

| Bill Date | Due Date   | Current Transactions |
|-----------|------------|----------------------|
| 12/8/2022 | 12/28/2022 | \$1,568.36           |
| 11/8/2022 | 11/28/2022 | \$31.00              |
| 10/7/2022 | 10/27/2022 | \$31.00              |
| 9/8/2022  | 9/28/2022  | \$31.77              |
| 8/8/2022  | 8/29/2022  | \$31.00              |
| 7/11/2022 | 8/1/2022   | \$31.00              |
| 6/8/2022  | 6/28/2022  | \$31.00              |
| 5/6/2022  | 5/26/2022  | \$31.00              |
| 4/8/2022  | 4/28/2022  | \$31.00              |
| 3/8/2022  | 3/28/2022  | \$31.00              |
| 2/8/2022  | 2/28/2022  | \$209.96             |
| 1/7/2022  | 1/27/2022  | \$2,615.66           |
|           |            |                      |

B & B Agriculture: 7190 S Star School RD STE A

| Bill Date | Due Date   | Current Transactions |
|-----------|------------|----------------------|
| 12/8/2022 | 12/28/2022 | \$19.58              |
| 11/8/2022 | 11/28/2022 | \$19.39              |
| 10/7/2022 | 10/27/2022 | \$18.81              |
| 9/8/2022  | 9/28/2022  | \$18.81              |
| 8/8/2022  | 8/29/2022  | \$18.81              |
| 7/11/2022 | 8/1/2022   | \$18.81              |
| 6/8/2022  | 6/28/2022  | \$18.81              |
| 5/6/2022  | 5/26/2022  | \$18.81              |
| 4/8/2022  | 4/28/2022  | \$18.81              |
| 3/8/2022  | 3/28/2022  | \$18.81              |
| 2/8/2022  | 2/28/2022  | \$19.98              |
| 1/7/2022  | 1/27/2022  | \$36.19              |
|           |            |                      |

B & B Agriculture: 7200 S Star School RD

| Bill Date | Due Date   | Current Transactions |
|-----------|------------|----------------------|
| 12/8/2022 | 12/28/2022 | \$31.00              |
| 11/8/2022 | 11/28/2022 | \$31.00              |
| 10/7/2022 | 10/27/2022 | \$31.00              |
| 9/8/2022  | 9/28/2022  | \$31.00              |
| 8/8/2022  | 8/29/2022  | \$31.00              |
| 7/11/2022 | 8/1/2022   | \$31.00              |
| 6/8/2022  | 6/28/2022  | \$31.00              |
| 5/6/2022  | 5/26/2022  | \$31.00              |
| 4/8/2022  | 4/28/2022  | \$31.00              |
| 3/8/2022  | 3/28/2022  | \$31.00              |
| 2/8/2022  | 2/28/2022  | \$31.00              |
| 1/7/2022  | 1/27/2022  | \$31.00              |
|           |            |                      |

B & B Agriculture: 7190 S Star School Rd STE B

B and B Agriculture 2023 Value

241 Acres

|                                                                                                                                  |             |
|----------------------------------------------------------------------------------------------------------------------------------|-------------|
| A) 233 Acres Tillable @ \$12,000 per acre                                                                                        | \$2,796,000 |
| B) 8 Acres Non Tillable @ \$8,000 per acre                                                                                       | \$64,000    |
| C) EBCA / City Wetlands location Premium<br>241 Acres @ \$5,000 per acre                                                         | \$1,205,000 |
| D) Engineering and Levee Construction                                                                                            | \$160,000   |
| E) #3 – 4 man anchored pit blinds                                                                                                | \$24,000    |
| F) #2 deep water wells with 60HP electric motors,<br>Timer control panels, 3,500 gallon output                                   | \$180,000   |
| G) 350 yds. 12 inch water service pipe                                                                                           | \$90,000    |
| H) 70 X 30 insulated, heated, Pole Barn                                                                                          | \$90,000    |
| I) Potable water well                                                                                                            | \$20,000    |
| J) Value of 3 phase power, #2 Transformer stations paid for with land sale<br>and permanent utility easement to City of Columbia | \$200,000   |
| Total                                                                                                                            | \$4,829,000 |

## GRANT OF EASEMENT FOR WATER UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THAT, B & B Agriculture, LLC, a Missouri limited liability company, c/o La Salle Group, Inc., whose mailing address is 1310 Papin St., St. Louis, MO 63103, hereinafter referred to as Grantor, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in consideration of the sum of Ten Dollars to us in hand paid by the City of Columbia, Missouri, a municipal corporation, whose mailing address is P.O. Box 6015, 65205, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair, and maintain water mains, including the necessary pipes, valves, manholes, hydrants, and other appurtenances, over, under, across, and upon the following described real estate, owned by us, situated in the County of Boone, State of Missouri, to-wit:

A tract of land located in the northeast quarter of Section 13, Township 47 North, Range 14 West and in the southeast quarter of Section 12, Township 47 North, Range 14 West in Boone County, Missouri; being part of a survey recorded in book 1762, page 358 of the Boone County records and more particularly described as follows:

Beginning at the northwest corner a survey recorded in book 1762, page 358, being East 32.70 feet from the North 1/4 corner of Section 13-47-14; thence East 1894.90 feet; thence North 1757.00 feet; thence S 88° 27'00"E 50.02 feet; thence South, fifty feet east of and parallel to the west line of said survey, 1805.65 feet; thence West, fifty feet south of and parallel to the north line of said survey, 658.18 feet to the line of said survey; thence following said survey N 0° 17'05"E 25.00 feet; thence West 1287.00 feet; thence N 0° 20'50"E 25.00 feet to the beginning and containing 3.51 acres.

This tract is subject to a Levee Easement recorded in book 1153, page 801 of the Boone County records.

Also:

a tract of land located in the northeast quarter of Section 13, Township 47 North, Range 14 West in Boone County, Missouri, being more particularly described as follows:

The north twenty five (25) feet of a tract of land described by a survey recorded in book 1762, page 357 of the Boone County records, containing 0.74 acres.

This tract is subject to a roadway easement recorded in book 300, page 102 and a utility easement recorded in book 400, page 461 of the Boone County records.

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UTILITY EASEMENT & 3 ACRE TRACT FOR LAND TRADE AGREEMENT

NO SCALE

B & B AGRICULTURE, L.L.C.

NEW UTILITY EASEMENT TO BE GIVEN TO C.W.L. BY B & B AGRICULTURE, L.L.C. IN EXCHANGE FOR CONSTRUCTION OF 30' OH LINE TO FEED THEIR NEW ELECTRIC WATER PUMPS. RECORDED IN BK \_\_\_\_\_ AT PG \_\_\_\_\_

PERCHE CREEK



PERCHE CREEK

CITY OF COLUMBIA

B & B AGRICULTURE, L.L.C.

CITY OF COLUMBIA

EXISTING BARN

NEW UTILITY EASEMENT TO BE GIVEN TO C.W.L. BY B & B AGRICULTURE, L.L.C. IN EXCHANGE FOR CONSTRUCTION OF 30' OH LINE TO FEED THEIR NEW ELECTRIC WATER PUMPS. RECORDED IN BK \_\_\_\_\_ AT PG \_\_\_\_\_

B & B AGRICULTURE, L.L.C.

CONSERVATION DEPARTMENT

3 ACRE TRACT TO BE GIVEN TO C.W.L. BY B & B AGRICULTURE, L.L.C. IN EXCHANGE FOR CONSTRUCTION OF 30' OH LINE TO FEED THEIR NEW ELECTRIC WATER PUMPS. WARRANT DEED RECORDED IN BK \_\_\_\_\_ AT PG \_\_\_\_\_

653'

200'

CITY OF COLUMBIA

STAR SCHOOL ROAD

STAR SCHOOL ROAD

PRIVATE EASEMENT  
CONSTRUCTION 12/21/2008

PROPOSED WELL SITE  
3 ACRES