



Fidelity National Title Insurance Company

Exhibit "A"

All lands located in Jefferson County, Montana.

Parcel 1:

Lot 39A of Section 17, Township 6 North, Range 5 West, P.M.M. (Patent Record under Document Number 2104121)

Excepting therefrom that certain tract of land conveyed in Bargain and Sale Deed granted to the State of Montana Department of Highways, recorded in Book 115 of Deeds, Page 182.

Parcel 2:

Tract 39B of Section 17, Township 6 North, Range 5 West, P.M.M. (Deeds 138, Page 539)

Parcel 3:

Intentionally Deleted

Parcel 4:

Intentionally Deleted

Parcel 5:

An undivided 35/64 interest in an to Fractional Block 8 of the Original Townsite of Basin excepting therefrom that certain tract of land conveyed for highway purposes, recorded in Book 115 of Deeds, Page 188 (Deeds 126, Page 529)

Parcel 6:

Lots 13, 14, 15, 16, 17, and 18 in Block 20 of the Original Townsite of Basin (Deeds 126, Page 529)

Parcel 7:

Intentionally Deleted

Parcel 8:

That portion of the vacated Placer Avenue lying west of Lot 1 in Block 6 of the Original Addition to the Town of Basin, and lying west of the alley in said Block 6 (Deeds 132, Page 371)

Parcel 9:

An undivided 35/64 interest in Lots 5, 6, 7, 8, 9, 10, and 11 in Block 6 of the Original Townsite of Basin excepting therefrom that certain tract of land conveyed for highway purposes, recorded in Book 114 of Deeds, Page 921 (Deeds 126, Page 529)

Parcel 10:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B26

ALTA Commitment for Title Insurance (7-1-21) w-MT Mod

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Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 19 of the Original Townsite of Basin excepting therefrom that certain tract of land conveyed for highway purposes, recorded in Book 114 of Deeds, Page 562 (Deeds 126, Page 529)

Parcel 11:

Lots 7, 8, 9, 10, 11, and 12 in Block 20 of the Original Townsite of Basin (Deeds 126, Page 529)

Parcel 12:

Lots 1, 2, 3, and 4 in Block 21 of the Original Townsite of Basin (Deeds 126, Page 529)

Parcel 13:

All of fractional Block 22 of the Original Townsite of Basin (Deeds 126, Page 529)

Parcel 14:

Tract 4309-B of Certificate of Survey No. 171496, Folio 450C, EXCEPTION THEREFROM a parcel of land situated within and being a portion of the Joe Toole Placer Mining Claim, Mineral Survey No. 4309, M.E. No. 2982, embracing a portion of Section 17, Township 6 North, Range 5 West, P.M.M., more particularly described as follows:

Beginning at Corner No. 1 of Mineral Survey No. 4309, and Corner No. 4 of Mineral Survey Number 4366, and the true point of beginning of the parcel herein described; thence from the point of beginning, South 68° 20' East, 941.2 feet to Corner Number 5 of Mineral Survey Number 4366 ; thence South 77° 46' East, 35.6 feet to Corner Number 2 of Mineral Survey Number 4309; thence South 31° 32' West, 164.2 feet to Corner Number 3 of said Mineral Survey Number 4309; thence North 70° 01' West, 601.9 feet to Corner Number 4 of said Mineral Survey Number 4309; thence North 41° 45' West, 387 .6 feet to Corner Number 1 of said Mineral Survey Number 4309 and the true point of beginning (Deeds 132, Page 371; Deeds 132, Page 939, Deeds 133, Page 637)

Parcel 15:

A parcel of land situated within and being a portion of Mineral Survey No. 4366, embracing a portion of Section 17, T.6 N., R.5 W., P.M.M., more particularly described as follows:

Beginning at Corner No. 4 of Mineral Survey No. 4366, and the true point of beginning of the parcel herein described; thence from said true point of beginning, S. 68°20' E., 941.2 feet to Corner No. 5 of Mineral Survey No. 4366; thence N. 64° 17' E., 406.6 feet to Corner No. 6 of Mineral Survey No. 4366; thence North 348.2 feet to a point on the southerly right of way boundary of the Burlington North Railroad; thence S. 83° 16' W., 1214.5 feet along the southerly right of way boundary of the Burlington Northern Railroad to a point on boundary 3-4 of Mineral Survey No. 4366; thence S. 45 ° 07' W., 49.3 feet along boundary 3-4 of said Mineral Survey No. 4366 to Corner No. 4 and the true point of beginning.

Deed Ref: Book 136 of Deeds, page 579 and Book 138 of Deeds, page 539

Parcel 16:

Lot 39A of Section 17, Township 6 North, Range 5 West, P.M.M., (Patent Record under Document Number 210412)

Parcel 17:

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