



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Frazee Abstract & Title, Inc
Issuing Office: 301 North Main, PO Box 413, Syracuse, KS 67878
Issuing Office's ALTA® Registry ID: 1026923
Loan ID No.:
Commitment No.: 25-0644-1
Issuing Office File No.: 25-0644
Property Address: 10 tracts in GT & S/2 33-25-35 KE CO, Grant County & Kearny County, KS 67880
Revision No.: 1

SCHEDULE A

1. Commitment Date: September 4, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: Rural Realty - Auction TBD
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple.
4. The Title is, at the Commitment Date, vested in:

Dew Farms, Inc.
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Denise A. Finlay
Frazee Abstract & Title, Inc.

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SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records. (Documents to be listed here)
 - a. Warranty Deed from Dew Farms, Inc. to TBD - AUCTION.
5. Provide a properly executed Owner's Affidavit, to be completed at closing.
6. Provide the Company with satisfactory proof that Dew Farms, Inc. is in good standing in its state of organization. Complete.
7. Furnish copy of a Resolution by the Board of Directors of Dew Farms, Inc., authorizing the execution and delivery of all instruments necessary for the consummation of this transaction by the proper officers, and specifically naming said officers and their titles.

WE RESERVE THE RIGHT TO MAKE SUCH ADDITIONAL REQUIREMENTS AS MAY BE NECESSARY AFTER COMPLIANCE WITH THE PRECEDING PARAGRAPHS.

COMMITMENT IS BEING ISSUED FOR INFORMATIONAL PURPOSES ONLY

SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.

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SCHEDULE B

(Continued)

3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

SPECIAL EXCEPTIONS

7. General taxes and special assessments for the year 2025 and thereafter.

Tract 1

2024 Real Estate Taxes in the amount of \$6,503.40; parcel ID 047-178-3-30-00-002.00-0-00.

Tract 2

2024 Real Estate Taxes in the amount of \$65.54; parcel ID 034-014-19-0-00-00-001.00-0-00.

Tract 3

2024 Real Estate Taxes in the amount of \$65.54; parcel ID 034-014-19-0-00-00-001.00-0-00.

Tract 4

2024 Real Estate Taxes in the amount of \$996.62; parcel ID 034-083-05-0-00-00-001.00-A-00 (NE/4)

2024 Real Estate Taxes in the amount of \$986.49; parcel ID 034-083-05-0-00-00-001.00-B-00 (S2NW)

2024 Real Estate Taxes in the amount of \$696.70; parcel ID 034-083-05-0-00-00-001.00-C-00 (SE/4)

Tract 5

2024 Real Estate Taxes in the amount of \$940.53; parcel ID 034-082-10-0-00-00-001.00-B-00

Tract 6

2024 Real Estate Taxes in the amount of \$123.29; parcel ID 034-082-10-0-00-00-001.00-A-00 (NE/4)

2024 Real Estate Taxes in the amount of \$65.21; parcel ID 034-081-11-0-00-00-002.00-0-00 (NW/4)

Tract 7

2024 Real Estate Taxes in the amount of \$66.41; parcel ID 034-085-15-0-00-00-001.00-A-00 (NE/4)

2024 Real Estate Taxes in the amount of \$64.79; parcel ID 034-085-15-0-00-00-001.00-B-00 (NW/4)

Tract 8

2024 Real Estate Taxes in the amount of \$59.45; parcel ID 034-086-14-0-00-00-001.01-0-00

Tract 9

2024 Real Estate Taxes in the amount of \$63.58; parcel ID 034-086-13-0-00-00-002.01-0-00

Tract 10

2024 Real Estate Taxes in the amount of \$122.39; parcel ID 034-144-18-0-00-00-001.00-B-00

Tract 11

2024 Real Estate Taxes in the amount of \$121.58; parcel ID 034-144-18-0-00-00-001.00-A-00

8. Rights of way and easements for roadways, streets and highways.
9. Water rights, claims or title to water, whether or not shown by the public records.

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SCHEDULE B

(Continued)

- a. INFO: Consult with the Kansas Department of Agriculture, Division of Water Resources Garden City, Kansas office Tel. (620) 276-2901 for the current status of water rights, change in place of use, point of diversion and use made of water rights, etc. under Kansas law. It should be noted that documents relating to water are not always filed of record in the local County Register of Deeds, the Division of water Resources is the controlling office.

INFORMATION ONLY:

i. Tract 1:

- 1) Certificate of Appropriation for Beneficial Use of Water, Water Right File No. 15,584, Priority Date August 19, 1968 recorded September 27, 1982 in Book 37 Page 267.
- 2) In the Matter of the Proposed Designation of an Intensive Groundwater Use Control Area, recorded November 17, 1986 in Book 40M, Page 335.
- 3) Amended Order In the Matter of the Designation of an Intensive Groundwater Use Control Area, recorded October 31, 1988 in Book 42M, Page 11.
- 4) Application for Approval to Change the Place of Use and/or the Point of Diversion, Water Right File No. 15584, recored October 25, 2001 in Book 180, Page 287.

ii. Tract 4:

- 1) Certificate of Appropriation for Beneficial Use of Water, Application No. 1343; recorded January 19, 1979, in Book 31 MISC Page 616-617.
- 2) Application for Approval to Change the Place of Use and/or the Point of Diversion, File No. 1343, recorded October 13, 2025 in Book 66 MISC, Pages 66-70.
- 3) Application for Approval to Change the Place of Use and/or the Point of Diversion, File No. 6015, recorded October 13, 2025 in Book 66 MISC, Pages 71-78.

10. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

11. Tract 1:

- a. Terms and provisions of Right of Way dated August 20, 1947 in favor of Colorado Interstate Gas Company recorded September 9, 1947 in Book 14 Page 222.
- b. Terms and provisions of Easement dated September 26, 1974 in favor of Colorado Interstate Corporation, recorded October 21, 1974 in Book 26M Page 177.

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SCHEDULE B

(Continued)

- c. Terms and provisions of Right of Way Grant dated January 16, 1998 in favor of Mobil Exploration & Producing U.S. Inc. recorded May 6, 1998 in Book 156 Page 259.
- d. Terms and provisions of Easement Agreement dated January 25, 1999 in favor of Midwest Energy, Inc. recorded May 17, 2000 in Book 170, Page 337.
- e. Terms and provisions of Gas Line Agreement dated February 5, 1998 in favor of Mobil Exploration & Producing U.S. Inc. recorded July 5, 2012 in Book 247, Page 763.
- f. Terms and provisions of Electric Line Agreement dated November 1, 2011 in favor of ExxonMobil Production Company, on behalf of ExxonMobil Oil Corporation recorded March 10, 2017 in Book 277, Page 395.
- g. Terms and provisions of Assignment of Easements, Rights-of-Ways, Surface Rights and Bill of Sale of Pipelines and Disposal Wells in favor of Linn Energy Holdings, LLC and Berry Petroleum Company, LLC d/b/a Berry Oil Company, recorded September 29, 2016 in Book 274, Page 573.

12. Tract 2:

- a. Terms and provisions of Right-of-Way Grant dated July 27, 1998 in favor of K N Energy, Inc recorded August 14, 1998 ROW in Book 9 Page 237.
- b. Terms and provisions of Pipe Line Right-of-Way Grant dated September 4, 1973 in favor of Panhandle Eastern Pipe Line recorded September 14, 1973 in Book 3 ROW Page 492.
- c. Terms and provisions of Right of Way Grant dated July 15, 1946 in favor of Columbian Fuel Corporation recorded April 9, 1947 in Book 16 MISC Page 287; assignment dated June 21, 1959 in favor of Panhandle Eastern Pipe Line Company, recorded August 3, 1959 in Book 22 MISC Page 534.
- d. Reservations and exceptions in the patent by The United States of America, Patent Number 3513 dated August 2, 1890, for right of way for ditches or canals constructed by the authority of the United States; covering the NE/4.

13. Tract 3:

- a. Reservations and exceptions in the patent by The United States of America, Patent Number 9746 dated December 31, 1890, for right of way for ditches or canals constructed by the authority of the United States; covering the SW/4.

14. Tract 4:

- a. Terms and provisions of Right Of Way Easement dated November 20, 1956 in favor of Pioneer Telephone Association recorded May 15, 1996 in Book 7 ROW Page 500-501.
- b. Terms and provisions of Right of Way Easement dated January 17, 2008 in favor of Pioneer Electric Cooperative recorded March 24, 2008 in Book 12 ROW Page 185.
- c. Terms and provisions of Right of Way Agreement dated February 16, 1948 in favor of Magnolia Petroleum Company recorded May 4, 1948 in Book 17 MISC Page 414.

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SCHEDULE B

(Continued)

- d. Terms and provisions of Right of Way Easement dated January 28, 2009 in favor of Pioneer Electric Cooperative, Inc recorded May 4, 2009 in Book 12 ROW Page 322.
 - e. Reservations and exceptions in the patent by The United States of America, Patent Number 744431 dated April 12, 1920, for right of way for ditches or canals constructed by the authority of the United States; covering the SE/4.
 - f. Reservations and exceptions in the patent by The United States of America, Patent Number 74431 dated April 12, 1920, for right of way for ditches or canals constructed by the authority of the United States; covering the NE/4.
 - g. Reservations and exceptions in the patent by The United States of America, Patent Number 183639 dated July 23, 1915, for right of way for ditches or canals constructed by the authority of the United States; covering the NW/4.
15. Tract 5:
- a. Terms and provisions of Right of Way Grant dated March 4, 1946 in favor of Columbian Fuel Corporation recorded in Book 15 ROW Page 91.
 - b. Terms and provisions of Right of Way Grant dated September 18, 1970 in favor of Kansas-Nebraska Natural Gas Company, Inc recorded October 23, 1970 in Book 3 ROW Page 85.
 - c. Terms and provisions of Memorandum Regarding History of Easement Contracts dated August 1, 2017 in favor of Tallgrass Interstate Gas Transmission recorded August 18, 2017 Book 13 ROW Page 539-543.
 - d. Reservations and exceptions in the patent by The United States of America, Patent Number 3028 dated October 31, 1892 for right of way for ditches or canals constructed by the authority of the United States; covering the NW/4.
16. Tract 6:
- a. Terms and provisions of Memorandum Regarding History of Easement Contracts dated August 1, 2017 in favor of Tallgrass Interstate Gas Transmission recorded August 18, 2017 Book 13 ROW Page 539-543. NE4/10-28-35
 - b. Terms and provisions of Right of Way Grant dated June 26, 1951 in favor of Cities Service Gas Company recorded July 5, 1951 in Book 1 ROW Page 319. NW/4 11-28-35
 - c. Terms and provisions of Right of Way Grant dated July 7, 1957 in favor of Columbian Fuel Corporation recorded July 16, 1951 in Book 1 ROW Page 210. NW/4 11-28-35
 - d. Reservations and exceptions in the patent by The United States of America, Patent Number 687 dated April 26, 1890, for right of way for ditches or canals constructed by the authority of the United States; covering the NE4.
 - e. Reservations and exceptions in the patent by The United States of America, Patent Number 8197 dated July 3, 1889, for right of way for ditches or canals constructed by the authority of the United States; covering the NW/4.

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SCHEDULE B

(Continued)

17. Tract 7:

- a. Terms and provisions of Right of Way Easement dated November 18, 1956 in favor of The Pioneer Telephone Association, Inc recorded May 23, 1996 in Book 7 ROW Pages 667-668
- b. Terms and provisions of Easement for Construction and Maintenance of Telephone Facilities dated May 16, 1997 in favor of The Pioneer Telephone Association, Inc recorded July 9, 1997 in Book 8 ROW Page 558-559.
- c. Terms and provisions of Easement for Construction and Maintenance of Telephone Facilities dated April 11, 1997 in favor of The Pioneer Telephone Association, Inc recorded July 16, 1997 in Book 8 ROW Page 496-497.
- d. Terms and provisions of Memorandum of Joint Surface Use Agreement dated October 16, 2012 between OXY USA Inc. and Buffalo Dunes Wind Project, LLC recorded November 8, 2012 recorded in Book 58 MISC Page 604-646.
- e. Reservations and exceptions in the patent by The United States of America, Patent Number 11345 dated January 25, 1890, for right of way for ditches or canals constructed by the authority of the United States; covering the NE/4.
- f. Reservations and exceptions in the patent by The United States of America, Patent Number 3632 dated August 2, 1890, for right of way for ditches or canals constructed by the authority of the United States; covering the NW/4.

18. Tract 8:

- a. Terms and provisions of Right of Way Easement dated October 29, 1956 in favor of The Pioneer Telephone Association, Inc recorded May 15, 1996 in Book 7 ROW Page 506-507.
- b. Terms and provisions of Memorandum of Neighborhood Easement Agreement dated February 15, 2013 between Merle Koehn and Letha M. Koehn and Buffalo Dunes Wind Project, LLC recorded August 12, 2013 in Book 60 MISC Page 94-99.
- c. Terms and provisions of Right of Way Agreement dated May 2, 1967 in favor of Cities Service Oil Company recorded May 18, 1967 in Book 1 ROW Page 546; assignment dated May 18, 1983 in favor of Cities Service Oil and Gas Corporation recorded October 31, 1983 in Book 12 O&G page 361-366; assignment dated September 5, 1986 in favor of OXY Cities Service NGL Inc recorded February 23, 1987 in Book 5 ROW Page 117-121.
- d. Reservations and exceptions in the patent by The United States of America, Patent Number 228737 dated October 9, 1911, for right of way for ditches or canals constructed by the authority of the United States; covering the NE/4 14-28-35.

19. Tract 9:

- a. Terms and provisions of Right of Way Easement dated October 22, 1956 in favor of The Pioneer Telephone Association, Inc recorded May 15, 1996 in Book 7 ROW Page 504-505

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SCHEDULE B

(Continued)

- b. Reservations and exceptions in the patent by The United States of America, Patent Number 8535 dated June 22, 1889, for right of way for ditches or canals constructed by the authority of the United States; covering the NW/4.

20. Tract 10:

- a. Reservations and exceptions in the patent by The United States of America, Patent Number 3122 dated December 20, 1892, for right of way for ditches or canals constructed by the authority of the United States; covering the NW/4.

21. Tract 11:

- a. Reservations and exceptions in the patent by The United States of America, Patent Number 2534 dated January 20, 1892, for right of way for ditches or canals constructed by the authority of the United States; covering the NE/4.

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File No.: 25-0644

The Land referred to herein below is situated in the County of Grant, State of Kansas, and is described as follows:

Surface and Surface rights only, in and to:

Tract 1:

The South Half (S/2) of Section Thirty-three (33), Township Twenty-five (25) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Kearny County, Kansas.

Tract 2:

The Northeast Quarter (NE/4) of Section Nineteen (19), Township Twenty-seven (27) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas.

Tract 3:

Southwest Quarter (SW/4) of Section Thirty-three (33), Township Twenty-seven (27) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas.

Tract 4:

North Half (N/2) and the Southeast Quarter (SE/4) of Section Five (5), Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas;

LESS AND EXCEPT, more particularly described as follows:

A parcel of land located in the Southeast Quarter (SE/4) of Section Five (5), Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas, described as follows: Beginning at the Southwest corner of said SE/4: Thence NORTH 00°18'16" WEST along the West line of said SE/4 a distance of 1148.08 feet to the beginning of a non-tangent curve, concave to the Northeast, having a radius of 1306.00 feet, a central angle of 76°15'05" and a chord bearing of SOUTH 46°30'14" EAST; Thence Southerly, Southeasterly and Easterly along said curve a distance of 1738.07 feet; Thence SOUTH 00°23'52" EAST a distance of 30.00 feet to the South line of said SE/4; Thence SOUTH 89°36'08" WEST along the South line of said SE/4 a distance of 1163.96 feet to the Point of Beginning.

Tract 5:

The Northwest Quarter (NW/4) of Section Ten (10), Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas;

LESS AND EXCEPT, more particularly described as follows:

A parcel of land located in the Northwest Quarter (NW/4) of Section Ten (10), Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas, described as follows:

Beginning at the Northeast corner of said NW/4:

Thence SOUTH 00°07'04" EAST (assumed bearing) on the east line of said NW/4 a distance of 617.00 feet;

Thence SOUTH 89°23'04" WEST parallel with the north line of said NW/4 a distance of 217.00 feet;

Thence NORTH 00°07'04" WEST parallel with the east line of said NW/4 a distance of 40.80 feet;

Thence SOUTH 89°23'04" WEST parallel with the north line of said NW/4 a distance of 290.00 feet;

Thence NORTH 00°07'04" WEST parallel with the east line of said NW/4 a distance of 576.20 feet to the north line of said NW/4;

Thence NORTH 89°23'04" EAST on the north line of said NW/4 a distance of 507.00 feet to the Point of Beginning.

Tract 6:

The Northeast Quarter (NE/4) of Section Ten (10) and the Northwest Quarter (NW/4) of Section Eleven (11), all in Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas.

EXHIBIT A

(Continued)

Tract 7:

The North Half (N/2) of Section Fifteen (15), Township Twenty-eight (28), Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas;

LESS AND EXCEPT, more particularly described as follows:

A tract of land in the Northwest Quarter (NW/4) of Section Fifteen (15), Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian in Grant County, Kansas, beginning at a point 1300.6 feet South of the Northwest corner of said quarter, thence East 518.57 feet, thence South 252 feet parallel with the West section line, thence West 518.57 feet to the West section line, thence North on and along the West section line 252 feet to the place of beginning.

Tract 8:

The Northeast Quarter (NE/4) of Section Fourteen (14), Township Twenty-eight (28) South, Range Thirty five (35) West of the Sixth Principal Meridian, Grant County, Kansas;

LESS AND EXCEPT, more particularly described as follows: :

Commencing at the Southeast corner of the said quarter section: thence West along the South quarter section line a distance of Four Hundred Two Feet (402'); thence North on a line parallel with the East quarter section line One Thousand Three Hundred Twenty Feet (1,320'); thence East on a line parallel with the South quarter section line a distance of Four Hundred Two Feet (402'); thence South along the East quarter section line One Thousand Three Hundred Twenty Feet (1,320'), more or less, to the place of beginning;

AND

ALSO EXCEPTING AND EXCLUDING a tract located in the Northeast corner of said quarter section that is more particularly described as follows:

Commencing at the Northeast corner of said quarter section; thence south along the East quarter section line a distance of Two Hundred and Eighty-six Feet (286'); thence West on a line parallel with the North quarter section line a distance of Two Hundred Eighty-five Feet (285'); thence North on a line parallel with the East quarter section line a distance of Two Hundred Eighty-six Feet (286'); thence East along the North quarter section line a distance of Two Hundred Eighty-five Feet (285'), more or less, to the place of beginning.

Tract 9:

The Northwest Quarter (NW/4) of Section Thirteen (13), Township Twenty-eight (28) South, Range Thirty-five (35) West of the Sixth Principal Meridian, Grant County, Kansas;

LESS AND EXCEPT, more particularly described as follows:

Commencing at the Southwest corner of said quarter section; thence North along the West quarter section line a distance of Three Hundred Sixty-three Feet (363'); thence East on a line parallel with the South quarter section line a distance of Three Hundred Sixty Feet (360'); thence South on a line parallel with the West quarter section line a distance of Three Hundred Sixty-three Feet (363'); thence West along the South quarter section line a distance of Three Hundred Sixty Feet (360'), more or less, to the place of beginning;

AND

ALSO EXCEPTING AND EXCLUDING a tract of land therein, more particularly described as follows:

Commencing at a point on the West boundary line of the said Northwest Quarter (NW/4) of Section Thirteen (13) that is Eight Hundred Forty-seven Feet (847') north of the Southwest corner of said quarter section, for a place of beginning; thence North along the West quarter section line a distance of Two Hundred Forty Feet (240'); thence East along a line parallel with the South quarter section line a distance of One Hundred Twenty Feet (120'); thence South on a line parallel with the West quarter section line a distance of Two Hundred Forty Feet (240'); thence West on a line parallel with the South quarter section line a distance of One Hundred Twenty Feet (120'), more or less, to the place of beginning.

EXHIBIT A

(Continued)

Tract 10:

The Northwest Quarter (NW/4) of Section Eighteen (18), Township Thirty (30) South, Range Thirty-seven (37) West of the Sixth Principal Meridian, Grant County, Kansas.

Tract 11:

The Northeast Quarter (NE/4) of Section Eighteen (18), Township Thirty (30) South, Range Thirty-seven (37) West of the Sixth Principal Meridian, Grant County, Kansas