

DEPARTMENT OF MILITARY AFFAIRS



STEVE BULLOCK
GOVERNOR

ARMED FORCES RESERVE CENTER
1956 MT MAJO STREET

STATE OF MONTANA

OFFICE OF THE ADJUTANT GENERAL
MAJOR GENERAL MATTHEW T. QUINN
(406) 324-3010 - FAX (406) 324-4800

PO BOX 4789
FORT HARRISON, MONTANA 59636-4789

DATE: October 5, 2016

TO: Susan Byroth Fox, Executive Director, Montana Legislative Services

SUBJECT: Request to be on the Legislative Council Agenda to request permission to sell the Hamilton Armory to the City of Hamilton.

The Department of Military Affairs, (DMA) has an Armory located in Hamilton Montana. We no longer have a use for the old facility and have been approached by the City of Hamilton to purchase the facility for use as a Justice Center.

The Appraised Value of the Hamilton Armory is \$1,200,000. The City of Hamilton has agreed to purchase the facility and are hoping to close on the property in the spring of 2017.

DMA's intent is to go to the Land Board in December to make the request to sell the Hamilton Armory to the City of Hamilton

What Lands are involved?

The Hamilton Amory is locate in Hamilton, Montana. The Armory consists of a 9,723 sq. ft. building; includes three storage buildings and; sits on 5.93 acres. The building has office space, drill floor, a kitchen, storage areas and a walk in vault.

Are there restriction on the transfer?

Yes, the City of Hamilton is a public entity under section MCA 77-2-351 the property at transfer will be (deed restricted) with a binding commitment to use the property to provide a community service that fulfills a public purpose.

Are the terms of the transfer in the best interest of the State?

Terms of the transfer: The City of Hamilton will purchase the property for \$1,200,000. The City intends to use the facility for a Justice Center. The facility will be used for a public service.

Is the Manner of the transfer in accordance with the public policy?

Yes, the transfer will be in accordance with Public Policy

DMA's intent is to go to the Land Board in December to make the request to sell the Hamilton Property to the City of Hamilton. The Buy Sell agreement is currently being drafted and the closing date will be late spring. The closing will be well beyond the 60 day notice period required.

Enclosed for your review are: Deed to the property (Affidavit of Ownership), plat of the Armory Site (Survey), aerial site location map, and picture of the facility.

Please let me know the time and location of the meeting and I will be there to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, reading "Debra LaFontaine". The signature is written in a cursive style with a large, prominent initial "D".

Debra LaFontaine
Plans and Programs Branch Manager
Construction and Facility Management Office
Department of Military Affairs.

WARRANTY DEED

20111

*Warranty deed
convey land donated
to state for memory
Building at Hamilton,
Montana - conveyed
by Lewis Club of Hamilton*

TO

Dated..... A. D. 19.....

Recorded at the request of

A. D. 19.....

at..... minutes past.....

M. In.....

of Deeds, page.....

County Recorder.....

By..... Deputy.....

Fee \$.....

STATE OF MONTANA
DEPARTMENT OF SECRETARY OF STATE

FILED FOR RECORD

July 15-19 57

AT 9:00 O'CLOCK P. M. AMU

RECORDED IN VOLUME

PAGE 4

Frank M. Miller
SECRETARY OF STATE
DEPUTY

MF ROLL

15

(SEAL)

above written.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first

above named corporation

is subscribed to the within instrument, and acknowledged to me that he/she/it executed the same.

of the LIONS CLUB OF HAMILTON, MONTANA, a party thereto

Robert J. Miller, President

the undersigned,

On this 31st day of May

STATE OF MONTANA,
County of Havill

In the year One Thousand Nine Hundred and

Notary Public for the State of Montana.
Residing at Hamilton, Montana.
My commission expires July 19 57

Hamilton

THIS INDENTURE, Made the 31st day of May, in the year of our Lord One Thousand Nine Hundred and Fifty-seven, between LIONS CLUB OF HAMILTON, MONTANA, a Montana Corporation, of Hamilton, Montana, the party of the first part, and THE STATE OF MONTANA,

the part Y of the second part, witnesseth, that the said part Y of the first part, for and in consideration of the sum of One Dollar and other valuable consideration Dollars, lawful money of the United States of America, to it in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, do~~S~~^S by these presents grant, bargain, sell, convey and confirm unto the said part Y of the second part and to its successors and assigns forever, all the real property situated in Ravalli county, State of Montana, described as follows: East Half of Lot Twenty-five; All of Lots Twenty-six and Twenty-seven; East Half of Lot Three; all of Lots One and Two, Block Eleven, Westview Addition, Ravalli County, Montana, according to the recorded plat thereof.

TOGETHER with a strip of land 80 feet wide and 362.5 feet long, which adjoins the South boundary of the above-described tract, and which said strip lies between Lots 1, 2, and East Half of Lot 3, in Block 12, and Lots 26, 27, and East Half of Lot 25, in Block 11, Westview Addition, Ravalli County, Montana, according to the recorded plat thereof.

THE SOLE PURPOSE AND OBJECT of this Deed is to furnish additional land as a site for the construction of an Armory, and in the event said second party, or any of its agencies, successors or assigns fail to commence construction of said Armory within 5 years from date hereof, title to said premises is to revert to first parties herein, and this instrument is to be null and void.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title and interest property, possession, claim and demand whatsoever, as well in law as in equity, of the said part Y of the first part, of, in, or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, All and singular, the above mentioned and described premises, together with the appurtenances unto the said part Y of the second part, and to its successors and assigns forever. And the said part Y of the first part and its successors do hereby covenant that they will forever warrant and defend their right, title and interest in and to said premises, and the quiet and peaceable possession thereof, unto the said part Y of the second part, its successors and assigns, against the acts and deeds of the said part Y of the first part, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said LIONS CLUB OF HAMILTON, MONTANA, of Hamilton, Montana has caused its Corporate name to be signed by its President thereunto duly authorized, and its corporate seal to be affixed and attested by its Secretary this 31st day of May, 1957.

Signed, Sealed and Delivered in the Presence of

ATTEST: Jack E. Coulter Secretary



LIONS CLUB OF HAMILTON, MONTANA, a Montana Corporation (SEAL) BY [Signature] President (SEAL) (SEAL)

Consideration less than \$100.00, no revenue stamps required.

R E S O L U T I O N

WHEREAS, The Lions Club of Hamilton, Montana, a Montana Corporation, has been deeded a parcel of land in Westview Addition, Ravalli County, Montana;

AND WHEREAS, Said land was so deeded to said Corporation without cost, expense, or consideration on the part of said Corporation, said land being held solely for the purpose of clarifying title to the property which is to be used as a site for a National Guard Armory;

AND WHEREAS, in order to accomplish the purposes of said transfer, it is necessary to execute a conveyance from the Corporation to the State of Montana;

NOW, THEREFORE, BE IT RESOLVED, That the President and Secretary of this Corporation are directed to make and execute a Deed conveying to the State of Montana the property now standing in the name of this Corporation and located in Westview Addition, Ravalli County, Montana.

C E R T I F I C A T E

I, Jack E. Coulter, do hereby certify that:

I am the duly elected, qualified, and acting Secretary of the Lions Club of Hamilton, Montana, a Montana Corporation; that the attached is a correct copy of a resolution duly and regularly passed by the Board of Trustees of said Corporation at a regular meeting of said Corporation, and that said resolution has not been rescinded or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the corporation this 10th day of June, 1957.



(SEAL)

Jack E. Coulter
SECRETARY

STATE OF MONTANA)
) ss
County of Ravalli)

On this 10th day of June, 1957, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack E. Coulter, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as the Secretary of Lions Club of Hamilton, Montana, a Montana Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

(Seal)

D. W. McKenna
Notary Public for the State of Montana
Residing at Hamilton, Montana
My Commission expires May 2, 1958.

Lions Club of Hamilton,
Montana, a Montana cor-
poration, Hamilton, Montana

Vesting
Deed

To

WARRANTY DEED
136778

The State of Montana

Dated May 31, 1957
Consideration \$1. & ovc.

Recorded June 10, 1957:3:05 A.M.
Volume 112 Deeds, page 358

Grant, bargain, sell, convey and confirm

E $\frac{1}{2}$ of Lot 25; All of Lots 26 and 27; E $\frac{1}{2}$ of Lot 3, all of Lots 1 and 2, Block 11, Westview Addition, Ravalli County, Montana according to recorded plat thereof.

Together with a strip of land 80 feet wide and 362.5 feet long, which adjoins the south boundary of the above-described tract, and which strip lies between Lots 1, 2 and E $\frac{1}{2}$ of Lot 3, Block 12 and Lots 26, 27 and E $\frac{1}{2}$ of Lot 25, in Block 11, Westview Addition, Ravalli County, Montana, according to recorded plat thereof.

Sole Purpose and Object of this Deed is to furnish additional land as a site for construction of an Armory and in event said second party, or any of its agencies, successors or assigns fail to commence construction of said Armory within 5 years from date hereof, title to premises is to revert to first parties herein, and this instrument is to be null and void.

Tenements, hereditaments and appurtenances.

COVENANTS: Warrant and defend.
Consideration less than \$100.00, No Revenue stamps required.
In Witness Whereof, first party herein has caused its corporate name to be signed by its President thereunto duly authorized and its corporate seal to be affixed and attested by its Secretary.

Lions Club of Hamilton, Montana
a Montana Corporation
By Robert J. Miller, President
(Seal)

(Seal)

Attest: Jack E. Coulter,
Secretary (Seal)

CS 700649-TR

Certificate of Survey

A RETRACEMENT SURVEY IN BLOCKS 11 AND 12, WESTVIEW ADDITION, A PLATTED SUBDIVISION OF RAVALLI COUNTY, MONTANA, ACCORDING TO THE RECORDED PLAT THEREOF

LEGAL DESCRIPTION

E1/2 of Lot 25; all of Lots 26 and 27; E1/2 of Lot 3, all of Lots 1 and 2, Block 11, Westview Addition, Ravalli County, Montana according to the recorded plat thereof.

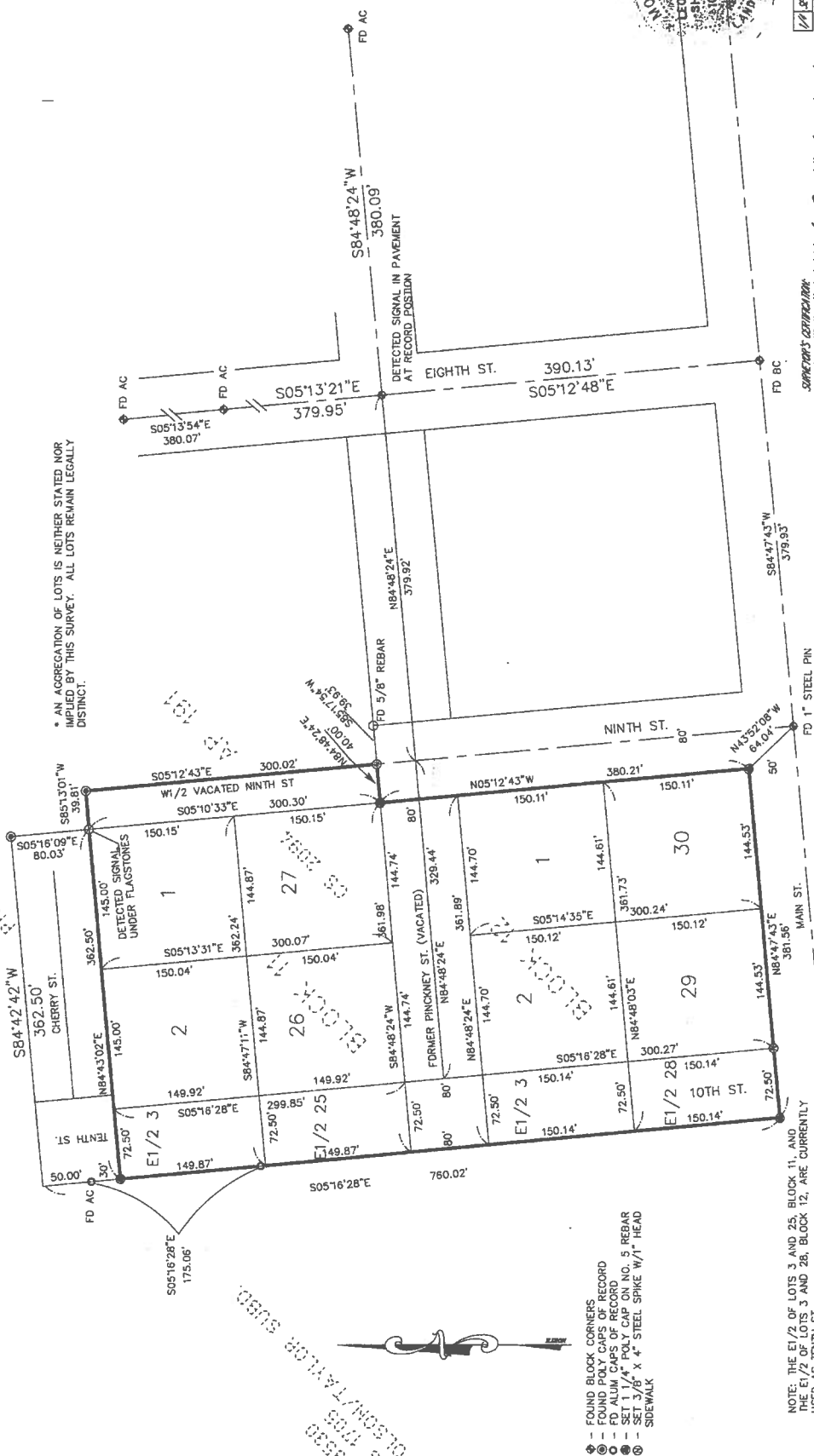
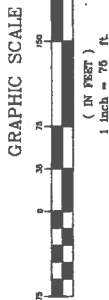
TOGETHER WITH a strip of land 80 feet wide and 362.5 feet long, which adjoins the South boundary of the above-described tract, and which strip lies between Lots 1, 2, and E1/2 of Lot 3, Block 12 and Lots 26, 27, and E1/2 of Lot 25, in Block 11, Westview Addition, Ravalli County, Montana, according to the recorded plat thereof, as vacated in Commissioner's Journal No. 10, page 155. (Reference: Book 112 Deeds, page 358)

ALSO Lots 1, 2, 29, 3D, and E1/2 of Lots 3 and 28, all of Block 12, Westview Addition, Ravalli County, Montana, according to the recorded plat thereof.

ALSO TOGETHER WITH a portion of Ninth Street vacated by Resolution No. 351 and recorded in Permanent File No. 6-477, which portion attaches by operation of law.

CS 700649-TR
CALDERWOOD LOTS
PROFESSIONAL SURVEY

OWNERS: STATE OF MONTANA



* AN AGGREGATION OF LOTS IS NEITHER STATED NOR IMPLIED BY THIS SURVEY. ALL LOTS REMAIN LEGALLY DISTINCT.

- ⊙ - FOUND BLOCK CORNERS
- ⊙ - FOUND POLY CAPS OF RECORD
- ⊙ - FD ALUM CAPS OF RECORD
- ⊙ - SET 1 1/4" POLY CAP ON NO. 5 REBAR
- ⊙ - SET 3/8" X 4" STEEL SPIKE W/1" HEAD SIDEWALK

NOTE: THE E1/2 OF LOTS 3 AND 25, BLOCK 11, AND THE E1/2 OF LOTS 3 AND 28, BLOCK 12, ARE CURRENTLY USED AS TENTH ST.

SHEPHERD SURVEYING
1200 AVONDALE AVE
HAMILTON, MT
406-861-1000
shepherd@bnet.net

STATE OF MONTANA RAVALLI COUNTY Page: 1 of 1
DOCUMENT: 700649-TR
SHEPHERD SURVEYING
RACHEL PRITCHARD, CLERK AND RECORDER
Ravalli County, Montana
Fee \$25.50 By
R. C. C. C.

SURVEYOR'S CERTIFICATION
I hereby certify the attached plat is a true and correct representation of survey done under my supervision on June 20, 2018.
Lemuel R. Shepherd, RLS
Reg. No. 10200-15
July 19, 2018



1/1	1501	1	1
2	1502	1	1
3	1503	1	1
4	1504	1	1
5	1505	1	1
6	1506	1	1
7	1507	1	1
8	1508	1	1
9	1509	1	1
10	1510	1	1



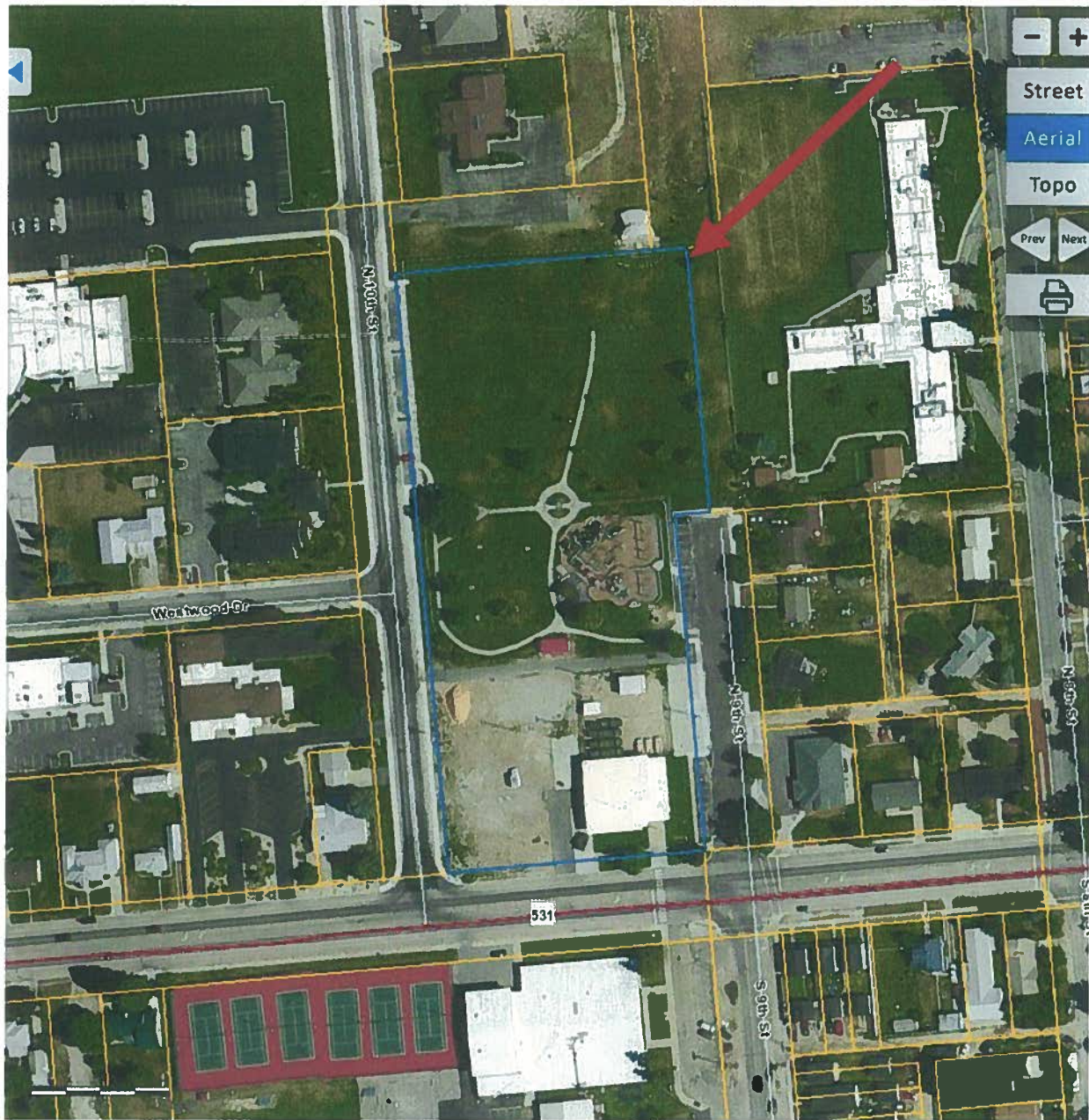
ARMY
NATIONAL
GUARD
MISSISSIPPI
FOR OUR COUNTRY

MT ARMY NATIONAL GUARD
DET 3 230th VERT EMS CO



MT. ARMY NATIONAL GUARD
DET 3 230th VERT EMB CO

6565



Subject Aerial Image, Expanded

2.6.1.1 Social Influences, City of Hamilton Area

The subject is located in the City of Hamilton, which is located in Ravalli County in western Montana. The subject is located within city limits via annexation. Ravalli County is located on the western side of Montana, bounded on the west and south by Idaho, on the east by Granite County and on the north by Missoula County. Ravalli County contains 2,394 sq. miles, of which 76% is federal and state public land; private land ownership is ~ 572 sq. miles countywide. Countywide population is estimated at 40,202 (2012) with an average population density of ~70 people per sq. mile of private land ownership. Average parcel density is ~29 parcels per sq. mile of private