SEE SIGNED LETTER FROM LOLITA ZINKE

LETTER OF INTENT

The purpose of this Letter of Intent ("LOI") is to set forth certain understandings and commitments between 95 KARROW, LLC ("95 KARROW") and the GREAT NORTHERN VETERANS PEACE PARK FOUNDATION, INC. (the "PEACE PARK").

WHEREAS, the PEACE PARK is the owner of real property described as Tract 2 of COS 19103 and all or a portion of the real property described as Parcel A of COS 19103 (the "PEACE PARK Property").

WHEREAS, 95 KARROW is or will be the owner of real property described as Tract 1 of COS 9540 and commonly known as 95 North Karrow Avenue, Whitefish Montana (the "95 KARROW Property").

The terms of the agreement between 95 KARROW and the PEACE PARK will be more particularly set forth in an access easement and a parking easement, to be mutually agreed upon by the parties.

The terms of such easements are generally as follows:

1. **Access Easement.** 95 KARROW will grant to the PEACE PARK, an easement for ingress and egress to the PEACE PARK from North Karrow Avenue, across the 95 KARROW Property, to the PEACE PARK Property. The easement shall be in a mutually agreeable location and shall contain mutually agreeable terms and conditions.

2. **Parking Easement.** The PEACE PARK will grant to 95 KARROW, an easement to construct, maintain, and access a parking lot on the PEACE PARK Property. The easement shall be in a mutually agreeable location and shall contain mutually agreeable terms and conditions.

The obligations contained in this LOI are conditioned on the purchase of the 95 KARROW Property by 95 KARROW, and 95 KARROW obtaining all necessary permits, PUD, approvals, zoning, districts, and any other licenses or approvals that it deems necessary to proceed with its planned development and use of the 95 KARROW Property.

This LOI will not be binding unless the parties execute the Access Easement and the Parking Easement.

This LOI is governed by the laws of the state of Montana without regard to conflict of law principles. It constitutes the entire understanding and agreement between the parties and it supersedes all prior or contemporaneous agreements, representations, warranties, and understandings of such parties (whether oral or written). This LOI may be amended only by written agreement.

DATED: _____

95 KARROW, LLC

_____
By: CASEY MALMQUIST, Member

DATED: _____

GREAT NORTHERN VETERANS PEACE PARK FOUNDATION, INC.

_____
By: RYAN ZINKE, Director

September 21, 2017

Great Northern Veterans Peace Park (GNVPP) Foundation

409 West 2nd Street

Whitefish MT 59937

SUBJ: Letter of Intent regarding GNVPP Foundation approval of 95 Karrow Project

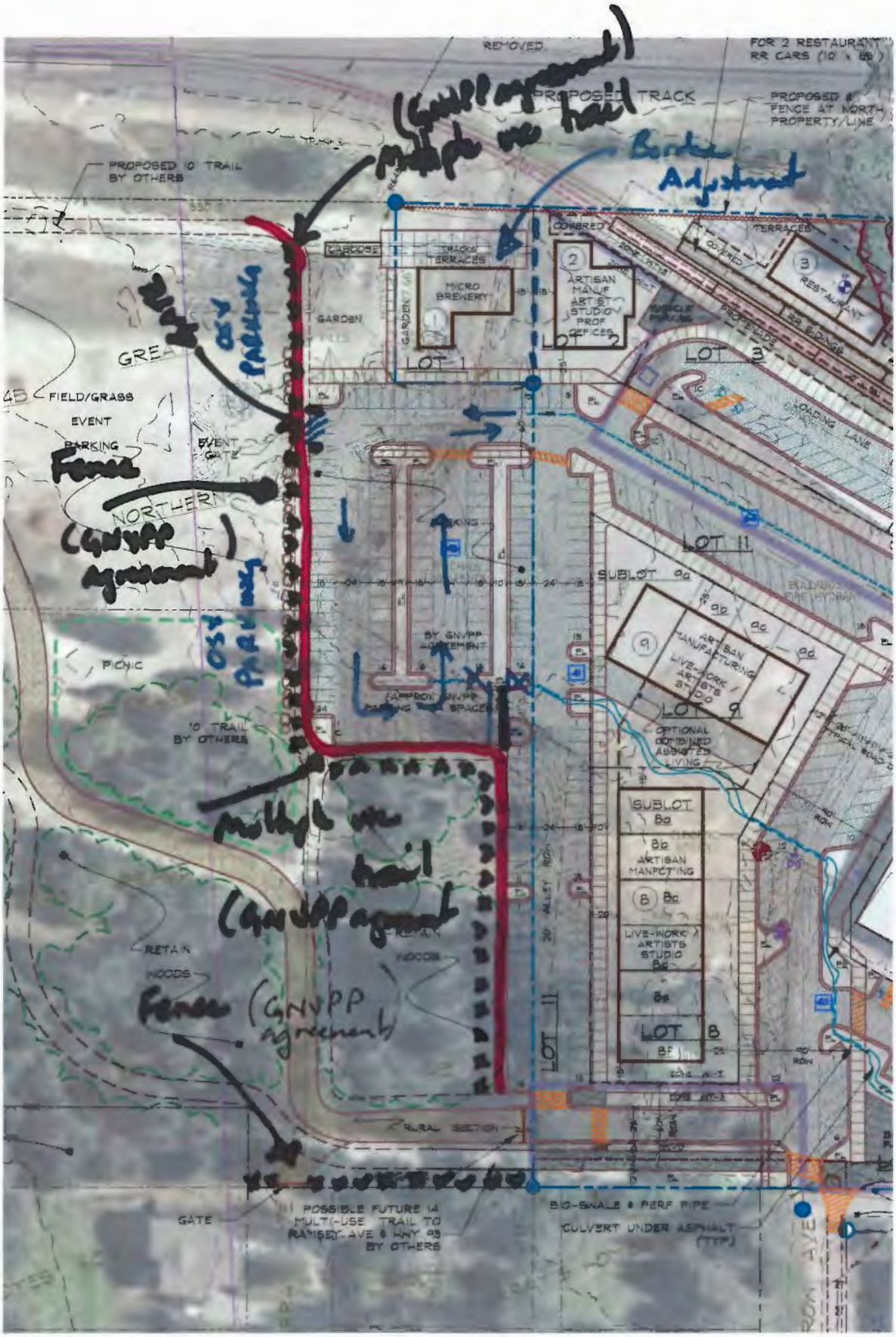
This letter is to verify that it is the intent of the GNVPP Foundation to concur with the general design of the parking, micro-brewery, multiple use path, fence, and other supporting elements of the 95 Karrow project on GNVPP Foundation property as annotated in enclosure (1).

Final approval of specific terms and conditions are subject to GNVPP Foundation board review and concurrence pending City of Whitefish project approval.

Lolita C. Zinke

President

Enclosure (1)


REMOVED
PROPOSED TRACK
FOR 2 RESTAURANT RR CARS (10' x 85')
PROPOSED 6' FENCE AT NORTH PROPERTY LINE
PROPOSED 10' TRAIL BY OTHERS
Border Adjustment
CABOOSE
TRACKS TERRACES
MICRO BREWERY
GARDEN
COVERED
TERRACES
ARTISAN MANUF ARTIST STUDIO PROF OFFICES
RESTAURANT
PROMENADE
LOT 1
LOT 3
LOADING LANE
FIELD/GRASS EVENT PARKING
EVENT GATE
Fence
NORTHERN
(GNVPP agreement)
LOT 11
SUBLOT 9a
ARTISAN MANUFACTURING LIVE-WORK ARTISTS STUDIO
LOT 9
OPTIONAL COMBINED ASSISTED LIVING
BY GNVPP AGREEMENT
(APPROX. GNVPP PARKING SPACES)
PICNIC
10' TRAIL BY OTHERS
SUBLOT 8a
8b ARTISAN MANUFACTURING
8 8c
LIVE-WORK ARTISTS STUDIO 8d
LOT 8
RETAIN WOODS
Fence (GNVPP agreement)
RURAL SECTION
GATE
POSSIBLE FUTURE 14' MULTI-USE TRAIL TO RAMSEY AVE & HWY 95 BY OTHERS
BIO-SWALE & PERF PIPE
CULVERT UNDER ASPHALT (TYP)
RAMSEY AVE

Exd (1)