

Panhandle Appraisal/Valuation Background Information

Valuation Assessment Conducted May, 2006, by BSE Partners, LLC (Brad Eldridge)

Methodology used: Income approach, using the present value of the cash flow expected to be generated by the asset, net of the "maintenance offset" (calculated straight-line depreciation).

Appraisal data used: 2004

Estimated fair market value of a lease: \$799,000 per year

Appraisal Conducted June, 2008

Appraisal Methodology used for real estate ATF

Appraisal Methodology used for track and: "Market Value of track and structures material, 'as is, where is' with no deduction taken for take up or removal . . ."

Real Estate Value: \$15,524,000

Track and Structures Valuation: \$47,130,616