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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

REAL ESTATE CONTRACT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)
Michael J. Schuster
SCHUSTER AND MICK LAW OFFICE
P.O. Box 609
Guttenberg, Iowa 52052

Taxpayer Information: (name and complete address)
AR HOLDINGS, LLC, 2935 210th St., Earlville, IA 52091

Return Document To: (name and complete address)
Michael J. Schuster
SCHUSTER AND MICK LAW OFFICE
P.O. Box 609
Guttenberg, Iowa 52052

Grantors:
Jason LeGassick and Jodi LeGassick, husband and wife

Grantees:
AR Holdings, LLC, an Iowa Limited Liability Company

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

REAL ESTATE CONTRACT

IT IS AGREED between JASON LEGASSICK and JODI LEGASSICK, husband and wife, Sellers, and AR HOLDINGS, LLC, a Limited Liability Company, Buyers:

Sellers agree to sell and Buyers agree to buy real estate in Delaware County, Iowa, described as:

> The Northwest (NW) Fractional Quarter of Section Thirty (30), Township Eighty-nine (89) North, Range Four (4) West of the 5th P.M., Delaware County, Iowa, EXCEPT the fifteen (15) acres identified on David Schneider's October 28, 2009 Plat of Survey, a copy of which is attached hereto, being that part of Parcel D located West of the "line illustrating an acreage of fifteen (15) acres".

with any easements and appurtenant servient estates, but subject to any zoning and other ordinances and easements of record for public utilities, roads, and highways; designated the Real Estate, upon the following terms:

1. PRICE. The total purchase price for the Real Estate is Six Hundred Thousand Dollars ($600,000). Buyers have made a down payment of Sixty Thousand Dollars ($60,000) receipt of which is hereby acknowledged by Sellers. The balance of the purchase price in the amount of Five Hundred Forty Thousand ($540,000) shall be paid by Buyers to Sellers at closing.

2. CLOSING. Closing shall occur within Fifteen (15) days of the date Sellers have:

a.) delivered the Abstract described below to Buyers, and
b.) filed a Plat of Survey with the Delaware County Recorder's office depicting the Real Estate, and
c.) secured Bankruptcy court approval of this Contract in the Chapter 12 Bankruptcy proceedings Buyers intend to initiate.

3. INTEREST. Buyers shall pay interest at the rate of Five Percent (5%) per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.

4. REAL ESTATE TAXES. Sellers shall pay a prorata portion of the 2009/2010 real estate taxes, payable 2010/2011 prorated to the date of possession, and any unpaid taxes payable in prior years. Buyers shall pay all subsequent real estate taxes before they become delinquent. The real estate tax proration shall be calculated based on current tax receipts.

5. POSSESSION. Sellers grant Buyers possession of the Real Estate on the date this Contract has been signed by Sellers and Buyers.

6. INSURANCE. Buyers shall maintain public liability insurance designating Sellers as the initial insured with insurance limits of at least $300,000.00 for personal injury, death, or property damage arising out of any single occurrence. Buyers shall name Sellers as additional insured and shall provide Sellers with evidence of such insurance.

7. ABSTRACT AND TITLE. Sellers shall promptly obtain an Abstract of Title to the Real Estate continued through the date of this Contract, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in conformity with this Contract, Iowa law, and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full. Sellers shall pay the cost of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. FIXTURES. All property that integrally belongs to or is part of the Real Estate, shall be considered a part of Real Estate and included in the sale.

9. CARE OF PROPERTY. Buyers shall take good care of the property; shall keep any improvements now or later placed on the property in good and reasonable repair and shall not injure, destroy or remove the property during the life of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers; provided however, Buyers may remove fences and install a tile line running from the Klosterman tile to the creek.

Additionally, Buyers shall do what is reasonably necessary to control soil erosion including, but not limited to, maintenance of existing watercourses, waterways, and ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate.

10. DEED. Upon payment of the purchase price, Sellers shall convey the real estate to Buyers or their assignees, by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to the time of delivery of the deed.

11. REMEDIES OF THE PARTIES.

A. If BUYERS fail to timely perform this Agreement, SELLERS may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLERS' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYERS' default (during which thirty days the default is not corrected), SELLERS may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If SELLERS fail to timely perform this Agreement, BUYERS have the right to have all payments made returned to them.

C. BUYERS and SELLERS are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common; and Buyers, in the event of the death of either Seller, agree to pay any balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

13. JOINDER BY SELLER'S SPOUSE. Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive shares or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed for this purpose.

14. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

15. CONSTRUCTION. Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

16. RELEASE OF RIGHTS. Each of the Seller hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.

17. CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

18. FAILURE TO SECURE BANKRUPTCY COURT APPROVAL. In the event Sellers are unable to secure Bankruptcy court approval, notwithstanding any provision of this Contract to the contrary, this Contract and the parties' obligations shall be null and void and Buyers' down payment shall be returned to Buyers with interest at the rate of Five percent (5%) per annum from the date the down payment was made. In such event Buyers' possession shall be deemed a farm tenancy and Buyers shall pay Sellers annual cash rent in the amount of $30,450.00 and Sellers shall reimburse Buyers the actual cost of installing the tile line described above.

DATED this 31 day of March, 2010

AR HOLDINGS, LLC

BY Ronald J Domeyer

RONALD J. DOMEYER, Manager, Buyer

JASON LEGASSICK, Seller

Jodi Legassick

JODI LEGASSICK, Seller

STATE OF IOWA, COUNTY OF Linn, ss:

On this 14th day of April, 2010 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JASON LEGASSICK and JODI LEGASSICK, Husband and Wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA
LAURA J. RICHARDSON
Commission Number 728365
My Commission Expires
May 10, 2010

Laura J. Richardson
Notary Public

STATE OF IOWA, COUNTY OF Dubuque, ss:

On this 31st day of March, 2010, before me, a Notary Public in and for the said State, personally appeared RONALD J. DOMEYER, to me personally known, who being by me duly sworn did say that that person is Manager of said limited liability company, that AR HOLDINGS, LLC limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Manager acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

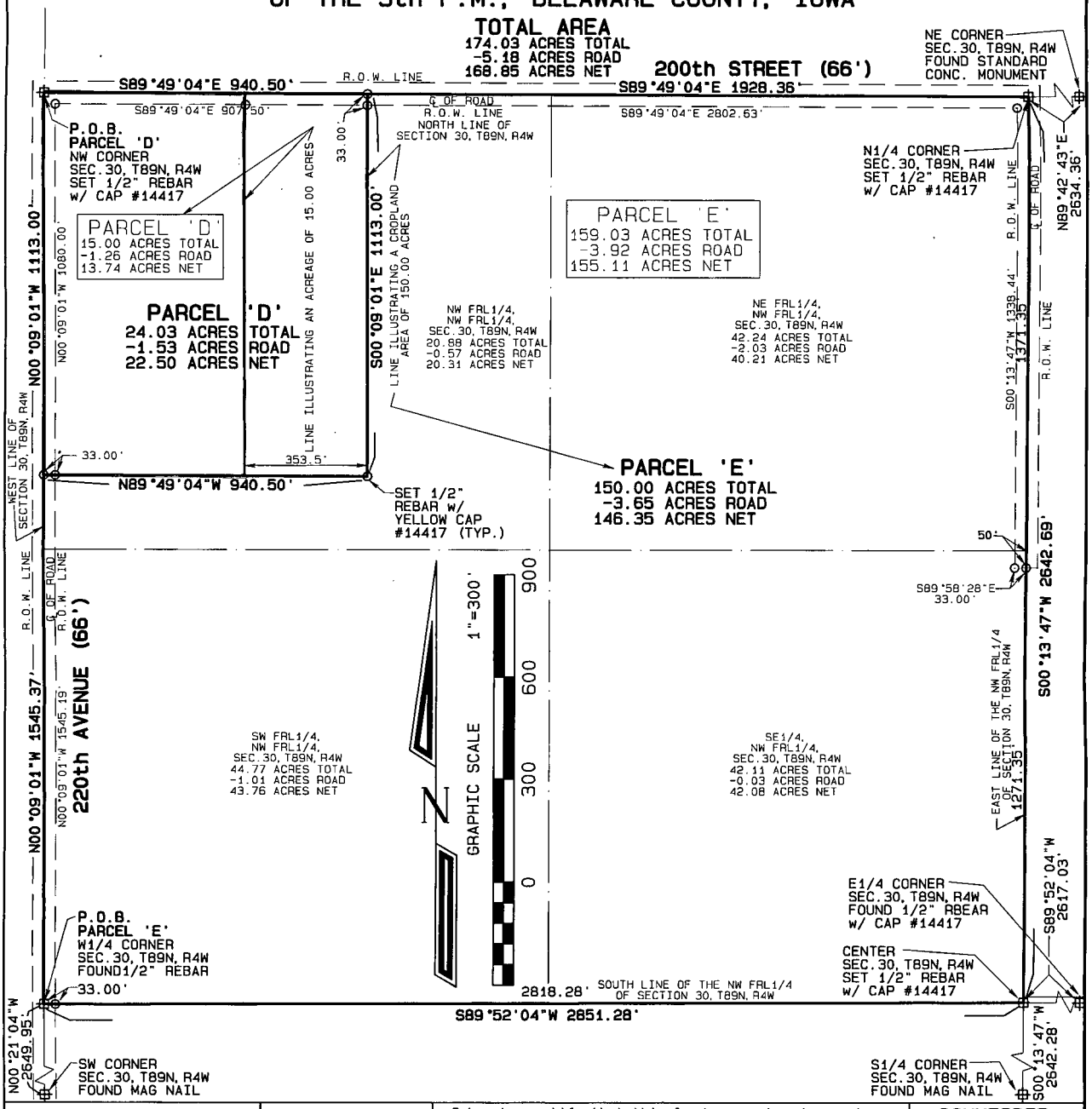
Lisa Anne Maiers Notary Public in and for said State.

NOTARIAL SEAL IOWA
LISA ANNE MAIERS
Commission Number 177511
My Commission Expires
1-19-13

Prepared by: SCHNEIDER Land Surveying and Planning P.O.Box 128 Farley, Iowa 52046 Ph#563-744-3631

PLAT OF SURVEY

PARCELS 'D' AND 'E' IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA



PROPRIETOR:
JASON LEGASSICK AND
JODI LEGASSICK

SURVEY REQUESTED BY:
JASON LEGASSICK

SURVEY DESCRIPTION:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
#14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

PRELIMINARY COPY

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2009.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1393
Date: 10/28/2009
Sheet: 1 of 2