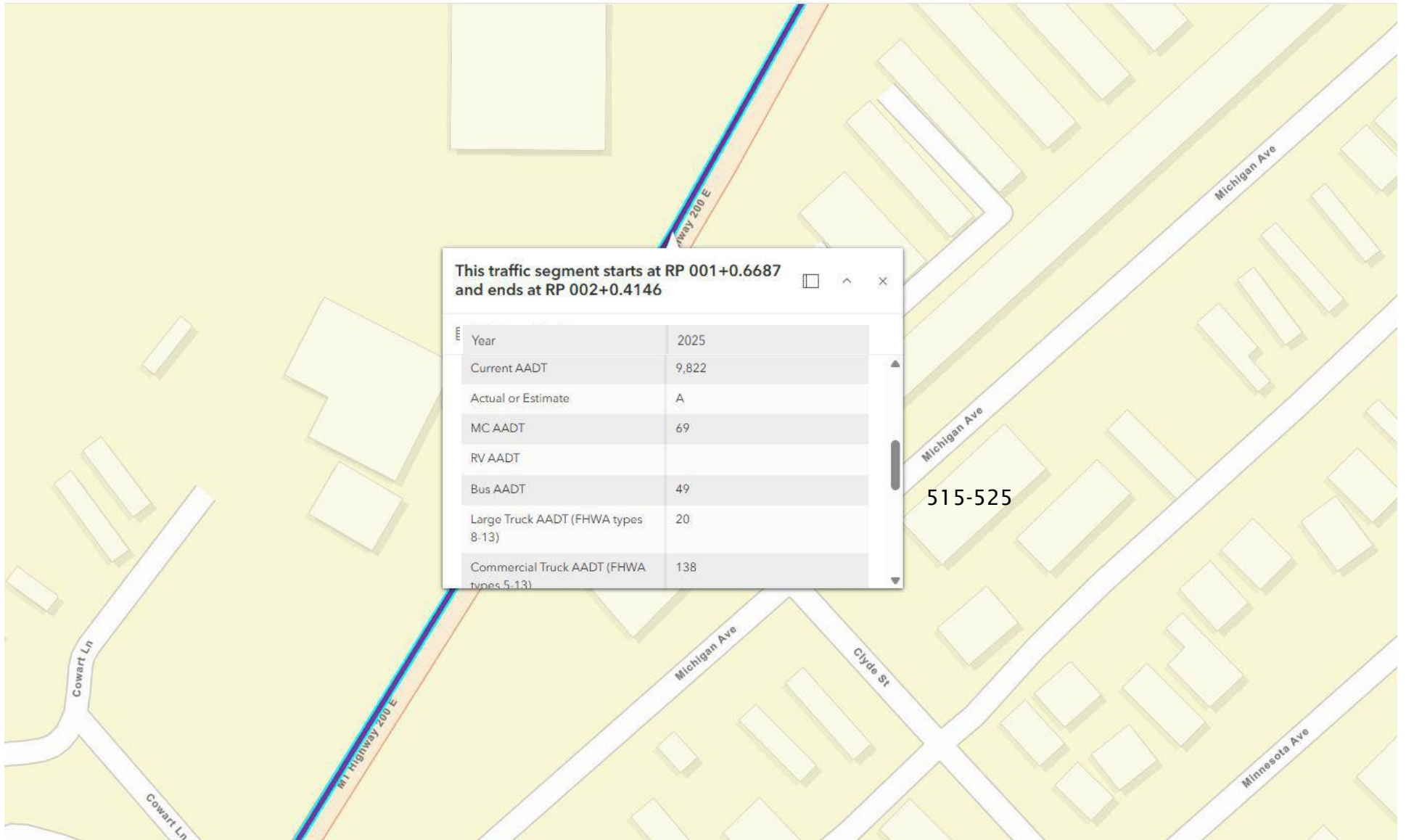
10156	County	JUDGEMENT LEY 2026	\$6.01	\$6.01
10156	County	COUNTY LIBRARY	\$49.21	\$49.21
10156	County	LIBRARY GO BONDS	\$29.47	\$29.47
10156	County	LTGO 2017 BONDS	\$3.00	\$3.00
10156	County	COUNTY MENTAL HEALTH TREAT.	\$1.57	\$1.57
10156	County	COUNTY PUBLIC WORKS ROAD	\$117.34	\$117.34
10156	County	COUNTY SEARCH & RESCUE	\$1.19	\$1.19
10156	County	SHERIFF BUILDING BONDS	\$1.19	\$1.19
10156	County	CO. SUBSTANCE ABUSE PREVENT	\$5.48	\$5.48
10156	County	COUNTY TECH FUND	\$28.75	\$28.75
10156	County	CO. WEED CONTROL	\$10.63	\$10.63
10156	County	FT MSLA PARKS OPEN SPACE	\$37.35	\$37.35
10156	County	ROSP COUNTY OPEN SPACE	\$14.50	\$14.49
10156	County	ELECTIONS CENTER	\$7.77	\$7.77
10156	Local School	TRANSPORTATION-HS/ELEMENTARY	\$8.63	\$8.63
10156	Local School	RETIREMENT-ELEMENTARY	\$71.71	\$71.71
10156	Local School	RETIREMENT-HIGH SCHOOL	\$35.04	\$35.04
10156	Local School	101 MSLA ELEM GEN	\$381.92	\$381.92
10156	Local School	110 MSLA ELEM TRANS	\$177.61	\$177.61
10156	Local School	111 MISSOULA ELEM BUS DEP	\$0.24	\$0.24
10156	Local School	113 MSLA ELEM TUITION	\$63.18	\$63.18
10156	Local School	117 MSLA ELEM ADULT ED	\$13.21	\$13.21
10156	Local School	128 MSLA ELEM TECH	\$24.41	\$24.41
10156	Local School	129 MSLA ELEM FLEX FD	\$7.72	\$7.72
10156	Local School	150 MSLA ELEM DEBT	\$157.06	\$157.06
10156	Local School	161 MSLA ELEM BUILD RES	\$70.47	\$70.47
10156	Local School	201 MCHS GEN FUND	\$176.61	\$176.61
10156	Local School	210 MCHS TRANSPORTATION	\$40.05	\$40.05
10156	Local School	211 MCHS BUS DEP	\$0.24	\$0.24
10156	Local School	213 MCHS TUITION	\$18.50	\$18.50
10156	Local School	217 MCHS ADULT ED	\$20.03	\$20.03
10156	Local School	228 MCHS TECHNOLOGY	\$11.49	\$11.49
10156	Local School	229 MCHS FLEX	\$6.06	\$6.06
10156	Local School	250 MCHS DEBT SERVICE	\$64.32	\$64.32
10156	Local School	261 MCHS BUILDING RESERVE	\$14.30	\$14.30
10156	Special Districts	EAST MSLA FIRE	\$173.60	\$173.60
10156	Special Districts	MSLA URBAN TRANS DIST	\$292.14	\$292.14
10156	Special Districts	SOC SOIL CONSERV. DIST.	\$5.29	\$5.29
10156	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
10156	State School	STATE UNIVERSITY MILLAGE	\$28.61	\$28.61
10156	State School	STATE VO-TECH MILLAGE	\$7.15	\$7.15
10156	State School	STATE ELEM EQUALIZATION	\$157.34	\$157.34
10156	State School	STATE SCHOOL FOUNDATION EQUAL.	\$190.72	\$190.72
10156	State School	STATE HS EQUALIZATION	\$104.90	\$104.90

1st Half Total: \$3,623.76
2nd Half Total: \$3,611.77
Total Tax: \$7,235.53

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 02/23/2026 10:30 AM.



AREA AVERAGE ANNUAL TRAFFIC DATA





PUBLIC SEWER/WATER MAINS MAP

City of Missoula Public Utility Map



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- Address Numbers**
- Ditch Cards** ●
- City Limits**
- Utility Service Area**
- Parcel Data**
- Sanitary Sewer Flow Direction Arrows** ▶
- Sanitary Gravity Main**
- Sanitary Pressurized Main** ▶

**Sanitary Sewer
Sanitary System Valve**



Sanitary Manhole



Sanitary STEP Tank



Sanitary Community Tank



Sanitary Lift Station



Sanitary Gravity Main



Sanitary Pressurized Main



Water

Water Air Release Valve



Water Blowoff Valve



Water System Valve



Water Hydrant



Water Hydrant Lateral



Water Main



**Stormwater Flow Direction Arrows
Storm Gravity Main Direction Arrows**



Storm Conveyance Line



Storm Open Channel Direction Arrows



**Stormwater
Storm Discharge Point**



Storm Drywell



Storm Inlet



Storm Manhole



Storm Treatment Structure



Storm Infiltration Chamber



Storm Culvert



Storm Gravity Main



Storm Basin



Parcel Data: 515 MICHIGAN AVE

Parcel ID	04220024127150000
Physical Full Address	515 MICHIGAN AVE
In Service Area	Yes
Legal Description	EAST MISSOULA ADDITION # 18, S24, T13 N, R19 W, Lot 13A
Owner Name	CORNBERG HOLDINGS LLC
Owner Address	1711 NEWBOLD LN
Owner Address 2	
Owner Address 3	
Owner City	LAVEROCK
Owner State	PA
Owner Zip	19038-7103
City AddressID	1042758



PUBLIC SEWER and/or SEPTIC

Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

PERMIT NUMBER: EXC040600

PROPERTY OWNER:

ISSUED: 04/16/2004

PERMIT TYPE: Utility Excavation
Sanitary Sewer Service
NA

PERMIT STATUS: FINALED

ISSUED TO:

HOE MAN THE
205 GLACIER DR
LOLO, MT 59847

PERMIT LOCATION:

PHYSICAL ADDRESS:

525 MICHIGAN AVE

LOCATION:

LEGAL DESCRIPTION:

GEOCODE:

04220024127150000

WORK DESCRIPTION:

HOOK UP COMMERCIAL BLDG TO SEWER

CONDITIONS:

COMMENTS:

WORKFLOW:

Workflow Process	Status	Status Date	Action By	Comments
Application Intake	In Process	4/16/2004	AA CONV	
Complete	Complete	4/16/2004	AA CONV	
Issue Permit	Issued	4/16/2004	AA CONV	

INSPECTIONS:

Scheduled Date	Completed Date	Inspection Type	Status	Comments	Inspector Name
	4/16/2004	Sanitary Sewer Project Final	Pass		MASKER
	4/16/2004	Sanitary Sewer Project Final	Pass		MASKER
	4/16/2004	Sanitary Sewer Site Inspection	Pass		MASKER

	4/16/2004	Sanitary Sewer Site Inspection	Pass		MASKER
	4/16/2004	Sanitary Sewer Site Inspection	Pass	6" & 4" SCH PVC	MASKER

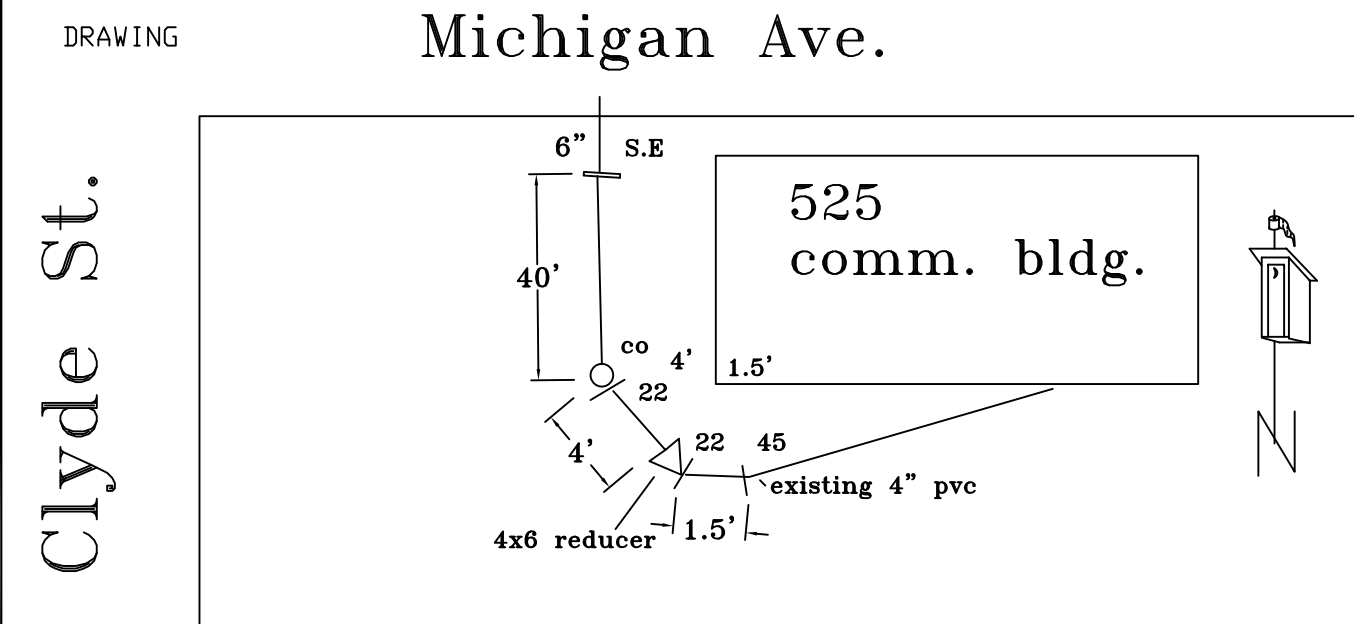
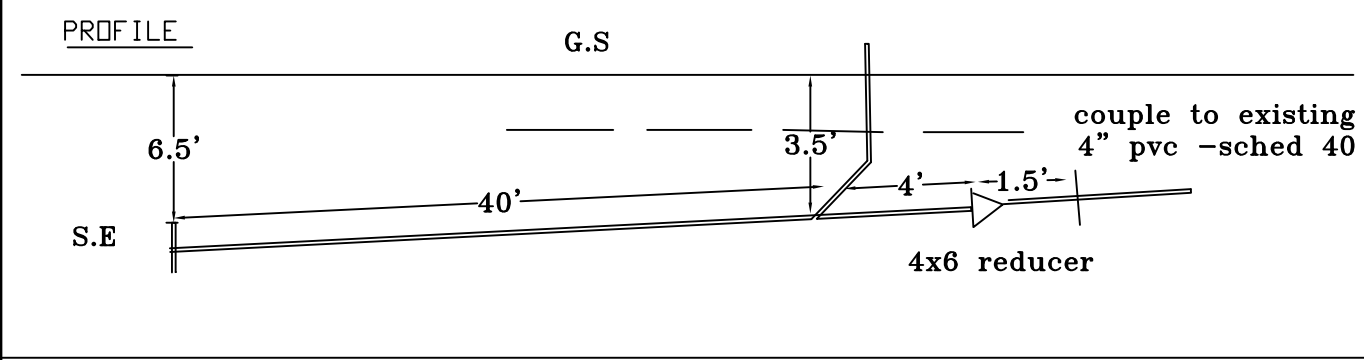
Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

SANITARY SEWER CONNECTION

PERMIT NO. EXC040600 DATE 04/16/2004 CONTRACTOR The Hoeman
 LEGAL E. Missoula Addn #18-Lot 13A Blk 18
 STREET ADDRESS 525 Michigan Ave. MATERIALS 4" sched 40 PVC
 TYPE OF CONNECTION C DYE TEST# _____ DATE **/**/** STATUS _____
 (DS) Drystub (C) Connection (RC) Repair (STS) STEP System (DLS) Dry Laid STEP
 (SD) Sand & Dil (GT) Grease Trap DYE TEST: (C) Connected (NC) Not Connected
 Main Location _____ Station _____

STEP SYSTEM INFORMATION			Serial #
TEST	DATE	PASSED	
WATER	**/**/**	Y or N	<input style="width: 100px; height: 20px;" type="text"/>
AIR	**/**/**	Y or N	
FINAL	**/**/**	Y or N	

REMARKS



WARNING: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.

Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

PERMIT NUMBER: EXC03-0056

ISSUED: 01/21/2003

PROPERTY OWNER:

BRUNETT HARRY J
4405 BUTTERCUP LN

MISSOULA, MT

PERMIT TYPE: Utility Excavation
Sanitary Sewer Service
NA

PERMIT STATUS: FINALED

ISSUED TO:

NELCON INC
8900 CARTAGE RD
MISSOULA, MT 59808

PERMIT LOCATION:

PHYSICAL ADDRESS:

525 MICHIGAN AVE

LEGAL DESCRIPTION:

EAST MISSOULA ADDN #18-LOT 11A
BLK 18 Section:24 Township: 13N
Range: 19W

LOCATION:

GEOCODE:

04220024127140000

WORK DESCRIPTION:

INSTALL SEWER STUB

CONDITIONS:

COMMENTS:

WORKFLOW:

Workflow Process	Status	Status Date	Action By	Comments
Complete	Complete	11/15/2002	AA CONV	
Application Intake	In Process	1/21/2003	AA CONV	
Issue Permit	Issued	1/21/2003	AA CONV	

INSPECTIONS:

Scheduled Date	Completed Date	Inspection Type	Status	Comments	Inspector Name
	11/15/2002	Sanitary Sewer Project Final	Pass		NCI

	11/15/2002	Sanitary Sewer Project Final	Pass	RECEIVED DRAWING FROM NEIL CONSULTANTS INC. CITY PROJECT 2000-006. DATE OF FINAL ACCEPTANCE IS DATE OF STUB INSTALLATION.	NCI
	11/15/2002	Sanitary Sewer Site Inspection	Pass		NCI
	11/15/2002	Sanitary Sewer Site Inspection	Pass	SCH 40 PVC	NCI

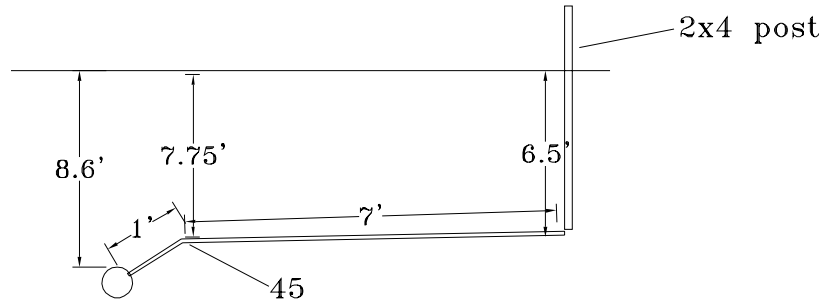
Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

SANITARY SEWER CONNECTION

PERMIT NO. 03-0056 DATE 1/21/03 CONTRACTOR Nelcon Inc.
 LEGAL Lot 11-A Block 18 East Missoula
 STREET ADDRESS 525 Michigan Avenue MATERIALS 4" SCH 40 PVC
 TYPE OF CONNECTION DS DYE TEST# _____ DATE **/**/** STATUS _____
 (DS) Drystub (C) Connection (RC) Repair (STS) STEP System (DLS) Dry Laid STEP
 (SD) Sand & Oil (GT) Grease Trap DYE TEST: (C) Connected (NC) Not Connected
 Main Location Alley Station 0+84'

STEP SYSTEM INFORMATION			Serial #	REMARKS
TEST	DATE	PASSED		
WATER	<u>**/**/**</u>	<u>Y or N</u>	<input style="width: 50px; height: 20px;" type="text"/>	
AIR	<u>**/**/**</u>	<u>Y or N</u>		
FINAL	<u>**/**/**</u>	<u>Y or N</u>		

PROFILE

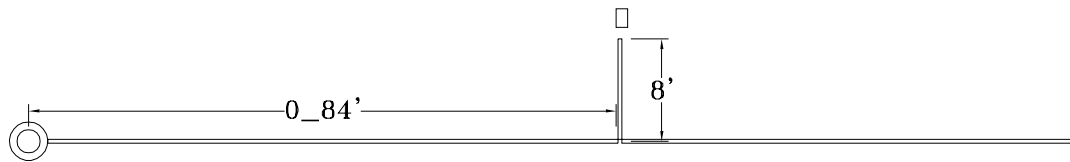


DRAWING

Michigan Avenue

Clyde St.

525



WARNING: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.

Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

PERMIT NUMBER: EXC02-2453

ISSUED: 11/12/2002

PROPERTY OWNER:

FIVE VALLEYS DIESEL LLP

525 MICHIGAN AVE

MISSOULA, MT

PERMIT TYPE: Utility Excavation
Sanitary Sewer Service
NA

PERMIT STATUS: FINALED

ISSUED TO:

NELCON INC
8900 CARTAGE RD
MISSOULA, MT 59808

PERMIT LOCATION:**PHYSICAL ADDRESS:**

525 MICHIGAN AVE

LEGAL DESCRIPTION:

EAST MISSOULA ADDN #18-LOT 13A
BLK 18 Section:24 Township: 13N
Range: 19W

LOCATION:**GEOCODE:**

04220024127150000

WORK DESCRIPTION:

INSTALL SEWER STUB

CONDITIONS:**COMMENTS:****WORKFLOW:**

Workflow Process	Status	Status Date	Action By	Comments
Complete	Complete	10/16/2002	AA CONV	
Application Intake	In Process	11/1/2002	AA CONV	
Issue Permit	Issued	11/12/2002	AA CONV	

INSPECTIONS:

Scheduled Date	Completed Date	Inspection Type	Status	Comments	Inspector Name
	10/16/2002	Sanitary Sewer Project Final	Pass		NCI

	10/16/2002	Sanitary Sewer Project Final	Pass	RECEIVED DRAWING FROM NEIL CONSULTANTS INC. CITY PROJECT 2000-006. DATE OF FINAL ACCEPTANCE IS DATE OF STUB INSTALLATION.	NCI
	10/16/2002	Sanitary Sewer Site Inspection	Pass		NCI
	10/16/2002	Sanitary Sewer Site Inspection	Pass	SCH 40 PVC	NCI

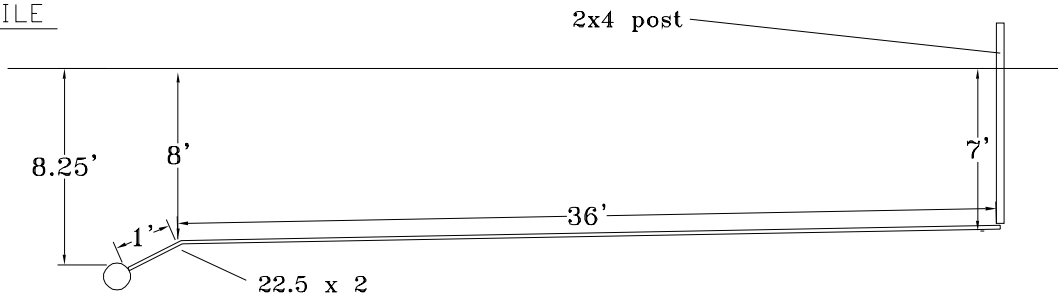
Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

SANITARY SEWER CONNECTION

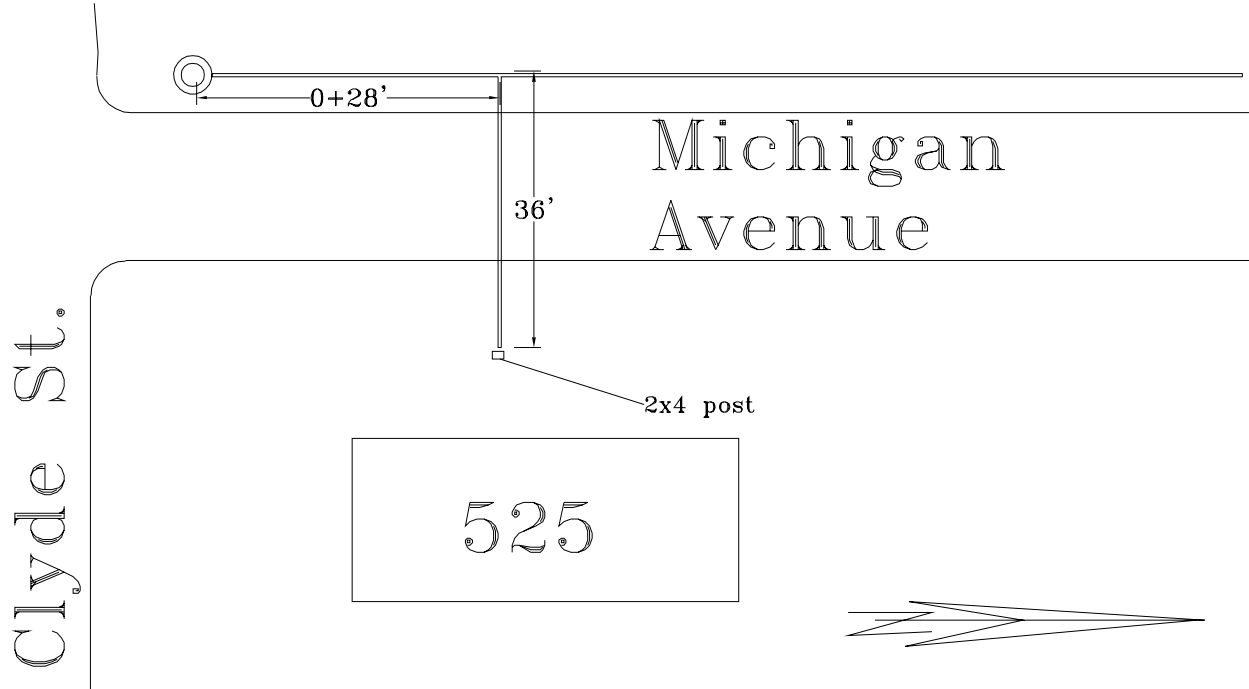
PERMIT NO. 02-2453 DATE 11/12/02 CONTRACTOR Nelcon Inc.
 LEGAL Lot 13-A, block 18, East Missoula
 STREET ADDRESS 525 Michigan Avenue MATERIALS 6" SCH 40 PVC
 TYPE OF CONNECTION DS DYE TEST# _____ DATE **/**/** STATUS _____
 (DS) Drystub (C) Connection (RC) Repair (STS) STEP System (DLS) Dry Laid STEP
 (SD) Sand & Oil (GT) Grease Trap DYE TEST: (C) Connected (NC) Not Connected
 Main Location right of way Station 0+28'

STEP SYSTEM INFORMATION			Serial #	
TEST	DATE	PASSED		
WATER	**/**/**	Y or N	<input style="width: 50px; height: 20px;" type="text"/>	
AIR	**/**/**	Y or N		
FINAL	**/**/**	Y or N		

PROFILE



DRAWING



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Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

PERMIT NUMBER: EXC02-0990

ISSUED: 10/25/2002

PROPERTY OWNER:

BRUNETT HARRY J
4405 BUTTERCUP LN

MISSOULA, MT

PERMIT TYPE: Utility Excavation
Sanitary Sewer Service
NA

PERMIT STATUS: FINALED

ISSUED TO:

NELCON INC
8900 CARTAGE RD
MISSOULA, MT 59808

PERMIT LOCATION:

PHYSICAL ADDRESS:

525 MICHIGAN AVE

LEGAL DESCRIPTION:

EAST MISSOULA ADDN #18-LOT 11A
BLK 18 Section:24 Township: 13N
Range: 19W

LOCATION:

GEOCODE:

04220024127140000

WORK DESCRIPTION:

INSTALL SEWER STUB

CONDITIONS:

COMMENTS:

WORKFLOW:

Workflow Process	Status	Status Date	Action By	Comments
Application Intake	In Process	6/14/2002	AA CONV	
Issue Permit	Issued	10/25/2002	AA CONV	
Complete	Complete	11/15/2002	AA CONV	

INSPECTIONS:

Scheduled Date	Completed Date	Inspection Type	Status	Comments	Inspector Name
	11/15/2002	Sanitary Sewer Project Final	Pass		NCI

	11/15/2002	Sanitary Sewer Project Final	Pass	RECEIVED DRAWING FROM NEIL CONSULTANTS INC. CITY PROJECT 2000-006. DATE OF FINAL ACCEPTANCE IS DATE OF STUB INSTALLATION.	NCI
	11/15/2002	Sanitary Sewer Site Inspection	Pass		NCI
	11/15/2002	Sanitary Sewer Site Inspection	Pass	SCH 40 PVC	NCI

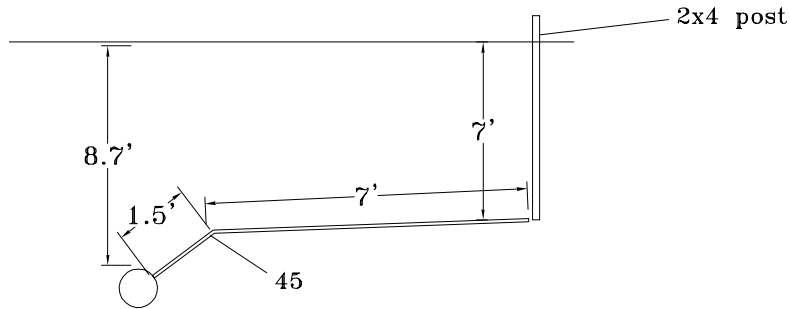
Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

SANITARY SEWER CONNECTION

PERMIT NO. 02-0990 DATE 10/25/02 CONTRACTOR Nelcon Inc.
 LEGAL Lot 11-A, Block 18, East Missoula
 STREET ADDRESS 525 Michigan Avenue MATERIALS 4" SCH 40 PVC
 TYPE OF CONNECTION DS DYE TEST# _____ DATE **/**/** STATUS _____
 (DS) Drystub (C) Connection (RC) Repair (STS) STEP System (DLS) Dry Laid STEP
 (SD) Sand & Oil (GT) Grease Trap DYE TEST: (C) Connected (NC) Not Connected
 Main Location Alley Station 0+47'

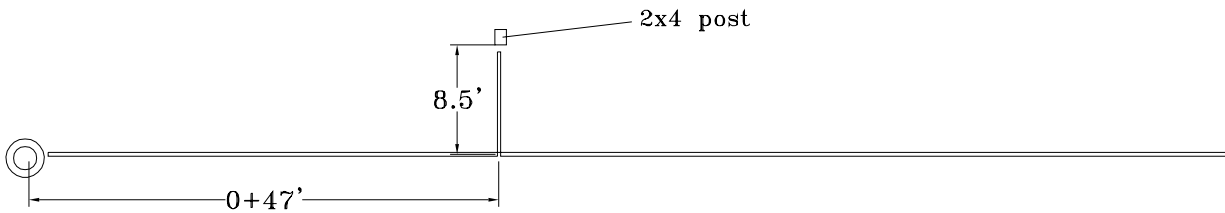
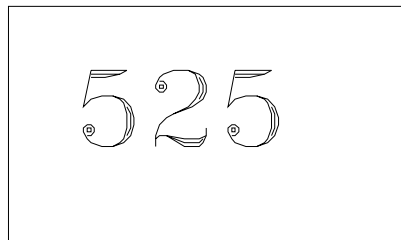
STEP SYSTEM INFORMATION			Serial #	
TEST	DATE	PASSED		
WATER	<u>**/**/**</u>	<u>Y or N</u>	<input style="width: 50px; height: 20px;" type="text"/>	
AIR	<u>**/**/**</u>	<u>Y or N</u>		
FINAL	<u>**/**/**</u>	<u>Y or N</u>		

PROFILE



DRAWING

Michigan Avenue



WARNING: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.



PUBLIC WATER and/or WELL

Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

Engineering/Utility Excavation/Water Service/Historic

PERMIT NUMBER: 2021-MSS-WSH-03999

ISSUED:

PROPERTY OWNER:

BRANBERG HOLDINGS LLP

909 DISCOVERY WAY

MISSOULA MT

PERMIT TYPE: Utility Excavation

Water Service

Historic

PERMIT STATUS: Closed

ISSUED TO:

PERMIT LOCATION:

PHYSICAL ADDRESS:

525 MICHIGAN AVE

LOCATION:

WORK DESCRIPTION:

WATER DITCH CARD

LEGAL DESCRIPTION:

EAST MISSOULA ADDITION # 18,
S24, T13 N, R19 W, BLOCK 18, Lot
13A

GEOCODE:

04220024127150000

CONDITIONS:

COMMENTS:

WORKFLOW:

INSPECTIONS:

Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

	525	Michigan	
ACC'T NO.	STREET	ADDRESS	STANDARD

WATER SERVICE PIPE STATISTICS - MISSOULA

DATE TAP MADE _____
 C.B. TO MAIN MEAS. _____
 SIZE OF TAP _____
 SIZE AND KIND OF MAIN _____
 SIZE OF SERVICE PIPE _____
 DEPTH OF MAIN _____
 DEPTH OF SERVICE AT MAIN _____
 DEPTH OF SERVICE AT C. BOX _____
 DEPTH OF SERVICE AT HOUSE _____
 INSULATION _____ THAW WIRE _____

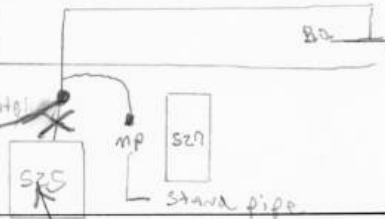
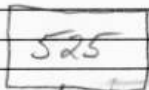
CB 3" NBCL SKETCH

36' FEOL

ON SAME SERVICE

AS 527

but can be shut off separately



Top down

2/22/99 1/2" poly w/ thaw wire. New curb valve



East Missoula
Michigan

500 Bldg - Sam Parker

WATER SERVICE PIPE STATISTICS — MISSOULA

525?

DATE MADE 6-3-57

ORDER NO. 7960

SIZE OF TAP 3/8"

SIZE AND KIND OF MAIN 6" O.D.

SIZE OF SERVICE PIPE 3/4"

DEPTH OF MAIN 6'

DEPTH OF SERVICE AT MAIN 6'

DEPTH OF SERVICE AT C. BOX 6'

DEPTH OF SERVICE AT HOUSE 6'

INSULATION no THAW WIRE no

SKETCH

Note: This building is
going to be remodeled C.B. 77'9" N N H L
NHL will remain same, 8'2" E E H L
EHL to be changed

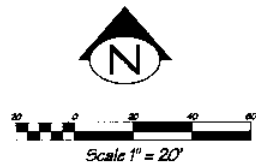
ACC'T No.	STREET	ADDRESS	STANDARD
890/4450	East Msla	Michigan - 509 Bldg	Yes x



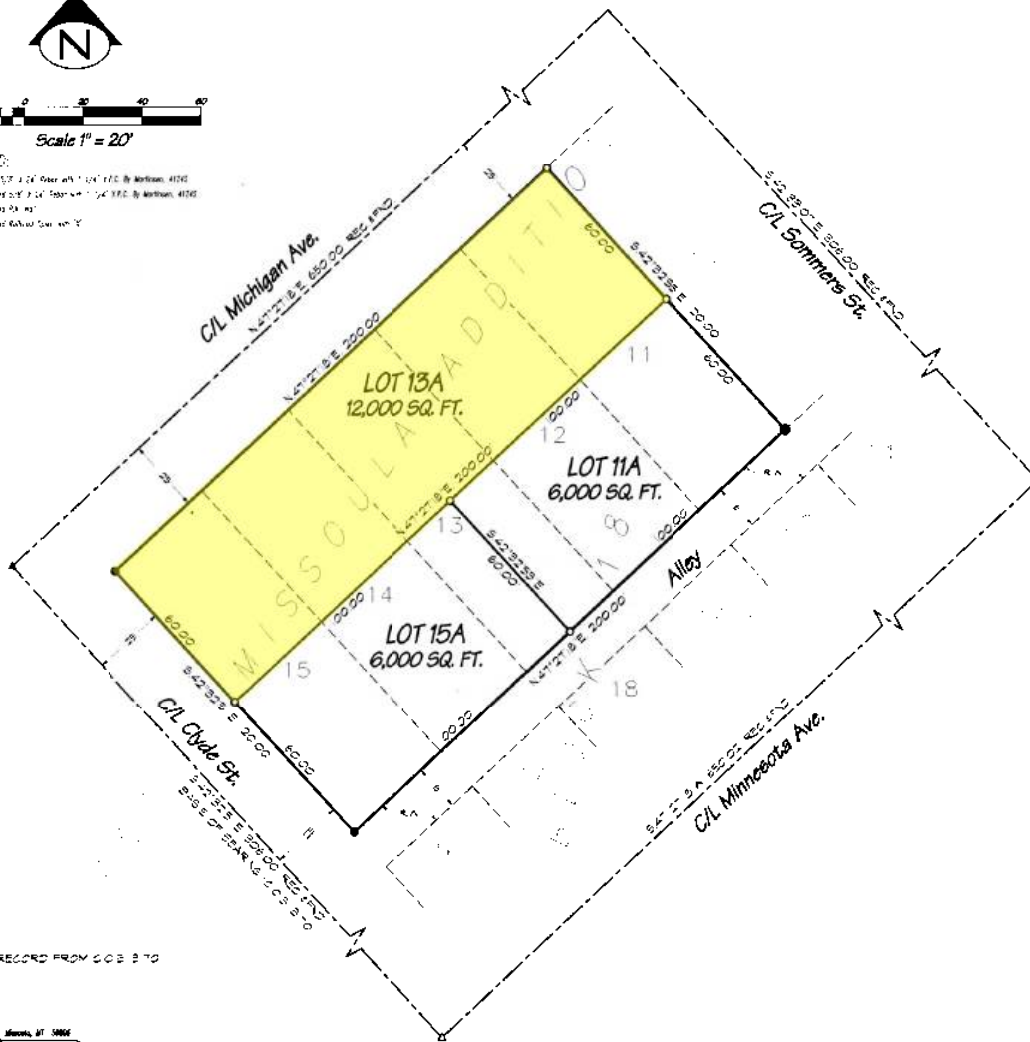
PLAT and/or AERIAL MAPS

EAST MISSOULA ADDITION NO. 18

LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MISSOULA COUNTY, MONTANA



LEGEND:
○ - Set 5/27/24 from 1/2" 110. By Markham, 4120.
● - Found 2/27/24 from 1/2" 110. By Markham, 4120.
--- - 1/2" 110.
▲ - Found 6/10/24 from 1/2" 110.



NOTE RECORD FROM 608 B TO

LEGAL DESCRIPTIONS

PURPOSED LEGAL DESCRIPTION
LOTS 11, 12, 13, 14, AND 15 OF BLOCK 18 OF EAST MISSOULA ADDITION.
LOT 11A
LOT 11A OF EAST MISSOULA ADDITION NO. 18.
LOT 13A
LOT 13A OF EAST MISSOULA ADDITION NO. 18.
LOT 15A
LOT 15A OF EAST MISSOULA ADDITION NO. 18.

PURPOSE OF SURVEY

THIS SURVEY IS MADE WITH THE INTENT TO SUBMIT FOR THE COUNTY CLERK AS PROVIDED BY SECTION 24-3-201(5)(A) MCA AND A.R.S. 17-2-201(2)(A) TO BE FILED FOR PUBLIC RECORDS A PLATTED SUBDIVISION, RELOCATION OF CORNER BOUNDARIES AND THE ACQUISITION OF LOTS 11, 12, AND 15 AND THEREAFTER TO CORRECT ERRORS IN CONSTRUCTION WHERE BOUNDARIES OR SPACES ARE ENCLOSED WITH THE SUBDIVISION PROPERTY.

OWNER'S CERTIFICATION

I, HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO RELOCATE CORNER BOUNDARY LINES BETWEEN ADJACENT PROPERTIES IN PLATTED SUBDIVISIONS, FORMER THAN 50 LOTS ARE AFFECTED, AND NO ADDITIONAL LOTS ARE HEREBY CREATED. THE PURPOSE IS TO CORRECT ERRORS IN CONSTRUCTION WHERE BOUNDARIES OR SPACES ARE ENCLOSED WITH THE SUBDIVISION PROPERTY. THEREFORE, THIS DIVISION OF LAND IS DEEMED TO BE A SUBDIVISION PURSUANT TO SECTION 24-3-201(5)(A) MCA AND FROM REVENUE BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO A.R.S. 17-2-201(2)(A).

Harry J. Brunett on April 10, 1998
OWNER

ACKNOWLEDGEMENT

STATE OF MONTANA,
COUNTY OF MISSOULA,
I, COUNTY CLERK, DO HEREBY CERTIFY THAT HARRY J. BRUNETT, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY PRESENTED TO ME THE ORIGINAL INSTRUMENTS, A COPY OF WHICH IS SUBMITTED TO THE PUBLIC RECORDS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN MY PRESENCE. THESE INSTRUMENTS SET BY HAND AND AFFIXED BY NOTARIAL SEAL, THE 27th AND 28th DAYS OF APRIL, 1998.
David M. Martin on April 10, 1998
NOTARY PUBLIC FOR THE STATE OF MONTANA, RESIDING AT MISSOULA, MONTANA, COOPERATION LICENSE NO. 13, 2002

CERTIFICATION OF PROFESSIONAL LAND SURVEYOR

I, LANDON E. MARTINER, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 41243, DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SUBJECT DONE BY ME AND I HAVE THEREBY SUBMITTED THE BEST OF MY SKILL AND KNOWLEDGE TO THE PUBLIC RECORDS.
Landon E. Martiner on April 10, 1998
PROFESSIONAL LAND SURVEYOR, RESIDING AT MISSOULA, MONTANA, LICENSE NO. 41243

FINAL APPROVAL OF THIS INSTRUMENT PLAT HAS BEEN GRANTED BY:

David M. Martin on April 10, 1998
MISSOULA COUNTY CLERK
Edward J. Greer on 4/10/98
MISSOULA COUNTY ENGINEER (S.A. 10-2000-15)

THIS INSTRUMENT PLAT HAS NOT BEEN REVIEWED FOR ADEQUATE ACCESS, INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, CONFORMANCE WITH PLANS OF LIABILITY, OR PUBLIC SERVICES FOR THIS APPROVAL. ORIGINALLY SUBMITTED TO MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, PUBLIC SAFETY, OR OTHER SERVICES.

FILED THE 17th OF APRIL, 1998, AT BOOK 22, OF PLATS, PAGE 5...
DOCUMENT NO. 9809208
FILE NO. 8-508...

9809208

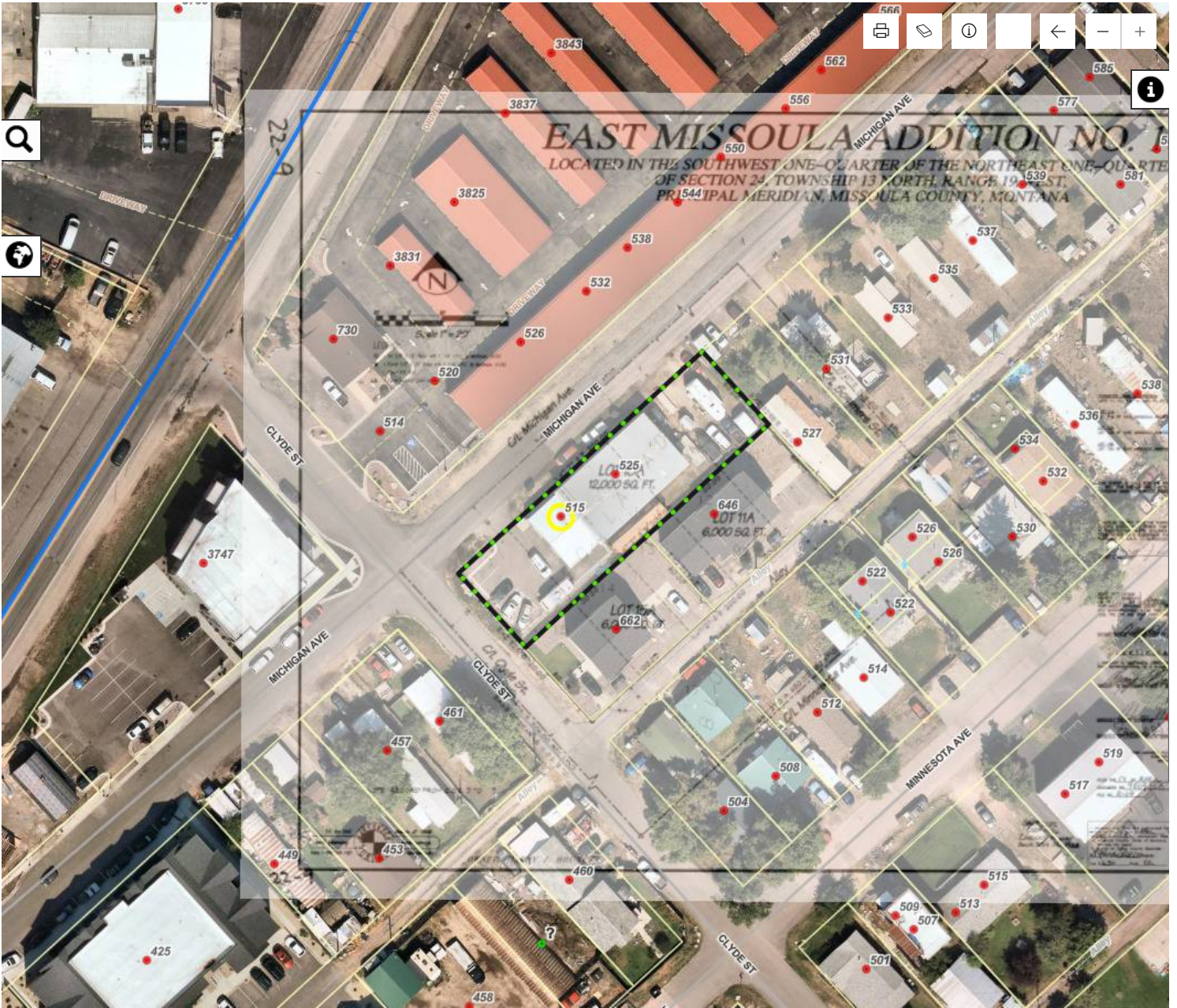
1/4	SEC.	TWP.	RNG.	PRINCIPAL MERIDIAN, MISSOULA COUNTY, MONTANA
1	24	13N.	19W.	SHEET 1 OF 1 SHEETS

FILE NO. 98-3687 PROJ. NO. 952-98 FILE NO. F-B-161

SACB 22PS
GCM 1936
LAWSON TO DEPT
BANK 957 PG 1888



OWNER: HARRY J. BRUNETT







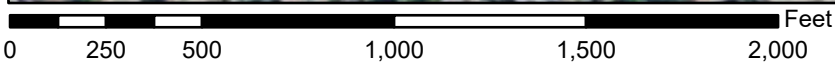
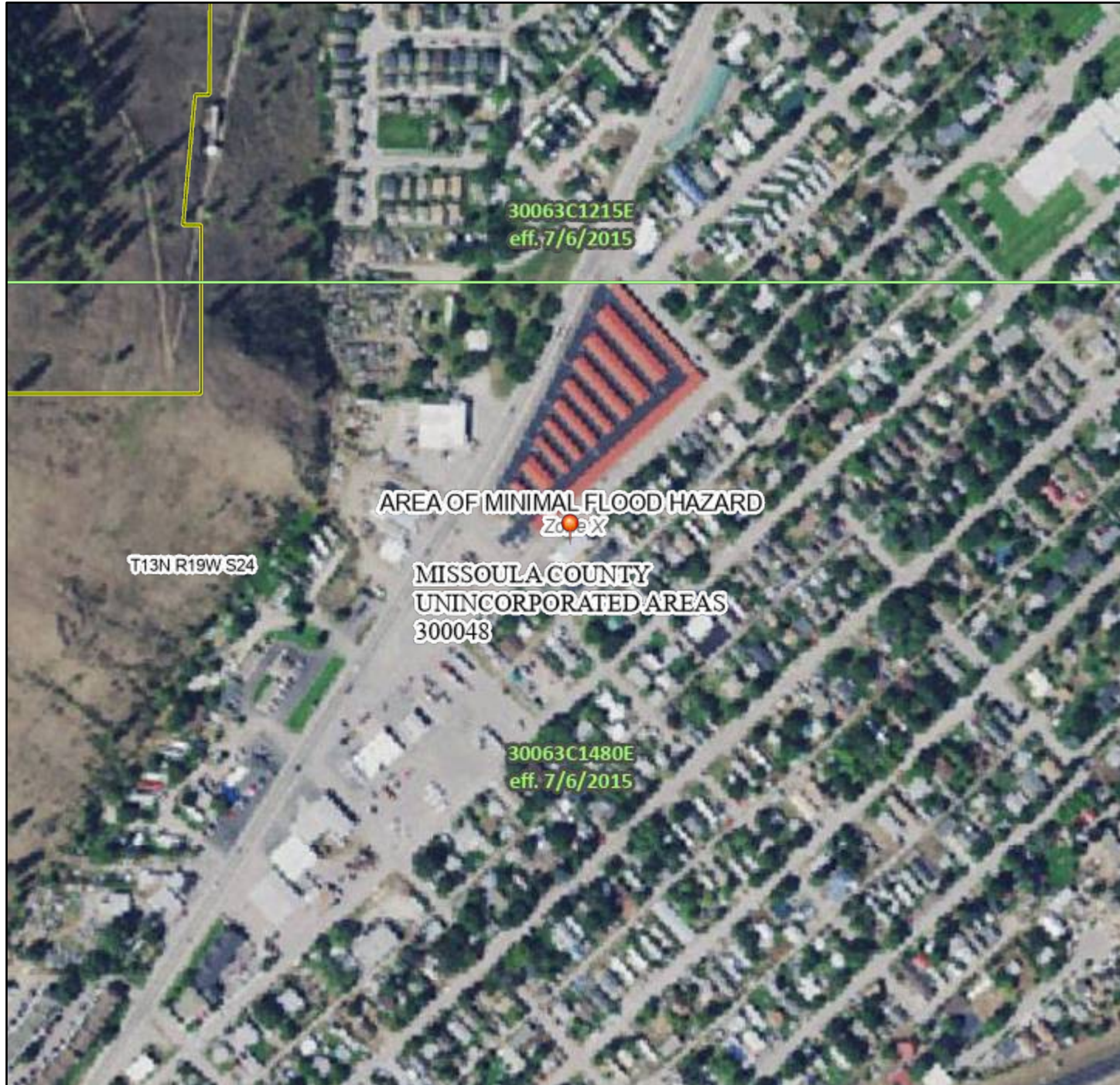
Realty Group

FLOOD PLAIN MAPS

National Flood Hazard Layer FIRMette



113°56'55"W 46°52'36"N



1:6,000

113°56'18"W 46°52'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/23/2026 at 5:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PROPERTY DISCLOSURES



LEAD-BASED PAINT DISCLOSURE



1 Date: 01/19/2026

3 **Property Address:** 515 & 525 Michigan Ave Missoula MT 59802

5 **Lead Warning Statement:** Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by checking the appropriate boxes as follows:

- 14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - 15 Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):
 - 16
 - 17
 - 18 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property.
- 19 (b) Records and Reports available to the Seller (check one below):
 - 20 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the property. Those reports and records are itemized as follows:
 - 21
 - 22
 - 23
 - 24 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property.

25 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

- 26 (c) _____ Buyer has received copies of all information listed in item (b), if any.
- 27 (d) _____ Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
- 28 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.
- 29
- 30 (e) _____ Buyer has (check one below):
 - 31 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint hazards (in which event the parties have entered a Lead-Based Paint Contingency Addendum); or
 - 32 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

36 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

- 38 (f) JM Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is aware of his/her responsibility to ensure compliance.

40 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information, which they have provided is true and accurate.

<u>Colin Cornberg</u>	01/31/2026		
Seller <u>Colin Cornberg</u> Cornberg Holdings LLC	Date	Buyer	Date
<u>Julie McLennan</u>	06/04/26		
Seller Broker/Salesperson	Date	Buyer	Date

51 (if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)
Julie McLennan

NOTE: Unless otherwise expressly stated the term days means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.





MOLD DISCLOSURE



1 Date: 01/19/2026

3 Property Address: 515 & 525 Michigan Ave Missoula MT 59802

5 MOLD DISCLOSURE: There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude mold. Moisture is one of the most significant factors contributing to mold growth. Information about controlling mold growth may be available from your county extension agent or health department. Certain strains of mold may cause damage to property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye, nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases. However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of mold exposure that may cause health problems. The Centers for Disease Control and Prevention is studying the link between mold and serious health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot and does not represent or warrant the absence of mold. It is the buyer's or tenant's obligation to determine whether a mold problem is present. To do so, the buyer or tenant should hire a qualified inspector and make any contract to purchase, rent, or lease contingent upon the results of that inspection. A seller, landlord, seller's agent, buyer's agent, or property manager who provides this mold disclosure statement, provides for the disclosure of any prior testing and any subsequent mitigation or treatment for mold, and discloses any knowledge of mold is not liable in any action based on the presence of or propensity for mold in a building that is subject to any contract to purchase, rent, or lease.

21 The undersigned, Seller, Landlord, Seller's Agent and/or Property Manager disclose that they have knowledge that the building or buildings on the property have mold present in them. This disclosure is made in recognition that all inhabitable properties contain mold, as defined by the Montana Mold Disclosure Act (any mold, fungus, mildew or spores). The undersigned are not representing that a significant mold problem exists or does not exist on the property, as such a determination may only be made by a qualified inspector.

27 If Seller/Landlord knows a building located on the property has been tested for mold, Seller/Landlord has previously provided or with this Disclosure provides the Buyer/Tenant a copy of the results of that test (if available) and evidence of any subsequent mitigation or treatment.

30 <u>Colin Cornberg</u>	<u>01/31/2026</u>	<small>Authentisign</small> <u>Julie McLennan</u>	<u>01/19/26</u>
32 Seller/Landlord <u>Colin Cornberg Cornberg Holdings LLC</u>	Date	Seller's Agent/Property Manager <u>Julie McLennan</u>	Date
35 Seller/Landlord	Date	Seller's Agent/Property Manager	Date

37 ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Buyer's Agent or Statutory Broker acknowledges receipt of this Disclosure, the test results (if available) and evidence of subsequent mitigation or treatment. The undersigned Buyer/Tenant agrees that it is their responsibility to hire a qualified inspector to determine if a significant mold problem exists or does not exist on the property. They further acknowledge that the Seller, Landlord, Seller's Agent, Buyer's Agent, Statutory Broker and/or Property Manager, who have provided this Disclosure, are not liable for any action based on the presence of or propensity for mold in the property.

45 Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
48 Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.



MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



1 Date: 01/19/2026

2
3 Property: 515 & 525 Michigan Ave Missoula MT 59802

4 Seller(s): Cornberg Holdings LLC

5 Seller Agent: Julie McLennan

6
7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8
- 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
- 10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
- 11 made by the seller; and
- 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
- 13 information regarding adverse material facts that concern the property.

14
15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Commercial) that
16 has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement
18 (Commercial), **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
- 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
- 21 the Property

22 Lock on orange door to 515 Michigan does not open.
23 Water seeps under garage doors and orange door at 515 Michigan during heavy rain.

 06/04/26

24
25
26
27
28
29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
33 any advice, inspections or defects.

34
35 Seller Agent Signature: Julie McLennan
36 Julie McLennan

37 Dated: 01/19/26

38
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

40
41 Buyer Agent: _____

42
43 Buyer Agent Signature: _____

44
45 Dated: _____

46
47 Buyer Signature: _____

48
49 Dated: _____

OWNER'S PROPERTY DISCLOSURE STATEMENT (COMMERCIAL) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: 01/19/2026

2
3 The undersigned Owner is the owner of certain real property located at _____
4 515 & 525 Michigan Ave, in the City of Missoula,
5 County of Missoula, Montana, which real property is legally described as:
6 **EAST MISSOULA ADDITION # 18, S24, T13 N, R19 W, Lot 13A**
7
8
9

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.
15

OWNER'S DISCLOSURE

16
17
18 Owner has never occupied the Property. december 2021
19 Owner has not occupied the Property since _____ (date).
20

21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and
24 hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless
25 from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the
26 Owner to disclose any adverse material facts known to the Owner.
27

28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above
29 date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and
30 buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**
31

32 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.
33


34 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,
35 Freezer, Washer, Dryer)
36 _____
37 _____
38

39 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Water Heater,
40 Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V. Antenna, Satellite Dish, Central sound
41 systems, Wiring for phone, cable and internet, Security Alarms, Fire Alarms, Smoke Detectors, Garage Door
42 Openers, and Security Gates)
43 _____
44 _____

_____/_____
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Owner's Property Disclosure Statement (Commercial), April 2024 CC / _____
Page 1 of 6 Owner's Initials

- 45 3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and
- 46 Overloads, or known information concerning utility connections)
- 47 _____
- 48 _____
- 49 _____
- 50 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
- 51 a. Faucets, fixtures, etc.
- 52 _____
- 53 _____
- 54 _____
- 55 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
- 56 Tanks, Grease Traps, Oil/Water Separators and Cesspools)
- 57 _____
- 58 _____
- 59 _____
- 60 c. Septic Systems permit in compliance with existing use of Property
- 61 _____
- 62 _____
- 63 _____
- 64 Date Septic System was last pumped? _____
- 65 _____
- 66 d. Public Sewer Systems (Clogging and Backing Up)
- 67 _____
- 68 _____
- 69 _____
- 70 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
- 71 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
- 72 Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)_____
- 73 _____
- 74 _____
- 75 _____
- 76 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
- 77 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
- 78 _____
- 79 _____
- 80 _____
- 81 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
- 82 _____
- 83 _____
- 84 _____
- 85 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
- 86 Screens, Slabs, Driveways, Sidewalks, Fences)
- 87 _____
- 88 _____
- 89 _____
- 90 _____
- 91 _____
- 92 _____
- 93 _____
- 94 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
- 95 _____
- 96 _____
- 97 _____
- 98 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
- 99 _____
- 100 _____


_____/_____
Buyer's or Lessee's Initials

_____/_____
Owner's Initials

- 101 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
- 102 _____
- 103 _____
- 104 _____
- 105 _____
- 106 _____
- 107 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
- 108 _____
- 109 _____
- 110 _____
- 111 a. Private well
- 112 _____
- 113 _____
- 114 _____
- 115 b. Public or community water systems
- 116 _____
- 117 _____
- 118 _____
- 119 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
- 120 or un-landscaped yard)
- 121 _____
- 122 _____
- 123 _____
- 124 14. NUISANCE/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in the
- 125 vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance
- 126 or pollution, any hazardous materials or pest infestations located on the Property or in the immediate area:
- 127 _____
- 128 _____
- 129 _____
- 130 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without any
- 131 required permit)
- 132 _____
- 133 _____
- 134 _____
- 135 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private Easements
- 136 and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or the Seller's
- 137 ability to transfer the Property)
- 138 _____
- 139 _____
- 140 _____
- 141 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the
- 142 immediate area:
- 143 _____
- 144 _____
- 145 _____
- 146 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
- 147 _____
- 148 _____

_____/_____
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Owner's Property Disclosure Statement (Commercial), April 2024
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 / _____
Owner's Initials

149 19. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
150 knowledge that the Property has has not been used as a clandestine Methamphetamine drug lab and
151 has has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
152 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of Methamphetamine,
153 Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine Disclosure Notice" and
154 provide any documents or other information that may be required under Montana law concerning the use of the
155 Property as a clandestine Methamphetamine drug lab or the contamination of the Property from smoke from the
156 use of Methamphetamine.

158 20. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner represents
159 that to the best of Owner's knowledge the Property has has not been tested for radon gas and/or radon
160 progeny and the Property has has not received mitigation or treatment for the same. If the Property has
161 been tested for radon gas and/or radon progeny, attached are any test results along with any evidence of mitigation
162 or treatment.

164 21. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
165 has has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
166 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
167 and records concerning that knowledge.

169 22. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
170 represents to the best of Owner's knowledge that the Property has has not been tested for mold and that
171 the Property has has not received mitigation or treatment for mold. If the Property has been tested for mold
172 or has received mitigation or treatment for mold, attached are any documents or other information that may be
173 required under Montana law concerning such testing, treatment or mitigation.

175 23. OTHER TESTING OR TREATMENTS: Has the Property been tested or treated for the presence of fuel or chemical
176 storage tanks, asbestos, or contaminated soil or water:


177 No. _____
178 _____
179 _____

180 **If any of the following items or conditions exist relative to the Property, please check the box and provide**
181 **details below.**

- 182 1. Asbestos.
- 183 2. Noxious weeds.
- 184 3. Pests, rodents.
- 185 4. Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
186 treated, attach documentation.)
- 187 5. Common walls, fences and driveways that may have any effect on the Property.
- 188 6. Encroachments, easements, or similar matters that may affect your interest in the Property.
- 189 7. Building additions, structural modifications, or other alterations or repairs made without necessary permits
190 or association and architectural committee permission.
- 191 8. Building additions, structural modifications, or other alterations or repairs not in compliance with building codes.
- 192 9. Health department or other governmental licensing, compliance or issues.
- 193 10. Landfill (compacted or otherwise) on the Property or any portion thereof.
- 194 11. Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
195 conducted by Seller in or around any natural bodies of water.
- 196 12. Settling, slippage, sliding or other soil problems.
- 197 13. Flooding, draining, grading problems, or French drains.
- 198 14. Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
- 199 15. Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
200 smell, noise or other pollution.
- 201 16. Hazardous or Environmental Waste: Underground storage tanks or sump pits.
- 202 17. Neighborhood noise problems or other nuisances.
- 203 18. Violations of deed restrictions, restrictive covenants or other such obligations.
- 204 19. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.

_____/_____
Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Commercial), April 2024
Page 4 of 6

 / _____
Owner's Initials

- 205 20. Zoning, Historic District or land use change planned or being considered by the city or county.
- 206 21. Street or utility improvement planned that may affect or be assessed against the Property.
- 207 22. Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
- 208 23. Proposed increase in the tax assessment value or homeowner's association dues for the Property.
- 209 24. "Common area" problems.
- 210 25. Tenant problems, defaults or other tenant issues.
- 211 26. Notices of abatement or citations against the Property.
- 212 27. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.
- 213 28. Airport affected area.
- 214 29. Animal damage.
- 215 30. Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
- 216 or reservations.
- 217 31. Environmental Phase I, II or III and any environmental reports or remediation records or known
- 218 Environmental conditions
- 219 32. Railroad leases affecting the Property .
- 220 33. Other matters as set forth below including environmental issues, structural system issues, mechanical
- 221 issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge
- 222 concerning the Property.
- 223

224 Additional details:

225 _____

226 _____

227 _____

228 _____

229 _____

230 _____

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Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Commercial), April 2024

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Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

Colin Cornberg

01/31/2026

Owner's Signature Colin Cornberg Cornberg Holdings LLC

Date

Owner's Signature _____

Date _____

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

Subject Property Address: 515 & 525 Michigan Ave Missoula MT 59802

EAST MISSOULA ADDITION # 18, S24, T13 N, R19 W, Lot 13A

Buyer(s)/Lessee(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer(s)/Lessee(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer's/Lessee's Signature _____

Date _____

Buyer's/Lessee's Signature _____

Date _____

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.



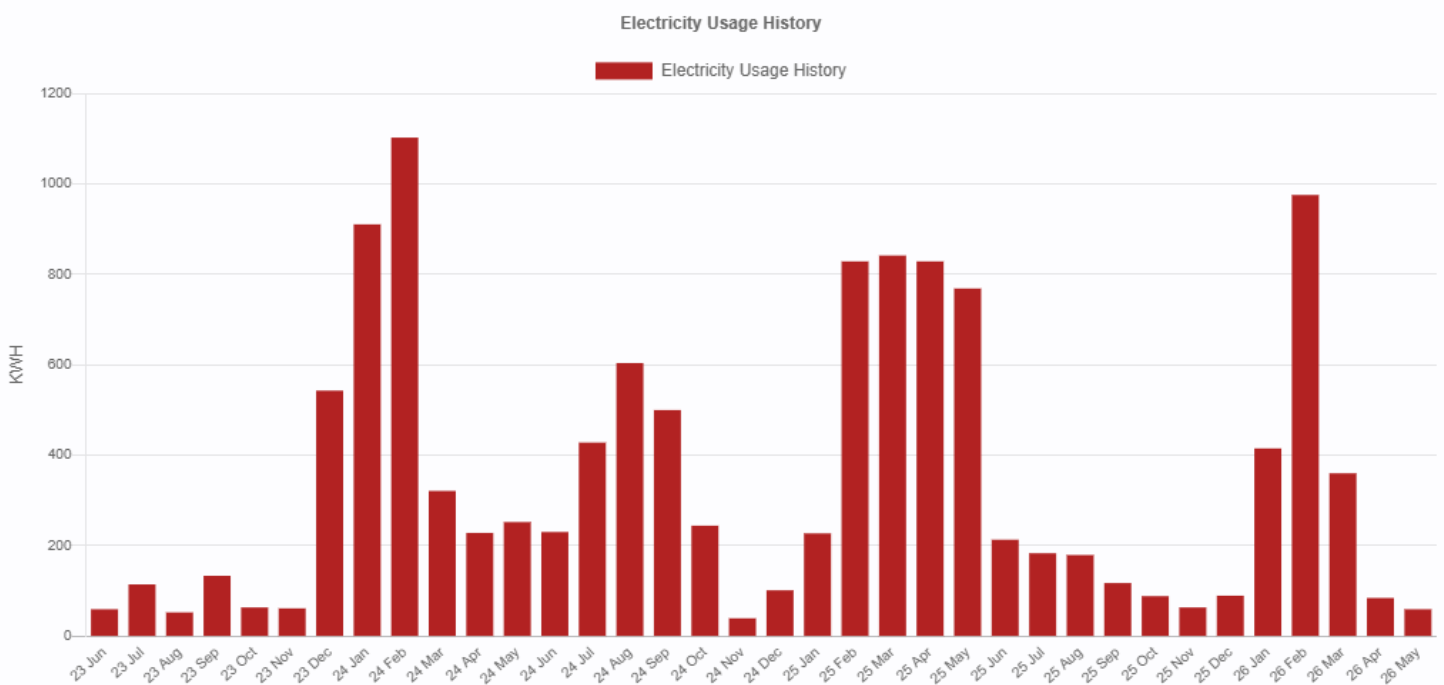
GAS and/or ELECTRIC USAGE

Usage History

515 MICHIGAN AVE, MISSOULA, MT, 598025581

Property address:

Show usage for Electricity



View Usage Previous Usage

Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
May 2026	electricity	59	0	31	\$13.56
Apr 2026	electricity	84	0	30	\$16.96
Mar 2026	electricity	360	0	29	\$57.84
Feb 2026	electricity	976	0	29	\$151.43
Jan 2026	electricity	415	0	33	\$64.93
Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Dec 2025	electricity	89	0	33	\$16.93
Nov 2025	electricity	63	0	28	\$13.22
Oct 2025	electricity	88	0	29	\$17.65
Sep 2025	electricity	117	0	30	\$22.67
Aug 2025	electricity	179	0	32	\$32.48
Jul 2025	electricity	183	0	30	\$32.45
Jun 2025	electricity	213	0	30	\$34.96
May 2025	electricity	769	0	32	\$103.61
Apr 2025	electricity	829	0	29	\$109.33
Mar 2025	electricity	842	0	29	\$109.89
Feb 2025	electricity	829	0	32	\$108.26
Jan 2025	electricity	227	0	31	\$32.13
Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Dec 2024	electricity	101	0	32	\$17.27

Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Nov 2024	electricity	39	0	29	\$9.38
Oct 2024	electricity	244	0	29	\$37.94
Sep 2024	electricity	500	0	30	\$74.79
Aug 2024	electricity	604	0	32	\$89.47
Jul 2024	electricity	428	0	30	\$65.28
Jun 2024	electricity	230	0	32	\$37.24
May 2024	electricity	252	0	30	\$40.38
Apr 2024	electricity	228	0	29	\$35.6
Mar 2024	electricity	321	0	32	\$47.41
Feb 2024	electricity	1103	0	30	\$152.68
Jan 2024	electricity	911	0	30	\$133.14
Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Dec 2023	electricity	543	0	32	\$82.95
Nov 2023	electricity	61	0	29	\$12.58
Oct 2023	electricity	63	0	29	\$12.9
Sep 2023	electricity	133	0	33	\$22.89
Aug 2023	electricity	52	0	29	\$11.49
Jul 2023	electricity	114	0	30	\$20.21
Jun 2023	electricity	59	0	33	\$12.49

Usage History

Property address:

515 MICHIGAN AVE, MISSOULA, MT, 598025581

Show usage for Gas



View Usage Previous Usage

Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
May 2026	gas	1	31	\$7.19
Apr 2026	gas	11	30	\$14.2
Mar 2026	gas	20	29	\$21.04
Feb 2026	gas	50	29	\$43.98
Jan 2026	gas	39	33	\$35.9
Dec 2025	gas	18	33	\$20.06
Nov 2025	gas	3	28	\$8.77
Oct 2025	gas	1	29	\$7.26
Sep 2025	gas	0	30	\$6.5
Aug 2025	gas	0	32	\$6.5
Jul 2025	gas	0	30	\$6.5
Jun 2025	gas	4	30	\$9.47
May 2025	gas	30	32	\$28.45
Apr 2025	gas	51	29	\$44.74
Mar 2025	gas	80	29	\$66.36
Feb 2025	gas	100	32	\$80.45
Jan 2025	gas	91	31	\$71.61
Dec 2024	gas	102	32	\$75.08

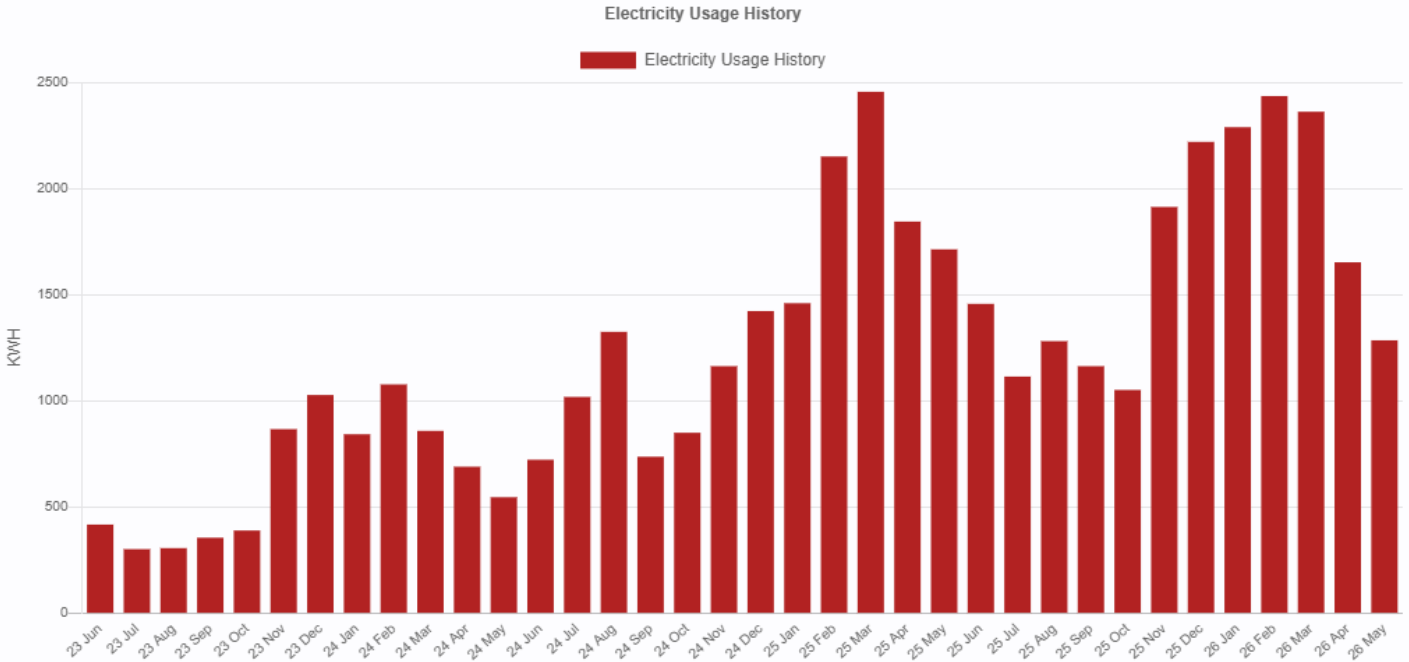
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
Nov 2024	gas	15	29	\$16.34
Oct 2024	gas	8	29	\$11.78
Sep 2024	gas	0	30	\$6.5
Aug 2024	gas	0	32	\$6.5
Jul 2024	gas	0	30	\$6.5
Jun 2024	gas	3	32	\$8.49
May 2024	gas	22	30	\$22.05
Apr 2024	gas	66	29	\$54.8
Mar 2024	gas	131	32	\$102.65
Feb 2024	gas	118	30	\$91.32
Jan 2024	gas	88	30	\$74.83
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
Dec 2023	gas	54	32	\$50.52
Nov 2023	gas	6	29	\$11.19
Oct 2023	gas	0	29	\$6.5
Sep 2023	gas	0	33	\$6.5
Aug 2023	gas	0	29	\$6.5
Jul 2023	gas	0	30	\$6.5
Jun 2023	gas	0	33	\$6.5

Usage History

Property address:

525 MICHIGAN AVE SHOP, MISSOULA, MT, 598025581

Show usage for Electricity



View Usage Previous Usage

Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
May 2026	electricity	1285	0	31	\$206.18
Apr 2026	electricity	1653	0	30	\$247.87
Mar 2026	electricity	2363	0	29	\$337.73
Feb 2026	electricity	2437	0	29	\$351.7
Jan 2026	electricity	2290	0	33	\$321.93
Dec 2025	electricity	2221	0	33	\$306.3
Nov 2025	electricity	1914	0	28	\$267.01
Oct 2025	electricity	1051	0	29	\$166.74
Sep 2025	electricity	1163	0	30	\$188.07
Aug 2025	electricity	1281	0	32	\$204.93
Jul 2025	electricity	1114	0	30	\$197.55
Jun 2025	electricity	1457	0	30	\$243.38
May 2025	electricity	1714	0	32	\$242.72
Apr 2025	electricity	1845	0	29	\$256.29
Mar 2025	electricity	2457	0	29	\$336.13
Feb 2025	electricity	2152	0	32	\$295.13
Jan 2025	electricity	1460	0	31	\$196.38
Dec 2024	electricity	1423	0	32	\$199.56

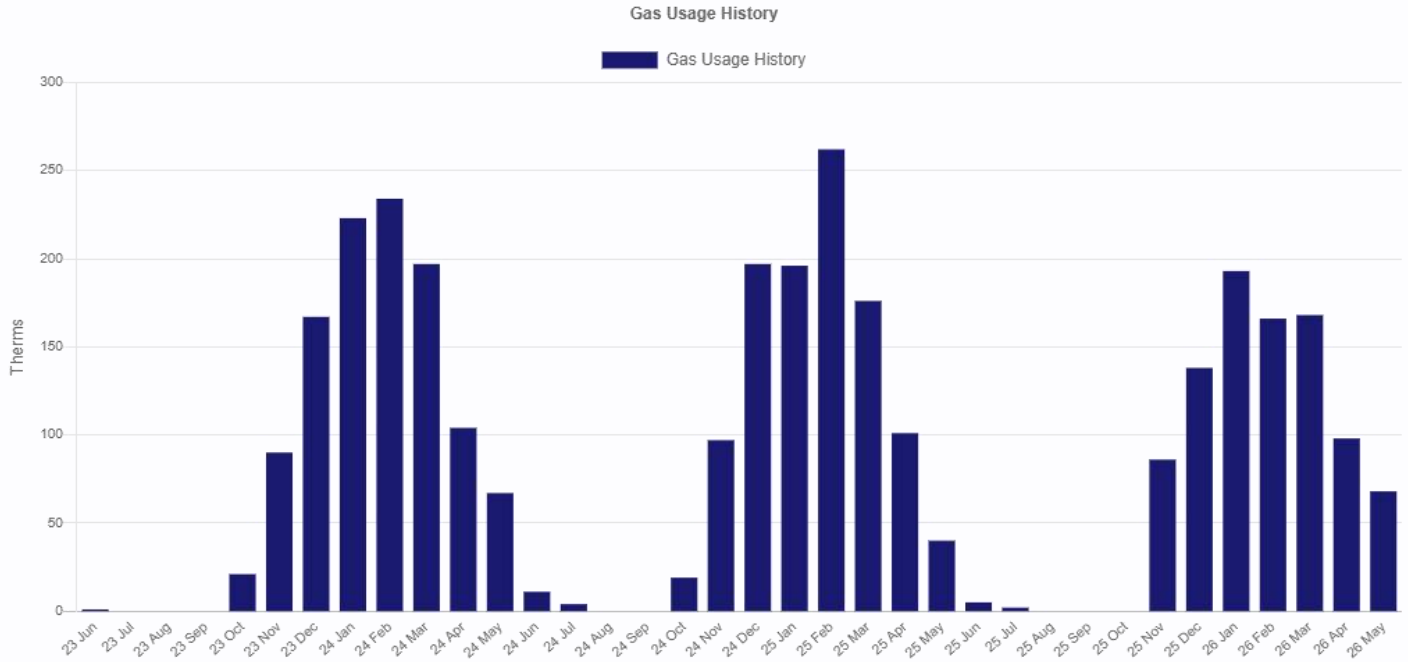
Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Nov 2024	electricity	1163	0	29	\$168.14
Oct 2024	electricity	849	0	29	\$128.96
Sep 2024	electricity	736	0	30	\$114.68
Aug 2024	electricity	1325	0	32	\$201.65
Jul 2024	electricity	1018	0	30	\$157.89
Jun 2024	electricity	722	0	32	\$114.37
May 2024	electricity	545	0	30	\$87.8
Apr 2024	electricity	689	0	29	\$105.36
Mar 2024	electricity	858	0	32	\$127.08
Feb 2024	electricity	1077	0	30	\$157.99
Jan 2024	electricity	842	0	30	\$130.95
Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Dec 2023	electricity	1027	0	32	\$162.15
Nov 2023	electricity	866	0	29	\$134.67
Oct 2023	electricity	388	0	29	\$64.48
Sep 2023	electricity	354	0	33	\$60.18
Aug 2023	electricity	305	0	29	\$52.68
Jul 2023	electricity	300	0	30	\$51.89
Jun 2023	electricity	416	0	33	\$69.64

Usage History

Property address:

525 MICHIGAN AVE SHOP, MISSOULA, MT, 598025581

Show usage for Gas



View Usage

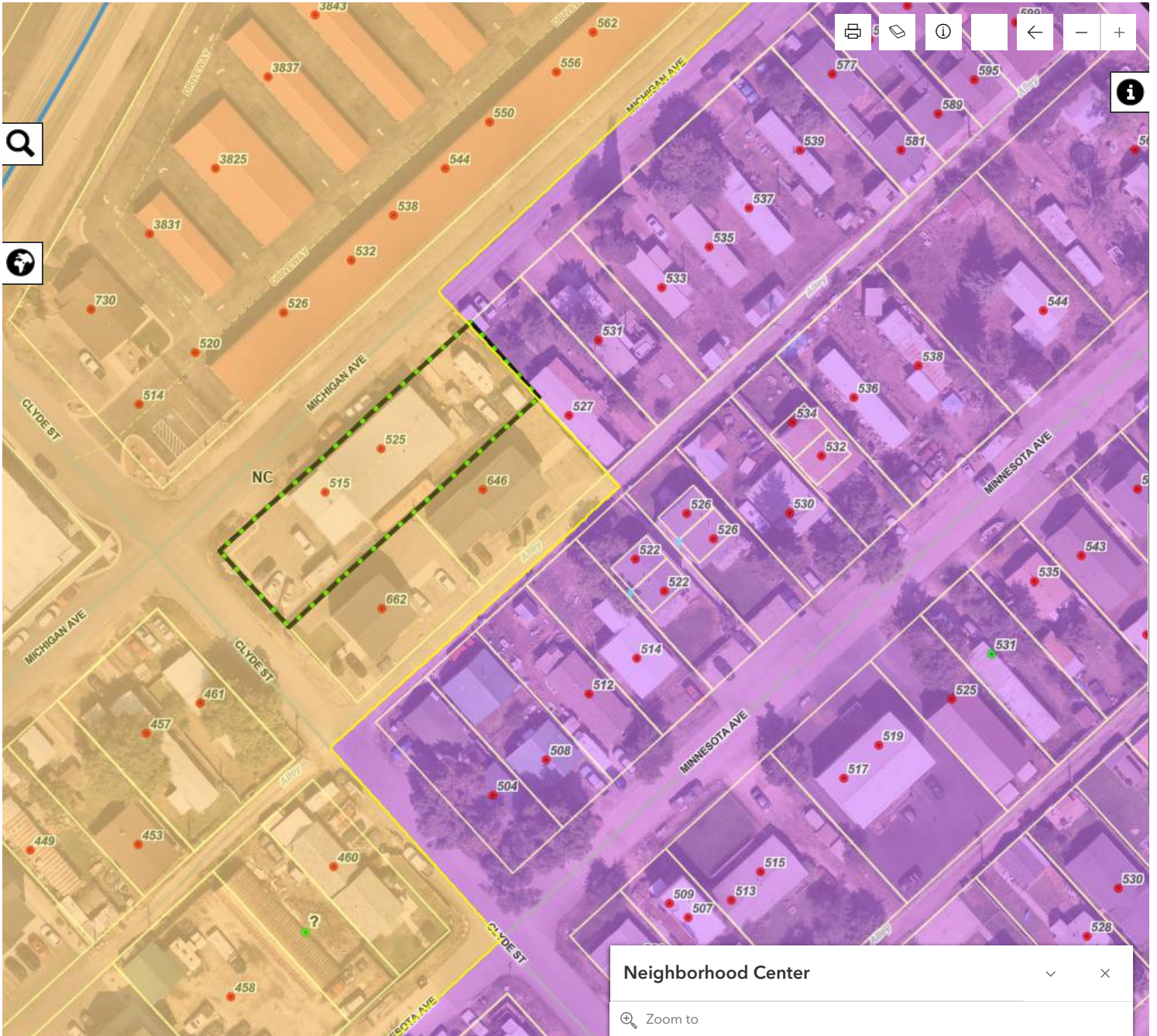
Previous Usage

Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
May 2026	gas	68	31	\$64.62
Apr 2026	gas	98	30	\$84.56
Mar 2026	gas	168	29	\$131.21
Feb 2026	gas	166	29	\$136.97
Jan 2026	gas	193	33	\$156.97
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
Dec 2025	gas	138	33	\$118.08
Nov 2025	gas	86	28	\$82.94
Oct 2025	gas	0	29	\$23.25
Sep 2025	gas	0	30	\$23.25
Aug 2025	gas	0	32	\$23.25
Jul 2025	gas	2	30	\$24.75
Jun 2025	gas	5	30	\$26.67
May 2025	gas	40	32	\$49.86
Apr 2025	gas	101	29	\$92.31
Mar 2025	gas	176	29	\$143.35
Feb 2025	gas	262	32	\$199.75
Jan 2025	gas	196	31	\$151.52
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
Dec 2024	gas	197	32	\$145.09

	Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
	Nov 2024	gas	97	29	\$81.93
	Oct 2024	gas	19	29	\$34.79
	Sep 2024	gas	0	30	\$23.25
	Aug 2024	gas	0	32	\$23.25
	Jul 2024	gas	4	30	\$25.57
	Jun 2024	gas	11	32	\$29.92
	May 2024	gas	67	30	\$67.13
	Apr 2024	gas	104	29	\$94
	Mar 2024	gas	197	32	\$157.66
	Feb 2024	gas	234	30	\$179.4
	Jan 2024	gas	223	30	\$183.69
	Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
	Dec 2023	gas	167	32	\$149.44
	Nov 2023	gas	90	29	\$86.21
	Oct 2023	gas	21	29	\$32.24
	Sep 2023	gas	0	33	\$16.35
	Aug 2023	gas	0	29	\$16.35
	Jul 2023	gas	0	30	\$16.35
	Jun 2023	gas	1	33	\$17.09



ZONING and/or LAND USE



Neighborhood Center ✕

🔍 Zoom to

Name: Neighborhood Center

Abbreviation: NC

Type: Mixed-Use

Overlay: None

Minimum Lot Size: No Min.

Setback Information for Principal Structure

Front: No Min.

Side: No Min.

Rear: No Min.

[Visualize this zoning district](#)

[View the zoning code](#)

Layer ID Off



MISSOULA COUNTY ZONING REGULATIONS

JANUARY 14, 2022

PLANNING BOARD PUBLIC HEARING DRAFT



CHAPTER

2



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SECTION 2.3.J NEIGHBORHOOD CENTER (NC)

1. PURPOSE

The purpose of this district is to provide limited, clustered commercial activity in neighborhoods that serve the retail, service, and employment needs of nearby residents. The primary intent is convenient access to goods and services within a walkable distance to and from adjacent neighborhoods, supporting both a horizontal and vertical mix of residential and commercial uses that are designed to consider the style, scale and intensity of existing development as well as the natural environment present. Development densities require access to public services and a "Complete Street" network that includes non-motorized facilities such as protected or buffered bike lanes, sidewalks, and enhanced crosswalks. Both motorized and non-motorized connectivity between this district and adjoining neighborhoods is a requirement of development.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Neighborhood Center (NC) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Neighborhood Center (NC) district are found in Table 6, Section 2.4.

Multiple principal uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3.

Residential uses are not permitted on the first floor of a neighborhood or mixed-use shopfront building type; a lobby or other entrance is allowed on the ground floor to serve the use.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

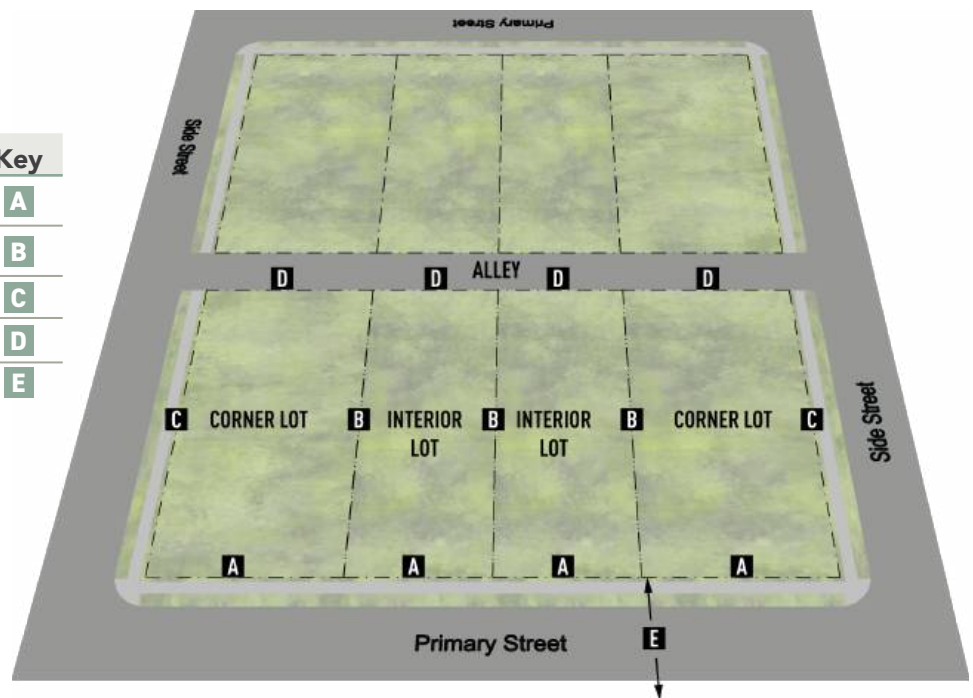


Fig. J-1 General Lot Components

4. SITE DESIGN STANDARDS

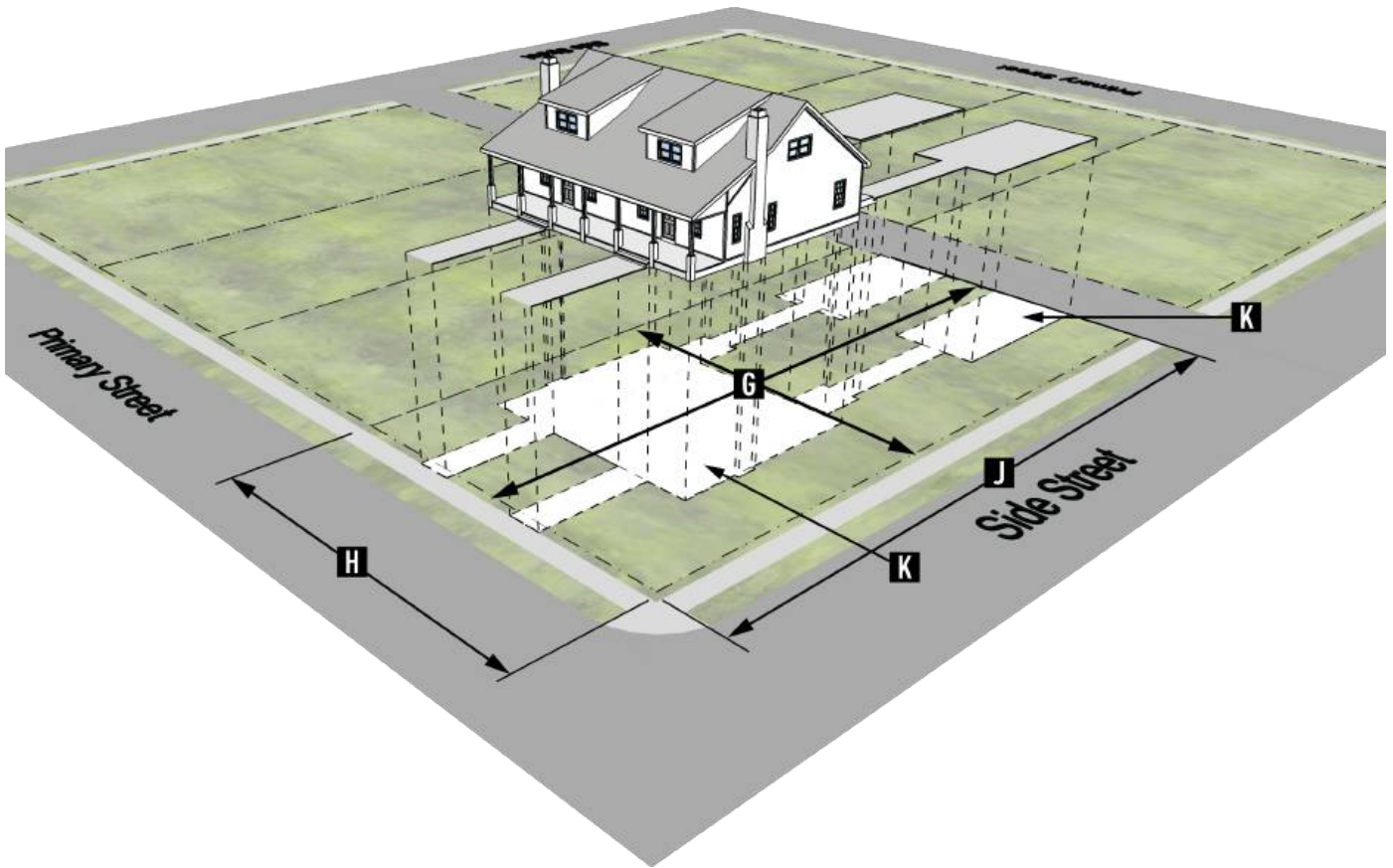


Fig. J-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions			Homes per acre		
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.*	Max.
Townhouse, tri- and quadplex, multi-plex small	No min.	n/a	n/a	80%	8 homes/ac	n/a
Multi-plex large, apartment		n/a	n/a	80%		
All shopfront types		n/a	n/a	80%	n/a	n/a
Civic		n/a	n/a	80%	n/a	n/a
All other types as permitted		n/a	n/a	80%	8 homes/ac	n/a
Diagram Key	G	H	J	K		



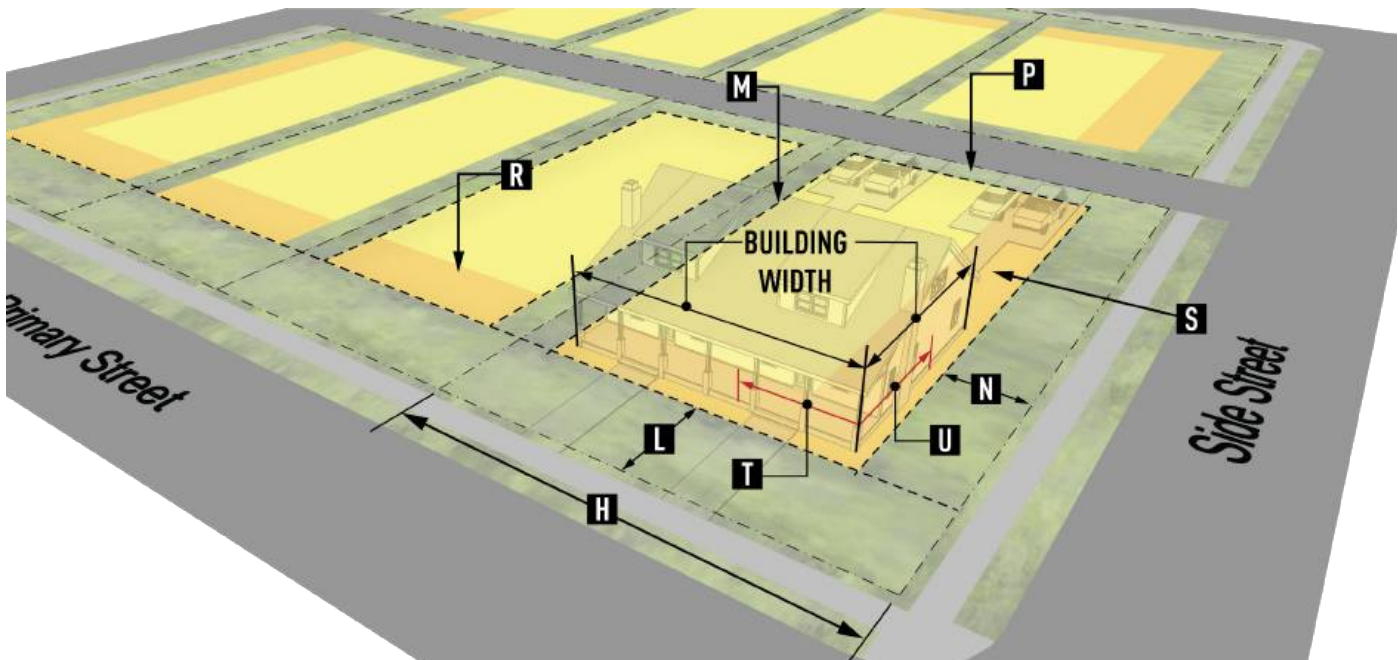


Fig. J-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key		
Front	No min.	5'	L		
Side (interior)		3'	M		
Side (street)		5'	N		
Rear		3'	P		
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	% of Facade Required in BTZ	Diagram Key	
Front	0'-5'	R	70%	T	
Side (street)	0'-5'	S	40%	U	
Building Elements*	Min. (%) Transparency	Diagram Key	Blank Wall Articulation	Min. (%)	Diagram Key
First Story	40%	R, S	Front	60%	R
Upper Story	30%	R, S	Side (street)	50%	S

*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

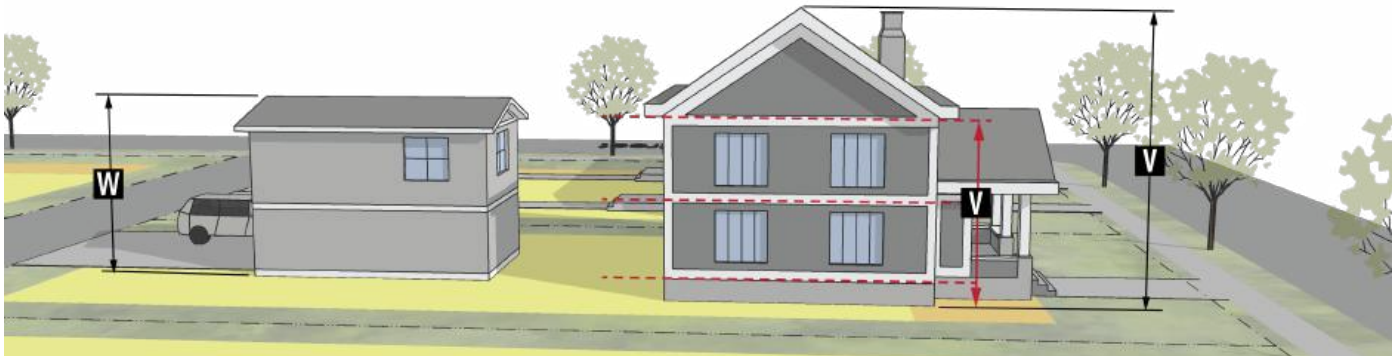


Fig. J-4 Building Height

c. Building Scale

Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Max. Height	Key
Principal building	10,000**	40'	V	4	14'	V
Accessory structure, detached	2,000	24'	W	2	n/a	n/a

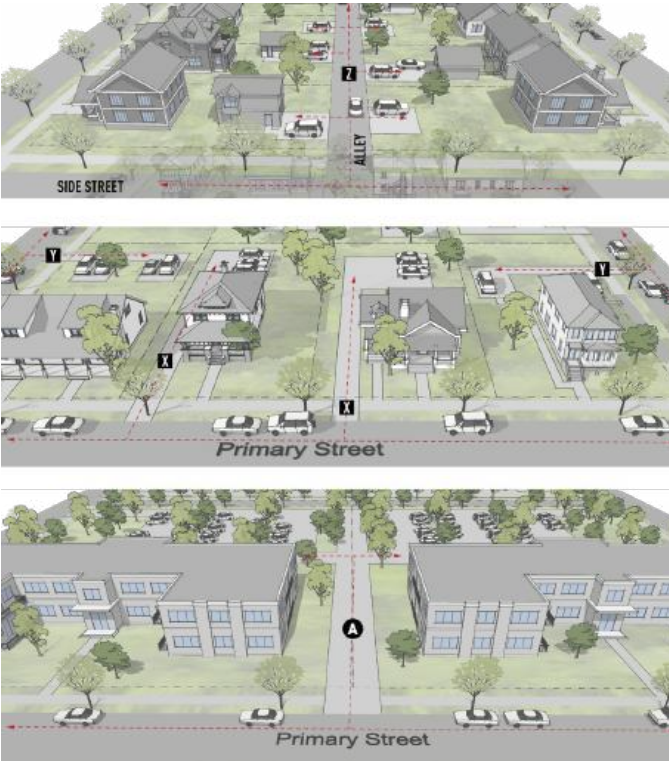
*See height plane requirements in Section 4.6.C.11

**Except for single-household and two household dwellings, and excluding attached garage



5. MOBILITY

The following standards apply to all development in the NC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	16'	X
Secondary street	16'	Y
Alley	12'	Z
Shared drive	20'	A

Fig. J-5 Vehicular Access

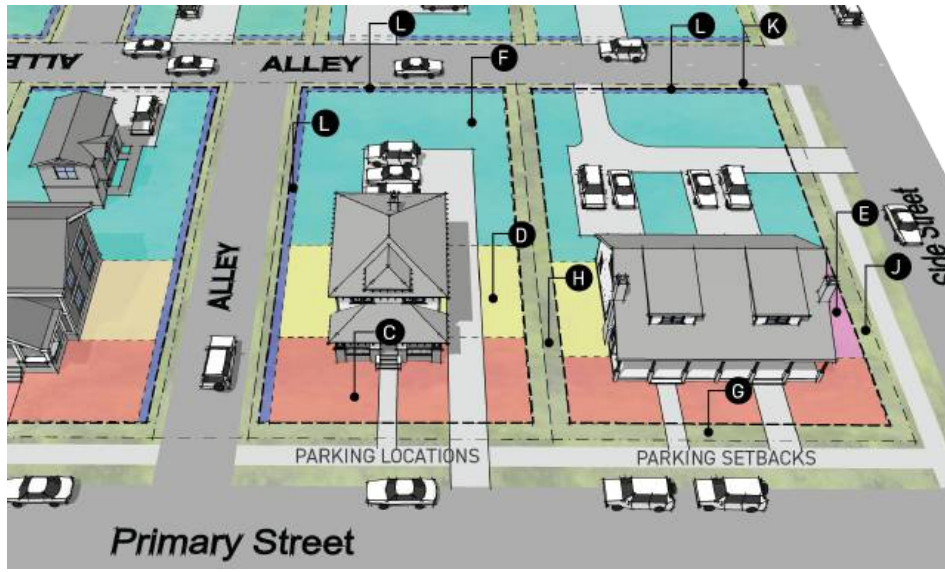


Fig. J-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking/ Lot Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	NP	C
Side yard (interior)	P	D
Side yard (street)*	NP	E
Rear yard	P	F
Open Air Parking/ Lot Setbacks	Min. Distance (ft.)	Diagram Key
Front*	n/a	G
Side (interior)	3'	H
Side (street)*	n/a	J
Rear	3'	K
Alley setback	0'	L

* Excludes driveway access allowed in primary/
secondary street setback

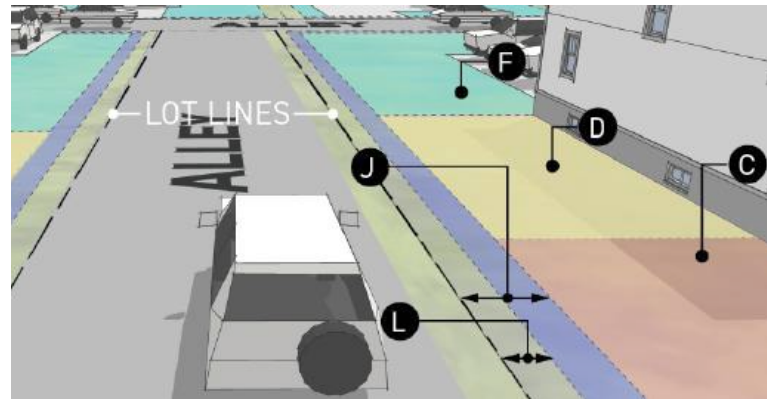


Fig. J-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.



2.4 PERMITTED USES BY DISTRICT

- A) Use Groups.** These zoning regulations classify principal land uses into the four major use groupings based on common functional, product, or physical characteristics including the type and amount of activity, the number of customers or residents, how goods or services are sold or delivered, and physical site conditions necessary to render services.
- B) Principal Uses.** Allowed principal uses by district are listed in Section 2.4.G, Table 6.
- C) Accessory Uses.** Accessory uses that are clearly incidental, customarily found with and subordinate to a principle use are permitted in conjunction with a permitted principal use, in accordance with Section 5.3.
- D) Temporary Uses.** Temporary uses are permitted, as set forth in Section 5.26.
- E) Uses Defined.** The uses listed in Table 2.4.G are either defined in Chapter 13 or derived using the North American Industrial Classification System (NAICS), the Land-Based Classification Standards (LBCS) published by the American Planning Association (APA), or in other resources cross-referenced in these regulations.
- F) Key to Use Table.**
1. Permitted uses. Uses identified with a "■" are permitted by right in the subject district and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
 2. Special exceptions. Uses identified with a "□" may be permitted in the subject district if reviewed and approved in accordance with the special exception review procedures found in Chapter 11 and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
 3. Prohibited uses. Uses identified with a "-" are expressly prohibited in the subject district.

G) Table of Uses.

LAND USE/ ACTIVITY	Table 5 Table of Uses by Zoning District													
	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
Administrative facility	■	■	■	■	■	□	■	■	□	■	■	■	■	-
Agriculture, high-intensity	□	■	■	□	-	-	-	-	-	-	-	-	□	■
Agriculture, low-intensity	■	■	■	■	■	■	■	■	■	■	■	■	■	■

*Commercial uses in this district must be accessory to a residential use.

**Commercial uses in these districts must be accessory to an approved primary use.

Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
	Agriculture-related business	-	■	■	■	■	■	-	-	-	-	-	-	-
Airports, helipads, and related facilities	-	-	□	-	-	-	-	-	-	-	□	□	-	■
Animal services, large	-	■	■	■	□	-	-	-	-	-	-	-	□	-
Animal services, small	-	■	■	■	□	-	-	■	□	■	■	□	■	-
Animal shelter or boarding kennel	-	■	■	■	□	-	-	-	-	□	■	-	□	-
Building maintenance services	-	-	-	-	-	-	-	-	□	□	■	□	■	-
Campground	■	■	■	■	-	-	-	-	-	-	-	-	-	-
Casinos and gaming establishments	-	-	-	-	-	-	-	-	-	□	■	-	-	-
College/university	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Community residential facility (8 or fewer residents)	-	-	□	■	■	■	■	■	■	■	□	□	-	-
Community residential facility (9+ residents)	-	-	-	-	□	□	■	■	□	■	■	□	-	-
Cottage Court	-	-	-	-	□	■	■	■	■	■	■	-	-	-
Cryptocurrency mining	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Cultural service	-	-	-	-	-	□	□	■	□	■	■	■	-	-
Daycare home	-	-	□	■	■	■	■	■	■	■	■	■	-	-
Daycare center	-	-	-	□	□	□	□	■	□	■	■	■	-	-
Dispensary, cannabis	-	-	-	-	-	-	-	-	-	□	■	-	-	-



Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
	Dwelling, accessory unit	-	■	■	■	■	■	■	■	■	■	■	■	-
Dwelling, single home	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, two homes	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, multiple homes	-	-	-	-	-	□	■	■	■	■	■	■	-	-
Eating and drinking establishments	-	-	-	-	-	□	■	■	□	■	■	■	-	-
Enterprise commercial	-	-	-	-	-	-	-	-	-	-	■	□	-	-
Entertainment venues, small	-	-	-	-	-	-	□	■	-	■	■	■	-	-
Entertainment venues, medium	-	-	-	-	-	-	-	□	-	■	■	□	■	-
Entertainment venues, large	-	-	-	-	-	-	-	-	-	□	■	□	■	-
Financial services	-	-	-	-	-	□	□	■	-	■	■	■	-	-
Food and beverage sales	-	-	-	-	-	□	■	■	■	■	■	■	-	-
Funeral and interment services, cemetery	-	■	■	■	■	□	-	-	-	-	-	■	-	-
Funeral and interment services, crematorium	-	-	-	-	-	-	-	-	-	-	□	-	□	■
Funeral and interment services, funeral home/mortuary	-	-	□	□	■	■	■	■	■	■	■	□	-	-
Galleries and exhibition space	-	-	-	-	-	□	■	■	■	■	■	■	-	-

Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
	Gasoline and fuel sales	-	-	-	-	-	-	-	□	-	■	■	-	□
Guest ranch, outfitting, or guide facility	-	■	■	□	□	□	-	-	-	-	-	-	-	-
Home occupation	-	■	■	■	■	■	■	■	■	■	■	■	■	-
Homeless shelter & meal center	-	-	-	-	-	-	□	□	-	■	■	□	-	-
Hospital	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Junk and salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	□	■
Lodging, bed & breakfast	-	-	□	■	■	■	■	■	■	■	■	-	-	-
Lodging, hotel & motel	-	-	-	-	-	-	-	□	-	■	■	-	-	-
Lodging, tourist home	-	■	■	■	■	■	■	■	■	■	■	-	-	-
Maintenance services	-	-	-	-	-	-	-	-	□	□	■	□	■	-
Manufacturing and production, agricultural	-	■	■	□	-	-	-	-	-	-	-	-	■	■
Manufacturing and production, artisan	-	■	■	■	■	□	-	-	■	-	■	■	■	-
Manufacturing and production, limited	-	-	-	-	-	-	-	-	■	-	■	■	■	■
Manufacturing and production, general	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Manufacturing and production, intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	■



Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
	Medical facility, walk-in clinic	-	-	-	-	-	□	■	■	□	■	■	■	■
Microbreweries, wineries, and distilleries	-	-	□	□	□	□	□	■	□	■	■	-	■	-
Mining and quarrying	□	□	□	-	-	-	-	-	-	-	-	-	□	■
Mini-warehouse	-	-	-	-	-	-	-	-	-	-	□	-	■	■
Mobile food court	-	-	-	-	-	-	-	-	-	■	■	■	-	-
Mobile home park	-	-	-	-	□	■	■	■	■	■	■	-	-	-
Nuclear facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home/ skilled nursing facility	-	-	-	-	□	□	□	■	□	■	■	■	-	-
Open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Park, public or private	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Parking structure	-	-	-	-	-	-	-	□	-	□	■	■	□	□
Personal improvement service	-	-	-	-	-	□	□	■	■	■	■	□	-	-
Pre-school	-	-	□	■	■	■	■	■	■	■	■	■	-	-
Pre-school center	-	-	-	□	□	□	□	■	□	■	■	■	-	-
Professional office	-	-	-	-	-	□	■	■	□	■	■	■	■	-
Public safety service facility	□	□	■	■	■	■	■	■	■	■	■	■	■	■
Recreation, active	-	□	■	■	■	■	■	■	■	■	■	■	■	□
Recreation, commercial (indoor)	-	-	-	-	-	-	-	-	-	■	■	-	-	-

Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
	Recreation, commercial (outdoor)	-	-	-	-	-	-	-	-	-	-	■	-	-
Recreation, developed outdoor	■	-	■	■	■	-	-	-	-	-	-	-	-	-
Recreation, passive	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Recreational vehicle park	-	-	□	□	-	-	-	-	-	-	■	-	-	-
Recycling service	-	-	□	□	-	-	-	-	-	-	-	□	■	■
Religious assembly	-	-	□	□	□	■	■	■	■	■	■	■	-	-
Research, cooperative learning and training facilities	□	□	□	□	□	□	□	-	□	-	-	■	■	-
Retail sales and service	-	-	-	-	-	-	□	■	■	■	■	-	-	-
School	-	-	-	□	■	■	■	■	■	■	■	■	□	-
Secondary Value-Adding Industry	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Social service facility	-	-	-	-	-	□	□	■	-	■	■	■	-	-
Solar energy system, ground-mounted, small	□	■	■	■	■	■	■	■	■	■	■	■	■	■
Solar energy system, ground-mounted, medium	-	■	■	□	□	□	□	■	□	■	■	■	■	■
Solar energy system, ground-mounted, large	-	■	■	-	-	-	-	-	-	-	□	□	■	■



Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL DISTRICTS					RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS			INDUSTRY & MANUFACTURING DISTRICTS	
	RO	AGR	AGW	AGRR	RRS	R	RM	NR	LM*	NC	CC	CEC	ICL**	ICH**
	Solar energy system, roof-mounted	☐	■	■	■	■	■	■	■	■	■	■	■	■
Storage, open-air	-	-	-	-	-	-	-	-	-	-	☐	-	■	■
Tiny home development	-	-	-	-	☐	■	■	■	■	■	■	-	-	-
Travel plaza	-	-	-	-	-	-	-	-	-	-	■	-	☐	-
Utility services – minor	☐	■	■	■	■	■	■	■	■	■	■	■	■	■
Utility services - major	-	☐	☐	-	-	-	-	-	-	-	■	■	■	■
Vehicle sales and storage	-	-	-	-	-	-	-	-	-	-	■	-	■	■
Vehicle and small engine maintenance and repair	-	-	☐	-	-	-	-	-	☐	■	■	-	■	■
Warehousing, wholesaling, and freight movement	-	-	-	-	-	-	-	-	-	-	☐	-	■	■
Waste facilities, landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Waste facilities, transfer station	-	-	-	-	-	-	-	-	-	-	-	-	■	■

H) Interpretation of Uses Not Clearly Defined. Where a use is not specifically listed, its status shall be determined by the Zoning Officer by evaluating the use against those similar in purpose, function, character, and effect to determine its appropriateness based on the overall intent of the district. A formal request shall be submitted for interpretation, and the Zoning Officer's final determination shall be made in writing and kept on file in the Community and Planning Services office as a record of the interpretation.



Realty Group

BUILDING PERMITS

AP18032480	Address/Approach	515 MICHIGAN AVE	Complete	Odyssey	2019-10-21
AP19035436	Address/Approach	APPROACH ONLY FOR EXISTING BUILDING ----- 525 MICHIGAN AVE	Complete	Odyssey	2019-10-07
LZ19035136	Land Use/Zoning	Change of Use permit. - No building alterations at this time. Paving permit to be filed separately with the Health Department ----- 525 MICHIGAN AVE	Active	Odyssey	2020-08-14
LZ19035136		CHANGE OF USE PERMIT. - NO BUILDING ALTERATIONS AT THIS TIME/PAVING PERMIT TO BE FILED SEPARATELY WITH THE HEALTH DEPARTMENT -----	Closed	ORION	2020-08-14
LZ20037898	Land Use/Zoning	10/23/20 SCOPE OF WORK CHANGED - NO COFFEE SHOP, PARTS DISPLAY & CUSTOMER SERVICE AREA FOR EXISTING MOTORCYCLE SHOP** Change of use from an exist ----- 525 MICHIGAN AVE	Active	Odyssey	2020-11-24
LZ20037898		CHANGE OF USE FROM AUTO SHOP TO COFFEE SHOP -----	Closed	ORION	2020-11-24
MB20037899	Building	Change of use from an existing automotive shop to a new coffee shop within a part of an existing building. No new square footage. **10/23.20 SCOPE O ----- 525 MICHIGAN AVE	Complete	Odyssey	2020-11-24
ME21042135	Electrical	New 200A Service to separate mechanics garage. ----- 515 MICHIGAN AVE	Complete	Odyssey	2021-06-30
MM21044040	Mechanical	Split existing gas piping so new (second) gas meter can be added. ----- 515 MICHIGAN AVE	Active	Odyssey	2021-12-03
MM21044040		GAS METERS -----	Closed	ORION	2021-12-03



Search Permits

Search for Permits

Enter at least one search criteria below to search for permits.

- Property Address
- Permit Number
- Parcel Number / Geocode

Use the drop-down list to change the search type.

General Search

Street No.: - Direction: Street Name: Street Type: Street Suffix: Unit No:

Permit Number: Parcel No. (Geocode):

Permit Type: Start Date: End Date:

Search Clear

3 Record results matching your search results

Click any of the results below to view more details.

Showing 1-3 of 3

<input type="checkbox"/>	Date	Permit Number	Permit Type	Description	Address	Status	Action	Short Notes
--------------------------	------	---------------	-------------	-------------	---------	--------	--------	-------------

<input type="checkbox"/>	10/24/1997	M98-0651	Building/Mechanical/NA/NA	NEW (CONST/INSTALL) - - MECHANICAL -- FIVE VALLEY DIESEL-INSTALL GAS UNIT HEATER & GAS PIPING	525 MICHIGAN AVE, MISSOULA MT	EXPIRED	FIVE VALLEY DIESEL
<input type="checkbox"/>	10/23/1997	M98-0643	Building/Mechanical/NA/NA	NEW (CONST/INSTALL) - - MECHANICAL -- FIVE VALLEY DIESEL-INSTALL GAS UNIT HEATER & GAS PIPING	525 MICHIGAN AVE, MISSOULA MT	COMPLETE	FIVE VALLEY DIESEL
<input type="checkbox"/>	10/23/1997	E98-0642	Building/Electrical/NA/NA	NEW (CONST/INSTALL) - - ELECTRICAL -- FIVE VALLEY DIESEL-WIRING FOR GAS HEATER IN EXISTING BLDG	525 MICHIGAN AVE, MISSOULA MT	COMPLETE	FIVE VALLEY DIESEL



Realty Group

ENGINEERING PERMITS



Search for Engineering Permits

Schedule an Inspection

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information

Select the search type from the drop-down list.

General Search

Street No.: - Direction: Street Name: Street Type: Street Suffix: Unit No:

Permit Number: Parcel No. (Geocode):

Permit Type: Start Date: End Date:

Search Clear

5 Record results matching your search results

Click any of the results below to view more details.

Showing 1-5 of 5

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Description	Status	Action
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<input type="checkbox"/>	07/15/2021	2021-MSS-WSH-03999	Engineering/Utility Excavation/Water Service/Historic	WATER DITCH CARD	Closed
<input type="checkbox"/>	04/16/2004	EXC040600	Engineering/Utility Excavation/Sanitary Sewer Service/NA	HOOK UP COMMERCIAL BLDG TO SEWER	FINALED
<input type="checkbox"/>	01/21/2003	EXC03-0056	Engineering/Utility Excavation/Sanitary Sewer Service/NA	INSTALL SEWER STUB	FINALED
<input type="checkbox"/>	11/01/2002	EXC02-2453	Engineering/Utility Excavation/Sanitary Sewer Service/NA	INSTALL SEWER STUB	FINALED
<input type="checkbox"/>	06/14/2002	EXC02-0990	Engineering/Utility Excavation/Sanitary Sewer Service/NA	INSTALL SEWER STUB	FINALED



BUSINESS LICENSE PERMITS

Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

General Business License

PERMIT NUMBER: 2024-MSS-GEN-00207

ISSUED:

PROPERTY OWNER:

CORNBERG HOLDINGS LLC

1711 NEWBOLD LN

LAVEROCK PA

PERMIT TYPE: Business License
General Business License
NA

PERMIT STATUS: Withdrawn

ISSUED TO:

PERMIT LOCATION:

PHYSICAL ADDRESS:

515 MICHIGAN AVE

LOCATION:

515 MICHIGAN AVENUE MISSOULA MT 59802

WORK DESCRIPTION:

Automotive Repair and maintenance

LEGAL DESCRIPTION:

GEOCODE:

CONDITIONS:

COMMENTS:

WORKFLOW:

Workflow Process	Status	Status Date	Action By	Comments
Application Intake	Fee Required	5/20/2024	DHATHAWAY	
Application Intake	Complete	5/23/2024	KCRAW	
Application Intake	Withdrawn	5/29/2024	AWISE	COMMERCIAL BUSINESS LOCATION IS OUTSIDE OF CITY LIMITS
Complete	Complete	5/29/2024	Ashley Wise	COMMERCIAL BUSINESS LOCATION IS OUTSIDE OF CITY LIMITS
Complete	Withdrawn	5/29/2024	AWISE	COMMERCIAL BUSINESS LOCATION IS OUTSIDE OF CITY LIMITS

INSPECTIONS:



COVENANTS and/or BY-LAWS



1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801
Phone (406)829-2540 | Fax (406)829-2570

Prepared Exclusively for:
Julie McLennan
Ink Realty Group
148 South Avenue West
Missoula, MT 59801

Date: **January 20, 2026**

Property Profile No.: **1218325-M**

Last Grantee of Record: **Cornberg Holdings LLC**

Property Address (if of record): **525 & 515 Michigan Ave, Missoula, MT 59802**

Brief Legal Description: **Lot 13A of East Missoula Addition No. 18, a platted subdivision in Missoula County, Montana, According to the official recorded Plat thereof.**

Attachments:

- Last Conveyance Deed Deed
- Tax Information Taxes
- Deed(s) of Trust or Mortgage(s) Deed of Trust
- Map Map
- CC&R's**
- CAMA Property Report Card
-

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Mackenna Hubbard** at **(406)829-2540**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Flying S Title and Escrow of Montana, Inc. is not responsible for any errors or omissions in the information provided.

Whatever It Takes

We are officially Flying S Title and Escrow! We're the same people, same company now with a NEW look.