

EXHIBIT "A"
LEGAL DESCRIPTION
Truman Title, Inc. File Number 21120157

TRACT 1:

A TRACT OF LAND LOCATED IN THE WEST PART OF THE NORTHEAST QUARTER AND THE EAST PART OF THE NORTHWEST QUARTER, ALL IN SECTION 25, TOWNSHIP 50 NORTH, RANGE 19 WEST, SALINE COUNTY, MISSOURI, SAID TRACT LIES NORTH OF AND COINCIDENT WITH THE PROLONGATION EAST OF THE NORTH LINE OF NEW MADRID SURVEY #2520, CERTIFICATE #202, SAID TRACT ALSO BEING THE EAST END OF THE NORTH PART OF A TRACT CONVEYED IN DEED BOOK 407 AT PAGE 204 IN THE SALINE COUNTY RECORDER OF DEEDS OFFICE, MARSHALL, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT AN EXISTING 2" IRON PIPE AT THE NORTH ONE QUARTER SECTION CORNER OF SAID SECTION 25; THENCE SOUTH 88°11'08" WEST ALONG THE NORTH LINE OF SAID SECTION 25 AND THE NORTH LINE OF AFORESAID TRACT CONVEYED IN DEED BOOK 407 AT PAGE 204, A DISTANCE OF 478.63 FEET TO AN EXISTING ½" IRON ROD WITH CAP AT THE BASE OF A BLUFF; THENCE SOUTH 11°44'32" EAST ALONG THE BASE OF A BLUFF 595.52 FEET TO A ½" IRON ROD SET; THENCE SOUTH 06°59'42" EAST ALONG THE BLUFF LINE 486.02 FEET TO A ½" IRON ROD SET; THENCE SOUTH 10°07'26" EAST ALONG THE BASE OF A BLUFF 546.41 FEET TO A ½" (I.D.) IRON PIPE SET AT THE INTERSECTION WITH THE NORTH LINE OF AFORESAID NEW MADRID SURVEY #2520 PROLONGED EAST; THENCE NORTH 88°15'11" EAST ALONG THE EAST PROLONGATION OF SAID NORTH LINE OF NEW MADRID SURVEY #2520 A DISTANCE OF 1031.91 FEET TO AN EXISTING ½" IRON ROD, SAID ½" IRON ROD BEING THE EAST MOST CORNER OF SAID TRACT CONVEYED IN DEED BOOK 407 AT PAGE 204; THENCE NORTH 12°18'55" WEST ALONG THE EASTERLY LINE OF SAID TRACT CONVEYED IN DEED BOOK 407 AT PAGE 204 A DISTANCE OF 1643.22 FEET TO AN EXISTING ½" IRON ROD AT THE INTERSECTION WITH THE NORTH SECTION LINE OF SAID SECTION 25, SAID ½" IRON ROD BEING THE NORTHEAST CORNER OF SAID TRACT IN DEED BOOK 407 AT PAGE 204; THENCE SOUTH 87°48'22" WEST ALONG SAID NORTH LINE OF SECTION 25 AND THE NORTH LINE OF SAID TRACT IN DEED BOOK 407 AT PAGE 204 A DISTANCE OF 479.34 FEET TO THE POINT OF BEGINNING. SAID TRACT BEING THE SAME AS THE 36.6278 ACRE TRACT OF LAND SURVEYED BY ROBERT W. ROBINSON, SALINE COUNTY SURVEYOR, DATED MAY 1, 2008 AND RECORDED IN SURVEY RECORD BOOK "DD" AT PAGE 77, SALINE COUNTY, MISSOURI RECORDS.

ALSO, A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH PART OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 50 NORTH, RANGE 19 WEST, SALINE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A ¾" IRON ROD WITH ALUMINUM CAP AT THE EAST ONE QUARTER SECTION CORNER TO SAID SECTION 24; THENCE SOUTH 01°02'52" EAST ALONG THE EAST SECTION LINE OF SAID SECTION 24 (ALSO THE RANGE LINE BETWEEN RANGES 18 AND 19), 2041.95 FEET (S01°10'24"E, 2047.58 FEET DEED) TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP AT THE INTERSECTION WITH THE NORTHWESTERLY LINE OF AN ISLAND AS SHOWN ON SURVEYS RECORDED IN SURVEY RECORD BOOK "K" AT PAGE 122 AND SURVEY RECORD BOOK "N" AT PAGES 140, 141 AND 149, IN THE SALINE COUNTY RECORDER OF DEEDS OFFICE, MARSHALL, MISSOURI; THENCE SOUTH 73°47'40" WEST ALONG SAID NORTHWESTERLY LINE 200.85 FEET (S72°35'30"W, 212.52 FEET DEED) TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID ISLAND SOUTH 50°10'25" WEST 849.36 FEET (S49°02'30"W, 850.00 FEET DEED) TO AN EXISTING ¾" IRON ROD WITH PLASTIC CAP AT THE INTERSECTION WITH THE SECTION LINE BETWEEN SAID SECTIONS 24 AND 25; THENCE SOUTH 22°12'16" WEST ALONG AN AGREED UPON LINE AS SHOWN ON SURVEYS RECORDED IN SURVEY RECORD BOOK "N" AT PAGES 140 AND 141 IN AFORESAID RECORDER'S OFFICE, 1779.48 FEET (S22°14'50"W, 1770.59 FEET DEED) TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP AT THE INTERSECTION WITH THE PROLONGATION EAST OF THE NORTH LINE OF NEW MADRID SURVEY #2520, CERTIFICATE #202; THENCE SOUTH 88°15'11" WEST ALONG THE PROLONGATION OF THE NORTH LINE OF SAID NEW MADRID SURVEY #2520 A DISTANCE OF 373.17 FEET TO A ½" IRON ROD SET ON THE WEST BANK OF PIERRE FLECHE CREEK, SAID ½" IRON ROD BEING THE SOUTHEAST CORNER OF THE TRACT CONVEYED IN DEED BOOK 11 AT PAGE 525 IN SAID RECORDER'S OFFICE; THENCE NORTH 12°18'55" WEST 1643.22 FEET TO A ½" IRON ROD SET AT THE INTERSECTION WITH THE SECTION LINE BETWEEN SAID SECTIONS 24 AND 25 AT THE NORTHEAST CORNER OF SAID TRACT CONVEYED IN DEED BOOK 11 AT PAGE 525 AND SHOWN ON AFORESAID SURVEY RECORDED IN SURVEY RECORD BOOK "K" AT PAGE 122; THENCE SOUTH 87°48'22" WEST ALONG THE SECTION LINE BETWEEN SAID SECTIONS 24 AND 25 A DISTANCE OF 479.34 FEET TO AN EXISTING 2" IRON PIPE AT THE ONE QUARTER SECTION CORNER BETWEEN SAID

SECTIONS 24 AND 25, SAID 2" IRON PIPE BEING SHOWN ON SURVEYS RECORDED IN SURVEY RECORD BOOK "N" AT PAGES 140 AND 141; THENCE SOUTH 88°11'08" WEST ALONG THE SECTION LINE BETWEEN SAID SECTIONS 24 AND 25 A DISTANCE OF 478.63 FEET (S88°05'50"W, 477.20 FEET DEED) TO AN EXISTING ½" IRON ROD WITH PLASTIC CAP AT THE BASE OF A BLUFF; THENCE NORTH 12°25'12" WEST ALONG SAID BLUFF 698.08 FEET (N12°21'25"W, 698.28 FEET DEED) TO A ½" IRON ROD SET; THENCE NORTH 03°03'01" EAST ALONG SAID BLUFF 473.90 FEET (N03°01'36"E, 473.89 FEET DEED) TO A ½" IRON ROD SET; THENCE NORTH 02°10'49" EAST ALONG SAID BLUFF 238.22 FEET (N02°09'22"E, 238.22 FEET DEED) TO AN EXISTING ½" IRON ROD WITH PLASTIC CAP; THENCE NORTH 09°04'16" WEST ALONG SAID BLUFF 1324.06 FEET (N09°05'41"W 1323.84 FEET DEED) TO AN EXISTING ¼" IRON ROD WITH PLASTIC CAP AT THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 24; THENCE NORTH 88°48'14" EAST ALONG SAID NORTH LINE 754.73 FEET (N88°48'16"E, 754.89 FEET DEED) TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP AT THE CENTER OF SAID SECTION 24; THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTH HALF NORTH 89°44'27" EAST 2731.25 FEET (N89°22'40"E 2723.19 FEET DEED) TO POINT OF BEGINNING. SAID TRACT BEING THE SAME AS THE 231.222 ACRE TRACT OF LAND SURVEYED BY ROBERT W. ROBINSON, SALINE COUNTY SURVEYOR, DATED NOVEMBER 9, 2007, REVISED JANUARY 15, 2008 AND RECORDED IN SURVEY RECORD BOOK "DD" AT PAGE 70, SALINE COUNTY, MISSOURI RECORDS.

TRACT 1A:

A 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN SECTIONS 25 AND 36, TOWNSHIP 50 NORTH, RANGE 19 WEST, SALINE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING IN THE CENTER OF SECOND STREET, MIDWAY BETWEEN THE NORTHWEST CORNER OF BLOCK 10 AND THE NORTHEAST CORNER OF BLOCK 11 OF THE ORIGINAL TOWN OF ARROW ROCK, SALINE COUNTY, MISSOURI; THENCE FOLLOWING AN EXISTING ROADWAY TO THE ARROW ROCK BOTTOMS AND WITHIN SAID BOTTOMS WITH THE FOLLOWING CALLS: NORTH 15°12'37" WEST 133.99 FEET TO AN EXISTING 5/8" IRON ROD; THENCE CONTINUING NORTH 15°12'37" WEST 116.01 FEET; THENCE NORTH 06°32'39" WEST 171.29 FEET TO AN EXISTING 5/8" IRON ROD; THENCE NORTH 08°54'08" WEST 248.00 FEET; THENCE NORTH 17°47'14" EAST 50.86 FEET; THENCE NORTH 36°16'08" EAST 30.71 FEET; THENCE NORTH 61°38'11" EAST 36.40 FEET; THENCE NORTH 78°36'47" EAST 53.46 FEET; THENCE NORTH 89°14'16" EAST 30.17 FEET; THENCE SOUTH 79°36'30" EAST 139.96 FEET; THENCE SOUTH 70°54'35" EAST 63.66 FEET; THENCE SOUTH 85°14'02" EAST 81.62 FEET; THENCE NORTH 64°15'40" EAST 94.31 FEET TO AN EXISTING ¾" IRON ROD; THENCE NORTH 25°44'20" WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE 10 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 20 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS; THENCE NORTH 53°15'55" EAST ALONG SAID NORTHERLY LINE 1.07 FEET TO THE INTERSECTION WITH THE EASTERLY LINE, IF PROLONGED SOUTHERLY, OF AN 8.21 ACRE TRACT RECORDED IN DEED BOOK 767 AT PAGES 71 THROUGH 73 IN THE SALINE COUNTY RECORDER OF DEEDS OFFICE, MARSHALL, MISSOURI, SAID POINT BEING SOUTH 19°50'05" EAST 13.80 FEET FROM AN EXISTING 5/8" IRON ROD WITH PLASTIC CAP AT THE SOUTHEAST CORNER OF SAID 8.21 ACRE TRACT; THENCE CONTINUING NORTH 53°15'55" EAST ALONG SAID NORTHERLY LINE OF SAID EASEMENT 127.77 FEET; THENCE NORTH 55°54'17" EAST ALONG SAID NORTHERLY LINE 401.42 FEET TO AN EXISTING ¾" IRON ROD LOCATED ON THE WESTERLY LINE OF AFORESAID 20 FOOT WIDE EASEMENT; THENCE NORTH 16°59'21" WEST ALONG THE WESTERLY LINE 530.44 FEET TO AN EXISTING ¾" IRON ROD; THENCE NORTH 12°08'02" WEST ALONG SAID WESTERLY LINE 286.19 FEET TO AN EXISTING ¾" IRON ROD; THENCE NORTH 06°18'32" WEST ALONG SAID WESTERLY LINE 824.83 FEET TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP; THENCE NORTH 16°37'59" EAST ALONG THE NORTHWESTERLY LINE OF SAID 20 FOOT WIDE EASEMENT 104.51 FEET TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP; THENCE NORTH 56°17'27" EAST ALONG THE NORTHWESTERLY LINE 144.21 FEET TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP; THENCE NORTH 03°15'34" EAST ALONG THE WEST LINE OF SAID EASEMENT 45.56 FEET TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP; THENCE NORTH 03°04'33" EAST ALONG THE WEST LINE 1393.99 FEET TO AN EXISTING ¾" IRON ROD WITH ALUMINUM CAP AT THE SOUTHEAST CORNER OF THE 231.222 ACRE TRACT SHOWN IN SURVEY RECORDED IN SURVEY RECORD BOOK "DD" AT PAGE 70; THENCE NORTH 22°12'16" EAST ALONG THE SOUTHEASTERLY LINE OF SAID 231.222 ACRE TRACT 30.0 FEET TO THE TERMINUS OF SAID 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS.

TRACT 2:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL IN TOWNSHIP 50 NORTH, RANGE 19 WEST, SALINE COUNTY, MISSOURI, BEING THAT TRACT DESCRIBED BY A DEED RECORDED AS INSTRUMENT NUMBER 2008-1589, TOGETHER WITH THE NORTH PART OF THAT TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 946 AT PAGE 255 AND SHOWN BY SURVEY RECORDED IN SURVEYOR'S RECORD BOOK "T" AT PAGE 289, AND SHOWN BY A RETRACEMENT SURVEY RECORDED IN BOOK 1123 AT PAGE 139, ALL OF THE SALINE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 50 NORTH, RANGE 19 WEST; THENCE SOUTH 89°09'45" EAST, ALONG THE LINE BETWEEN SECTION 25 AND SECTION 36, A DISTANCE OF 305.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY DEED RECORDED AS INSTRUMENT NUMBER 2008-1589 AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, FOLLOWING THE LINES OF SAID TRACT: NORTH 5°50'52" WEST 103.57 FEET; SOUTH 89°09'45" EAST 167.13 FEET; AND SOUTH 3°38'37" EAST 103.18 FEET TO SAID SECTION LINE; THENCE LEAVING THE LINES OF SAID TRACT AND CONTINUING SOUTH 3°38'37" EAST, ALONG THE EAST LINE OF THE TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 946 AT PAGE 255 AND SHOWN BY THE RETRACEMENT SURVEY RECORDED IN BOOK 1123 AT PAGE 139, A DISTANCE OF 103.51 FEET; THENCE SOUTH 76°35'01" WEST 137.37 FEET TO THE WEST LINE OF LAST SAID TRACT; THENCE NORTH 6°53'14" WEST, ALONG SAID WEST LINE, 138.27 FEET TO SAID SECTION LINE AND THE SOUTH LINE OF SAID TRACT DESCRIBED BY THE DEED RECORDED AS INSTRUMENT NUMBER 2008-1589; THENCE NORTH 89°09'45" WEST, ALONG SAID SECTION LINE AND THE SOUTH LINE OF LAST SAID TRACT, 19.50 FEET TO THE POINT OF BEGINNING. SAID TRACT BEING THE SAME AS THE 0.777 ACRE TRACT OF LAND SURVEYED BY RONALD D. LUECK, DATED NOVEMBER 21, 2014 AND RECORDED NOVEMBER 26, 2014 AS INSTRUMENT NUMBER 2014-3262, SALINE COUNTY, MISSOURI RECORDS.