

Cover page for:

Preliminary Title Insurance Schedules

Prepared by:

Knight Barry Title Group

File Number: 813899 IN

Note: The tract numbers in the preliminary title insurance schedules do not correspond to the auction tract numbers. For purposes of the Contract to Purchase Agricultural Land and all exhibits thereto, the auction tracts are identified by the Auction Tract Numbers used in the auction tract map shown in the auction brochure and Exhibit A to the Contract to Purchase Agricultural Land. The tract numberings are cross-referenced in the tables below.

Auction Tract Numbers	Title Commitment Tract Numbers
1	1, 3
2	5
3	2, 5
4	5, 6
5	4
6	4
7	4

Title Commitment Tract Numbers	Auction Tract Numbers
1	1
2	3
3	1
4	5, 6, 7
5	2, 3, 4
6	4

For auction conducted on March 22, 2016 by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Proventus III LLC

SCHEDULE A – COMMITMENT FOR TITLE INSURANCE

File #: 813899 IN



Knight Barry Title, Inc.
201 E Pittsburgh Ave Suite 200
Milwaukee, WI 53204
2016
414-727-4545

Refer inquiries to: Becky Gahart (rebecca@knightbarry.com)

Version/Revision Date: March 17,

Fax: 414-727-4411

Prepared for: Danielle Harris (DHarris@hnrq.com)
Hancock Agricultural Investment Group
99 High Street, 17th Floor
Boston, MA 02110

Effective Date: February 19, 2016 at 06:59 AM

1. Policy (or Policies) to be issued:

(a) ALTA Owner's Policy (6/17/2006) Proposed Insured: Policy Amount:
\$0.00

A Legally Qualified Grantee To Be Named

(b) ALTA Loan Policy (6/17/2006) Proposed Insured: Policy Amount not to exceed:
None \$0.00

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

Proventus III LLC, a Delaware limited liability company

3. The land referred to in the Commitment is described as follows:

See Exhibit A attached

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: Situated on E 400 N (as to Tract 1 and Tract 3), 3680 N 1000 E (as to Tract 2), 400 N 1000 E and 1100 E 500 N (as to Tract 4), and Situated on N 1000 E (as to Tracts 5 and 6), Van Buren, IN 46991

Tax Key Number: 27-01-22-100-006.002-029 (as to Tract 1), 27-01-23-200-001.001-029 (as to Tract 2), 27-01-22-100-006.000-029 (as to Tract 3), 27-01-14-300-013.000-029 and 27-01-14-100-005.000-029 (as to Tract 4), 27-01-23-200-001.000-029 (as to Tracts 5 and 6)



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The following are the requirements to be complied with:

- a. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
- b. Payment to the Company of the premiums, fees and charges for the policy.
- c. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
 1. Deed from Proventus III LLC, a Delaware limited liability company, to a legally qualified grantee to be named.
- d. State Form 46021 (R9/7-09) "DISCLOSURE OF SALES INFORMATION" must be completed by the Grantor and Grantee of the deed referenced above and attached to the deed or other document transferring title before the document will be recorded by the County Recorder.
- e. The Company has in its possession various authority documents from Proventus III LLC. In addition to these authority documents on file, the Company requires the execution by a member/manager/officer/partner of Proventus III LLC of the "Affidavit Regarding a Conveyance" being delivered with this Commitment to, in part, identify the name of the person who will be executing the deed called for in this Commitment, including that person's capacity, and to identify the parties who authorized the conveyance on behalf of Proventus III LLC. Upon receipt and examination of this affidavit the Company may modify these requirements to satisfy the Company that the appropriate person(s) is/are executing the deed for the limited purpose of issuance of the policy(ies) contemplated by this Commitment.
- f. As per the purchase agreement, current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
- g. Vendors Affidavit to be furnished.
- h. Certificate signed by the Clerk-Treasurer of the Municipality stating there are no unpaid municipal assessments and/or special assessments on the insured real estate.
- i. The amount of insurance shown on Schedule A must be increased to an amount equivalent to the full value of the Land before the policy will be issued. At such time, an additional charge will be made in conformity with established rates. The Company has no liability under this Commitment until this Commitment is revised stating the amount of the proposed policy.



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The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for the value of record the estate or interest or mortgage thereon covered by this commitment.
7. Taxes for the year 2015 and subsequent years, not yet due and payable.

NOTE: Added improvements in place as of March 1, 2015 are subject to assessment which could increase the tax amounts due in 2016, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.

NOTE: The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.

NOTE: The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

8. Annual and semi-annual assessments assessed by Van Buren Township. All future assessments not yet due and payable.
9. Rights of the public, the State of Indiana, the County of Grant and the municipality in and to that part of the land taken or used for road purposes.
10. Rights of way for drainage tiles, feeders and laterals, if any.
11. Storm, sewer, drainage and sanitary district assessments, if any.
12. Rights of the public in that portion of the Land as may lie below the ordinary high-water mark, and in the waters of and airspace over any body of water.



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13. Leases, grants, exceptions, or reservations of minerals or mineral rights, if any, appearing in the public records.
14. Municipal assessments, if any, assessed against the land.
15. Seventy-five (75) foot set-back from high bank, use restriction, possible assessments, maintenance and reconstruction; and all rights of others entitled to the continued uninterrupted flow of the water through Lee Regulated Drain, Prairie Black Creek Ditch, Enoch Lee Ditch and/or Thomas Ballinger Ditch. (Indiana Drain Code, I.C. 36-9-27-33)
16. Any adverse claim relative to the Lee Regulated Drain, Prairie Black Creek Ditch, Enoch Lee Ditch and/or Thomas Ballinger Ditch based upon:
 - a. The land described in Schedule A or any part thereof is now or at any time has been below the ordinary low water mark of Lee Regulated Drain, Prairie Black Creek Ditch, Enoch Lee Ditch and/or Thomas Ballinger Ditch; or
 - b. Some portion of said land has been created by artificial means or has accreted to such portion so created; or
 - c. Some portion of said land has been brought within the boundary thereof by an avulsive movement, or has been formed by accretion to any such portion.
 - d. Rights of upper and lower riparian owners with respect to the waters thereof.
17. Any acreage stated in the legal description is for descriptive purposes only. Nothing in this commitment, or policy when issued, should be construed as insuring against loss or damage due to the inaccuracy or discrepancy in the quantity of land so described.
18. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
19. Deed of Easement and other matters contained in the instrument recorded October 30, 1939 in Deed Record No. 176, page 284. (Affects Tracts 2, 5 and 6)
20. Oil and Gas Lease between Glen E. Besore and Carolyn D.J. Besore, husband and wife, and Royal Oil Company and other matters contained in the instrument recorded August 23, 1967 in Miscellaneous Micro Record 67, page 715. (Affects Tracts 1, 2 and 3)

Assignment of Oil and Gas Leases to Patrick Petroleum company dated September 1, 1967 and recorded September 28, 1967 in Miscellaneous Micro Record 67, page 860.
21. Oil and Gas Lease between Cecil G. Besore and Mildred J. Besore, husband and wife, and Royal Oil Company and other matters contained in the instrument recorded August 23, 1967 in Miscellaneous Micro Record 67, page 716. (Affects Tracts 2, 5 and 6)

Assignment of Oil and Gas Leases to Patrick Petroleum Company recorded September 28, 1967 in Miscellaneous Micro Record 67, page 860.
22. Oil and Gas Lease between Francis Ervin Stuber a/k/a F. Ervin Stuber and Mary Joan Stuber, a/k/a Joan Stuber, husband and wife, and Palladian Enterprises, Inc. and other matters contained in the instrument recorded March 22, 1994 in Miscellaneous Micro Record 94, page 386. (Affects Tract 4)



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Assignment of Oil and Gas Lease to Meridian Oil Inc. recorded March 14, 1995 in Miscellaneous Micro Record 95, page 244.

~~23. INTENTIONALLY DELETED. Oil and Gas Lease between Turner Brothers, an Indiana partnership and Palladian Enterprises, Inc. and other matters contained in the instrument recorded December 19, 1994 in Miscellaneous Micro 94-1544. (Affects Tracts 5 and 6)~~

~~Assignment recorded March 14, 1995 in Miscellaneous Micro 95-249.~~

24. Oil and Gas Lease between John D. Stuber and Lana J. Stuber, husband and wife, and Hoosier Hydrocarbons, Inc. and other matters contained in the instrument recorded June 22, 2007 as Document No. 2007-005730. (Affects Tract 4)

25. Oil and Gas Lease between Delbert W. Turner and Cynthia D. Turner, husband and wife, and Harold R. Turner and Dianna J. Turner, husband and wife, and Hoosier Hydrocarbons and other matters contained in the instrument recorded May 8, 2009 as Document No. 2009-004106. (Affects Tracts 5 and 6)

26. Oil and Gas Lease between John D. Stuber and Lana J. Stuber, husband and wife, and Hoosier Hydrocarbons, Inc., and other matters contained in the instrument recorded March 19, 2010 as Document No. 2010-001767. (Affects Tracts 1, 2, 3, 5 and 6)

27. 25' Half R/W Line, road dedication, 12' easements and other matters shown on Plat of Survey recorded March 16, 2011 as Document No. 2011-001758. (Affects Tract 2)

28. 40' Half R/W Line, road dedication, 12' easements and other matters shown on Plat of Survey recorded March 16, 2011 as Document No. 2011-001759. (Affects Tract 1)

29. Road dedication, 12' easements, ditch setback lines and other matters shown on Plat of Survey recorded April 7, 2011 as Document No. 2011-002199. (Affects Tract 5 and 6)

30. Road dedication, 12' easements and other matters shown on Plat of Survey recorded April 7, 2011 as Document No. 2011-002200. (Affects Tract 5 and 6)

31. Oil and gas mineral rights and other matters contained in the instrument recorded June 8, 2011 as Document No. 2011-003635. (Affects Tracts 3, 4, 5 and 6)

32. Matters shown on the ALTA/ACSM Land Title Survey drawn by Randall D. Miller, RLS-80880001 dated April 11, 2011 and recorded June 8, 2011 as Document No. 2011-003627. (Affects Parcel 3)

33. Matters shown on the Retracement Survey drawn by Randall D. Miller, RLS-80880001 dated April 11, 2011 and recorded June 8, 2011 as Document No. 2011-003628. (Affects Parcel 4)

34. Matters shown on the ALTA/ACSM Land Title Survey drawn by Randall D. Miller, RLS-80880001 dated April 11, 2011 and recorded June 8, 2011 as Document No. 2011-003629. (Affects Parcel 5 and 6)

~~35. INTENTIONALLY DELETED. UCC Financing Statement recorded June 8, 2011 as Document No. 2011-000042.~~



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36. Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, from Proventus III LLC, a Delaware limited liability company, to Farm Credit East, ACA, in the amount of \$6,500,000.00, dated January 12, 2012 and recorded January 19, 2012, as Document No. 2012-000431. (Affects Tracts 3, 4, 5 and 6)
37. Possible homestead and marital property rights of the spouse of the Insured if the proposed deed is to run to a married individual.
38. Judgments and/or liens, if any, docketed or filed against the prospective owner of Land. Further report will be made as to such judgments and liens when the Company is advised as to the name of the prospective owner.

Footnotes to Schedule B

- a. As to Tax Key No. 27-01-22-100-006.002-029: Taxes for the year 2014, first installment in the amount of \$13.63 and second installment in the amount of \$13.63, and prior years are paid. 2014 annual assessment in the amount of \$5.04 is paid.
- b. As to Tax Key No. 27-01-23-200-001.001-029: Taxes for the year 2014, first installment in the amount of \$93.14 and second installment in the amount of \$93.14, and prior years are paid. 2014 annual assessment in the amount of \$14.18 is paid.
- c. As to Tax Key No. 27-01-22-100-006.000-029: Taxes for the year 2014, first installment in the amount of \$616.37 and second installment in the amount of \$616.37, and prior years are paid. 2014 semi-annual assessment, first installment in the amount of \$16.48 and second installment in the amount of \$16.48, is paid.
- d. As to Tax Key No. 27-01-14-300-013.000-029: Taxes for the year 2014, first installment in the amount of \$1,159.29 and second installment in the amount of \$1,159.29, and prior years are paid. 2014 semi-annual assessment, first installment in the amount of \$44.42 and second installment in the amount of \$44.42, is paid.
- e. As to Tax Key No. 27-01-14-100-005.000-029: Taxes for the year 2014, first installment in the amount of \$1,425.83 and second installment in the amount of \$1,425.83, and prior years are paid. 2014 semi-annual assessment, first installment in the amount of \$83.51 and second installment in the amount of \$83.51, is paid. Semi-annual assessment, first installment in the amount of \$55.68 and second installment in the amount of \$55.68, is paid.
- f. As to Tax Key No. 27-01-23-200-001.000-029: Taxes for the year 2014, first installment in the amount of \$2,867.56 and second installment in the amount of \$2,867.56, and prior years are paid. Semi-annual assessment, first installment in the amount of \$100.47 and second installment in the amount of \$100.47, is paid. Semi-annual assessment, first installment in the amount of \$97.50 and second installment in the amount of \$97.50, is paid.
- g. Knight Barry Title, Inc., as agent for Commonwealth Land Title Insurance Company, has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.
- h. By virtue of I.C. 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy. The fee should be designated in the 1100 series of the HUD form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.



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- i. If Knight Barry Title, Inc., as agent for Commonwealth Land Title Insurance Company, will be serving as the closing agent, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.
- j. NOTE: Effective July 1, 2013, SEA 370 requires title companies acting as a settlement or closing agent to issue a closing protection letter for a fee to a lender, borrower, buyer and seller in residential real estate transactions in which a title policy is to be issued. The closing protection letter provides coverage against any loss of settlement funds (under the terms and provisions of the closing protection letter) that results from: 1) theft of misappropriation of settlement funds; and 2) failure to comply with written closing instructions agreed to by the title company to the extent that items (1) and (2) relate to the status of title to or the validity, enforceability and priority of the lien of the mortgage on the party's interest in the land.

EXHIBIT A

Tract 1:

That portion of land situate in the Northeast Quarter of the Northeast Quarter of Section 22, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana being more particularly described as follows: Considering the North line of the Northeast Quarter as bearing North 89 degrees 41 minutes 06 seconds East with all other bearings herein contained relative thereto; Commencing at a found Railroad Spike at the Northeast corner of said Quarter; thence on the said North line South 89 degrees 41 minutes 06 seconds West 858.69 feet to a set mag nail with washer stamped "RMA Firm #0074" being five feet West of the intersection of a culvert with said North line, being the Place of Beginning; thence South 13 degrees 12 minutes 14 seconds East 224.73 feet to a set rebar with plastic cap stamped "RMA Firm #0074", thence South 27 degrees 31 minutes 35 seconds West 155.57 feet to a set rebar with plastic cap stamped "RMA Firm #0074"; thence South 07 degrees 37 minutes 27 seconds West 146.46 feet to a set rebar with plastic cap stamped "RMA Firm #0074"; thence South 87 degrees 50 minutes 46 seconds West 382.62 feet to a set rebar with plastic cap stamped "RMA Firm #0074" on the West line of the Northeast Quarter of the Northeast Quarter, thence on said West line North 00 degrees 47 minutes 07 seconds West 513.98 feet to a found mag nail with washer stamped "RMA Firm #0074" at the Northwest Corner of said Northeast Quarter; thence on the North line of said Quarter North 89 degrees 41 minutes 06 seconds East 429.39 feet to the Place of Beginning, containing 5.04 acres, more or less.

Tract 2:

That portion of land situate in the Northwest Quarter of Section 23, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana being more particularly described as follows: Considering the West line of the Northwest Quarter as bearing North 01 degrees 06 minutes 41 seconds West with all bearings herein contained relative thereto; Beginning at a found mag nail at the Southwest corner of said Northwest Quarter; thence on the West line of the Northwest Quarter North 01 degrees 06 minutes 41 seconds West 715.83 feet measured, 715.87 feet record to a found mag nail on the South line of the land described in Instrument Number 2011-002956 being also the South line of the land described in Deed Record Micro 86-554; thence on said South line North 87 degrees 51 minutes 41 seconds East 351.48 feet measured, 325.00 feet record to a found rebar at the Southwest corner of the land described in Instrument Number 2012-000557; thence on the South line of Instrument Number 2012-000557 North 87 degrees 41 minutes 05 seconds East 507.71 feet record and measured to a found rebar at the Southeast corner of the land described in Instrument Number 2012-000557; thence South 01 degrees 06 minutes 41 seconds East 719.17 feet to a set rebar on the South line of the Northwest Quarter; thence on said South line South 87 degrees 59 minutes 11 seconds West 859.13 feet to the Place of Beginning, containing 14.14 acres.

Tract 3:

That portion of land situate in the Northeast Quarter of Section 22, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana, and being more particularly described as follows: Considering the East line of the Northeast Quarter as bearing South 01 degree 06 minutes 41 seconds East with all other bearings herein contained relative thereto; commencing at a found railroad spike at the Northeast corner of the Northeast Quarter; thence on the East line of the Northeast Quarter South 01 degree 06 minutes 41 seconds East 212.00 feet to a set mag nail at the place of beginning; thence continuing on said East line South 01 degree 06 minutes 41 seconds East 1438.13 feet to a set mag nail on the South line of the land described in Instrument No. 200014701; thence on said South line South 89 degrees 39 minutes 52 seconds West 1297.47 feet to a set rebar on the West line of the land described in said Instrument, also being the West line of the East half of the Northeast Quarter; thence on said West line North 00 degrees 47 minutes 07 seconds West 1650.49 feet to a set mag nail on the North line of the Northeast Quarter; thence on said North line North 89 degrees 41 minutes 06 seconds East 877.10 feet to a set mag nail on the West line of the land described in Instrument No. 200606562; thence on said West line South 01 degree 06 minutes 21 seconds East 212.23 feet to a set rebar on the South line of the land described in said Instrument; thence on said South line and the extension thereof North 89 degrees 39 minutes 09 seconds East 411.00 feet to the place of beginning, containing 46.97 acres.

EXCEPT: That portion of land situate in the Northeast Quarter of the Northeast Quarter of Section 22, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana being more particularly described as follows: Considering the North line of the Northeast Quarter as bearing North 89 degrees 41 minutes 06 seconds East with all other bearings herein contained relative thereto; Commencing at a found Railroad Spike at the Northeast corner of said Quarter; thence on the said North line South 89 degrees 41 minutes 06 seconds West 858.69 feet to a set mag nail with washer stamped "RMA Firm #0074" being five feet West of the intersection of a culvert with said North line, being the Place of Beginning; thence South 13 degrees 12 minutes 14 seconds East 224.73 feet to a set rebar with plastic cap stamped "RMA Firm #0074", thence South 27 degrees 31 minutes 35 seconds West 155.57 feet to a set rebar with plastic cap stamped "RMA Firm #0074"; thence South 07 degrees 37 minutes 27 seconds West 146.46 feet to a set rebar with plastic cap stamped "RMA Firm #0074"; thence South 87 degrees 50 minutes 46 seconds West 382.62 feet to a set rebar

EXHIBIT A

with plastic cap stamped "RMA Firm #0074" on the West line of the Northeast Quarter of the Northeast Quarter, thence on said West line North 00 degrees 47 minutes 07 seconds West 513.98 feet to a found mag nail with washer stamped "RMA Firm #0074" at the Northwest Corner of said Northeast Quarter; thence on the North line of said Quarter North 89 Degrees 41 Minutes 06 Seconds East 429.39 feet to the Place of Beginning, containing 5.04 acres, more or less.

Tract 4:

That portion of land situate in the Southwest Quarter of Section 14, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana, being more particularly described as follows: Considering the South line of the Southwest Quarter as bearing South 87 degrees 39 minutes 21 seconds West with all other bearings herein contained relative thereto; beginning at a found railroad spike at the Southwest corner of said Quarter; thence on the West line of said Quarter North 01 degree 04 minutes 12 seconds West 546.80 feet to a set mag nail with washer stamped "RMA Firm #0074" at the Southwest corner of the land described in Deed Record Micro 80, page 527; thence on the South line of said land North 88 degrees 13 minutes 48 seconds East 178.60 feet to a set rebar with plastic cap stamped "RMA Firm #0074" on the East line of said land; thence on said East line North 01 degree 04 minutes 12 seconds West 292.00 feet to a set rebar with plastic cap stamped "RMA Firm #0074" on the North line of said land; thence on said North line North 87 degrees 34 minutes 12 seconds West 178.92 feet to a set mag nail with washer stamped "RMA Firm #0074" on the West line of said Quarter; thence on said West line North 01 degree 04 minutes 12 seconds West 468.00 feet to a set mag nail with washer stamped "RMA Firm #0074" on the North line of the Southwest Quarter of the Southwest Quarter; thence on said North line North 87 degrees 40 minutes 37 seconds East 1317.18 feet to a found steel "T" post at the Northeast Corner of the Southwest Quarter of the Southwest Quarter; thence on the West line of the Northeast Quarter of the Southwest Quarter North 01 degree 19 minutes 45 seconds West 334.13 feet to a set rebar with plastic cap stamped "RMA Firm #0074" on the North line of the land described in Deed Record Micro 1999-01954; thence on said North line North 87 degrees 39 minutes 21 seconds East 1321.37 feet to a set rebar with plastic cap stamped "RMA Firm #0074" on the East line of the Southwest Quarter; thence on said East line South 00 degrees 28 minutes 37 seconds East 1654.03 feet to a found mag nail with washer stamped "RMA Firm #0074" at the Southeast corner of said Quarter; thence on the South line of said Quarter South 87 degrees 39 minutes 21 seconds West 2620.89 feet to the place of beginning, containing 88.47 acres, more or less.

ALSO: That portion of land situate in the Northeast Quarter of Section 14, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana, being more particularly described as follows: Considering the South line of the Northeast Quarter as bearing South 87 degrees 21 minutes 05 seconds West with all other bearings herein contained relative thereto; Beginning at a found 1" iron pipe at the Southwest Corner of the Northeast Quarter; thence on the West line of the Northeast Quarter North 00 degrees 45 minutes 59 seconds West 1334.05 feet to a set rebar with plastic cap stamped "RMA Firm #0074" at the Northwest corner of the Southwest Quarter of the Northeast Quarter; thence on the North line of said Southwest Quarter North 87 degrees 16 minutes 08 seconds East 1258.42 feet to a set rebar with plastic cap stamped "RMA Firm #0074" at the Southeast corner of the land described in Instrument No. 2009008338; thence on the East line of said land North 00 degrees 50 minutes 03 seconds West 1322.97 feet to a found PK nail on the North line of the Northeast Quarter; thence on said North line North 87 degrees 29 minutes 27 seconds East 1358.31 feet to a found railroad spike over a stone at the Northeast corner of said Quarter; thence on the East line of the Northeast Quarter South 04 degrees 09 minutes 53 seconds West 2304.69 feet to a set mag nail with washer stamped "RMA Firm #0074" at the Northeast corner of the land described in Instrument No. 200508577; thence on the North line of said land South 89 degrees 18 minutes 36 seconds West 351.18 feet to a found wooden corner post at the Northwest corner of said land; thence on the West line of said land South 01 degree 48 minutes 30 seconds West 378.88 feet to a set mag nail with washer stamped "RMA Firm #0074" on the South line of the Northeast Quarter; thence on said South line South 87 degrees 21 minutes 05 seconds West 2048.60 feet to the place of beginning, containing 111.35 acres, more or less.

Tract 5:

That portion of land situate in the Northeast and Northwest Quarters of Section 23, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana, being more particularly described as follows: Considering the North line of the Northwest Quarter as bearing North 87 degrees 39 minutes 21 seconds East with all other bearings herein contained relative thereto; Beginning at a found monument at the Northwest corner of the Northwest Quarter; thence on the North line of the Northwest Quarter North 87 degrees 39 minutes 21 seconds East 2620.89 feet to a found mag nail with washer stamped "RMA Firm #0074" at the Northeast corner of the Northwest Quarter; thence on the East

EXHIBIT A

line of the Northwest Quarter, also being the West line of the Northeast Quarter South 00 degrees 55 minutes 05 seconds East 1859.23 feet to a found wooden post at the Southwest corner of the land described in Instrument No. 2011-002200; thence on the South line of said land North 87 degrees 53 minutes 51 seconds East 1510.41 feet to a found rebar with plastic cap stamped "RMA Firm #0074" on the East line of said land; thence on the East line of said land and on the West line of the land described in Instrument No. 2011-002199 North 01 degree 51 minutes 59 seconds West 866.07 feet to a found wooden corner post on the North line of said land described in Instrument No. 2011-002199; thence on said North line of said land North 87 degrees 52 minutes 10 seconds East 355.98 feet to the center line of the Enoch Lee Ditch and passing through a found rebar with plastic cap stamped "RMA Firm #0074" at 341.71 feet; thence on said center line South 17 degrees 14 minutes 01 second East 12.69 feet to the North line of the land described in Instrument No. 2009-006509; thence on said North line North 88 degrees 14 minutes 33 seconds East 681.28 feet to a found mag nail with washer stamped "RMA Firm #0074" on the East line of the Northeast Quarter; thence on said East line South 01 degree 33 minutes 26 seconds West 1265.66 feet to a found mag nail with washer stamped "RMA Firm #0074" on the South line of the land described in Instrument No. 2009-006509; thence on said South line South 88 degrees 14 minutes 47 seconds West 344.00 feet to an East line of said land; thence on said East line South 02 degrees 51 minutes 34 seconds East 396.07 feet to the South line of the Northeast Quarter; thence on said South line South 88 degrees 14 minutes 47 seconds West 2220.22 feet to a found stone at the Southwest corner of said Northeast Quarter; thence on the South line of the Northwest Quarter South 87 degrees 59 minutes 11 seconds West 1750.72 feet to a found rebar with plastic cap stamped "RMA Firm #0074" on the East line of the land described in Instrument No. 2011-001758; thence on said East line and a West line of the land described in Instrument No. 2009-006509 and the extensions thereof North 01 degree 15 minutes 19 seconds West 1130.55 feet to a found rebar with plastic cap stamped "RMA Firm #0074" on a South line of said land described in Instrument No. 2009-006509; thence on said South line South 89 degrees 11 minutes 42 seconds West 858.00 feet to a found mag nail with washer stamped "RMA Firm #0074" on the West line of the Northwest Quarter; thence on said West line North 01 degree 06 minutes 41 seconds West 1491.57 feet to the place of beginning, containing 200.94 acres, more or less.

Tract 6:

Included in Tract 5 legal description is the following split in Exempt Division of Land recorded April 7, 2011 as Document No. 2011-002199:

That portion of land situate in the Northeast Quarter of Section 23, Township 25 North, Range 9 East of the Second Principal Meridian in Grant County, Indiana being more particularly described as follows: Considering the East line of the Northeast Quarter as bearing South 01 degree 33 minutes 26 seconds East with all other bearings herein contained relative thereto; Commencing at a found mag nail at the Northeast corner of said Quarter; thence on the East line of said Quarter South 01 degree 33 minutes 26 seconds East 1011.40 feet to a mag nail found with washer stamped "RMA Firm #0074" on the North line of the land described in Instrument No. 2009-006509; thence on said North line South 88 degrees 14 minutes 33 seconds West 681.28 feet to the center line of the Enoch Lee Ditch being the place of beginning; thence continuing on said North line South 88 degrees 14 minutes 33 seconds West 336.91 feet to a found rebar with plastic cap stamped "RMA Firm #0074" on the West line of said land and passing through a set rebar with plastic cap stamped "RMA Firm #0074" at 14.28 feet; thence on said West line South 01 degree 33 minutes 26 seconds East 830.80 feet to a found rebar with plastic cap stamped "RMA Firm #0074" on the North line of said land; thence on said North line South 88 degrees 14 minutes 40 seconds West 17.95 feet to a set rebar with plastic cap stamped "RMA Firm #0074"; thence North 01 degree 51 minutes 59 seconds West 840.70 feet to a found wooden corner post; thence North 87 degrees 52 minutes 10 seconds East 355.98 feet to the center line of the Enoch Lee Ditch and passing through a set rebar with plastic cap stamped "RMA Firm #0074" at 341.71 feet; thence on said center line South 17 degrees 14 minutes 01 second East 12.69 feet to the place of beginning, containing 0.48 acres, more or less.