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Pages: 10

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Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...

Gloria Boyer,  
Recorder of Deeds

Grantee: MIDWEST MITIGATION OVERSIGHT ASSOCI...

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Type of Document: Conservation Easement

Date of Document: 12-27-11

Grantor(s): Hunt Midwest Real Estate Development, Inc.

Grantee(s): Midwest Mitigation Oversight Association, Inc.

Grantee(s) Mailing Address: 21301 Shelby Lane, Belton, MO 64021

Legal Description: See attached **page 9**

Reference Book and Page(s):

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BK 1184 PG 0020

## CONSERVATION EASEMENT

December, 2011, by Hunt Midwest Real Estate Development, Inc., a Missouri corporation, having an address of 8300 NE Underground Drive, Kansas City, Missouri 64161-9736 ("Grantor") to Midwest Mitigation Oversight Association, a Missouri non-profit corporation, having an address of 21301 Shelby Lane, Belton, MO 64012 ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the Property (as hereinafter defined), and the term "Grantee" shall include any successor or assignee of Grantee.

### WITNESSETH

**WHEREAS**, Grantor is the sole owner in fee simple title of certain lands situated in Platte County, Missouri, more particularly described on Exhibit A, attached hereto and incorporated herein ("Property"), and

**WHEREAS**, Department Permit No. 2007-766 of the U.S. Army Corps of Engineers ("Corps") (hereinafter referred to as the "Permit") authorizes certain activities which affect waters of the United States; and

**WHEREAS**, the Permit requires that Grantor preserve, enhance, restore, or mitigate wetlands or uplands located on the Property and under the jurisdiction of the Corps; and

**WHEREAS**, Grantor, in consideration of the issuance of the permits to construct and operate the permitted activity, and as an inducement to Grantee and the Corps to issue the Permit, is willing to grant a perpetual conservation easement to Grantee over the Property (the "Conservation Easement"); and

**NOW THEREFORE**, in consideration of the above and mutual covenants, terms conditions, and restrictions contained herein, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby voluntarily grants and conveys a perpetual Conservation Easement for and in favor of Grantee upon the property, which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Purpose:** The purpose of this Conservation Easement is to retain and maintain land or water areas on the Property in their natural, vegetative, hydrologic, scenic, open, agricultural, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife. Those wetland or upland areas that are to be restored, enhanced, or created pursuant to the Permit shall be retained and maintained in the restored, enhanced, or created condition required by the Permit.

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2. **Rights of Grantee:** The following rights are conveyed to Grantee and the Corps by this easement:

- a. The right to take action to preserve and protect the environmental value of the Property; and
- b. The right to prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity or use;
- c. The right to enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor is complying with the covenants and prohibitions contained in this Conservation Easement; and
- d. The right to proceed at law or in equity to enforce the provisions of this Conservation Easement, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.

3. **Prohibited Uses:** Except for restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited on the Property:

- a. Construction of any structure or object (i.e., buildings, roads, above or below ground utilities, signs, billboards etc.) without written approval from the Corps of Engineers prior to construction;
- b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- c. Removal or destruction of trees, shrubs, or other vegetation, except as may be permitted by the Permit, and except for the removal of nuisance, exotic, or non-native vegetation in accordance with a maintenance plan approved by Grantee;
- d. Planting of nuisance, exotic, or non-native plants as listed by the State of Missouri;
- e. Exploration for, or extraction of, oil or gas in such a manner as to affect the surface, or excavation, dredging, or removal of coal, loam, peat, gravel, soil, rock, or other material substance, except as may be permitted or required by the Permit;
- f. Use of motorized and non-motorized vehicles, the keeping or riding of horses, grazing, livestock confinement, or other surface use that may affect the natural condition of the Property, except for vehicle use for purposes of maintenance and upkeep, or as otherwise may be permitted or required by the Permit;

g. Tilling, plowing, planting of crops, digging, mining, or other activities that are or may be detrimental to drainage, flood control, water conservation, water quality, erosion control, soil conservation, or fish and wildlife habitat preservation, including but not limited to ditching, diking, and fencing, except as permitted or required by the Permit;

h. The extraction of water from the Property or adjacent properties owned by Grantor, or the impoundment of water on the Property or on adjacent properties owned by Grantor, so as to affect the hydrology of the Property;

i. Acts or uses detrimental to the aforementioned retention and maintenance of land or water areas;

j. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

4. **Reserved Rights:** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any Corps rule, criteria, permit, or the intent and purposes of this Conservation Easement. In addition, the parties acknowledge and agree that, notwithstanding the prohibited uses set forth in Section 3 above, Riverstone Retirement Community, LLC ("Riverstone"), its agents, employees and licensees hereby have the right to use the Property for the installation and maintenance of mitigation plantings pursuant to the terms of that certain Agreement Concerning Conservation Easement dated of even date herewith by and between Grantec, Grantor and Riverstone as such agreement relates to that certain Mitigation Plan, Permit 2007-0766 and that such use of the Property by Riverstone is hereby a permitted use under this Conservation Easement.

5. **Taxes:** Grantor shall pay any and all applicable real property taxes and assessments levied by competent taxing authority on the Property.

6. **Maintenance:** Grantor shall, at Grantor's sole expense, operate, maintain and keep up the Property consistent with the purpose of this Conservation Easement. Grantor shall remove from the Property any nuisance, exotic, or non-native plants as listed by the State of Missouri and shall maintain the hydrology of the Property as it currently exists or as otherwise required by the Permit.

7. **Hazardous Waste:** Grantor covenants that if any hazardous substances or toxic waste exist or has been generated, treated, stored, used, disposed of, or deposited in or on the Property, or there are or have been any underground storage tanks on the Property, Grantor shall be responsible for any and all necessary costs of remediation.

8. **Public Access:** No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement, and Grantor further covenants not to hold any portion of the Property open to general use by the public except for the use by Riverstone pursuant to Section 4 hereof, or any other use that may be permitted by the Corps.

9. **Liability:** Grantor shall continue to retain all liability for any injury or damage to the person or property of third parties that may occur on the Property arising from ownership of the Property. Neither Grantor, nor any person claiming by or through Grantor, shall hold Grantee or the Corps liable for any damage or injury that may occur on the Property.

10. **Recording Requirements:** Grantee shall record this Conservation Easement in the official records of Platte County, Missouri, and shall re-record it at any time Grantee or the Corps may require to preserve their rights. Grantor shall pay all recording costs, fees and taxes necessary at any time to record this Conservation Easement in the public records. Grantor shall thereafter insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests himself/herself/itself of any interest in the Property, and shall provide a photocopy of the recorded Conservation Easement to the new owner(s).

11. **Enforcement:** The terms and conditions of this Conservation Easement may be enforced in an action at law or equity by the Grantee or the Corps against the Grantor or any other party violating or attempting to violate these Restrictions. Venue for any such action shall be in Platte County, Missouri. Enforcement of this Conservation Easement shall be at the reasonable discretion of the Grantee or the Corps, and any forbearance on behalf of Grantee or the Corps to exercise its or their rights hereunder in the event of any breach by Grantor shall not be deemed or construed to be a waiver of rights. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions, and restrictions of this Conservation Easement, including without limitation, the costs of suit, and attorney's fees, shall be borne by and recoverable against the non-prevailing party in such proceedings, except that such costs shall not be recoverable against the Corps. In addition, if the Grantee or the Corps shall prevail in an enforcement action, such party shall also be entitled to recover that party's cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of these Restrictions or to the vegetative and hydrologic condition required by the Permits.

12. **Assignment of Rights:** Grantee shall hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement, except to another legal entity qualified to hold such interests under applicable state and federal laws and committed to holding this Conservation Easement exclusively for the purposes stated herein. Grantee shall notify the Corps in writing of any intention to reassign this Conservation Easement to a new grantee at least sixty (60) days in advance thereof, and the Corps must accept the assignment in writing. The new grantee shall then deliver a written acceptance to the Corps. The assignment instrument must then be recorded and indexed in the same manner as any other instrument affecting title to real property and a copy of the assignment instrument shall be furnished to the Corps. Failure to comply with the assignment procedure herein stated shall result in invalidity of the assignment. In the event of dissolution of the Grantee or any successor, or failure for 60 days or more to execute the obligations of this Conservation Easement, the Grantee shall transfer this Conservation Easement to a qualified and willing grantee. Upon failure of the Grantee or any successor to so transfer the Conservation Easement, the Corps shall have the right to sue to force such an assignment to a grantee to be identified by the Court.

13. **Successors:** The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

14. **Notices:** All notices, consents, approvals, or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

15. **Severability:** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

16. **Alteration or Revocation:** This Conservation Easement may be amended, altered, released, canceled, or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors in interest, which shall be filed in the public records of Platte County, Missouri. No action shall be taken, however, without advance written approval thereof by the Corps. Corps approval shall be by letter attached as an exhibit to the document amending, altering, canceling, or revoking the Conservation Easement, and said letter shall be informal and shall not require notarization. It is understood and agreed that Corps approval requires a minimum of sixty (60) days written notice, and that the Corps may require substitute or additional mitigation, a separate conservation easement or alternate deed restrictions, or other requirements as a condition of approval. Any amendment, alteration, release, cancellation, or revocation together with written Corps approval thereof shall then be filed in the public records of Platte County, Missouri, within 30 days thereafter.

17. **Controlling Law:** The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of Missouri.

**TO HAVE AND TO HOLD** unto Grantee forever. The covenants, terms, conditions, restrictions, and purpose imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the property.

**GRANTOR FURTHER COVENANTS** that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement and that no mortgages or other liens exist; that Grantor has good right and lawful authority to convey this Conservation Easement, and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Conservation Easement this 22<sup>nd</sup> day of December, 2011.

Signed in the presence of:

GRANTOR:

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

Or H Reynolds, Pres

[Signature]

Print Witness Name: Clemon L. Holder

By: Or H. Reynolds

Print Witness Name: Brianne Holland

Print: Or H. Reynolds

Print Witness Name: [Signature]

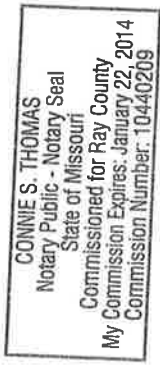
Title: President

STATE OF MISSOURI )

COUNTY OF Clay )

The foregoing Conservation Easement was acknowledged before me this 22<sup>nd</sup> day of December, 2011, by Or H Reynolds as President of Hunt Midwest Real Estate Development, Inc. who is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: 1-22-14



Connie S Thomas  
NOTARY PUBLIC

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6<sup>th</sup> IN WITNESS WHEREOF, the Grantee has executed this Conservation Easement this 6<sup>th</sup> day of December, 2011.

Signed in the presence of:

GRANTEE:

**MIDWEST MITIGATION OVERSIGHT  
ASSOCIATION, INC.**

Jacqueline Gaud  
Print Witness Name: Jacqueline Gaud

[Signature]  
By: James D. Drake  
Title: President

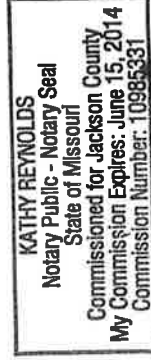
Print Witness Name: \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF Jackson )

The foregoing Conservation Easement was acknowledged before me this 6<sup>th</sup> day of December, 2011, by James D. Drake as President of Midwest Mitigation Oversight Association, a Missouri non-profit corporation who is personally known to me or has produced \_\_\_\_\_ as identification.

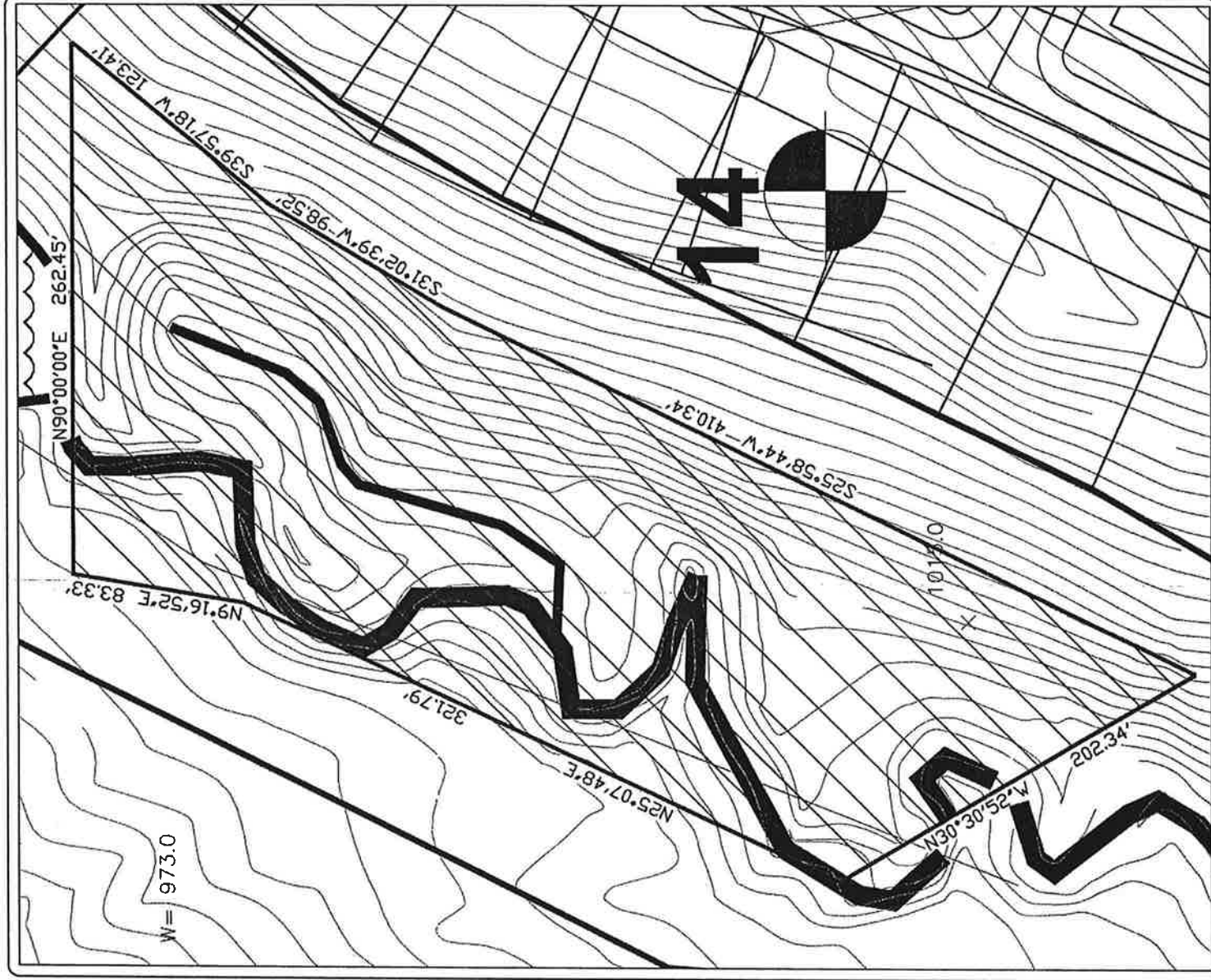
My Commission Expires: June 15<sup>th</sup> 2014

[Signature]  
NOTARY PUBLIC






**Exhibit A**  
**The Property**



DATE PLOTTED	01/20/11
DATE PRINTED	
DATE	
SCALE	
EXHIBIT A-1 - LEGAL DESCRIPTION	
ASSISTED LIVING PERMIT NO. 2007-0766	
CAMERON GENERAL CONTRACTORS	
Terra Technologies 1920 W. 14th Street, Ste. 140 Lawood, Kansas 66224 Tel 913.367.9666 Fax 913.367.9297	

LEGAL DESCRIPTION

A Tract of Land lying in the Southeast Quarter of Section 2, Township 51 North, Range 34 West, in the City of Kansas City, Platte County, Missouri, more particularly described as follows: Commencing in the Northwest corner of the Southeast Quarter of Section 2, Township 51 North, Range 34 West; thence South 00 degrees 00 minutes 00 seconds East, a distance of 795.53 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 2090.88 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, a distance of 262.45 feet; thence South 39 degrees 57 minutes 18 seconds West, a distance of 123.41 feet; thence South 31 degrees 02 minutes 39 seconds West, a distance of 98.52 feet; thence South 25 degrees 58 minutes 44 seconds West, a distance of 410.34 feet; thence North 30 degrees 30 minutes 52 seconds West, a distance of 202.34 feet; thence North 25 degrees 07 minutes 48 seconds East, a distance of 321.79 feet; thence North 09 degrees 16 minutes 52 seconds East, a distance of 83.33 feet to the point of beginning. The above-described tract contains 91666.05 square feet or 2.10 acres, more or less.

DATE	01/20/11
ISSUED BY	XXX
CITY	MO
SHEET NO.	1
TOTAL SHEETS	XXX
SCALE	
PROJECT	EXHIBIT A-2 - LEGAL DESCRIPTION
ASSSESSED LIVING PERMIT NO.	2007-0786
CONTRACTOR	CAMERON GENERAL CONTRACTORS
	
1920 W. 143rd Street, Ste. 140 Lawwood, Kansas 66224 TEL: 913.335.6560 FAX: 913.335.6509	