Appendix A: Legal Description and Maps of Easement Area

RAILROAD EASEMENT DESCRIPTION

Described Property:

SOUTH "WYE" TRACT 2

Refer to the attached Exhibit "A" for the following legal description. Being a portion of Sections 4 & 5, Township 7 North, Range 47 East, Principal Montana Meridian, Custer County, Montana. COMMENCING at the South 1/4 corner of said Section 5, thence proceeding North 41d 44' 33" East, 3,022.83 feet, more or less, to the TRUE POINT OF BEGINNING where the South "WYE" of the railroad enters State of Montana property (otherwise known as Tract 2); thence proceeding North 41d 30' 00" East, 509.82 feet, more or less, to a point along the northwest side of Tract 2, thence along a bearing of curve to the right having a radius of 1580.00 feet (the center of which bears South 10d 41' 59" East), through a central angle of 27d 58' 10", an arc distance of 771.29 feet, more or less, to a point on the curve that intersects the southeast line of the Tract 2 (the center of which bears South 17d 16' 11" West along a radius of 1580.00 feet), thence proceeding South 41d 30' 00' West, 279.59 feet, more or less, to a point along the southeast side of Tract 2, thence along a bearing of curve to the left having a radius of 1330.00 feet (the center of which bears South 12d 19' 13" West), through a central angle of 40d 39' 04", an arc distance of 943.63 feet, more or less, to a point on the curve that intersects the northwest line of the Tract 2 (the center of which bears South 28d 19' 51" East along a radius of 1330.00 feet), where the right-of-way boundary ties to THE POINT OF BEGINNING, said point lying North 41d 44' 33" East 3,022.83 feet, more or less, from the POINT OF COMMENCEMENT (South 1/4 corner of said Section 5). The above describe right-of-way description for the "SOUTH WYE" of TRACT 2 contains 4.81 Acres, more or less.

SEE EXHIBIT "A"

NORTH "WYE" TRACT 2

Refer to the attached Exhibit "B" for the following legal description. Being a portion of Sections 4 & 5, Township 7 North, Range 47 East, Principal Montana Meridian, Custer County, Montana. COMMENCING at the South 1/4 corner of said Section 5, thence proceeding North 41d 39' 10" East, 4,795.14 feet, more or less, to the TRUE POINT OF BEGINNING where the North "WYE" of the railroad enters State of Montana property (otherwise known as Tract 2); thence proceeding North 41d 30' 00" East, 322.78 feet, more or less, to the northwest corner of Tract 2, thence proceeding South 48d 30' 00" East, 104.48 feet, more or less, to a point on the northeast side of Tract 2, thence along a bearing of curve to the left having a radius of 1785.00 feet (the center of which bears South 74d 28' 03" East), through a central angle of 25d 36' 40", an arc distance of 797.89 feet, more or less, to a point on the curve that intersects the southeast line of the Tract 2 (the center of which bears North 79d 55' 17" East along a radius of 1785.00 feet), thence proceeding South 41d 30' 00' West, 307.61 feet, more or less, to a point along the southeast side of Tract 2, thence along a bearing of curve to the right having a radius of 2035.00 feet (the center of which bears North 74d 31' 52" East), through a central angle of 24d 06' 08", an arc distance of 856.05 feet, more or less, to a point on the curve that intersects the northwest line of the Tract 2 (the center of which bears South 81d 22' 00" East along a radius of 2035.00 feet), where the right-of-way boundary ties to THE POINT OF BEGINNING, said point lying North 41d 39' 10" East 4,795.14 feet, more or less, from the POINT OF COMMENCEMENT (South 1/4 corner of said Section 5). The above describe right-of-way description for the "NORTH WYE" of TRACT 2 contains 5.13 Acres, more or less.

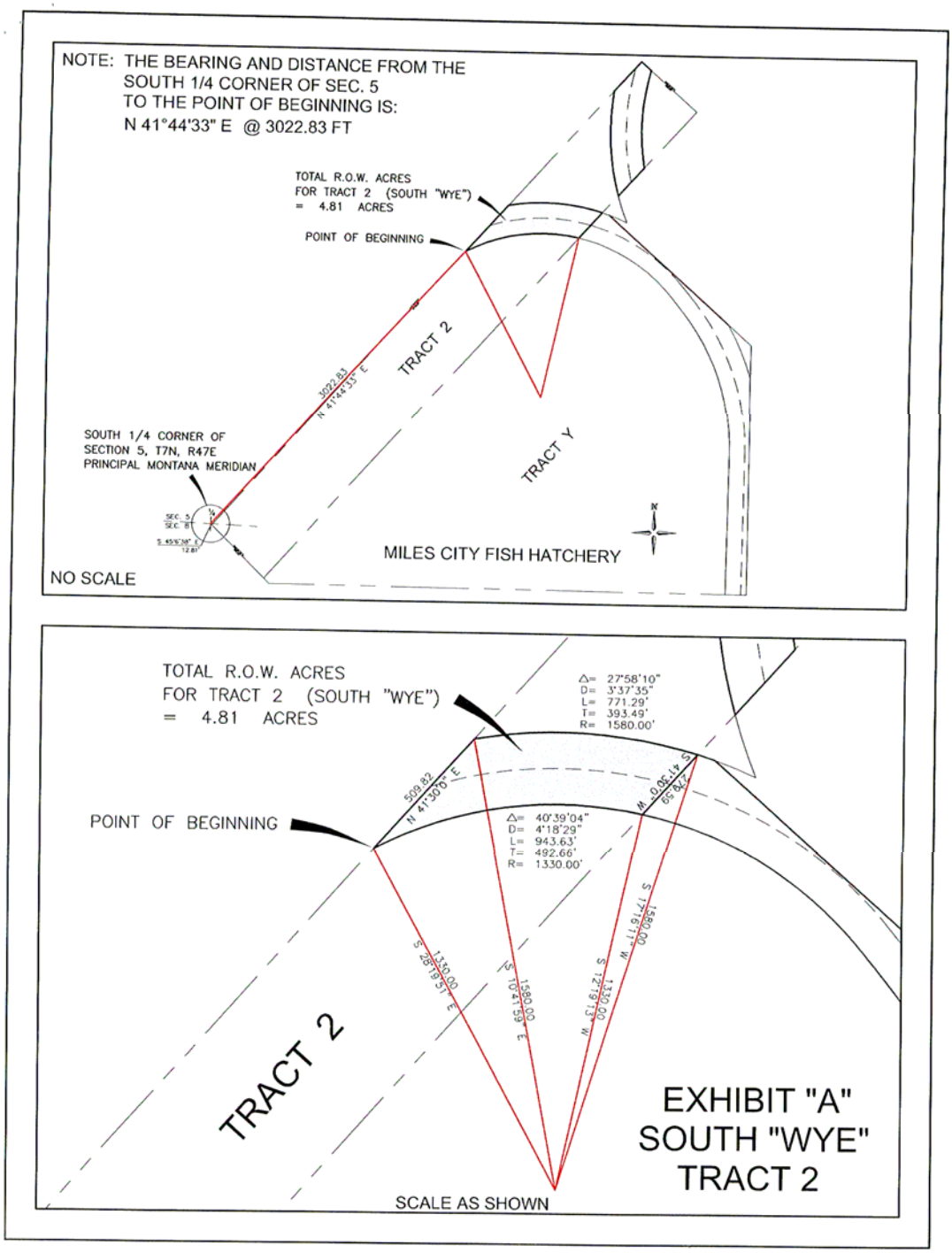
SEE EXHIBIT "B"

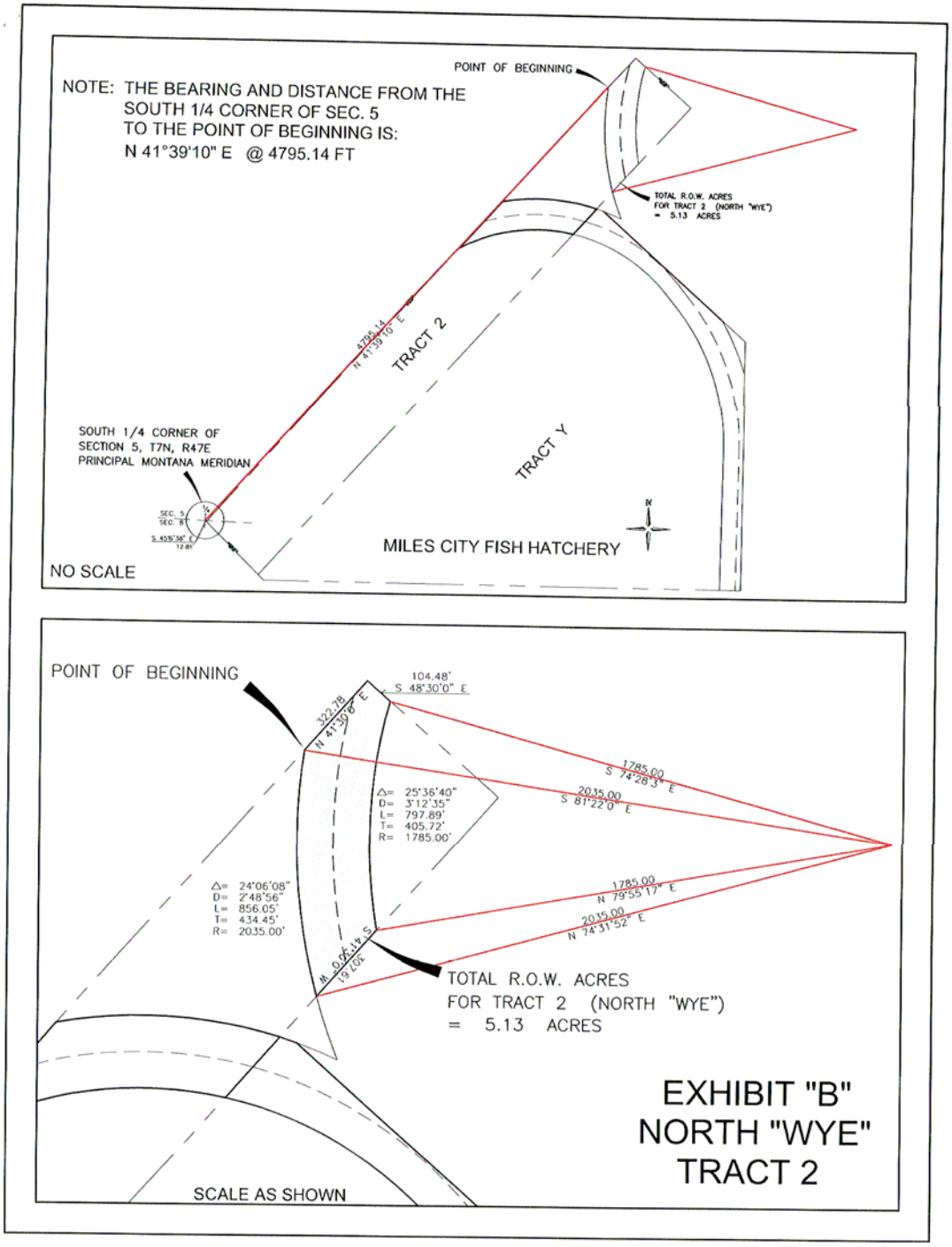
SOUTH "WYE" TRACT Y

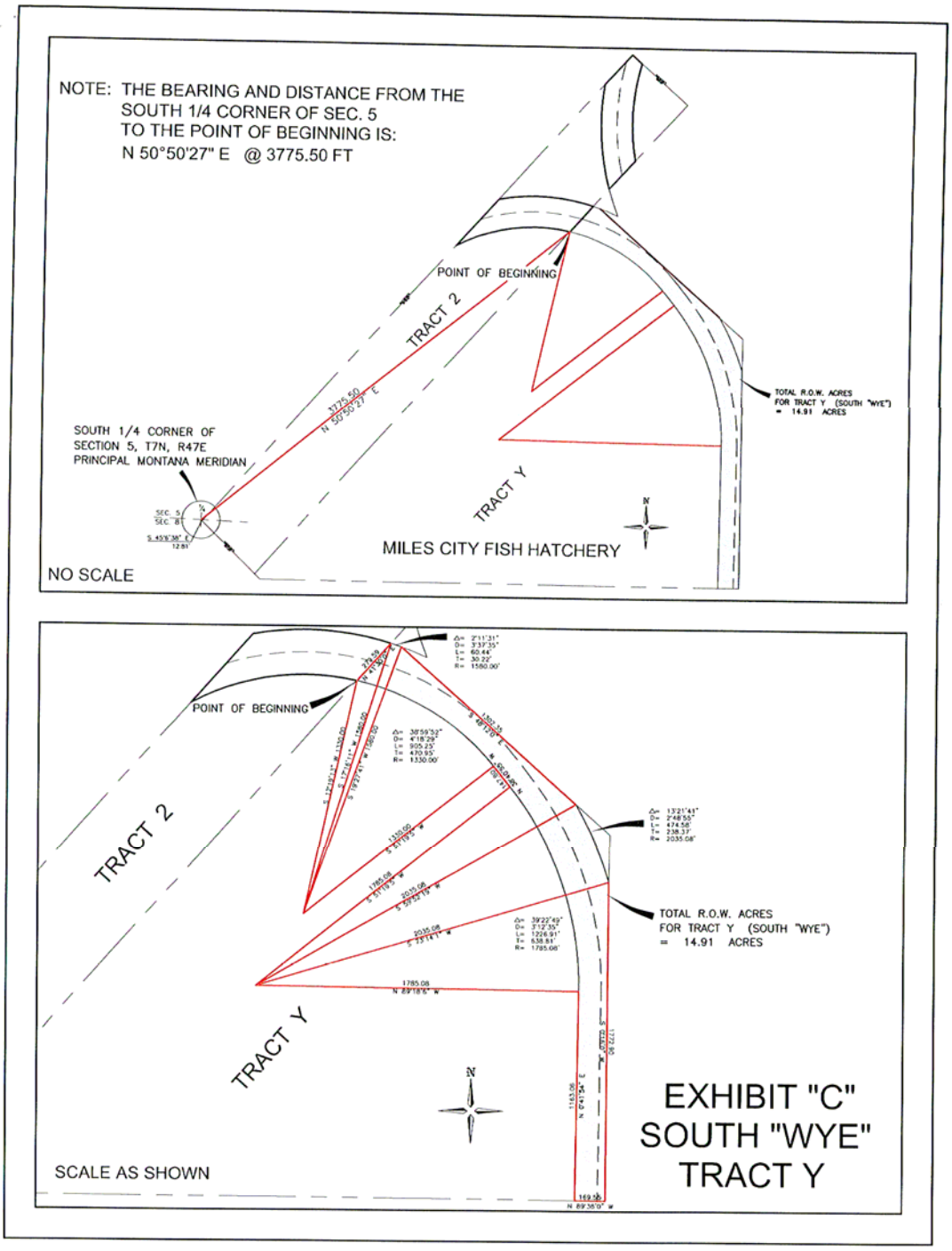
Refer to the attached Exhibit "C" for the following legal description. Being a portion of Sections 4 & 5, Township 7 North, Range 47 East, Principal Montana Meridian, Custer County, Montana. COMMENCING at the South 1/4 corner of said Section 5, thence proceeding North 50d 50' 27" East, 3,775.50 feet, more or less, to the TRUE POINT OF BEGINNING where the South "WYE" of the railroad enters State of Montana property (otherwise known as Tract Y); thence proceeding North 41d 30' 00" East, 279.59 feet, more or less, to a point along the northwest side of Tract Y, thence along a bearing of curve to the right having a radius of 1580.00 feet (the center of which bears South 17d 16' 11" West), through a central angle of 2d 11' 31", an arc distance of 60.44 feet, more or less, to a point on the curve that intersects the northeast line of the Tract Y (the center of which bears South 19d 27' 41" West along a radius of 1580.00 feet), thence proceeding South 48d 12' 00' East, 1302.35 feet, more or less, to a point along the northeast side of Tract Y, thence along a bearing of curve to the right having a radius of 2035.08 feet (the center of which bears South 59d 52' 19" West), through a central angle of 13d 21' 41", an arc distance of 474.58 feet, more or less, to a point on the curve that intersects the east line of the Tract Y (the center of which bears South 73d 14' 01" West along a radius of 2035.08 feet), thence proceeding South 00d 16' 00' West, 1772.90 feet, more or less, to a point on the southeast corner of Tract Y, thence proceeding North 89d 38' 00" West, 169.55 feet more or less, to a point along the south sided of Tract Y, thence proceeding North 00d 41' 54" East, 1163.06 feet, more or less, thence along a bearing of curve to the left having a radius of 1785.08 feet (the center of which bears North 89d 18' 06" West), through a central angle of 39d 22' 49", an arc distance of 1226.91 feet, more or less, to a point on the curve the center of which bears South 51d 19' 05" West along a radius of 1785.08 feet, thence proceeding North 38d 40' 55" West,

147.80 feet, more or less, thence along a bearing of curve to the left having a radius of 1330.00 feet (the center of which bears South 51d 19' 05" West), through a central angle of 38d 59' 52", an arc distance of 905.25 feet, more or less, to a point on the curve that intersects the northwest line of the Tract Y (the center of which bears South 12d 19' 13" West along a radius of 1330.00 feet), where the right-of-way boundary ties to THE POINT OF BEGINNING, said point lying North 50d 50' 27" East 3,775.50 feet, more or less, from the POINT OF COMMENCEMENT (South 1/4 corner of said Section 5). The above describe right-of-way description for the "SOUTH WYE" of TRACT Y contains 14.91 Acres, more or less.

SEE EXHIBIT "C"


NOTE: THE BEARING AND DISTANCE FROM THE SOUTH 1/4 CORNER OF SEC. 5 TO THE POINT OF BEGINNING IS: N 41°44'33" E @ 3022.83 FT
TOTAL R.O.W. ACRES FOR TRACT 2 (SOUTH "WYE") = 4.81 ACRES
POINT OF BEGINNING
TRACT 2
3022.83 N 41°44'33" E
SOUTH 1/4 CORNER OF SECTION 5, T7N, R47E PRINCIPAL MONTANA MERIDIAN
TRACT Y
MILES CITY FISH HATCHERY
NO SCALE
TOTAL R.O.W. ACRES FOR TRACT 2 (SOUTH "WYE") = 4.81 ACRES
Δ= 27°58'10"
D= 3°37'35"
L= 771.29'
T= 393.49'
R= 1580.00'
509.82 N 41°30'0" E
POINT OF BEGINNING
Δ= 40°39'04"
D= 4°18'29"
L= 943.63'
T= 492.66'
R= 1330.00'
1330.00 S 28°19'51" E
1580.00 S 10°41'59" E
1330.00 M 12°19'13" W
1580.00 M 17°16'11" W
TRACT 2
EXHIBIT "A"
SOUTH "WYE"
TRACT 2
SCALE AS SHOWN


NOTE: THE BEARING AND DISTANCE FROM THE SOUTH 1/4 CORNER OF SEC. 5 TO THE POINT OF BEGINNING IS: N 41°39'10" E @ 4795.14 FT
POINT OF BEGINNING
TOTAL R.O.W. ACRES FOR TRACT 2 (NORTH "WYE") = 5.13 ACRES
4795.14 N 41°39'10" E
TRACT 2
TRACT Y
SOUTH 1/4 CORNER OF SECTION 5, T7N, R47E PRINCIPAL MONTANA MERIDIAN
MILES CITY FISH HATCHERY
NO SCALE
POINT OF BEGINNING
104.48' S 48°30'0" E
322.78 N 41°30'8" E
1785.00 S 74°28'3" E
2035.00 S 81°22'0" E
Δ= 25°36'40" D= 3°12'35" L= 797.89' T= 405.72' R= 1785.00'
Δ= 24°06'08" D= 2°48'56" L= 856.05' T= 434.45' R= 2035.00'
1785.00 N 79°55'17" E
2035.00 N 74°31'52" E
TOTAL R.O.W. ACRES FOR TRACT 2 (NORTH "WYE") = 5.13 ACRES
EXHIBIT "B"
NORTH "WYE"
TRACT 2
SCALE AS SHOWN


NOTE: THE BEARING AND DISTANCE FROM THE SOUTH 1/4 CORNER OF SEC. 5 TO THE POINT OF BEGINNING IS: N 50°50'27" E @ 3775.50 FT
POINT OF BEGINNING
TRACT 2
3775.50
N 50°50'27" E
TOTAL R.O.W. ACRES FOR TRACT Y (SOUTH "WYE") = 14.91 ACRES
SOUTH 1/4 CORNER OF SECTION 5, T7N, R47E PRINCIPAL MONTANA MERIDIAN
TRACT Y
MILES CITY FISH HATCHERY
NO SCALE
POINT OF BEGINNING
TRACT 2
TRACT Y
TOTAL R.O.W. ACRES FOR TRACT Y (SOUTH "WYE") = 14.91 ACRES
EXHIBIT "C"
SOUTH "WYE"
TRACT Y
SCALE AS SHOWN