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3 2701 First Street, Suite 200
4 Seattle, WA 98121
5 Attorneys for Wapato Heritage, LLC

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7
8 UNITED STATES DISTRICT COURT
9 EASTERN DISTRICT OF WASHINGTON

10 PAUL GRONDAL, et al.,)
11) **Case No. 2:09-cv-0018-RMP**
12 Plaintiffs,)
13 v.)
14 UNITED STATES OF AMERICA; et) **DECLARATION OF BRAD**
15 al.,) **SELLAND**
16 Defendants.)
17)
18)
19)
20)
21)
22)
23)
24)

25 Brad Selland, states and declares:

- 26 1. I make this declaration upon personal knowledge and, if called upon to do
27 so, could and would testify competently as a witness to the matters stated
28 herein;

25 DECLARATION OF BRAD
26 SELLAND-1

25 FOREMAN, HOTCHKISS, BAUSCHER
& ZIMMERMAN, PLLC
26 124 N. WENATCHEE AVE., SUITE A
27 WENATCHEE, WA 98801
28 (509) 662-9602
(509) 662-9606 FAX

1 2. Selland Construction, Inc. (“Selland Construction”) is a full-service,
2 heavy civil, oil and gas, mining, highway, earthwork, underground
3 utilities, concrete structures, waste water treatment, site development and
4 industrial general contractor that is owned by myself, Jason Gaul and
5 Adam Brizendine;
6

7
8 3. At Selland Construction, we manage over 150 employees and projects
9 throughout Washington State, Idaho, Oregon, Montana and North Dakota;
10

11 4. As a part of our duties with Selland Construction and in related business
12 ventures, we develop real estate, including golf courses, resorts and tourist
13 destinations;
14

15 5. For the last approximately fifteen (15) years Selland Construction has
16 been interested in developing property commonly known as Moses
17 Allotment 8 or “MA-8.”
18

19 6. Selland Construction has had numerous conversations with Wapato
20 Heritage, LLC (“Wapato Heritage”) about the development of MA-8 and
21 we put together plans in approximately 2006 to develop MA-8 for the
22 mutual benefit of the allottees of MA-8 and the business interests of
23 Selland Construction;
24

25 DECLARATION OF BRAD
26 SELLAND-2

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1 7. These development plans were detailed and reached the stage of preparing
2 economic projections regarding the development thereof;

3
4 8. Since 2006, various individuals from Selland Construction have stayed in
5 touch with Jeff Webb, inquiring regularly regarding development of MA-
6 8 and I have stayed aware of the value of the land, through knowledge
7 thereof, and of the general value of land in Chelan and Manson,
8 Washington;

9
10 9. For the last approximately 30 years, Selland Construction and entities
11 related entities have developed land in and around Chelan and Manson,
12 Washington. Through this I am familiar with the cost to develop the land
13 and the value of the land;

14
15 10. I have seen the Motion to Clarify ECF NO. 345 (and attachments thereto)
16 filed in the above entitled matter;

17
18 11. More particularly, I have seen appraisals attached as Exhibits 2 and 9 (the
19 “Appraisals”) to ECF NO. 345 related to MA-8;

20
21 12. The value identified in these appraisals of \$15.9 million and \$4.1 million
22 is woefully inadequate for this property. Put differently, if Selland
23 Construction was asked to purchase MA-8 for either of these prices, at the
24

25 DECLARATION OF BRAD
26 SELLAND-3

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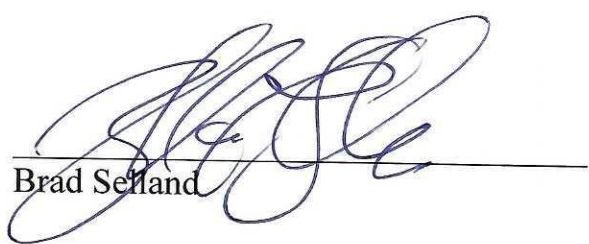
time the appraisals were done, it would have paid the amount without thinking twice about it. In fact, Selland Construction would have paid substantially more than the price identified in those Appraisals to purchase MA-8 in 2010 and 2015;

13. Moreover, anyone who sold any portion of MA-8 based upon the values identified in the Appraisals was given nowhere near appropriate value for the property. In fact, I would go so far as to say they were likely taken advantage of if sold at those values. On the open market, the property was and is worth much, much more than the value identified in the Appraisals.

14. I declare under penalty of perjury under the laws of the State of Washington and the United States that the foregoing is true and correct to the best of my knowledge and belief.

DATED this 24th day of June, 2020 and signed at Wen.

WA.


Brad Selland

DECLARATION OF BRAD
SELLAND-4

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CERTIFICATE OF SERVICE

I hereby certify that on the date set forth below, I caused the foregoing document to be electronically filed with the Clerk of the above entitled Court using the CM/ECF system, which will send notification of such filing to all registered recipients of that system as of the date hereof.

Notice of this filing will be sent to the parties listed below by operation of the Court's electronic filing system. Parties may access this filing through the Court's system.

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Notice of this filing is being sent this date via United States Postal Service First Class Mail to the parties below at the addresses indicated below.

DECLARATION OF BRAD
SELLAND-5

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23	Gabriel Marcellay P.O. Box 76 Wellpinit, WA 99040	Linda Saint P.O. Box 3614 Omak, WA 98841-3614
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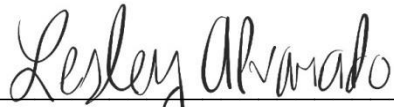
25 DECLARATION OF BRAD
26 SELLAND-6

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18 19 20	Dwane Dick PO Box 463 Nespelem, WA 99155-0463	Timothy Ward Woolsey Colville Tribes Office of Reservation Attorney PO Box 150 Nespelem, WA 99155

21 **DATED** this 24th day of June 2020.

22
23
24



Lesley Alvarado

25 DECLARATION OF BRAD
26 SELLAND-7

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