Bill Date	Due Date	Current Transactions	
12/8/2022		\$1,568.3	
11/8/2022		\$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 2/8/2022	3/28/2022		
	2/8/2022 2/28/2022		
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	1/2 7/ 2022	\$36.19	

B & B Agriculture: 7200 S Star School RD

Bill Date	Due Date	Current Transactions	
12/8/2022	12/28/2022	\$31.0	
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
"В)	8 Acres Non Tillable @ \$8,000 per acre	\$64,000
C)	EBCA / City Wetlands location Premium 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,	*
	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
1)	Potable water well	\$20,000
J)	Value of 3 phase power, #2 Transformer stations paid for with land sale 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:

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.

This grant includes the right of the City of Columbia, Missouri, its officers, agents, and employees, to enter upon said real estate after having given 48 hours prior notice to the property owner for the purpose of exercising any of the rights herein granted, and includes, also, the right to trim, cut, clear, or remove, at any time from said easement trees, brush, and any and all obstructions of whatsoever kind or character which, in the judgment of said Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; and the right of ingress and egress to and from the herein described easement over any of the adjoining lands of the Grantor for the purpose of exercising any of the rights herein granted. In an emergency, or if an unsafe situation exists, the City of Columbia. has the right to enter upon said real estate and exercise any of the rights herein granted without any prior notice for the purpose of rectifying the unsafe or emergency condition.

This easement includes the right of ingress and egress to and from the herein described easement across the adjoining land of the Grantor, for the purpose of exercising the easement rights herein granted, together with the responsibility to return any land disturbed by the City of Columbia to a condition similar to that encountered prior to the City's work.

The Grantor agrees that it will not erect any building or structure on the herein described easement or permit any hazard or obstruction of any kind on said easement or on premises of the Grantor adjoining the same on either side which, in the judgment of the Grantee, shall interfere with the construction, placement, operation, and maintenance of the Grantee's facilities. The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above described land and has the right and authority to make and execute this agreement.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.

B & B agriculture LLC

Dan Brothers, Member

STATE OF MISSOURI

, 20<u>0 ろ</u>, before me, a notary public, appeared Mike On this 5th day of /tub-ust Brooks and Dan Brothers, to me personally known, who, being by me duly sworn, did say that they are both members of B & B Agriculture LLC, a limited liability company of the state of Missouri, and that said instrument was signed and sealed in behalf of the company and they acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and

year last above written.

My commission expires:

WF\0474207/EL0022\Job9\Grid1

