

RETURN TO:
NORTHWESTERN ENERGY
Attn: Chris Hepola
Lands & Permitting Department
40 East Broadway
Butte, MT 59701-9394

PIPELINE EASEMENT

MONTANA TECH OF THE UNIVERSITY OF MONTANA, on behalf of the Montana University System, FKA Montana College of Mineral, Science and Technology, through that certain authority granted by the State of Montana in Book 380, PAGE 387, records of Silver Bow County, Montana, whose address is 1300 West Park Street, Butte, Montana, 59701 ("**GRANTOR**"), in consideration of \$1.00 and other good and valuable consideration, in hand paid, the receipt of which is acknowledged, does grant and convey to **NORTHWESTERN CORPORATION D/B/A NORTHWESTERN ENERGY**, ("**GRANTEE**"), a Delaware corporation, of 40 East Broadway, Butte, Montana 59701-9394, its successors, assigns, and apportionees, an easement forty (40') feet in width, upon which to construct, operate, maintain, replace, upgrade, and remove a natural gas pipeline, communications system, and necessary appurtenances, over, under, along, and across that certain real property located in Silver Bow County, Montana, and particularly described as follows:

TOWNSHIP 3 NORTH, RANGE 8 WEST, P.M.M.

Section 14: An easement located on the Donegal Lode, Mineral Surve 2876, as further described on the attached Easement Exhibit "A", which exhibit is incorporated herein and made a part hereof.

TOGETHER with reasonable right of access to and from the easement area over lands of the Grantor using existing roads and trails where practicable; the right to use and keep the easement area free and clear of any and all obstructions or structures, except fences; and the right to clear and remove all timber, brush or vegetation from the easement area that endanger the pipeline, communications system or necessary appurtenances. The Grantee may temporarily use additional work space adjacent to the easement during construction.

GRANTOR covenants with the Grantee that the Grantor is lawfully seized and possessed of the real estate above-described, and that the Grantor has a good and lawful right to convey it, or any part thereof.

DATED this _____ day of _____, 2012.

MONTANA TECH
OF THE UNIVERSITY OF MONTANA

By: _____

Its: _____

STATE OF _____)
)ss.
COUNTY OF _____)

This document was acknowledged before me on _____, 2012,
by _____
as _____
on behalf of the MONTANA TECH OF THE UNIVERSITY OF MONTANA.

(NOTARY SEAL)

Printed Name: _____
Notary Public for the State of _____
Residing at _____
My Commission Expires _____ 20 _____

Project: Gas Distribution 8" Plastic Main
Sap No. 24023383-2410
Acquired by: Rona Sanchez/Duane Kuchtyn
E# _____

EXHIBIT FOR NEW EASEMENT 8" PLASTIC GAS MAIN T3N, R8W, S14



PARCEL NO. 3B
C. OF S. 208A
NWE 0.59 AC.
PROPERTY

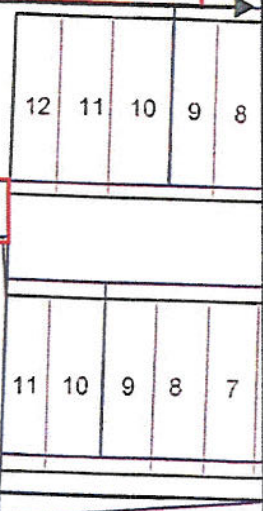
PARCEL NO. 3A
C. OF S. 208A
1.01 AC.

PARCEL NO. 2
C. OF S. 155B
0.25 AC.

LOCATION
OF NEW 8" PLASTIC
GAS MAIN

EXISTING LOCATION
OF 16" STEEL
GAS MAIN
TO BE ABANDONED 2013

**MONTANA
TECH
PROPERTY**



Time: 10/9/2012 1:21:35 PM

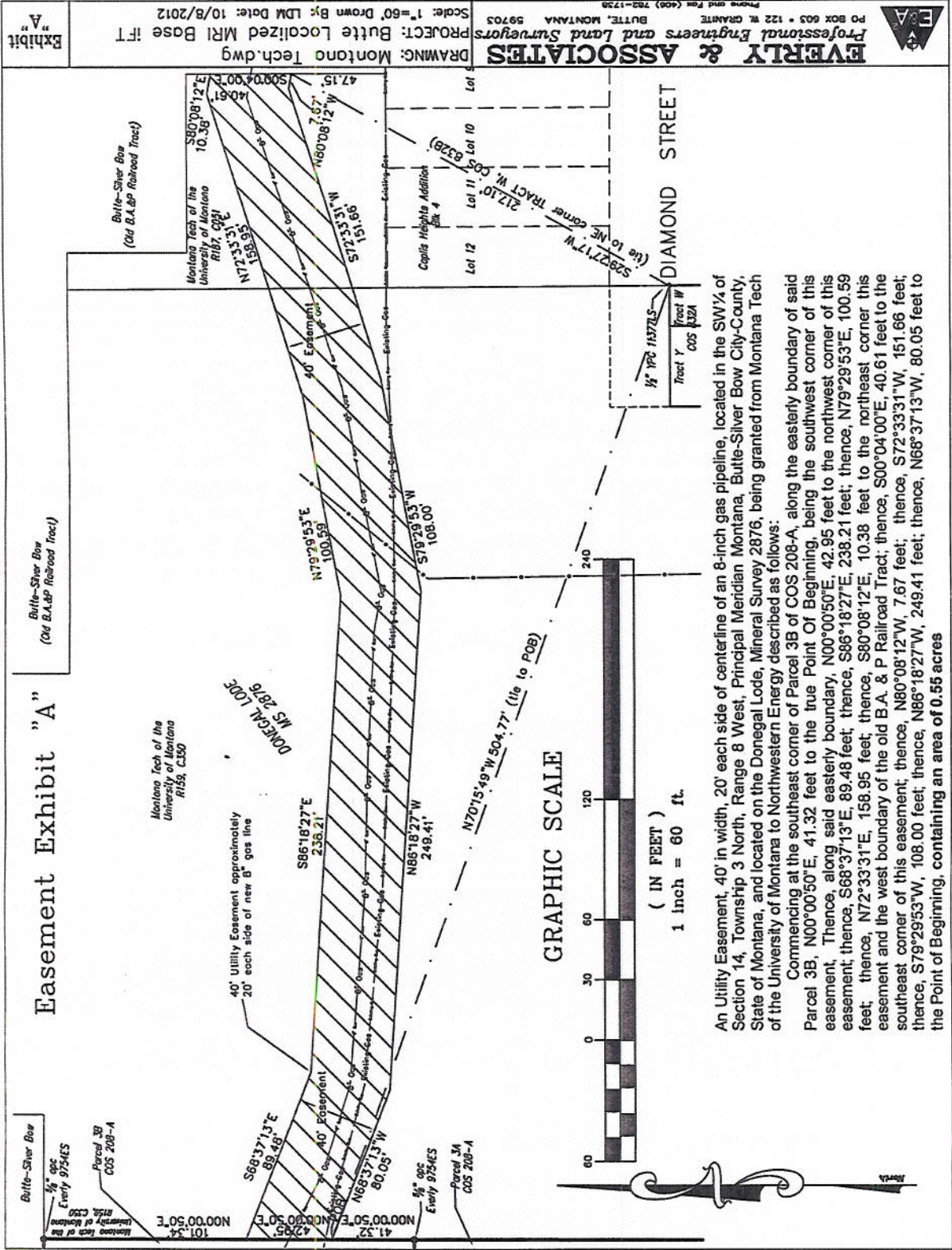
Session: C:\Maps\Butte Division Auto Update.gts

NorthWestern Energy Map Extract

This information is proprietary and confidential data of NorthWestern Energy

Center: (46.009847, -112.560776)

Zoom: 60.387481

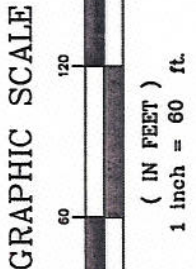


Easement Exhibit "A"

Butte-Silver Bow
 1/4 ac
 Parcel 3B
 COS 208-A
 Every 9754ES
 R159, C150

Montana Tech of the
 University of Montana
 R159, C150

Butte-Silver Bow
 (Old B.A. & P Railroad Tract)



An Utility Easement, 40' in width, 20' each side of centerline of an 8-inch gas pipeline, located in the SW¼ of Section 14, Township 3 North, Range 8 West, Principal Meridian Montana, Butte-Silver Bow City-County, State of Montana, and located on the Donegal Lode, Mineral Survey 2876, being granted from Montana Tech of the University of Montana to Northwestern Energy described as follows:

Commencing at the southeast corner of Parcel 3B of COS 208-A, along the easterly boundary of said Parcel 3B, N00°00'50"E, 41.32 feet to the true Point Of Beginning, being the southwest corner of this easement. Thence, along said easterly boundary, N00°00'50"E, 42.95 feet to the northwest corner of this easement; thence, S68°37'13"E, 89.48 feet; thence, S66°18'27"E, 238.21 feet; thence, N79°29'53"E, 100.59 feet; thence, N72°33'31"E, 158.95 feet; thence, S80°08'12"E, 10.38 feet to the northeast corner this easement and the west boundary of the old B.A. & P Railroad Tract; thence, S00°04'00"E, 40.61 feet to the southeast corner of this easement; thence, N80°08'12"W, 7.67 feet; thence, S72°33'31"W, 151.66 feet; thence, S79°29'53"W, 108.00 feet; thence, N86°18'27"W, 249.41 feet; thence, N66°37'13"W, 80.05 feet to the Point of Beginning, containing an area of 0.55 acres