

Exhibit No. 13

FDIM

Fairport to Denny to Iowa-Missouri Border

A 150-foot-wide easement, the centerline described as follows:

Part of Sections 23, 14, and 11 in Township 60 North, Range 31 West, falling within the fifth Principal Meridian, DeKalb County, Missouri. Also, part of Sections 35, 26, 23, 14, 15, 10, and 3 in Township 61 North, Range 31 West; and Sections 34, 27, 28, 21, 16, 09, 04, and 03 in Township 62 North, Range 31 West; and part of Sections 34, 27, 22, 23, 14, 11, and 02 in Township 63 North, Range 31 West; and part of Sections 35, 26, 23, 14, 11, and 02 in Township 64 North, Range 31 West, falling within the fifth Principal Meridian, Gentry County, Missouri. Also, part of Sections 35, 26, 23, 14, 11, and 2 in Township 65 North, Range 31 West; and part of Section 36 in Township 66 North, Range 31 West; and part of Sections 31, 30, 19, 18, 07, and 06 in Township 66 North, Range 30 West; and part of Section 31 and 32 in Township 67 North, Range 30 West, falling within the fifth Principal Meridian, Worth County, Missouri.

Beginning in the Northeast Quarter of Section 23, Township 60 North, Range 31 West, East of the Fairport Substation, thence Northerly to a point approximately 80 ft North of said NE Pleasant Rd in the South Half of the South Half of Section 14, thence Westerly along said NE Pleasant Rd to a point in the Southwest Quarter of the Southwest Quarter of Section 14 (said point being the future site of Denny Substation), thence Northerly along the East side of NW Grant Rd across Sections 14 and 11 to a point in the North Boundary line of Section 11, Township 60 North, Range 31 West; thence Northerly and Northwesterly across the East Half of Section 35, thence in a Northwesterly direction across Section 26, the West Half of Section 23, the West Half of the West Half of Section 14, the East Half of the Northeast Quarter of Section 15, the East Half of Section 10, and part of Section 03 to a point in the North Boundary line of the Northeast Quarter of the Northwest Quarter of Section 3, all in Township 61 North, Range 31 West; thence continuing Northwesterly across the West half of Section 34 in Township 62 North, Range 31 West, the Southwest Quarter of the Southwest Quarter of Section 27, the East Half of the East Half of Section 28, the East Half of Section 21, and the Southwest Quarter of the Southeast Quarter and the West Half of Section 16 to a point approximately 800 North of 375th Street and 850 West of said State Highway H in the Southeast Quarter of the Northwest Quarter of Section 16, thence Northerly across the East Half of the Northwest Quarter of Section 16 to a point approximately 470 ft East of said State Highway H and 1000 ft North of said 370 St in the Southeast Quarter of the Southwest Quarter of Section 09, thence Northeasterly across Section 9 and the Southeast Quarter of the Southeast Quarter of Section 4 to a point in the Southwest Quarter of the Southwest Quarter of Section 3, thence Northerly across the West Half of the West Half of Section 3 to a point approximately 380 ft East of the Northwest Corner of Section 3, all in Township 62 North, Range 31 West; thence continuing Northerly across the West Half of the West Half of Section 34 in Township 63 North, Range 31 West, the West Half of the West Half of Section 27, the West Half of the West Half of Section 22 to a point close to the North Boundary line of Section 22 approximately 315 ft West of said State Highway N, thence Easterly along the North Boundary line of Section 22 to a point approximately 100 ft East of 540th Rd in the Northwest Quarter of the Northwest Quarter of Section 23, thence Northerly along the West Boundary line of Sections 23, 14, 11, and 2 to a point in the North Boundary line of Section 2 all in Township 63 North, Range 31 West; thence continuing Northerly along the West Boundary line of

Sections 35, 26, 23, 14, 11, and 2 to a point approximately 100 ft North of Kent Ln, thence Easterly along the South Boundary line of the North Half of the North Half of Section 2 to a point in the Northwest Quarter of the Northeast Quarter of Section 2, thence Northerly across the Northwest Quarter of the Northeast Quarter of Section 2 to a point in the North Boundary line of Section 2, all in Township 64 North, Range 31 West; thence Northerly along the East Boundary line of the West Half of the East Half of Sections 35, 26, 23, and 14 to a point in the North Boundary line of Section 14, thence Northeasterly across the Southeast Quarter of Section 11 to a point in the North Boundary of the Southeast Quarter approximately 80 ft West from said Pike Ave, thence Northerly along the East Boundary line of Sections 11 and 02 to a point approximately 80 ft West from Pike Ave and 90ft South from said County Road 136, all in Township 65 North, Range 31 West; thence Northeasterly across the Southeast Quarter of the Southeast Quarter of Section 36 in Township 66 North, Range 31 West; thence continuing Northeasterly across Section 31 in Township 66 North, Range 30 West to a point close to its Northeast Corner, thence Northerly along the East boundary line of Sections 30, 19, 18, 07, and 06 to a point in the North Boundary of Section 06, all in in Township 66 North, Range 30 West; thence continuing Northerly approximately 4200 ft along the East boundary line of Section 31, thence northeasterly approximately 1600 ft to the point of termination in Section 32, Township 67 North, Range 30 West, all falling within the fifth Principal Meridian, Worth County, Missouri.