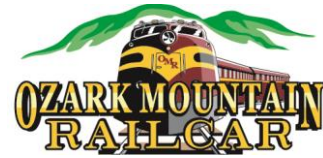


Ozark Mountain Railcar



P.O. Box 167, Kirbyville MO, 65679 417.336.2401 sales@ozarkmountainrailcar.com

John Robinson
GNW&B
2235 Rosewood Lane North
Rosewood, MN 55113

Re: Brokers Opinion of Value for private railcar "Gritty Palace"

Dear Mr. Robinson,

Thank you for your recent request for a Brokers Opinion of Value on the Gritty Palace. In accordance to your request we have reviewed the information available to our office regarding the railcar. This data includes historical records on construction, current physical condition, recent upgrades/repairs and current market conditions. This data is analyzed to create a very accurate determination of the current market value for said item. Please keep in mind that due to the unique nature of railroad equipment, comparable sales data is not always available. Our determination of value is primarily based on what we would recommend the list price to be if the item was placed on the current market.

If, I can be of further assistance or if you have any questions regarding this evaluation please feel free to contact me at any time.

Respectfully,

A handwritten signature in black ink that reads "R. John Suscheck". The signature is written in a cursive style.

R. John Suscheck/CEO
Ozark Mountain Railcar

Qualifications of Broker

Ozark Mountain Railcar is a railroad property and equipment brokerage firm that specializes in the sale of railroad equipment, railroads and railroad-related businesses and properties. The management team of OMR has over thirty (30) years of experience in railroad operating and mechanical departments. OMR is the only full-service brokerage firm in the industry that brokers the sale of locomotives, passenger cars, cabooses, maintenance of way equipment and related equipment.



Gritty Palace Amtrak ID # 800117

Built by the Pullman Company as a steel business car for the Chicago, Rock Island & Pacific Railroad. Retired by the Rock Island Railroad and sold to current owners and renamed “Gritty Palace”. Under the current ownership the car has been fully Amtrak certified and maintained in excellent condition. The mechanical details include: Excellent body & roof, APEE bearings, solid casting trucks (completed 40 yr inspection), truck mounted cylinders, excellent wheels, comp shoes, H couplers, 27 pin & MU, Stadco 65 KW generator (approx. 3.900 hrs), water raising compressor, updated A/C condensing unit, full Head End Power, marker lights, rubber diaphragms, original interior that includes stunning wood paneling throughout, electric hot water heat, freeze protection. Gritty Palace is the incredible example of Pullman passenger car construction and the current owners have done a wonderful job at preserving such a great piece of history.

Value \$825,000.00