

Date and Time: 03/13/2012 at 04:01:26 PM

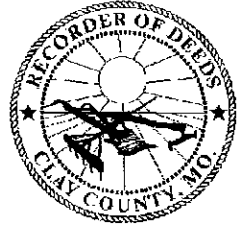
Instrument Number: 2012009476

Book: 6798 Page: 31

Instrument Type: EASE

Page Count: 12

Recording Fee: \$57.00 S



Jay Lawson, Recorder

Grantor: LOWES HOME CENTERS INC

Grantee: MIDWEST MITIGATION OVERSIGHT ASSOCI...

1. Title of Document: Conservation Easement
2. Date of Document: March 13, 2012
3. Grantor: Lowe's Home Centers Inc
PO Box 1111
North Wilkesboro, NC 28656
4. Grantees: Midwest Mitigation Oversight Association, Inc., a Missouri non-profit corporation and its successors in interest
5. Statutory Mailing Address: Mr. James Drake
✶c/o Midwest Mitigation Oversight Association
21301 Shelby Lane
Belton, MO 64012
6. Property Descriptions: See Exhibit "A-1, A-2, A-3, & A-4"
7. Reference Books and Pages: None

RL GE@*

12

CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 13 day of March, 2012, by Lowe's Home Centers, Inc., having an address of PO Box 1111, North Wilkesboro, NC 28656 ("Grantor") to Midwest Mitigation Oversight Association Inc., 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 Clay County, MISSOURI, more particularly described in Exhibits A-1, A-2, A-3, and A-4 attached hereto and incorporated herein ("Property"), and

WHEREAS, Department Permit No. 2003-1320 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 permits require 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 Permits, is willing to grant a perpetual Conservation Easement over the Property; 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.

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.

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 with the written permission of the Corps and Grantee.

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:** Grantor shall record this Conservation Easement in the official records of Clay County, MISSOURI, and shall re-record it at any time Grantee or the Corps may reasonably 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 Clay 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 reasonable 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 Clay 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 Clay 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 13 day of March, 2012.

Signed in the presence of:

GRANTOR:

LOWE'S HOME CENTERS, INC.

Print Witness Name: Debra Marshall
Debra Marshall
(Witness Signature)

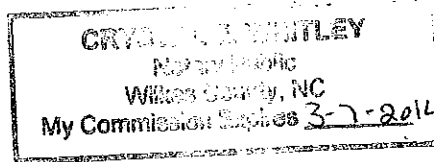
By: [Signature]
Print: Tim L. Cooksey
Title: Vice President
Corporate Real Estate

STATE OF NORTH CAROLINA
COUNTY OF Fredell

The foregoing Conservation Easement was acknowledged before me this 2nd day of March, 2012, by Tim L. Cooksey as V.P. of Lowe's Home Centers Inc who is personally known to me or has produced Personally known to me as identification.

My Commission Expires: 3-7-2014

[Signature]
NOTARY PUBLIC



Signed in the presence of:

GRANTEE:

MIDWEST MITIGATION OVERSIGHT ASSOCIATION INC.

Print Witness Name: David L. Flick
David L. Flick
(Witness Signature)

By: J.D. Drake
Print: James D. Drake
Title: President

STATE OF MISSOURI
COUNTY OF _____

The foregoing Conservation Easement was acknowledged before me this 13 day of March, 2012, by James D. Drake as President of MMOA who is personally known to me or has produced drivers license as identification.

My Commission Expires: June 15, 2014

Kathy Reynolds
NOTARY PUBLIC

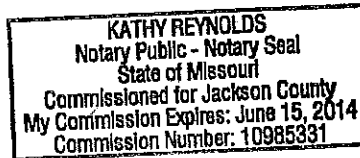
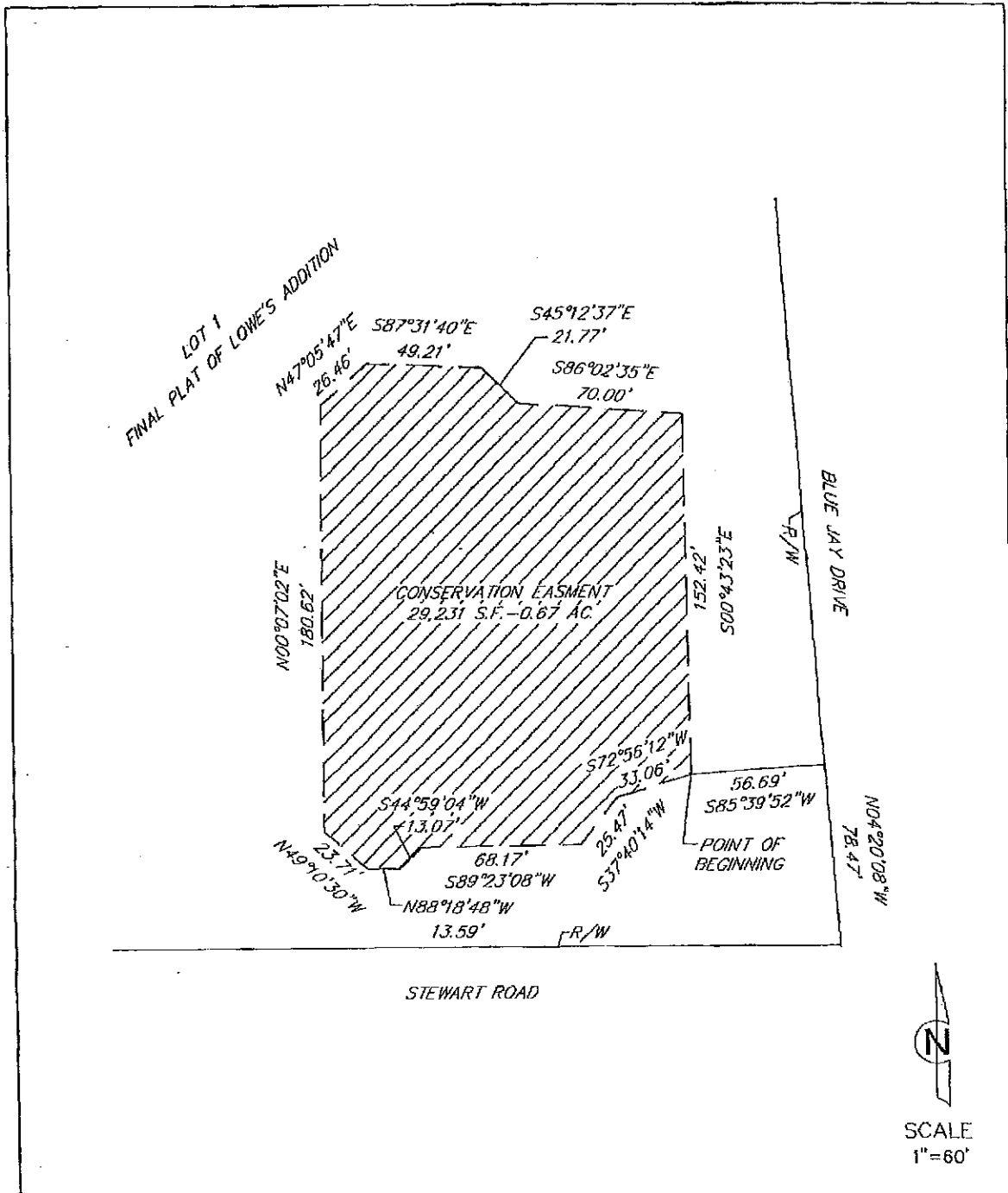


EXHIBIT A-1

Easement Description:

All that part of Lot 1, Final Plat Of Lowe's Addition, a subdivision of land in the Northwest Quarter of Section 12, Township 51 North, Range 32 West, of the 5th Principal Meridian in Liberty, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Lot 1; thence North 04°20'08" West, along the Easterly line of said Lot 1, 78.47 feet; thence South 85°39'52" West, 56.69 feet to the Point of Beginning of the tract of land to be herein described; thence South 72°56'12" West, 33.06 feet; thence South 37°40'14" West, 25.47 feet; thence South 89°23'08" West, 68.17 feet; thence South 44°59'04" West, 13.07 feet; thence North 88°18'48" West, 13.59 feet; thence North 49°10'30" West, 23.71 feet; thence North 00°07'02" East, 180.62 feet; thence North 47°05'47" East, 26.46 feet; thence South 87°31'40" East, 49.21 feet; thence South 45°12'37" East, 21.77 feet; thence South 86°02'35" East, 70.00 feet; thence South 00°43'23" East, 152.42 feet to the Point of Beginning. Containing 29,231 square feet or 0.67 acres, more or less.

Exhibit A-2



Location: S:\Survey\Liberty Triangle\The Shoppes of Liberty Triangle - Sixth Plat\Easements\03000 - Liberty Triangle Conservation Easements.dwg

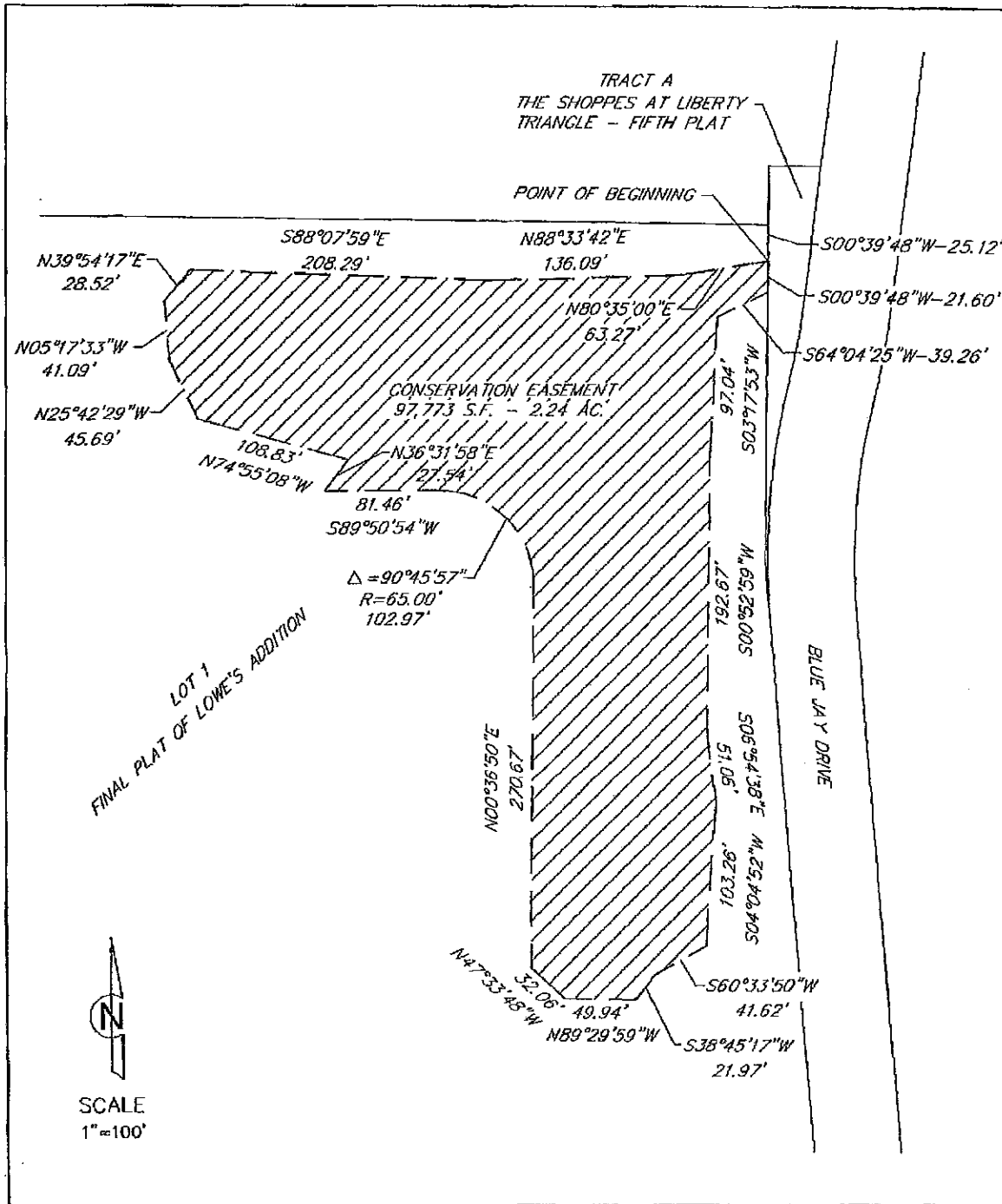
 <p>LUTJEN www.lutjen.com land surveyors & engineers</p>	<p>2001 Building, 2100 East, Kansas City, MO 64116 816.587.4100 816.587.1282 fax www.lutjen.com</p>	<p>CONSERVATION EASEMENT</p>	
		<p>FINAL PLAT OF LOWE'S ADDITION LIBERTY, CLAY COUNTY, MISSOURI</p>	

EXHIBIT A-3

Easement Description:

All that part of Lot 1, Final Plat Of Lowe's Addition, a subdivision of land in the Northwest Quarter of Section 12, Township 51 North, Range 32 West, of the 5th Principal Meridian in Liberty, Clay County, Missouri, being bounded and described as follows:: Commencing at the Northeast corner of said Lot 1; thence South 00°39'48" West, along the Easterly line of said Lot 1, 25.12 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°39'48" West along said Easterly line, 21.60 feet; thence South 64°04'25" West, 39.26 feet; thence South 03°17'53" West, 97.04 feet; thence South 00°52'59" West, 192.67 feet; thence South 06°54'38" East, 51.06 feet; thence South 04°04'52" West, 103.26 feet; thence South 60°33'50" West, 41.62 feet; thence South 38°45'17" West, 21.97 feet; thence North 89°29'59" West, 49.94 feet; thence North 47°33'48" West, 32.06 feet; thence North 00°36'50" East, 270.67 feet; thence Northwesterly, along a curve to the left, being tangent to the last described course, with a radius of 65.00 feet, a central angle of 90°45'57" and an arc distance of 102.97 feet; thence South 89°50'54" West, 81.46 feet; thence North 36°31'58" East, 27.54 feet; thence North 74°55'08" West, 108.83 feet; thence North 25°42'29" West, 45.69 feet; thence North 05°17'33" West, 41.09 feet; thence North 39°54'17" East, 28.52 feet; thence South 88°07'59" East, 208.29 feet; thence North 88°33'42" East, 136.09 feet; thence North 80°35'00" East, 63.27 feet to the Point of Beginning. Containing 97,773 square feet or 2.24 acres, more or less.

Exhibit A-4



Location: S:\Survey\Liberty Triangle\The Shoppes at Liberty Triangle - Sixth Plat\Easements\03500 - Liberty Triangle Conservation Easements.dwg

 <p>LUTJEN</p> <p>2018 W. 9th St., #100 Reno, Nevada, 89502-1115 775.322.4225 775.322.1791 fax www.lutjen.com</p> <p>surveying planning engineering landscape architecture</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Lutjen Project No.: 03500</p>	CONSERVATION EASEMENT	
	FINAL PLAT OF LOWE'S ADDITION LIBERTY, CLAY COUNTY, MISSOURI	