

ATTORNEY GENERAL

STATE OF MONTANA

Tim Fox
Attorney General



Office of Consumer Protection
555 Fuller Avenue
P.O. Box 200151
Helena, MT 59620-0151

May 9, 2017

Mr. Jim Stipcich
Student Assistance Foundation
2500 Broadway
Helena, MT 59601

Dear Mr. Stipcich,

We received your letter dated May 5, 2017 providing this office with notification pursuant to Montana Code Annotated § 35-2-617(7)(a) that Student Assistance Foundation (SAF) intends to sell its office building. Thank you for including supporting documentation necessary for our evaluation of the sale.

Your letter and supporting documents made certain representations, including:

- (1) the purchase price is within 6 percent of the appraised value of the building. Specifically, that the negotiated purchase price of the building is \$7.95 million and the appraised value of the property, according to its most recent appraisal, was \$8.4 million;
- (2) in addition to the sale of the building, the buyer will pay an additional \$150,000 to purchase certain office equipment;
- (3) that SAF consulted with its appraiser regarding the need to refresh the July 2015 appraisal and has determined that a refreshed appraisal is not needed;
- (4) that the sale was negotiated as an arms-length transaction with no known conflicts of interest between the parties; and
- (5) that proceeds of the sale, after retiring the mortgage on the property and paying any other liabilities associated with the transaction, will be used to support the charitable mission of SAF.

Based on these representations it appears that the planned sale complies with Montana law. Therefore, the Montana Attorney General's Office will take no action at this time regarding the

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proposed sale of SAF's office building to St. Peter's Hospital. Please notify this office if any material terms of the Purchase and Sale Agreement change.

Sincerely,



KELLEY L. HUBBARD
Assistant Attorney General

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