



Exhibit A

Metes and Bounds for Annexation and Rezoning Phases

PERIMETER DESCRIPTION OF PHASES 1, 2 AND 3

AN IRREGULAR SHAPED PIECE OF LAND BEING A PORTION OF TRACTS A AND B OF CERTIFICATE OF SURVEY NO. 3795, RECORDED AS DOCUMENT NO. 3985813, RECORDS OF YELLOWSTONE COUNTY, LOCATED IN THE NE1/4, SE1/4, SW1/4 AND NW1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST, PRINCIPAL MERIDIAN MONTANA, YELLOWSTONE COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A OF CERTIFICATE OF SURVEY NO. 3795 AND BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIAL BEARING OF $N71^{\circ}37'00''E$, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY BOUNDARY OF SAID TRACT A: AN ARC DISTANCE OF 533.97 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, OF RADIUS 2200.00 FEET AND DELTA $13^{\circ}54'23''$ TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, $S32^{\circ}17'23''E$, 940.43 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 656.28 FEET ALONG SAID TANGENT CURVE TO THE LEFT, OF RADIUS 1150.00 FEET AND DELTA $32^{\circ}41'51''$ TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, $S64^{\circ}59'13''E$, 748.64 FEET TO A TANGENT POINT OF CURVATURE; THENCE AN ARC DISTANCE OF 234.95 FEET ALONG SAID TANGENT CURVE TO THE RIGHT, OF RADIUS 1400.00 FEET AND DELTA $9^{\circ}36'55''$ TO THE EASTERLYMOST CORNER OF SAID TRACT A; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON BOUNDARY OF TRACTS A AND D OF SAID CERTIFICATE OF SURVEY NO. 3795: $S34^{\circ}15'15''W$, 385.55 FEET; THENCE $S53^{\circ}25'53''W$, 772.89 FEET; THENCE $N84^{\circ}55'52''W$, 410.18 FEET TO THE CORNER COMMON TO TRACTS A, B AND D OF SAID CERTIFICATE OF SURVEY NO. 3795: THENCE ALONG THE LINE COMMON TO TRACTS B AND D, $S21^{\circ}48'26''W$, 373.20 FEET; THENCE DEPARTING SAID COMMON LINE, $N68^{\circ}11'34''W$, 194.22 FEET; THENCE $N41^{\circ}43'56''W$, 179.96 FEET; THENCE $S48^{\circ}16'04''W$, 72.93 FEET; THENCE $N41^{\circ}43'56''W$, 250.93 FEET; THENCE $N48^{\circ}16'04''E$, 280.00 FEET; THENCE $N34^{\circ}47'53''W$, 154.20 FEET TO A POINT ON THE LINE COMMON TO SAID TRACTS A AND B; THENCE ALONG SAID COMMON LINE, $N41^{\circ}12'34''W$, 143.81 FEET; THENCE DEPARTING SAID COMMON LINE, $S89^{\circ}30'34''W$, 145.84 FEET; THENCE $N07^{\circ}30'20''W$, 157.12 FEET TO A POINT ON THE LINE COMMON TO SAID TRACTS A AND B; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID COMMON LINE: $S44^{\circ}12'09''W$, 204.37 FEET; THENCE $S58^{\circ}12'21''W$, 451.31 FEET; THENCE DEPARTING SAID COMMON LINE, $S36^{\circ}31'50''W$, 263.57 FEET; THENCE $S51^{\circ}08'15''W$, 168.60 FEET; THENCE $S72^{\circ}31'48''W$, 185.49 FEET; THENCE $N32^{\circ}07'15''E$, 369.88 FEET TO A POINT ON THE LINE COMMON TO SAID TRACTS A AND B; THENCE ALONG SAID COMMON LINE, $N53^{\circ}01'08''W$, 31.79 FEET; THENCE DEPARTING SAID COMMON LINE, $N35^{\circ}42'22''W$, 98.92 FEET; THENCE $N18^{\circ}02'15''E$, 200.07 FEET; THENCE $N68^{\circ}55'38''E$, 90.76 FEET TO A POINT ON THE LINE COMMON TO SAID TRACTS A AND B; THENCE ALONG SAID COMMON LINE, $N47^{\circ}52'34''E$, 392.21 FEET; THENCE DEPARTING SAID COMMON LINE, $N43^{\circ}40'41''E$, 292.79 FEET; THENCE $N55^{\circ}00'01''E$, 102.10 FEET; THENCE $N34^{\circ}59'59''W$, 335.00 FEET; THENCE $S52^{\circ}16'44''W$, 77.31 FEET; THENCE $N37^{\circ}43'16''W$, 60.00 FEET; THENCE $N05^{\circ}49'29''W$, 113.49 FEET; THENCE $N38^{\circ}12'19''W$, 67.20 FEET; THENCE $N68^{\circ}12'19''W$, 171.74 FEET: