

American Land Title Company  
1800 West Koch / P.O. Box 396  
Bozeman, Montana 59715 / 59771-0396  
Order No. ALC-BS



2194328

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07/14/2005 03:13P

Shelley Vance-Gallatin Co MT MISC 244.00

SUPPLEMENTAL DECLARATION

FOR

SOUTH MEADOW CONDOMINIUM

(Phases 1-9)



CERTIFICATE OF ARCHITECT

The Undersigned, being a duly registered architect in the State of Montana, and who prepared the floor plans for the SOUTH MEADOW CONDOMINIUM, herewith certifies that the floor plans for said condominium units #46-62 attached to this Supplemental Declaration are an accurate copy of the plans filed with and approved by the City of Bozeman and its duly authorized officers, agents and employees having jurisdiction to issue building permits.

DATED this 14 day of July, 2005.

A handwritten signature in cursive script is written over a horizontal line.

CIKAN ARCHITECTS, P.C.  
STATE OF MONTANA NO. 1189



**SUPPLEMENTAL DECLARATION**

**FOR**

**SOUTH MEADOW CONDOMINIUM  
(Phases 1-9)**

By this Supplemental Declaration made this 14th day of July, 2005, SOUTH MEADOW, INC., of Bozeman, Montana, the undersigned, supplements the Declaration for SOUTH MEADOW CONDOMINIUM filed May 21, 2002, as Document No. 2069742, the Supplemental Declaration recorded July 23, 2003, as Document No. 2116581, and the Supplemental Declaration recorded April 6, 2004 as Document No. 2145707, records of the Clerk and Recorder of Gallatin County, Montana. This amendment is made pursuant to Article IV and other appropriate provisions of said Declaration.

1. The second section of Paragraph 1 of Article II of the Declaration, Description, is amended to read:

The condominium units in Phases 1 through 9 consist of sixty-two (62) separate units numbered 1 through 62, subject to the expansion provisions of Paragraph IV below. The provisions of this Declaration and the Bylaws shall be construed to be covenants running with the land, and shall include every unit and shall be binding upon the Unit Owners, their heirs, successors, personal representatives and assigns for as long as this SOUTH MEADOW Supplemental Declaration and Bylaws are in effect.

2. Paragraph 2 of Article II of the Declaration is amended to read:

Condominium Units

Each Unit, together with the appurtenant undivided interest in the common elements of SOUTH MEADOW shall together comprise one condominium unit, shall be inseparable, and may be conveyed, leased, rented, devised or encumbered as a condominium unit. The Units comprising the condominium are contained in thirty (30) buildings, subject to the expansion provisions of Paragraph IV below.



3. Paragraph 1 of Article IV of the Declaration, Percentage of Interest, is amended by the substitution of a schedule of the percentage of undivided ownership of the specific units as follows:

**PHASES 1 THROUGH 9**

UNIT NO.	SQUARE FOOTAGE	PERCENTAGE OF INTEREST IN GENERAL COMMON ELEMENTS
1	1,820	1.46%
2	1,917	1.55%
3	1,917	1.55%
4	1,775	1.43%
5	1,917	1.55%
6	1,917	1.55%
7	1,820	1.46%
8	2,017	1.62%
9	1,917	1.55%
10	1,820	1.46%
11	2,017	1.62%
12	1,775	1.43%
13	2,230	1.79%
14	2,118	1.70%
15	2,230	1.79%
16	2,118	1.70%
17	1,975	1.60%
18	2,230	1.79%
19	1,975	1.60%
20	1,775	1.43%
21	2,118	1.70%
22	1,775	1.43%
23	2,230	1.79%
24	2,118	1.70%
25	2,230	1.79%
26	1,975	1.60%
27	1,775	1.43%
28	2,118	1.70%
29	1,975	1.60%
30	1,975	1.60%
31	2,230	1.79%
32	2,118	1.70%
33	1,775	1.43%
34	2,017	1.62%
35	2,118	1.70%
36	1,975	1.60%

37	2,230	1.79%
38	1,975	1.60%
39	1,975	1.60%
40	2,118	1.70%
41	1,775	1.43%
42	1,660	1.34%
43	2,230	1.79%
44	1,775	1.43%
45	1,975	1.60%
46	1,975	1.60%
47	2,118	1.70%
48	1,975	1.60%
49	2,466	1.98%
50	2,155	1.73%
51	1,975	1.60%
52	2,230	1.79%
53	1,695	1.36%
54	2,118	1.70%
55	1,775	1.43%
56	1,775	1.43%
57	1,975	1.60%
58	2,118	1.70%
59	2,230	1.79%
60	2,118	1.70%
61	1,975	1.60%
62	1,975	1.60%
<b>TOTAL</b>	<b>124,163</b>	<b>100.00%*</b>

\*Subject to the expansion provisions below.

4. The last sentence of paragraph 2 of Article IV, Voting Interest, shall be amended to read:

For the present, each of the existing 62 units shall have one vote per unit, for a total of 62 votes.

5. The first sentence of paragraph 3 of Article IV, Expansion Provisions, shall be amended to read:

The Declarant intends from time to time to construct additional Units on the property, for a final total not to exceed 100 units.



6. The first sentence of Paragraph 4 of Article IV is amended to read:

Floor Plans and Exhibits

SOUTH MEADOW presently consists of 30 buildings and the real property described in Exhibit "A" which contains a total of 62 separate SOUTH MEADOW Units as shown on the site plan, floor plans and elevations for the buildings and units as constructed are attached hereto as Exhibits "B" and "C."

7. The eight additional buildings with the additional seventeen units contained therein, are built as shown on the floor plans and site plan. The principal materials of construction are the same as listed in Paragraph 5 of Article IV, Construction Materials.

8. As to these seventeen new units, there are no changes in the limited common elements contained in the existing Declaration.

9. Except as amended due to the construction of Phases 7, 8 and 9 of SOUTH MEADOW, as set forth above, the Declaration and Supplemental Declaration for SOUTH MEADOW CONDOMINIUM shall be in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Supplemental Declaration to be made and executed according to and under the provisions of the Unit Ownership Act, Title 70, Section 23, M.C.A., and the Declaration for SOUTH MEADOW.

SOUTH MEADOW, INC.

BY:

  
EUGENE GRAF, III

STATE OF MONTANA )

:SS

County of Gallatin )

On this 14th day of July, 2005, before me, a Notary Public in and for the State of Montana, personally appeared **EUGENE GRAF, III** known to me to be the <sup>vice-</sup>President of South Meadow, Inc., whose name is subscribed to the within instrument, and acknowledged to me that said corporation executed the same.

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





Notary Public for the State of Montana  
Printed Name: BC STRATTON  
Residing at: Bozeman, MT  
My commission expires: 11-12-2006

B. C. Stratton  
Notary Public for the State of Montana  
Residing at Bozeman, Montana  
My Commission Expires November 12, 2006



**EXHIBIT "A"**

South Meadow Condominium, located on Lot 1 of Minor Subdivision No. 294 (South Meadow Minor Subdivision), located in the SW¼ of Section 19, Township 2 South, Range 6 East, P.M.M., City of Bozeman, Gallatin County, Montana., the Declaration for which was recorded May 21, 2002 at 3:24 P.M., as Document No. 2069742, and Supplemental Declarations recorded July 23, 2003 at 3:34 P.M., as Document No. 2116581, and April 6, 2004 at 10:30 A.M., as Document No. 2145707, records of Gallatin County, Montana. The use of this condominium shall be for residential purposes only.

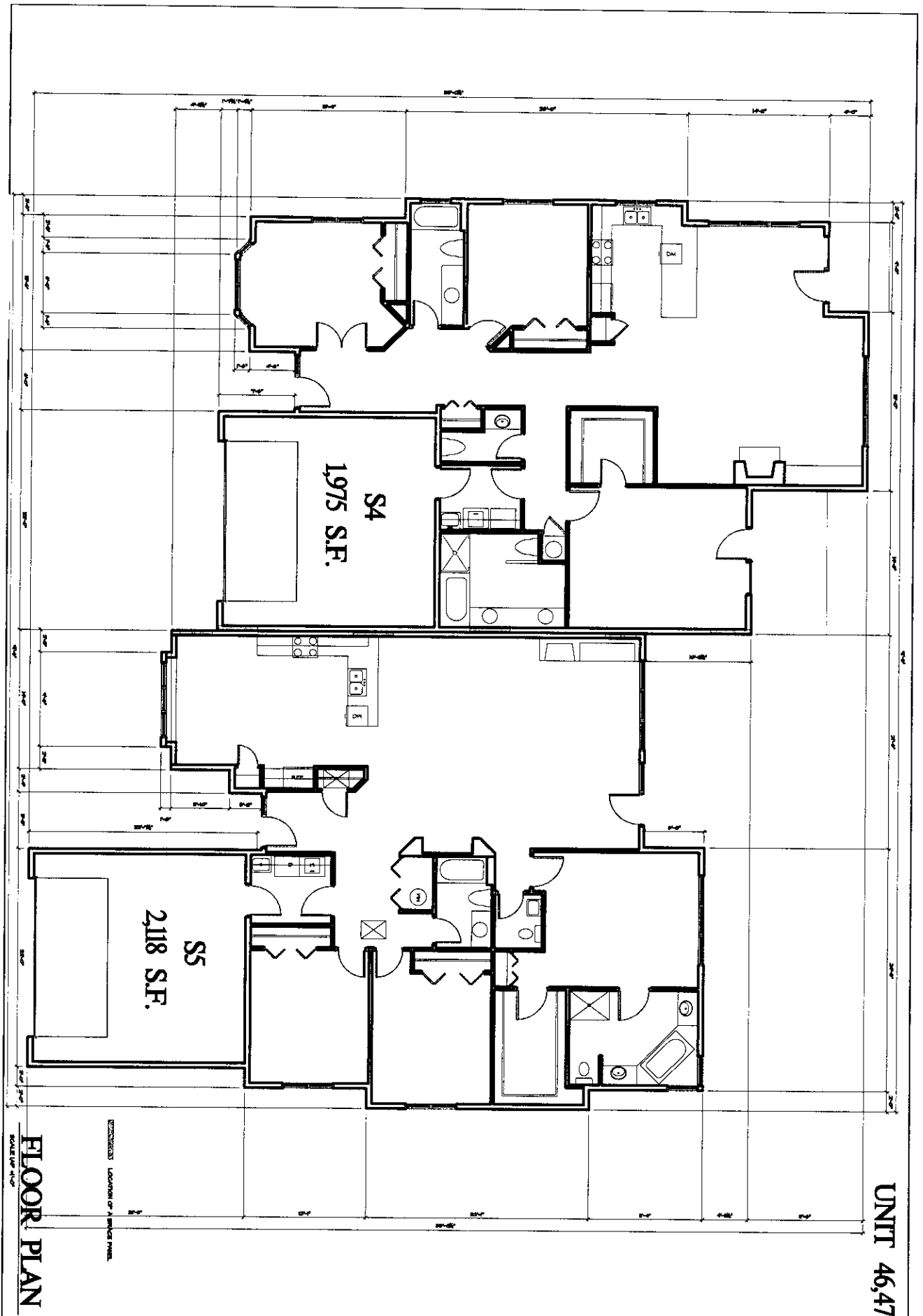
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244.00

Shelley Vance-Gallatin Co MT MISC



FLOOR PLAN

UNIT 46,47

A3



CEKAN ARCHITECTS, P.C.  
1807 H. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 556 8624

PHASE 7  
SOUTH MEADOW CONDOS  
9000 GRAF STREET, BOZEMAN, MONTANA

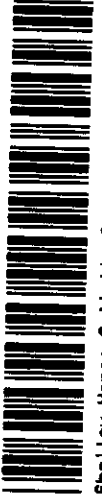
EXHIBIT  
"B"  
FLOOR PLANS

PSI/SAD-Bozeman, M. A.

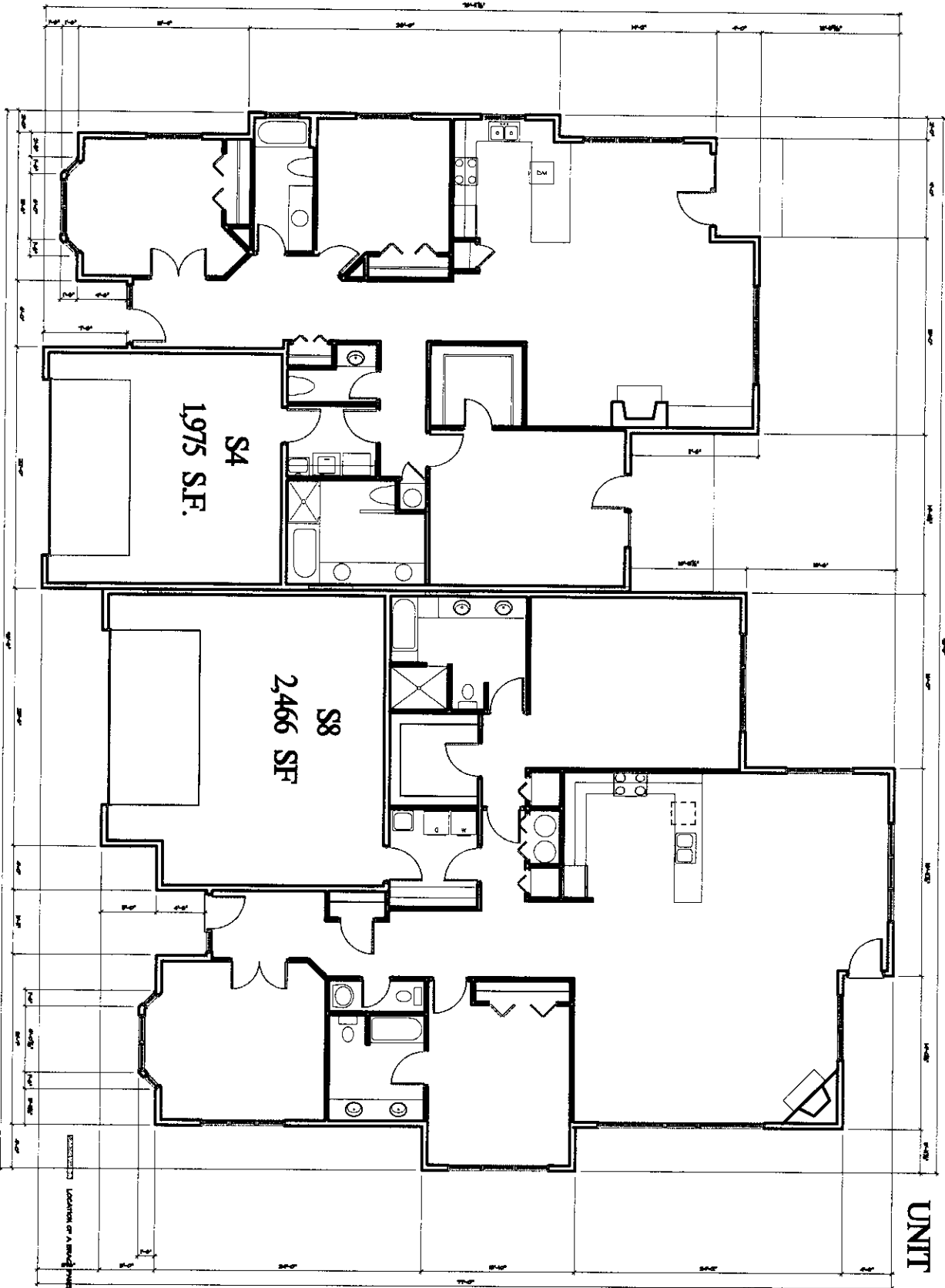


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Shelley Vance-Gallatin Co MT MISC 244.00



UNIT 48,49

FLOOR PLAN

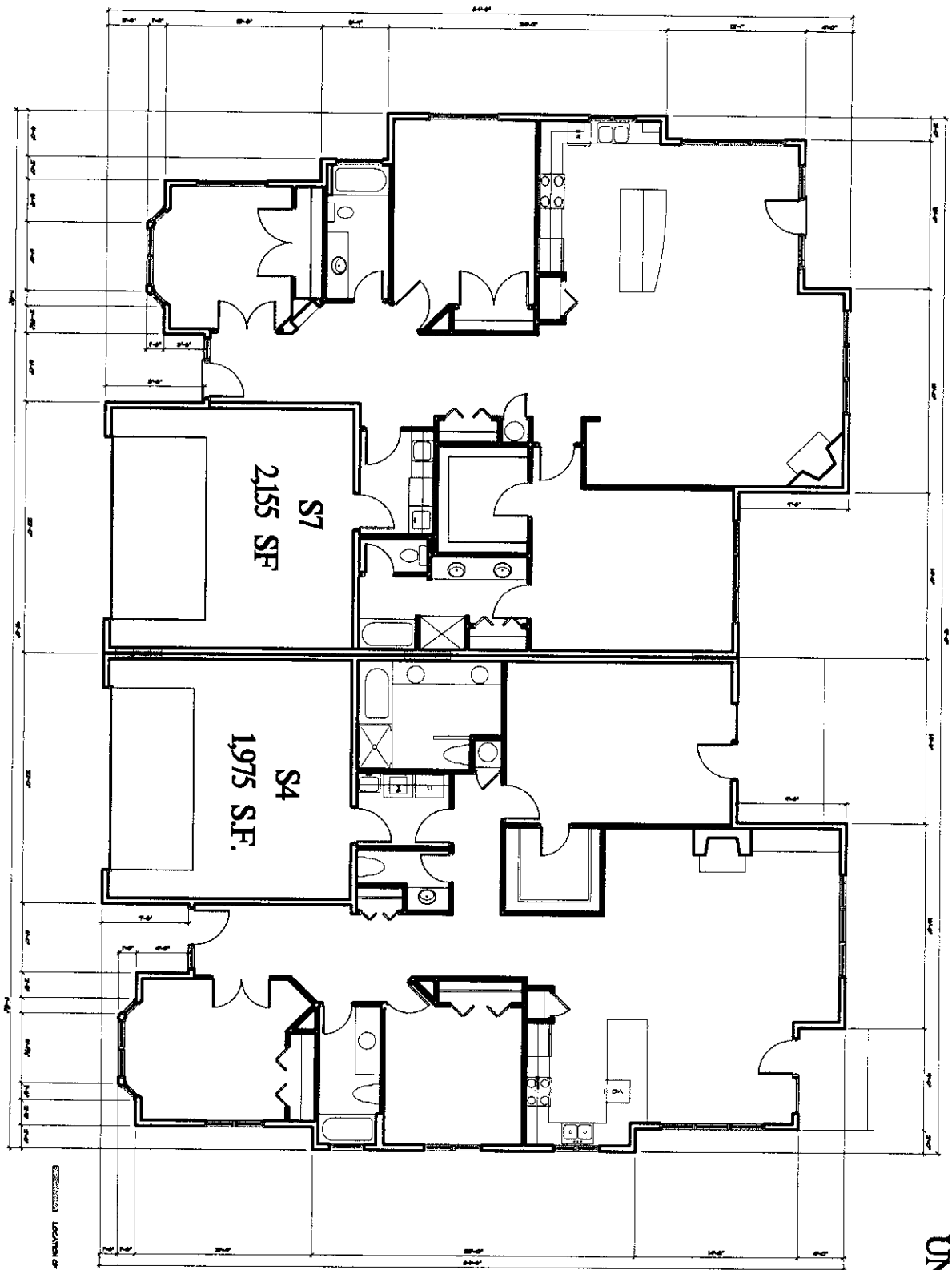
A9



CELAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59715  
(406) 556 5924

PHASE 7  
**SOUTH MEADOW CONDOS**  
900 GRAF STREET, BOZEMAN, MONTANA

DATE: 07/14/05  
DRAWN BY: [unintelligible]

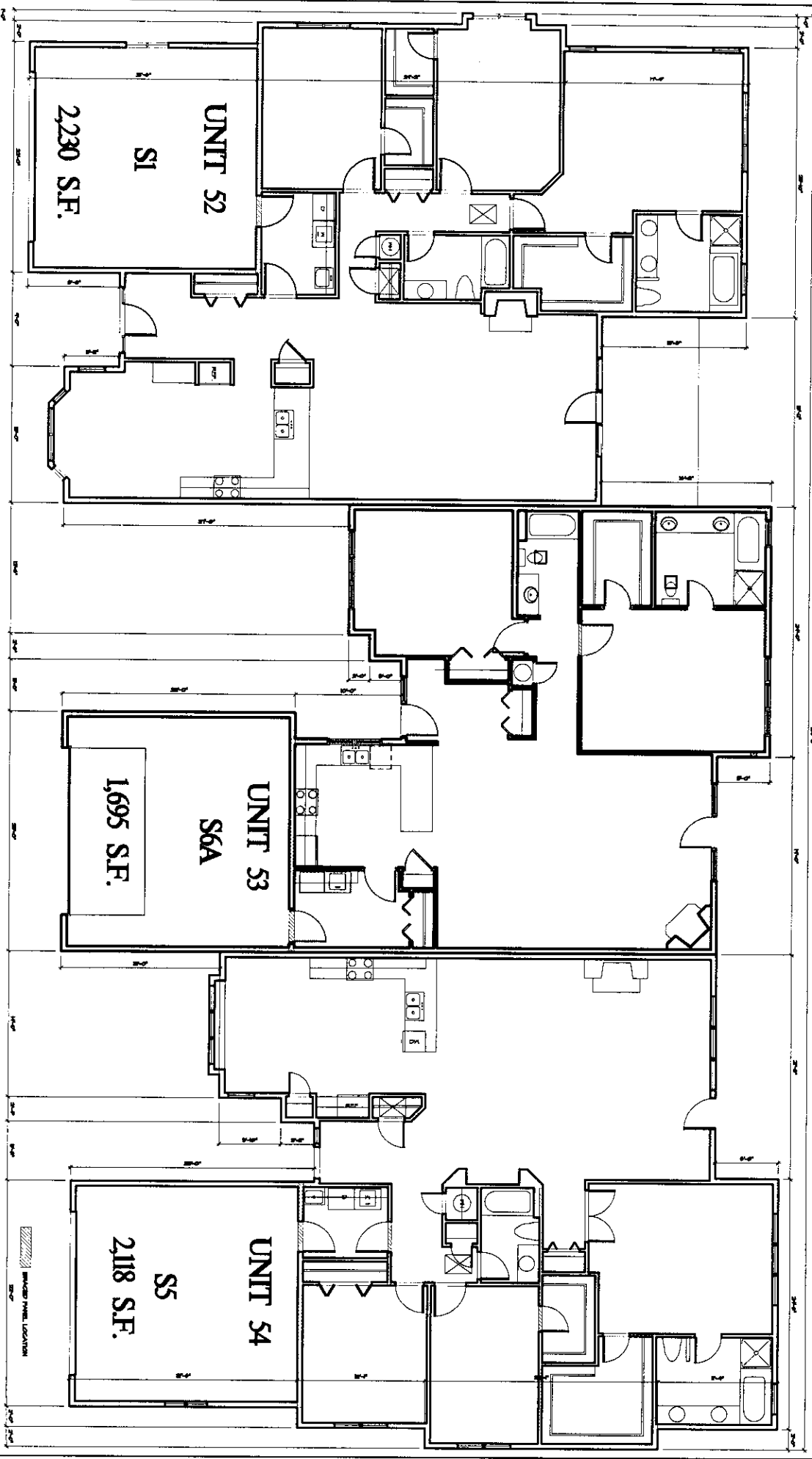


**FLOOR PLAN**

**UNIT 50,51**

<p>AIS</p>		<p> <b>CEKAN ARCHITECTS, P.C.</b>          1807 N. DICKERSON, SUITE C          BOZEMAN, MONTANA 59718          (406) 586 5824       </p>	<p>         PHASE 7  <b>SOUTH MEADOW CONDOS</b>          9000 GRAF STREET, BOZEMAN, MONTANA       </p>			
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UNIT 52, 53, 54



# FLOOR PLAN

DATE REVISION REVISION	CLEAN ARCHITECTS, P.C. 1801 N. DICKERSON AVE. C ROZEMAN, MONTANA 59715 (406) 288-5824	PHASES 1 & 2 <b>SOUTHMEADOW CONDOS</b> 5000 GRAY STREET, ROZEMAN, MONTANA	FOUNDATION
			A4

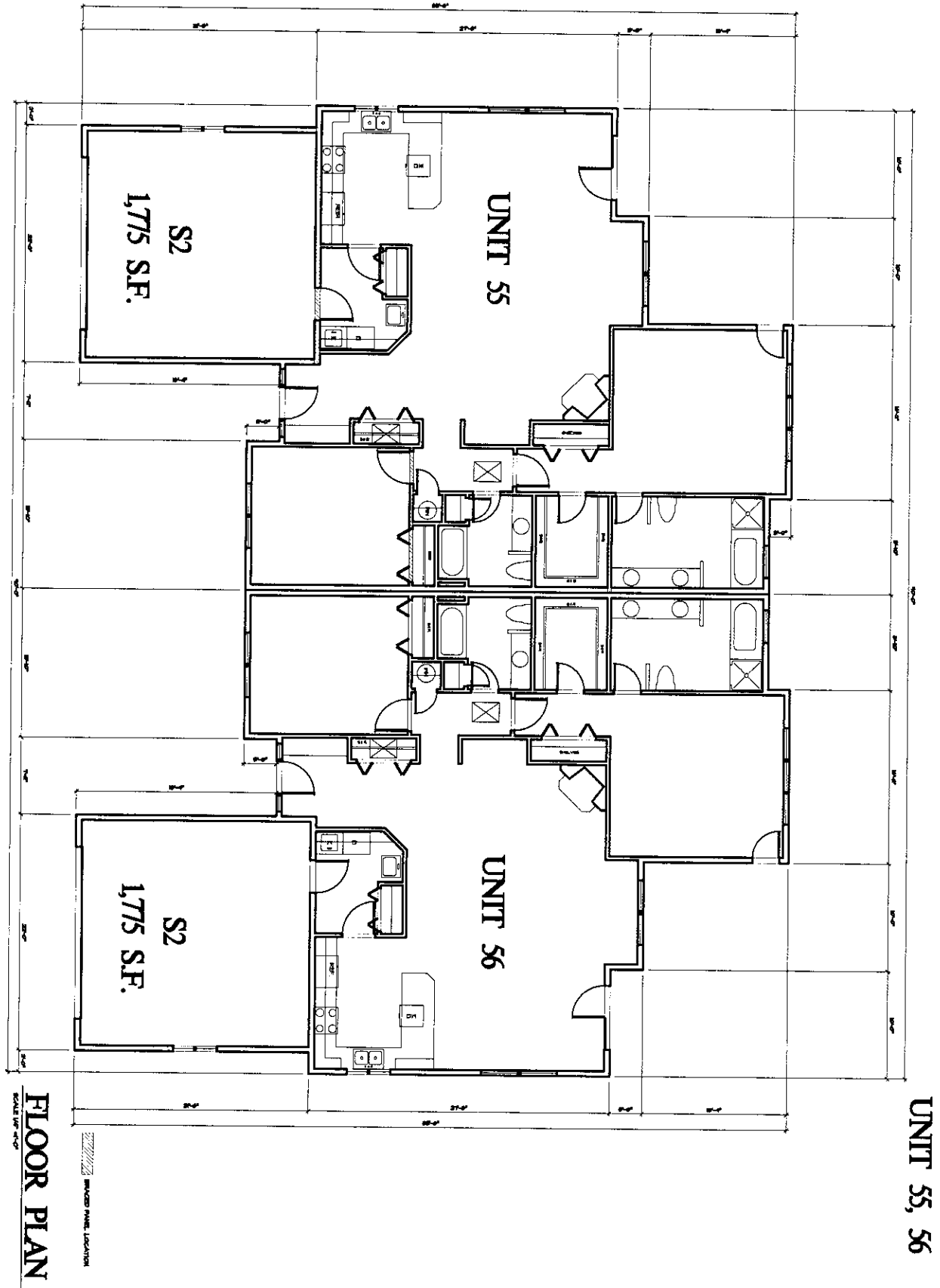
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Page: 12 of 32  
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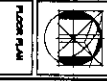
Shelley Vance-Gallatin Co MT MISC 244.00



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UNIT 55, 56

A10



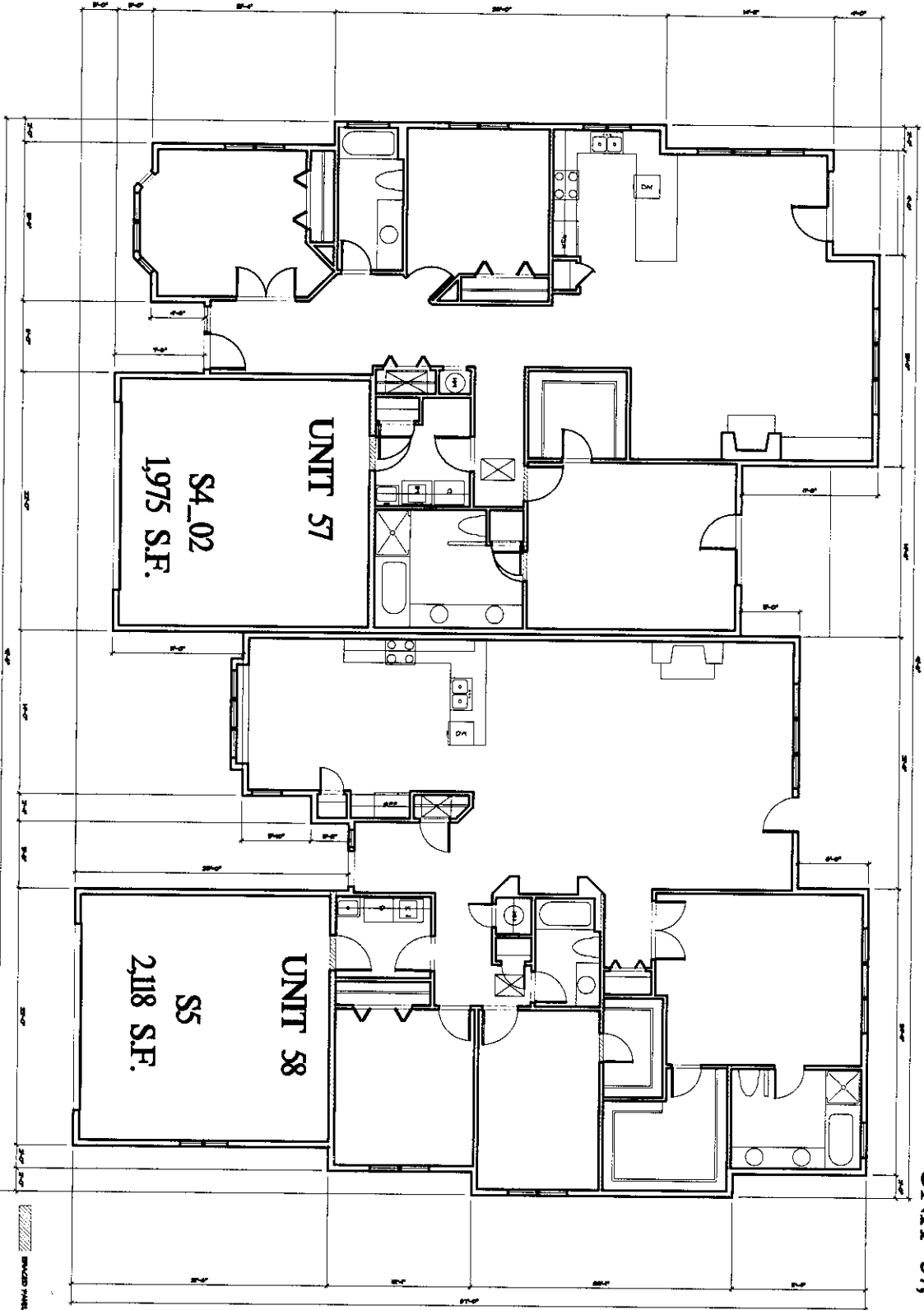
CIKAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59715  
(406) 556-0624

PHASE 3 & 9  
**SOUTHMEADOW CONDOS**  
5000 CHAP STREET, BOZEMAN, MONTANA

DATE:  
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Shelley Vance-Gallatin Co MT MISC 244.00



FLOOR PLAN  
SCALE 1/8" = 1'-0"

UNIT 57, 58

A16



CIKAN ARCHITECTS, P.C.  
1801 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 566-8624

PHASE 8 & 9  
**SOUTHMEADOW CONDOS**  
5000 GRAF STREET, BOZEMAN, MONTANA

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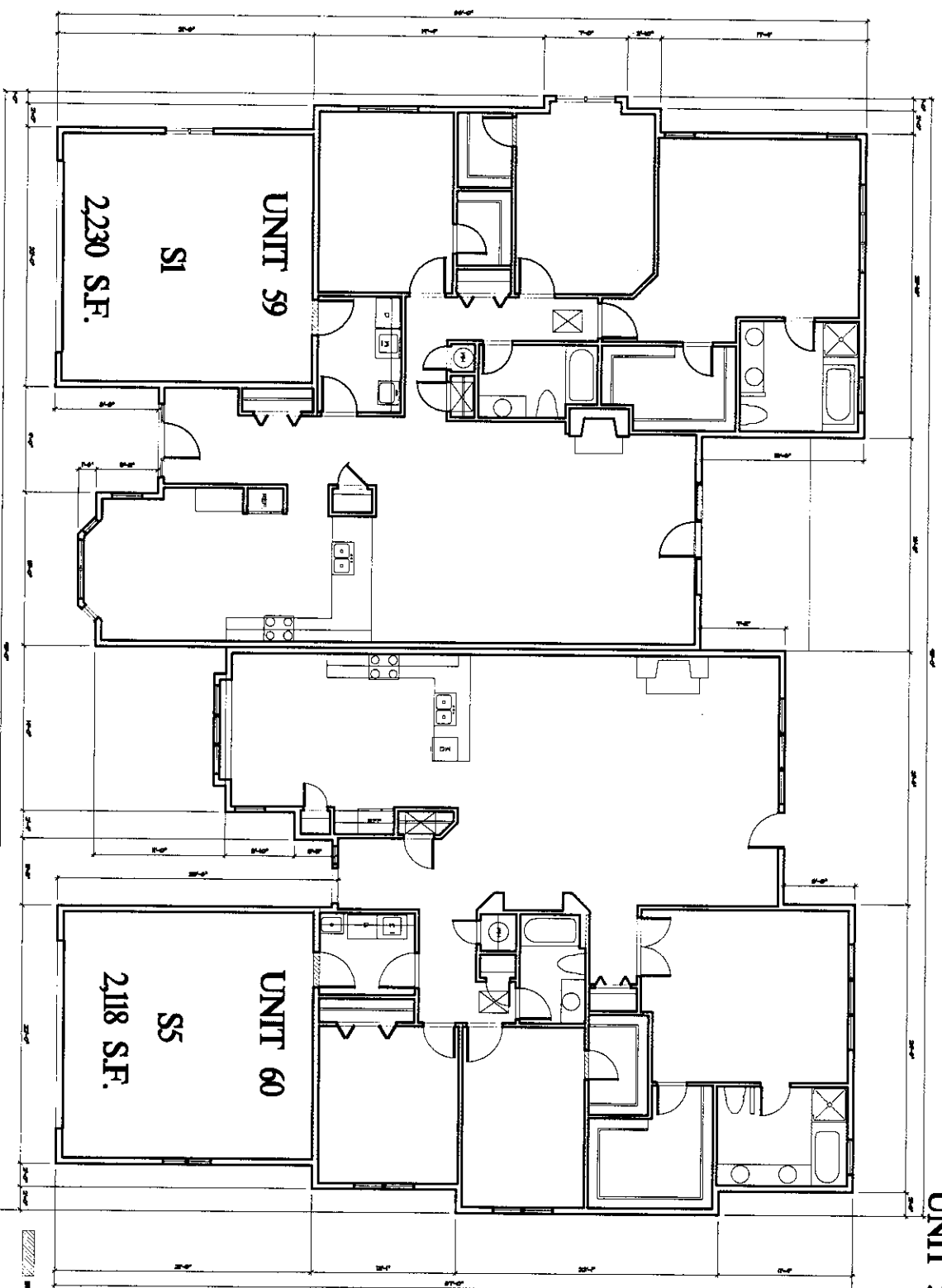
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Sheiley Vance-Gallatin Co MT MISC 244.00

FLOOR PLAN

SCALE 1/8" = 1'-0"



UNIT 59  
SI  
2230 S.F.

UNIT 60  
SS  
2118 S.F.

UNIT 59, 60

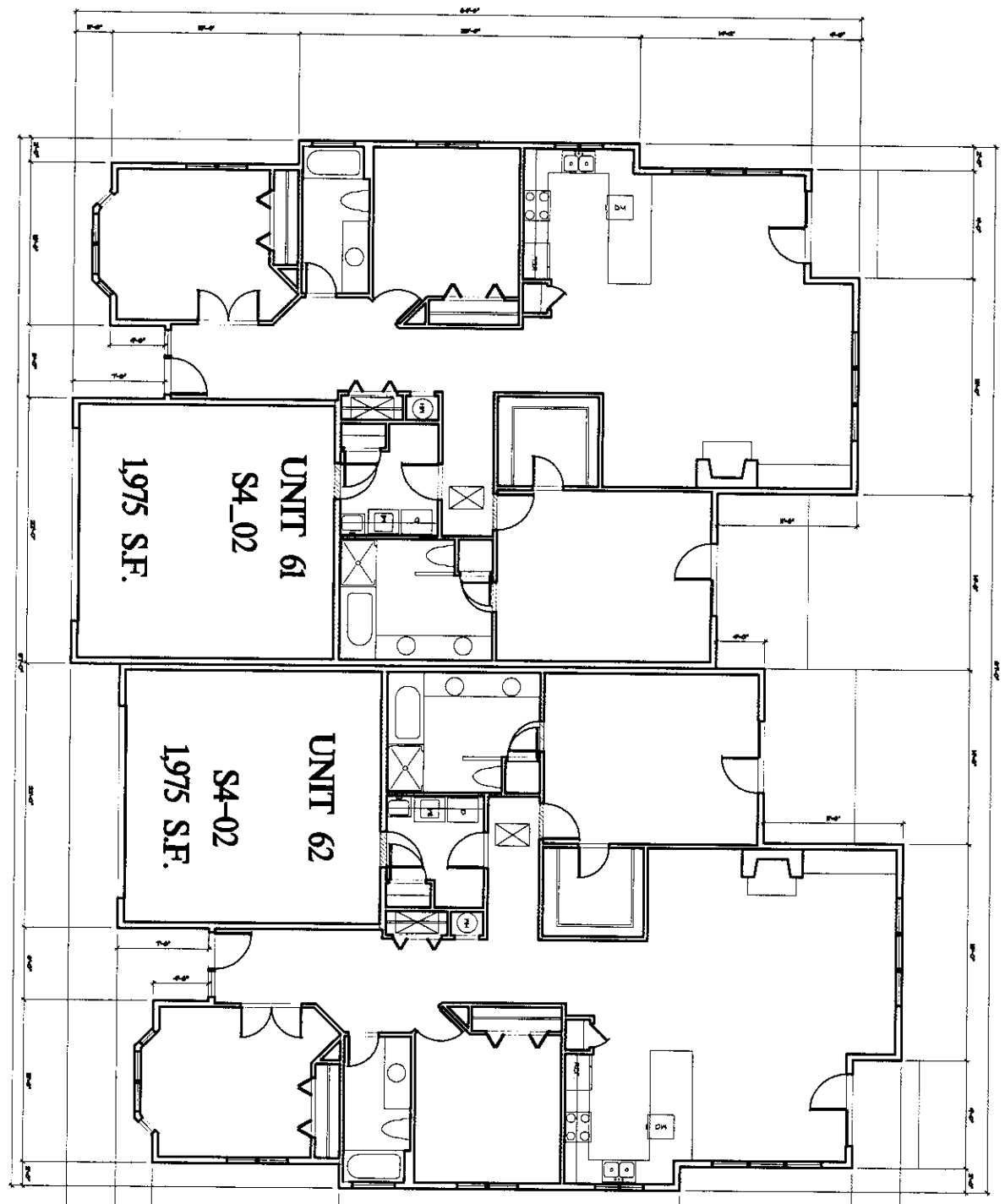
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CIKAN ARCHITECTS, P.C.  
1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 596 9624

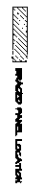
PHASE 8 & 9  
**SOUTHMEADOW CONDOS**  
5000 GRAF STREET, BOZEMAN, MONTANA

DATE:  
DRAWN BY:  
CHECKED BY:



UNIT 61, 62

FLOOR PLAN  
 SCALE 1/8" = 1'-0"



A28		<p>CIKAN ARCHITECTS, P.C.        1801 N. DICKERSON, SUITE C        BOZEMAN, MONTANA 59715        (406) 506 9624</p>	<p>PHASE 8 &amp; 9  <b>SOUTHMEADOW CONDOS</b>        9000 GREAT STREET, BOZEMAN, MONTANA</p>			<p>DATE        PROJECT        DRAWING</p>
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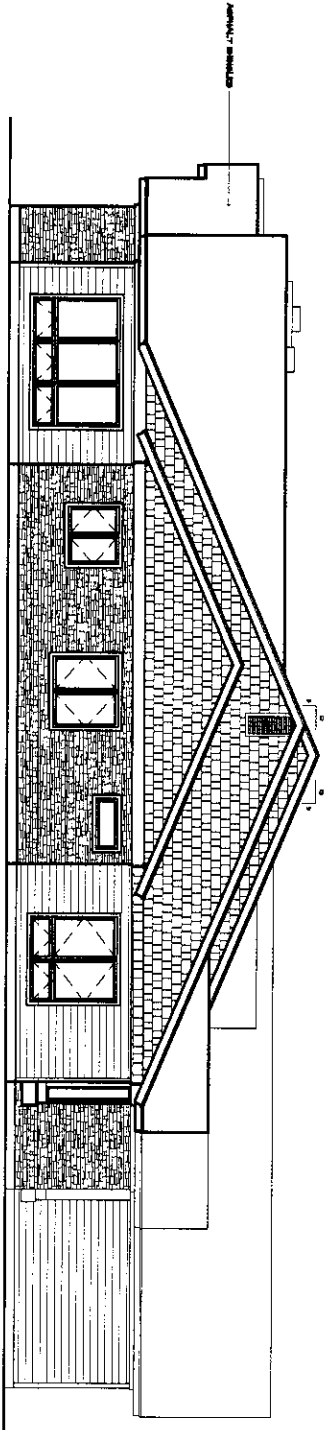
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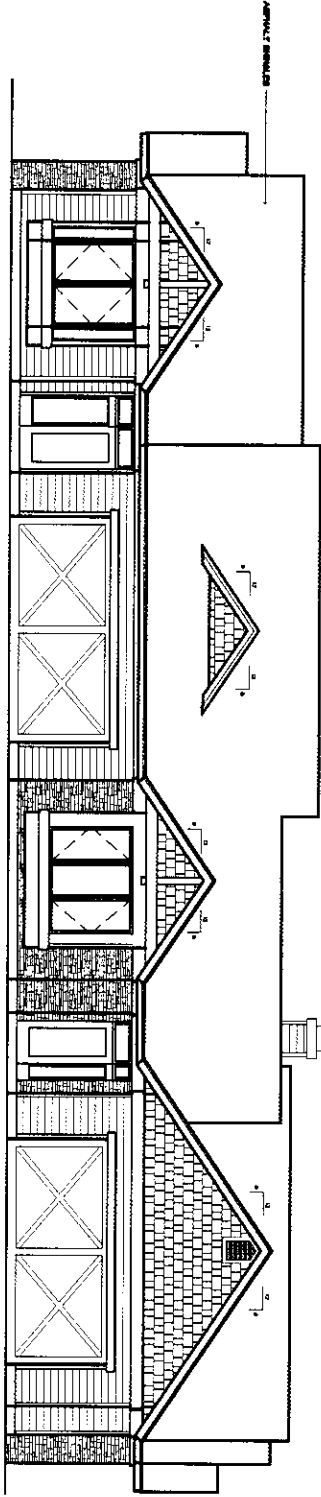
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Shelley Vance-Gallatin Co MT MISC

SIDE



FRONT



ELEVATIONS



UNITS NO. 46, 47

A4

ELEVATIONS



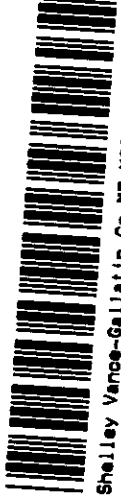
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1807 N. PICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 562-9824

PHASE 7  
SOUTH MEADOW CONDOS  
5000 GRAF STREET, BOZEMAN, MONTANA

EXHIBIT  
"B"  
ELEVATIONS

PHOTO: BYRON, N. J.

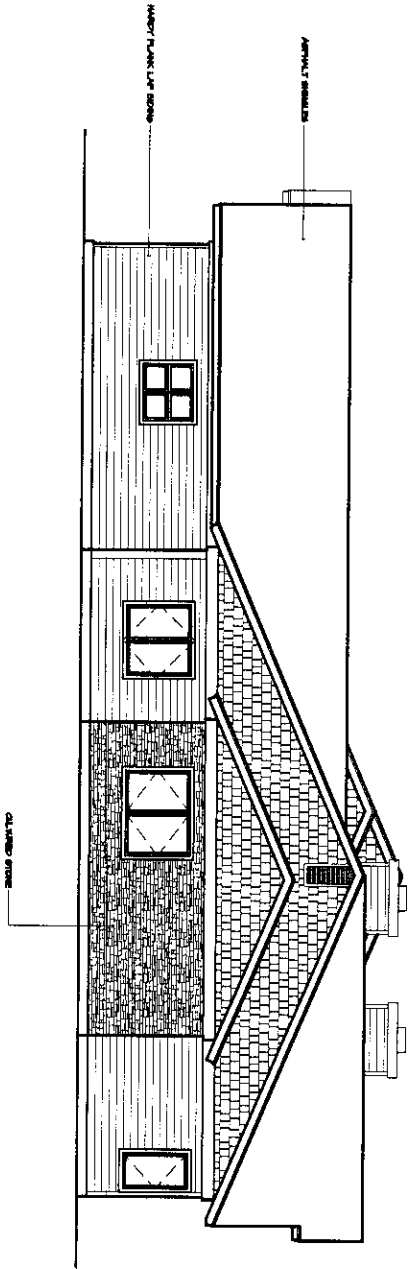




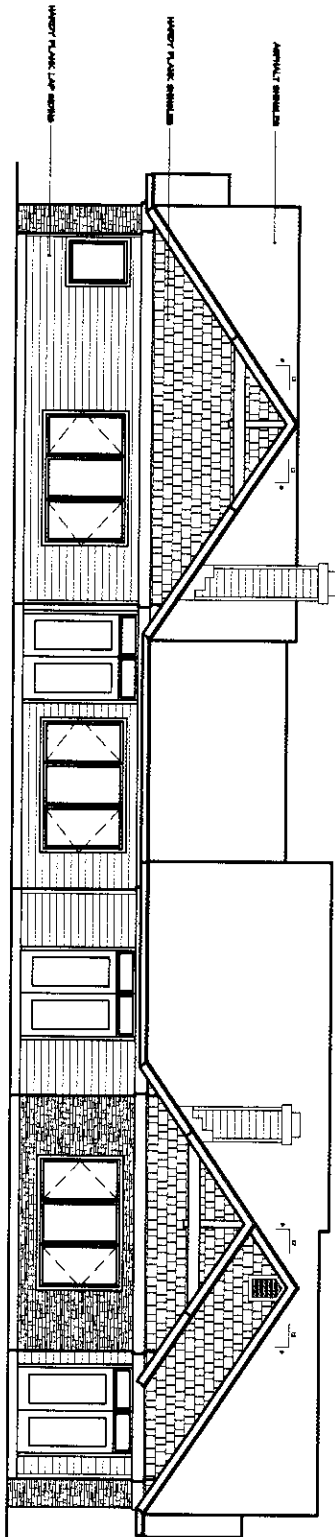
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Shelley Vance-Gallatin Co MT MISC  
244.00



SIDE



BACK

UNITS NO. 46, 47

ELEVATIONS  
SCALE 1/8" = 1'-0"

GENERAL NOTES  
1. REFER TO ALL OTHER DRAWINGS FOR DETAILS AND MATERIALS.

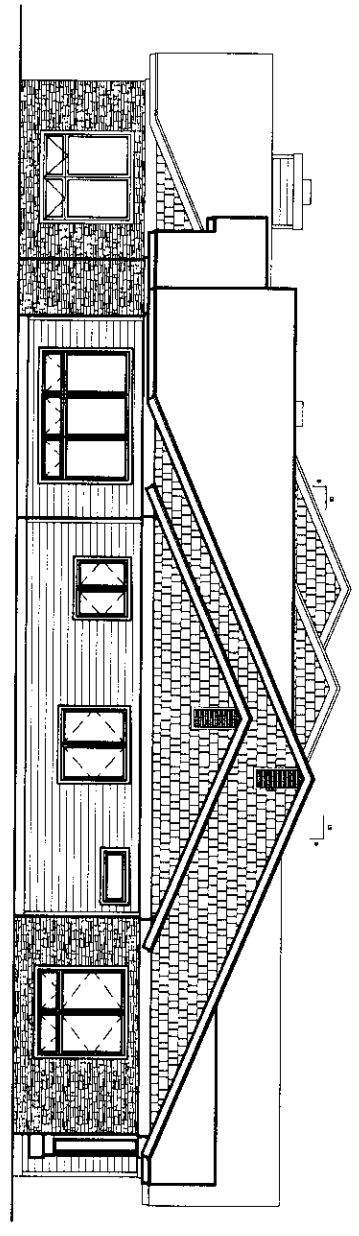
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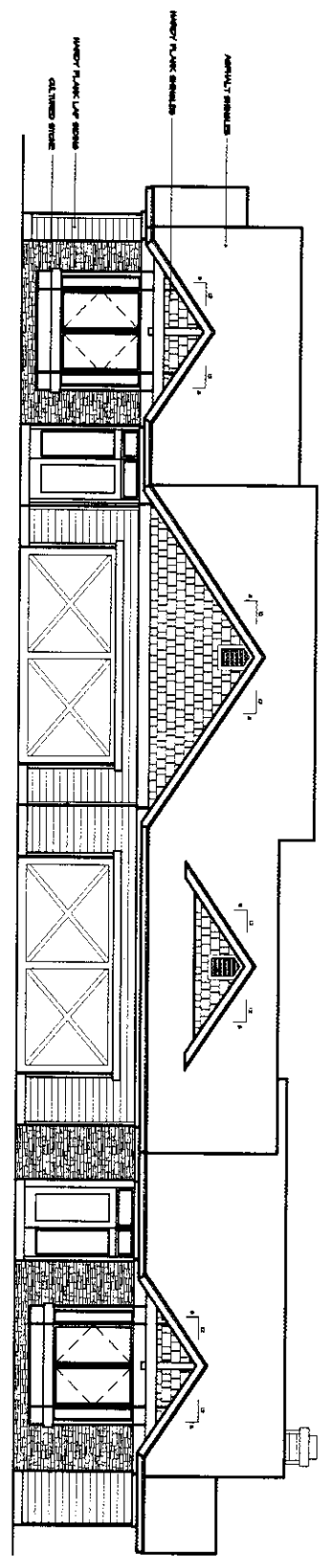
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1807 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59715  
(406) 566 5924

PHASE 7  
**SOUTH MEADOW CONDOS**  
9000 CRAF STREET, BOZEMAN, MONTANA

DATE  
SYMBOL  
REVISION



SIDE



FRONT

UNITS NO. 48, 49

ELEVATIONS

GENERAL NOTES  
 1. REFER TO ALL OTHER DRAWINGS FOR DETAILS AND NOTES.

A10

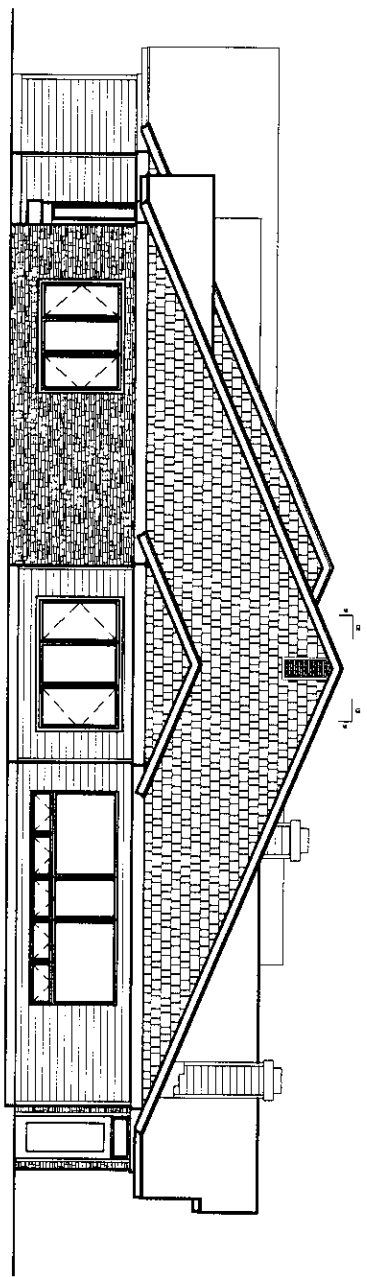
ELEVATIONS



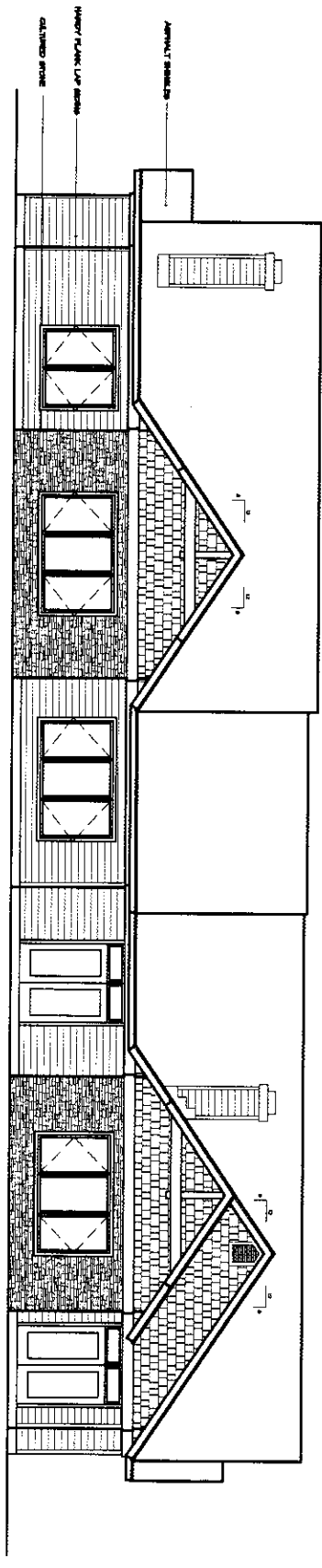
**CIKAN ARCHITECTS, P.C.**  
 1801 N. DICKERSON, SUITE C  
 BOZEMAN, MONTANA 59718  
 (406) 556 5624

PHASE 7  
**SOUTH MEADOW CONDOS**  
 5000 GRAF STREET, BOZEMAN, MONTANA

DATE  
 7/13/05  
 DRAWN



SIDE



BACK

UNITS NO. 48, 49

ELEVATIONS  
 SCALE 1/8" = 1'-0"

GENERAL NOTES  
 1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.

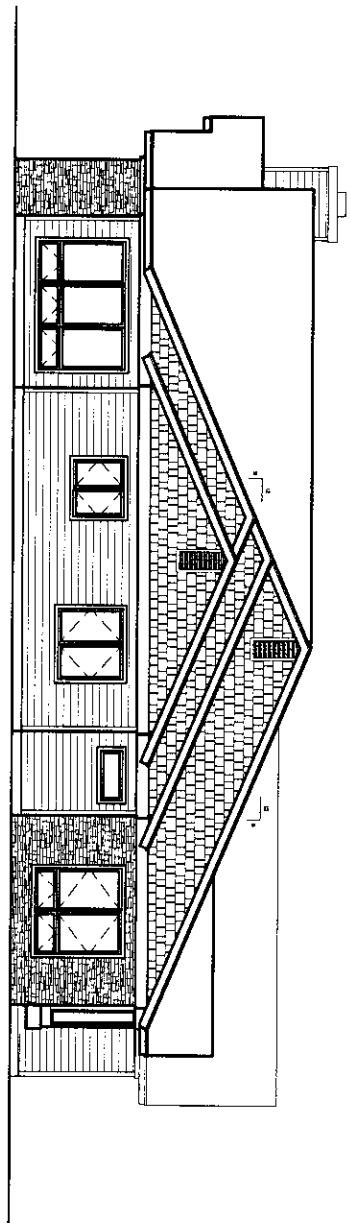
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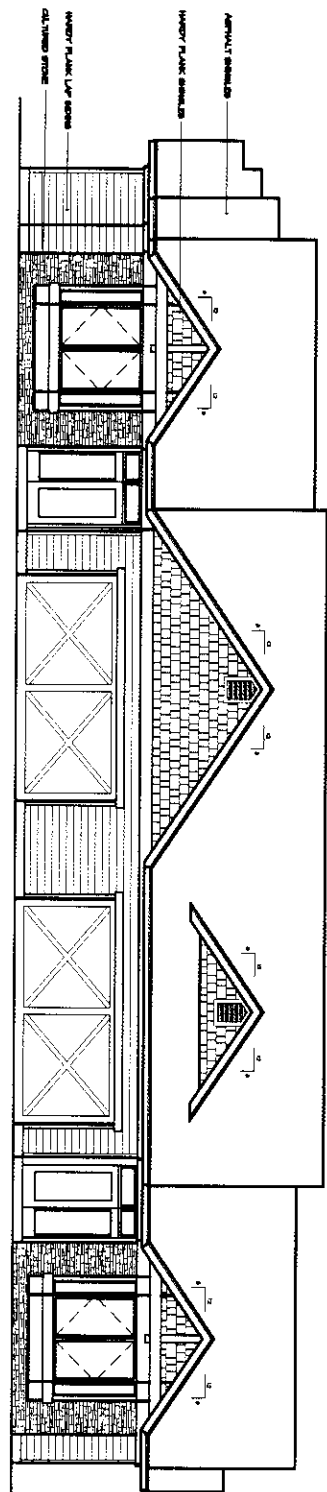
CIKAN ARCHITECTS, P.C.  
 1807 N. DICKERSON, SUITE C  
 BOZEMAN, MONTANA 59718  
 (406) 566-8624

PHASE 7  
**SOUTH MEADOW CONDOS**  
 9000 GRAF STREET, BOZEMAN, MONTANA

DATE: 07/14/05  
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 CHECKED BY: [unreadable]



SIDE



FRONT

ELEVATIONS

ORIGINAL DATE:  
 SHEET NUMBER:  
 PROJECT NAME:

UNITS NO. 50, 51

A16

ELEVATIONS



CIKAN ARCHITECTS, P.C.  
 1807 N. DICKERSON, SUITE C  
 BOZEMAN, MONTANA 59715  
 (406) 566 9624

PHASE 7  
**SOUTH MEADOW CONDOS**  
 9000 GRAF STREET, BOZEMAN, MONTANA

SCALE  
 SYSTEM  
 NUMBER

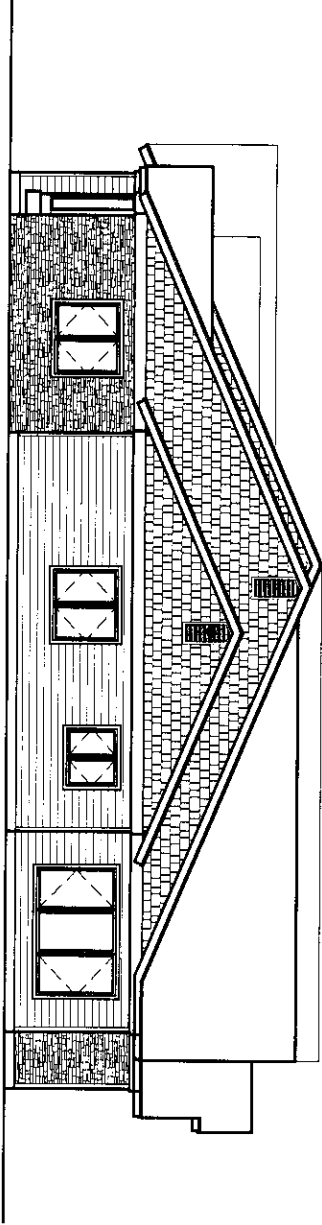
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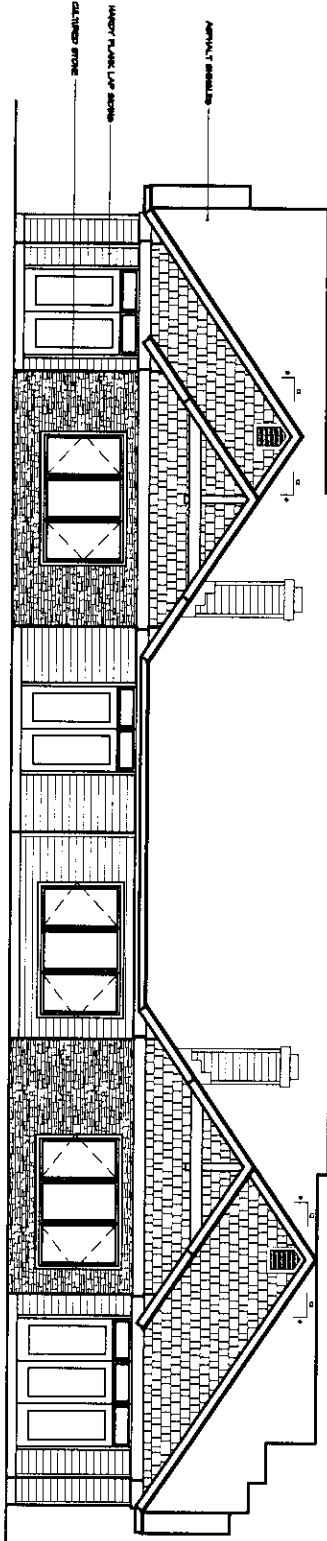


Shelley Vance-Gallatin Co MT MISC 244.00

SIDE



BACK



UNITS NO. 30, 31

ELEVATIONS  
SCALE: 1/8" = 1'-0"



A17

ELEVATIONS

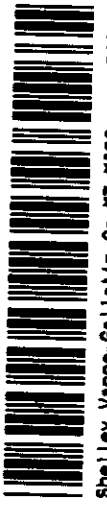


CIKAN ARCHITECTS, P.C.  
1801 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 556 9624

PHASE 7  
**SOUTH MEADOW CONDOS**  
9000 GRAF STREET, BOZEMAN, MONTANA

DATE  
SYMBOL  
REVISIONS

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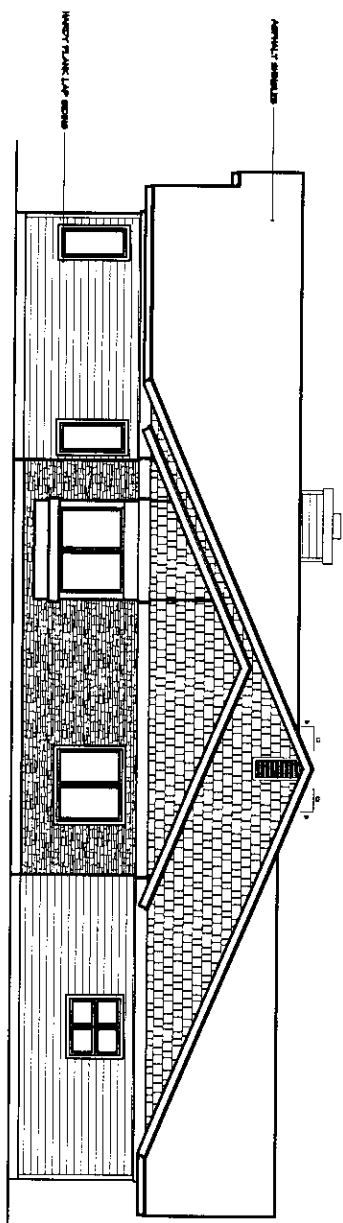


Shelley Vance-Gallatin Co MT MISC 244.00

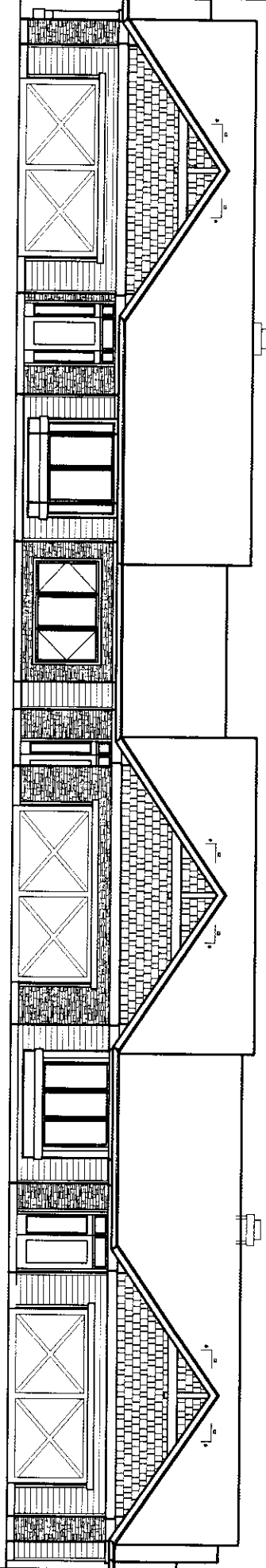
DATE 02/27/06	DESIGNER SHELDON	PROJECT SOUTHMEADOW CONDOS	SCALE 1/4" = 1'-0"
SHELDON ARCHITECTS, P.C. 1407 N. DICKERSON, SUITE C BOZEMAN, MONTANA 59718 (406) 558-5824		UNITS 5, 6, 8	
SOUTHMEADOW CONDOS 900 GREAT STREET, BOZEMAN, MONTANA		AS	

# ELEVATIONS

SIDE



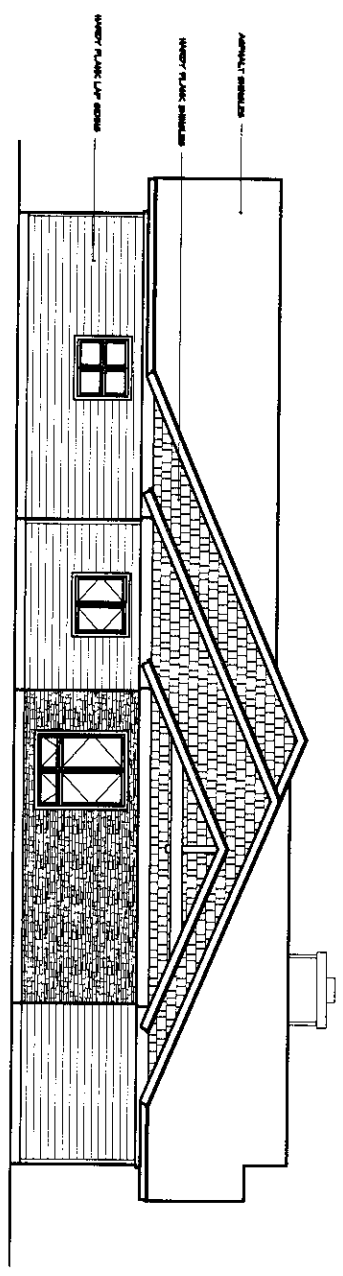
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UNITS NO. 52 (S2) , 53 (S6A) & 54 (S5)

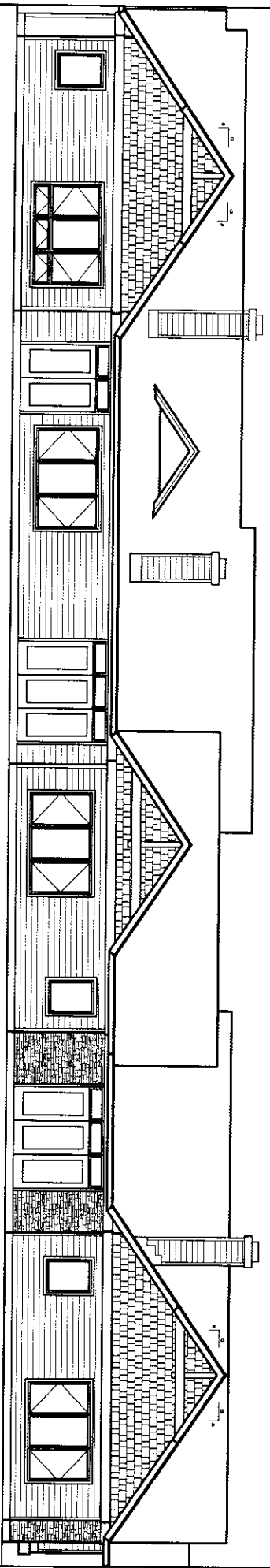
DATE 07/14/05	DESIGNER SHEVELY VANCE-GALLATIN CO	 CERAN ARCHITECTS, P.C. 1401 N. DICKERSON, SUITE C BOZEMAN, MONTANA 59718 (406) 596 5824	BOARD S.A.S. <b>SOUTHMEADOW CONDOS</b> 900 GRAY STREET, BOZEMAN, MONTANA	REVISIONS	A6
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ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED



SIDE

**ELEVATIONS**  
 SCALE 1/4" = 1'-0"



BACK

UNITS NO. 52 (S2) , 53 (S6A) & 54 (S5)

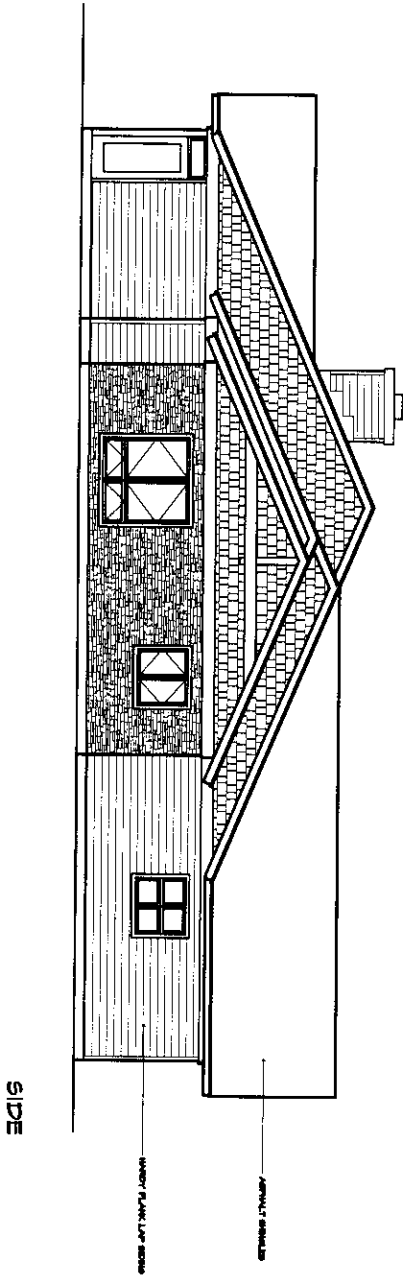
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244.00

Shelley Vance-Gallatin Co MT MISC



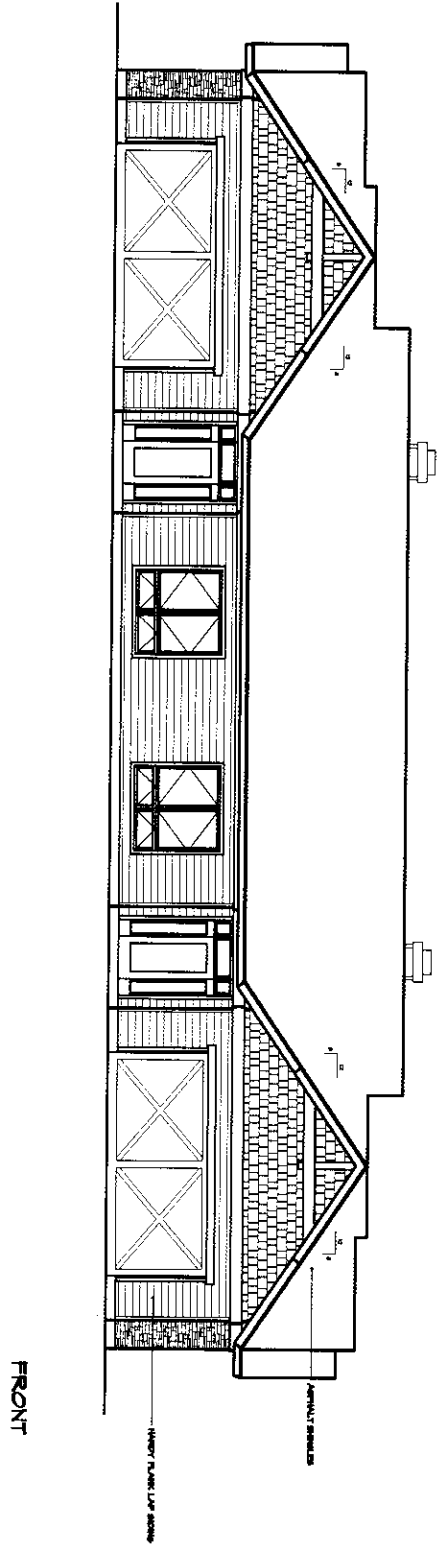
SIDE

HANGY PLANK LAY SIDING

APPLY STONE

GENERAL NOTES  
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.

ELEVATIONS  
SCALE 1/4" = 1'-0"



FRONT

HANGY PLANK LAY SIDING

APPLY STONE

UNITS NO. 55 (S2) & 56 (S2)

All

DATE



CEKAN ARCHITECTS, P.C.  
1807 H. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59715  
(406) 556 5624

PHASE 4 & 9  
SOUTHMEADOW CONDOS  
9000 GRAF STREET, BOZEMAN, MONTANA

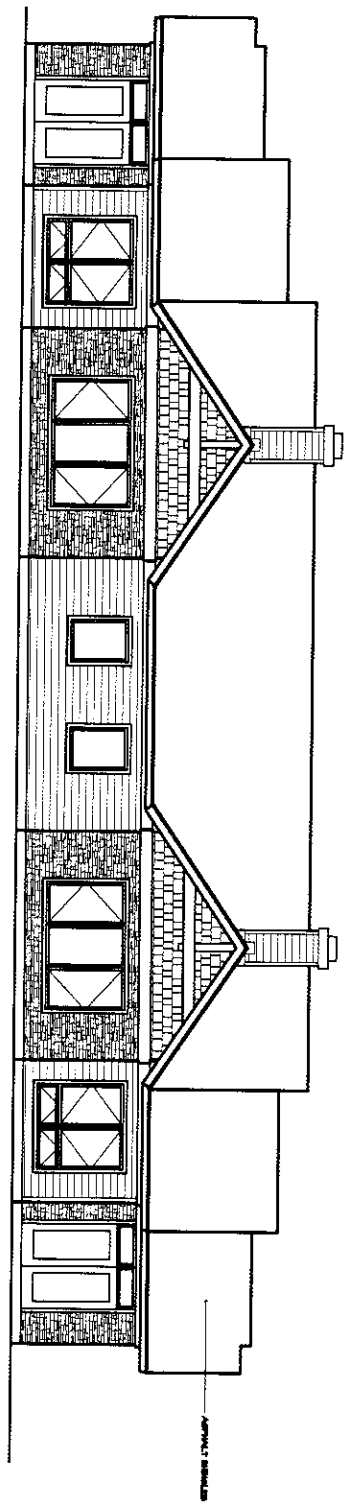
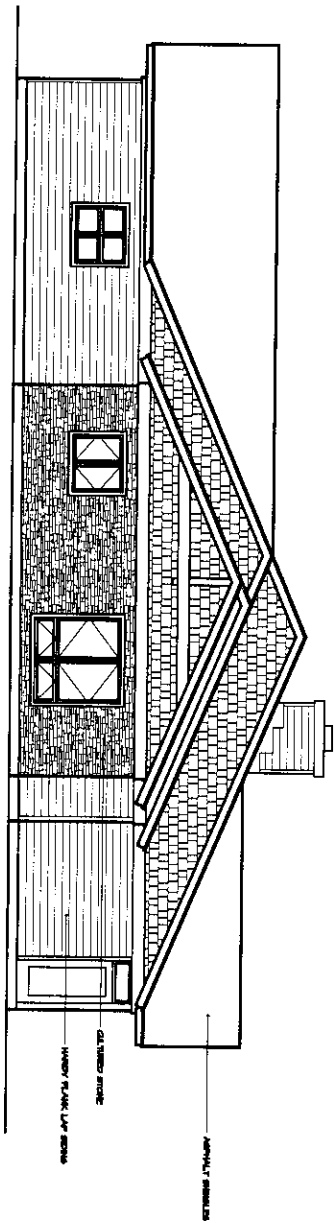
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Shelley Vance-Gallatin Co MT MISC 244.00



UNITS NO. 55 (S2) & 56 (S2)

ELEVATIONS  
SCALE: 1/4" = 1'-0"

REVISIONS  
NO. DATE BY

A12		CIKAN ARCHITECTS, P.C. 1807 N. DICKERSON, SUITE C BOZEMAN, MONTANA 59718 (406) 556 9824	PHASE 8 & 9 <b>SOUTHMEADOW CONDOS</b> 3000 GRAF STREET, BOZEMAN, MONTANA			DATE DRAWN REVISIONS
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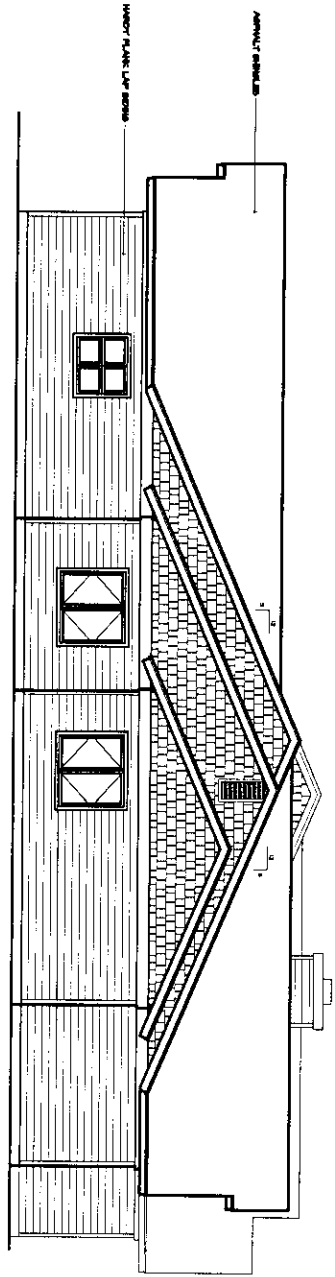
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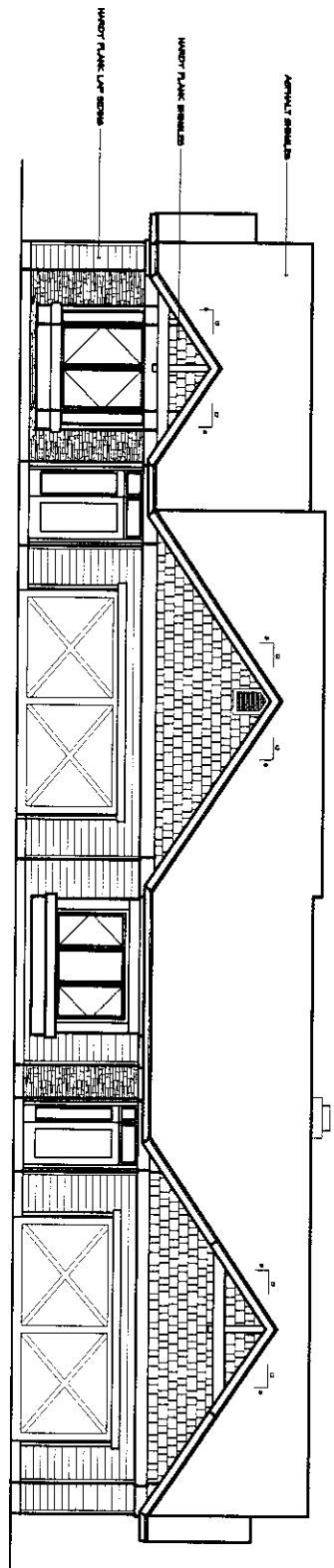
Shelley Vance-Gallatin Co MT MISC 244.00

**ELEVATIONS**  
SCALE 1/8" = 1'-0"

SIDE



FRONT



UNITS NO. 57 (SA) & 58 (SB)

A17



**CLEAN ARCHITECTS, P.C.**  
1801 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 566-8624

PHASE 8 & 9  
**SOUTHMEADOW CONDOS**  
9000 GRAF STREET, BOZEMAN, MONTANA

DATE:  
05/20/04  
REVISION:

2194328

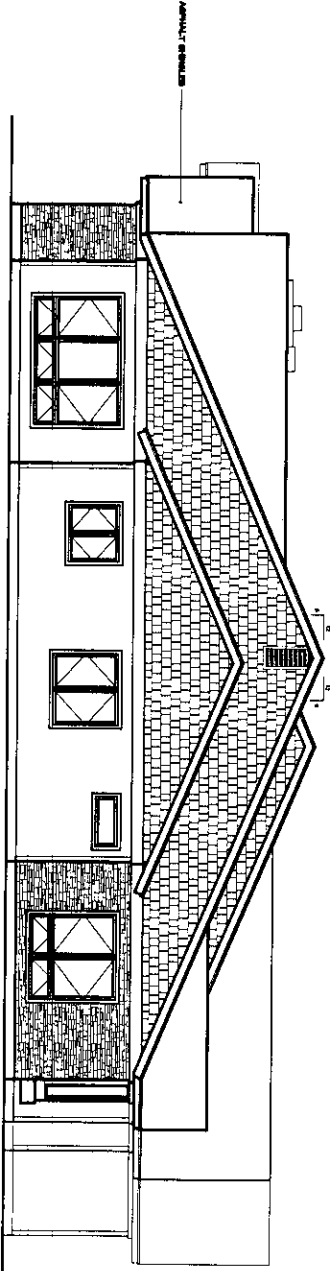
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Shelley Vance-Gallatin Co MT MISC



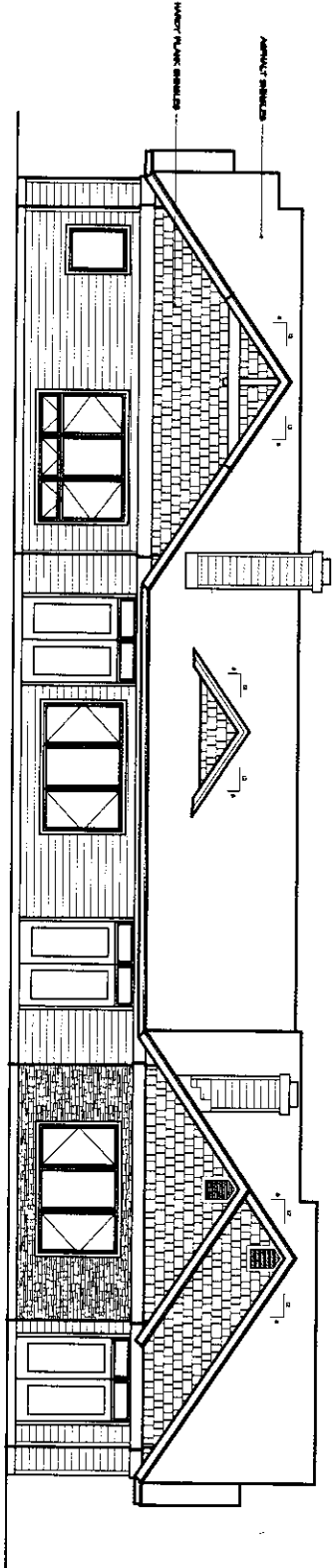
SIDE



ORIGINAL TITLE  
SOUTHMEADOW CONDOS PHASE 1 & 2

ELEVATIONS  
SCALE 1/4" = 1'-0"

BACK



UNITS NO. 57 (SA) & 58 (SB)

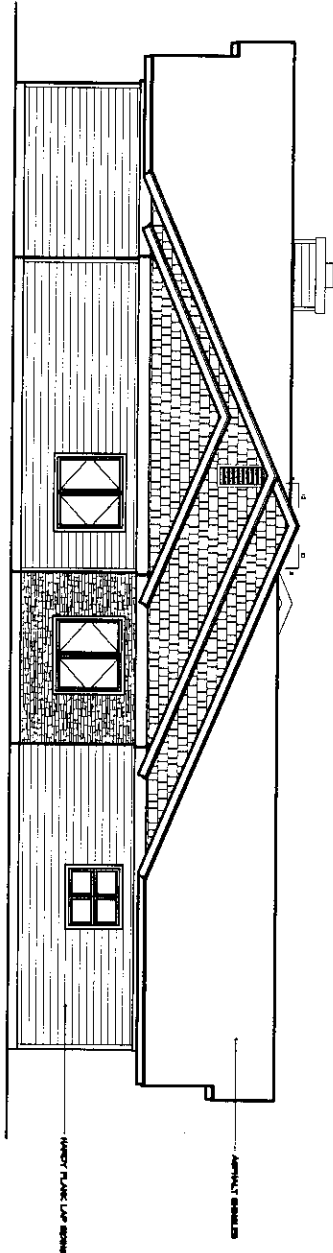
A18



CLEAN ARCHITECTS, P.C.  
1807 H. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 562 0624

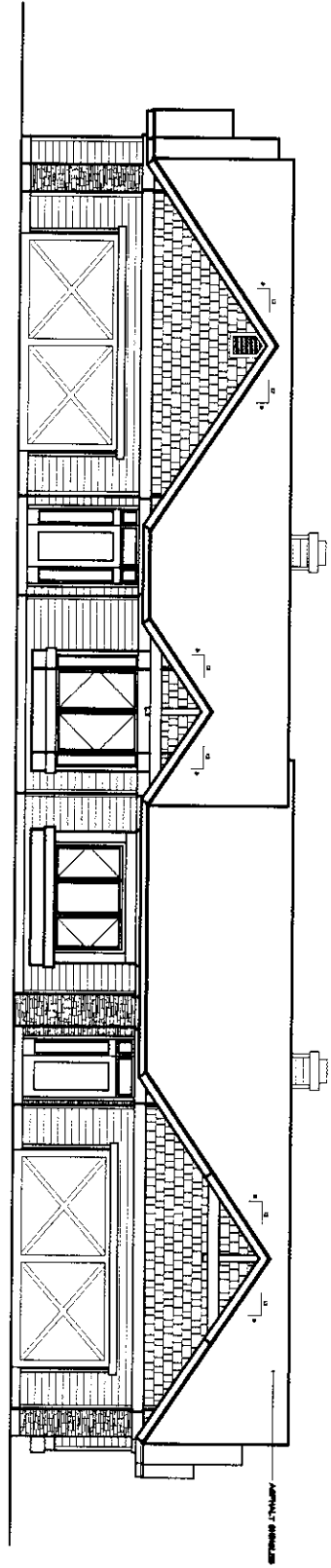
PHASE 1 & 2  
**SOUTHMEADOW CONDOS**  
5000 GRAF STREET, BOZEMAN, MONTANA

DATE  
2/20/04  
DRAWN  
S.V.



SIDE

GENERAL NOTE  
 SEE THE PLAN FOR DIMENSIONS AND FINISHES



FRONT

UNITS NO. 59 (SS) & 60 (SD)

ELEVATIONS  
 SCALE 1/4" = 1'-0"

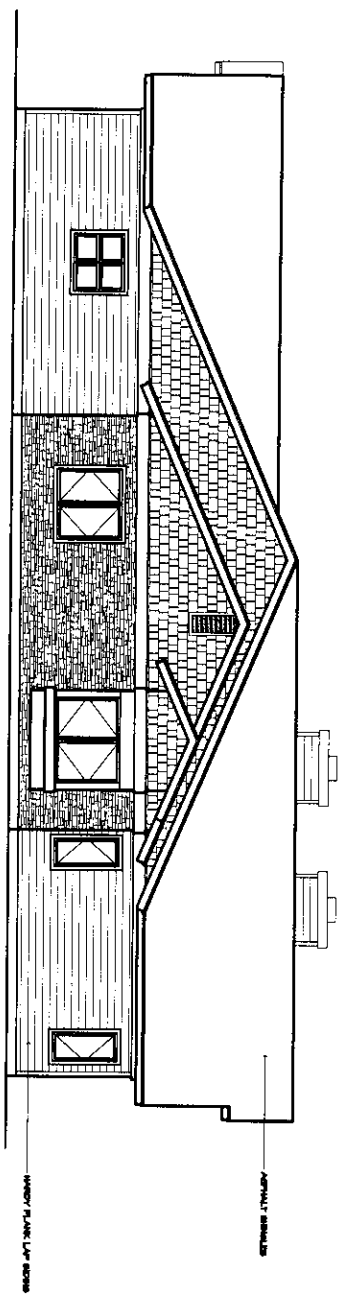
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CLEAN ARCHITECTS, P.C.  
 1801 N. DICKERSON, SUITE C  
 BOZEMAN, MONTANA 59715  
 (406) 566 9624

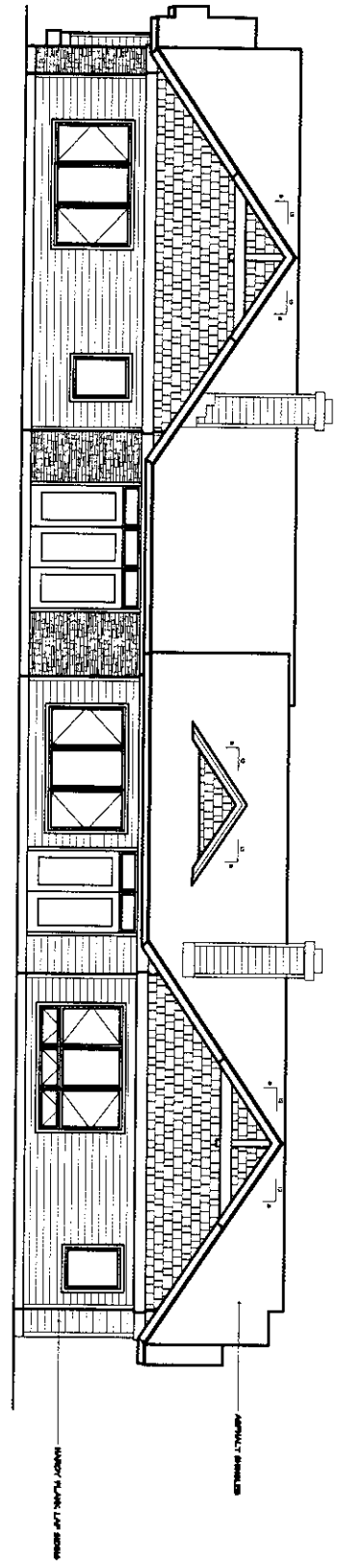
PHASE 1 & 2  
**SOUTHMEADOW CONDOS**  
 9000 GRAF STREET, BOZEMAN, MONTANA

DATE  
 07/14/05  
 DRAWN BY  
 SVG



SIDE

GENERAL NOTES:  
 1. ALL MATERIALS TO BE AS SHOWN UNLESS NOTED OTHERWISE.  
 2. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.



BACK

UNITS NO. 59 (SS) & 60 (SI)

ELEVATIONS  
 SCALE: 1/4" = 1'-0"

A24



CIKAN ARCHITECTS, P.C.  
 1607 N. DICKERSON, SUITE C  
 BOZEMAN, MONTANA 59718  
 (406) 566 5624

PHASE 8 & 9  
**SOUTHMEADOW CONDOS**  
 5000 GRAF STREET, BOZEMAN, MONTANA

DATE  
 02/27/04  
 SHEET NO.  
 29

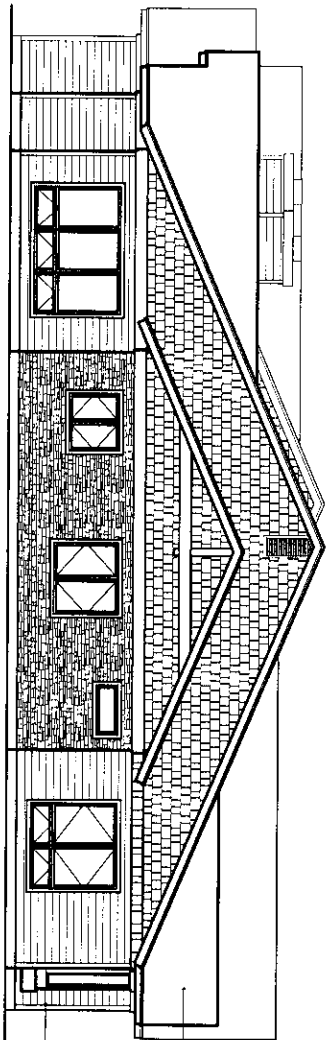
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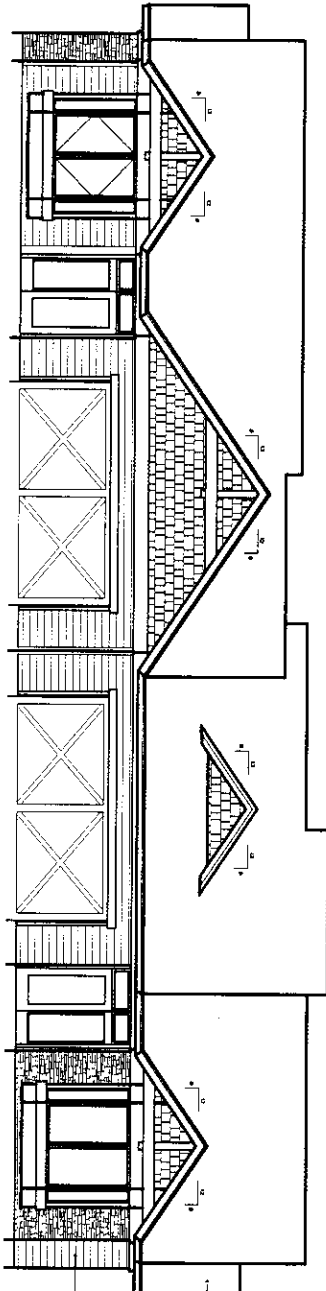
Shelley Vance-Gallatin Co MT MISC



SIDE

ASHLUM SHINGLES

HANDY FLANK LIP SIDING



FRONT

ASHLUM SHINGLES

HANDY FLANK LIP SIDING

UNITS NO. 61 (\$4,02) & 62 (\$4,02)

ELEVATIONS

SCALE 1/8" = 1'-0"

GENERAL NOTES

SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.

A29



CIKAN ARCHITECTS, P.C.  
1801 N. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59718  
(406) 566 0624

PHASE 8 & 9  
**SOUTHMEADOW CONDOS**  
9000 GRAF STREET, BOZEMAN, MONTANA

DATE  
DRAWN  
REVISIONS

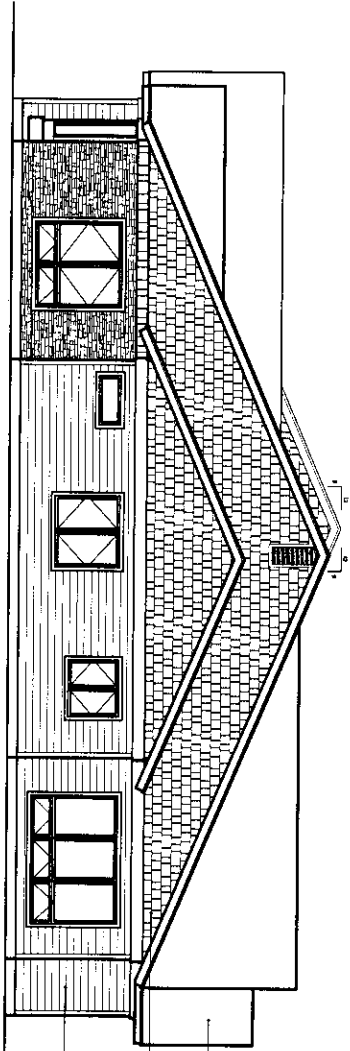
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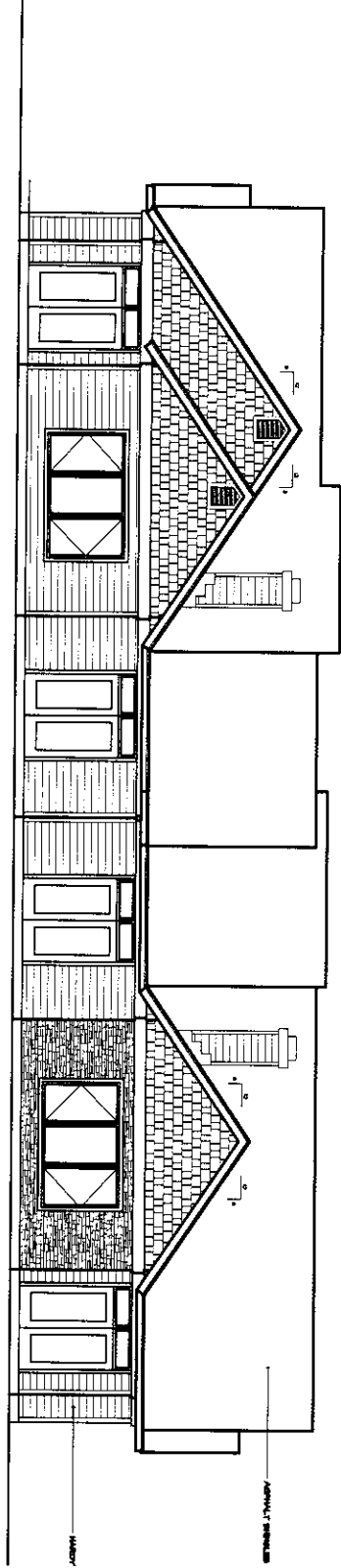
Shelley Vance-Gallatin Co MT MISC 244.00

SIDE



Asphalt Shingles  
Hardy Plank Lap Siding  
Hardy Plank Lap Siding

BACK



Asphalt Shingles  
Hardy Plank Lap Siding

UNITS NO. 61 (\$4.02) & 62 (\$4.02)

ELEVATIONS  
SCALE 1/8" = 1'-0"

GENERAL NOTES  
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.  
2. SEE ARCHITECT'S SPECIFICATIONS FOR WINDOW AND DOOR SCHEDULES.

A30



CEKAN ARCHITECTS, P.C.  
1807 H. DICKERSON, SUITE C  
BOZEMAN, MONTANA 59715  
(406) 366-8624

PHASE 8 & 9  
SOUTHMEADOW CONDOS  
9000 GRAF STREET, BOZEMAN, MONTANA

DATE: 07/14/05  
REVISION:

