



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°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°54'23" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S32°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°41'51" TO A POINT ON A TANGENT LINE; THENCE ALONG SAID TANGENT LINE, S64°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°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°15'15"W, 385.55 FEET; THENCE S53°25'53"W, 772.89 FEET; THENCE N84°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°48'26"W, 373.20 FEET; THENCE DEPARTING SAID COMMON LINE, N68°11'34"W, 194.22 FEET; THENCE N41°43'56"W, 179.96 FEET; THENCE S48°16'04"W, 72.93 FEET; THENCE N41°43'56"W, 250.93 FEET; THENCE N48°16'04"E, 280.00 FEET; THENCE N34°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°12'34"W, 143.81 FEET; THENCE DEPARTING SAID COMMON LINE, S89°30'34"W, 145.84 FEET; THENCE N07°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°12'09"W, 204.37 FEET; THENCE S58°12'21"W, 451.31 FEET; THENCE DEPARTING SAID COMMON LINE, S36°31'50"W, 263.57 FEET; THENCE S51°08'15"W, 168.60 FEET; THENCE S72°31'48"W, 185.49 FEET; THENCE N32°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°01'08"W, 31.79 FEET; THENCE DEPARTING SAID COMMON LINE, N35°42'22"W, 98.92 FEET; THENCE N18°02'15"E, 200.07 FEET; THENCE N68°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°52'34"E, 392.21 FEET; THENCE DEPARTING SAID COMMON LINE, N43°40'41"E, 292.79 FEET; THENCE N55°00'01"E, 102.10 FEET; THENCE N34°59'59"W, 335.00 FEET; THENCE S52°16'44"W, 77.31 FEET; THENCE N37°43'16"W, 60.00 FEET; THENCE N05°49'29"W, 113.49 FEET; THENCE N38°12'19"W, 67.20 FEET; THENCE N68°12'19"W, 171.74 FEET; THENCE S59°36'56"W, 118.00 FEET; THENCE N30°23'04"W, 230.00 FEET; THENCE N59°36'56"E, 61.48 FEET; THENCE N27°39'09"W, 230.58 FEET; THENCE N32°04'06"E, 77.07 FEET; THENCE N78°13'44"E, 128.34 FEET; THENCE N59°36'56"E, 174.79 FEET; THENCE N00°46'01"W, 355.56 FEET; THENCE S89°13'59"W, 417.01 FEET; THENCE N00°46'01"W, 230.00 FEET; THENCE N89°13'59"E, 35.00 FEET; THENCE N00°46'01"W, 243.14 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT A; THENCE ALONG SAID NORTH BOUNDARY, N89°12'53"E, 952.17 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 104.15 ACRES, MORE OR LESS.