

1. Title of Document: Conservation Easement
2. Date of Document:
3. Grantor: Flick Family Irrevocable Trust
24820 Miller Road
Harrisonville, MO 64701
4. Grantees: Midwest Mitigation Oversight Association, Inc.,
a Missouri non-profit corporation and its successors in
interest
5. Statutory Mailing Address: Midwest Mitigation Oversight Association
Mr. James Drake
PO Box 480271
Kansas City, MO 64148
6. Property Descriptions: Pages 8-11 Exhibit A-1
Page 12 Exhibit A-2
7. Reference Books and Pages: None

CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 16 day of January, 2017, by Flick Family Irrevocable Trust, having an address of 24820 Miller Road Harrisonville MO 64701 ("Grantor") to Midwest Mitigation Oversight Association Incorporated, having an address of PO Box 480271 Kansas City MO 64148 ("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 Stone County, Missouri, more particularly described in Exhibit A, attached hereto and incorporated herein ("Property"); and

WHEREAS, Department of the Army (DA) Regulatory Action No. 2009-00067 of the U.S. Army Corps of Engineers ("Corps") (hereinafter referred to as the "Regulatory Action") authorizes certain activities which affect waters of the United States; and

WHEREAS, this Regulatory Action requires that Grantor preserve, enhance, restore, or mitigate wetlands or uplands located on the Property; and

WHEREAS, Grantor, in consideration of the authorization of this Regulatory Action to construct and operate the permitted activity, and as an inducement to the authorization of the Regulatory Action, 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, 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, created, or preserved on the Property shall be retained and maintained in the restored, enhanced, created, or preserved condition as described in the Regulatory Action and/or in the associated compensatory mitigation plan for the Property.

2. **Rights of Grantee:** The following rights are conveyed to the Grantee and to 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, preservation, maintenance, and monitoring activities, or surface water management improvements, required by the Regulatory Action, or required by the compensatory mitigation plan, or are otherwise approved by the Corps, 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 for the removal of nuisance, exotic, or non-native vegetation in accordance with a maintenance plan approved by Corps;
- 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;
- 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;
- 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;

h. The extraction of water from the Property or the impoundment of water on the Property 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 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 Regulatory Action or as required by the compensatory mitigation plan or as required by the Corps approved final mitigation banking instrument.

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.

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 liable for any damage or injury that may occur on the Property.

10. **Recording Requirements:** Grantor must record this Conservation Easement in the official records of Stone 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 violating or attempting to violate these Restrictions. Venue for any such action shall be in Stone 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 Regulatory Action and/or as required by the associated compensatory mitigation plan.

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, granted in perpetuity, 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 Stone 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 Stone 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.

GRANTOR FURTHER COVENANTS that Grantor is lawfully seised 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.

TO HAVE AND TO HOLD, the Grantor covenants that he, she, or they are vested with good title to the easement area and will warrant and defend the same on behalf of the Grantee against all claims and demands. The Grantor covenants to comply with the terms and conditions enumerated in this document for the use of the easement area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this easement deed. 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.

Dated this 16 day of January, 2017

Grantor(s) continued:

Flick Family Irrevocable Trust by David Flick
Print Name

David D. Flick
Signature

ACKNOWLEDGEMENT

STATE OF MISSOURI

COUNTY OF Jackson

On this 16 day of January in the year 2017, before me, the undersigned notary public, personally appeared James D. Drake, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Kathy Reynolds
Notary Public Kathy Reynolds
Residing at 1136 SW Pacific Drive
Lees Summit MO 64081
My Commission
Expires June 15, 2018

KATHY REYNOLDS
Notary Public-Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires; June 15, 2018
Commission Number; 14985331

ACCEPTANCE BY GRANTEE:

I, James D. Drake, President, being the duly authorized representative of the Grantee, do hereby accept this Conservation Easement Deed with respect to the rights and duties of the, Grantee.

Dated this 16 day of January, 2017.

J. Drake
Signature

President
Title

EXHIBIT A-1

PART OF THE SOUTHWEST QUARTER, PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 25 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, THENCE SOUTH 89°42'48" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 2434.82 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED; CONTINUING THENCE SOUTH 89°42'48" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 702.31 FEET; THENCE SOUTH 36°11'09" EAST, 76.33 FEET; THENCE SOUTH 22°16'20" EAST, 140.15 FEET; THENCE SOUTH 3°07'18" EAST, 188.45 FEET; THENCE NORTH 13°06'33" EAST, 312.63 FEET; THENCE NORTH 43°56'29" EAST, 102.41 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°42'48" EAST ALONG SAID NORTH LINE, 690.05 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 18°16'47" WEST, 112.76 FEET; THENCE SOUTH 34°53'24" WEST, 198.21 FEET; THENCE SOUTH 66°46'20" WEST, 154.81 FEET; THENCE SOUTH 87°14'46" WEST, 108.38 FEET; THENCE SOUTH 9°02'24" WEST, 352.84 FEET; THENCE SOUTH 52°30'27" WEST, 119.27 FEET; THENCE SOUTH 11°07'27" WEST, 240.66 FEET; THENCE SOUTH 43°37'13" EAST, 217.64 FEET; THENCE SOUTH 9°10'26" EAST, 142.95 FEET; THENCE NORTH 80°49'34" EAST, 40.00 FEET; THENCE SOUTH 9°10'26" EAST, 113.57 FEET; THENCE SOUTH 22°31'35" WEST, 165.78 FEET; THENCE SOUTH 3°02'59" EAST, 185.05 FEET; THENCE SOUTH 5°30'01" WEST, 56.18 FEET; THENCE NORTH 58°19'19" EAST, 163.76 FEET; THENCE NORTH 79°24'53" EAST, 259.80 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 1°01'16" WEST ALONG SAID EAST LINE, 995.29 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 0°58'18" WEST PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, 105.42 FEET TO THE INTERSECTION WITH THE APPROXIMATE CENTERLINE OF CRANE CREEK; THENCE SOUTH 55°28'39" EAST ALONG SAID CENTERLINE, 376.30 FEET; THENCE SOUTH 48°35'23" EAST ALONG SAID CENTERLINE, 230.64 FEET; THENCE LEAVING SAID CENTERLINE NORTH 84°04'31" WEST, 544.53 FEET; THENCE NORTH 75°40'55" WEST, 217.92 FEET; THENCE NORTH 87°52'38" WEST, 240.29 FEET; THENCE SOUTH 58°50'18" WEST, 503.39 FEET; THENCE NORTH 47°17'39" WEST, 924.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 89°29'18" WEST ALONG SAID SOUTH LINE, 2434.05 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 0°33'25" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1834.28 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BLUFF

EXHIBIT A-1, continued

ROAD AND THE ARC OF A NON TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 12°12'22" EAST, 400.00 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°52'11" A DISTANCE OF 61.92 FEET; THENCE NORTH 86°39'49" EAST ALONG SAID CENTERLINE A DISTANCE OF 162.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 11°02'58"; THENCE EASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 144.64 FEET; THENCE SOUTH 82°17'13" EAST ALONG SAID CENTERLINE A DISTANCE OF 261.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3165.00 FEET AND A CENTRAL ANGLE OF 4°13'40"; THENCE EASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 233.54 FEET; THENCE SOUTH 78°03'33" EAST ALONG SAID CENTERLINE A DISTANCE OF 292.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 8°34'24"; THENCE EASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 163.10 FEET; THENCE SOUTH 69°29'09" EAST ALONG SAID CENTERLINE A DISTANCE OF 159.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 715.00 FEET AND A CENTRAL ANGLE OF 17°54'55"; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 223.57 FEET; THENCE SOUTH 51°34'15" EAST ALONG SAID CENTERLINE A DISTANCE OF 147.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 990.00 FEET AND A CENTRAL ANGLE OF 9°21'17"; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 161.64 FEET; THENCE SOUTH 60°55'31" EAST ALONG SAID CENTERLINE A DISTANCE OF 150.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 5°00'21"; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 148.53 FEET; THENCE SOUTH 55°55'10" EAST ALONG SAID CENTERLINE A DISTANCE OF 66.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 4°55'10"; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 85.86 FEET; THENCE SOUTH 51°00'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 3°00'00"; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET; THENCE SOUTH 48°00'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 117.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 34°30'00"; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 150.53 FEET; THENCE SOUTH 82°30'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 120.00 FEET; THENCE SOUTH 86°00'00" EAST ALONG SAID CENTERLINE A DISTANCE OF 165.25 FEET; THENCE NORTH 14°10'51" EAST, 97.13 FEET; THENCE NORTH 36°24'36" EAST, 55.05 FEET; THENCE NORTH 19°33'56"

EXHIBIT A-1, continued

WEST, 139.41 FEET; THENCE NORTH 47°15'46" WEST, 136.63 FEET; THENCE NORTH 32°44'52" WEST, 165.41 FEET; THENCE NORTH 11°27'01" WEST, 191.25 FEET TO AN INTERSECTION WITH THE CENTERLINE OF LONG TOM HOLLOW ROAD AND THE ARC OF A NON TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 63°31'43" WEST, 1845.00 FEET; THENCE NORTHERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL OF 2°53'32" A DISTANCE OF 93.13 FEET; THENCE NORTH 23°34'45" EAST ALONG SAID CENTERLINE A DISTANCE OF 210.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 697.86 FEET AND A CENTRAL ANGLE OF 28°48'19"; THENCE NORTHERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE A DISTANCE OF 350.85 FEET; THENCE NORTH 5°13'34" WEST ALONG SAID CENTERLINE A DISTANCE OF 187.27 FEET; THENCE LEAVING THE CENTERLINE OF SAID LONG TOM HOLLOW ROAD BEARING NORTH 89°42'48" WEST A DISTANCE OF 248.31 FEET; THENCE NORTH 47°19'39" WEST A DISTANCE OF 131.40 FEET; THENCE NORTH 35°42'34" WEST A DISTANCE OF 106.95 FEET; THENCE NORTH 15°55'55" WEST A DISTANCE OF 134.53 FEET; THENCE NORTH 1°30'19" EAST, 42.69 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF THAT LIES WITHIN THE RIGHT-OF-WAY OF PUBLIC ROADS, AND FURTHER EXCEPT A PORTION THEREOF TO BE USED FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, THENCE SOUTH 89°42'48" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 4077.59 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 1°01'16" WEST ALONG THE EAST LINE OF THE WEST HALF FO THE NORTHEAST QUARTER OF SAID SECTION 9, 1657.89 FEET; THENCE SOUTH 79°24'53" WEST, 259.80 FEET; THENCE SOUTH 58°19'19" WEST, 163.76 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: THENCE SOUTH 5°30'01" WEST, 80.35 FEET; THENCE SOUTH 20°57'05" WEST, 121.51 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BLUFF ROAD AND THE ARC OF A NON TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 13°41'32" WEST, 500.00 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGEL 1°21'32" A DISTANCE OF 11.86 FEET; THENCE SOUTH 77°40'00" WEST ALONG SAID CENTERLINE A DISTANCE OF 15.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 5°07'40"; THENCE WESTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE 19.69 FEET; THENCE LEAVING THE CENTERLINE OF SAID BLUFF ROAD BEARING NORTH 20°57'05" EAST, 141.45 FEET; THENCE NORTH 5°30'01" EAST, 128.11 FEET; THENCE NORTH 3°02'59" WEST, 191.14 FEET; THENCE NORTH 22°31'35" EAST, 163.51 FEET; THENCE NORTH 9°10'26" WEST, 102.21 FEET; THENCE NORTH 80°49'34" EAST, 40.00 FEET; THENCE SOUTH 9°10'26"

EXHIBIT A-1, continued

EAST, 113.57 FEET; THENCE SOUTH 22°31'35" WEST, 165.78 FEET; THENCE SOUTH 3°02'59" EAST, 185.05 FEET; THENCE SOUTH 5°30'01" WEST, 56.18 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 174.4 ACRES, MORE OR LESS, EXCEPT THAT PART THEREOF CONTAINED IN THE RIGHT-OF-WAY OF BLUFF ROAD, AND LONG TOM HOLLOW ROAD, AND EXCEPT ANY EXISTING RIGHTS-OF-WAY.

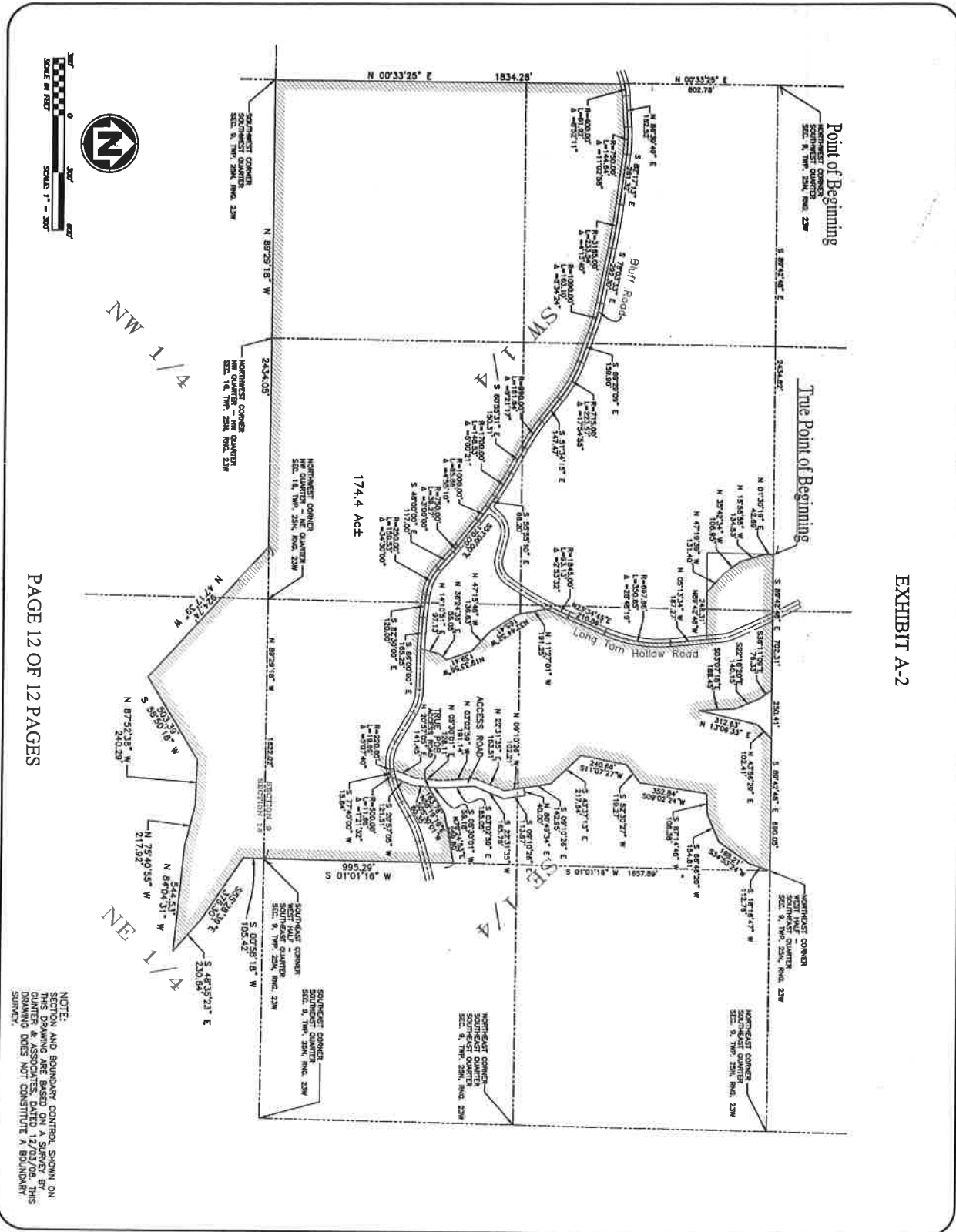


EXHIBIT A-2

DRAWING NO. HV-21404SK
SHEET NUMBER 1 OF 1

SWALLOW TAIL, LLC
24820 MILLER ROAD, HARRISONVILLE, MO 64701

CRANE CREEK WETLAND & STREAM MITIGATION BANK CONSERVATION EASEMENT EXHIBIT

SECTIONS 9 & 16, TOWNSHIP 25 N, RANGE 23 W
STONE COUNTY, MISSOURI

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE
1	REVISED HATCH LIMITS OF ESMT	TB	1/12/17

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EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
118 E. POPE STREET • HARRISONVILLE, MISSOURI 64701 • PHONE (816) 380-1827
ANDERSON.054@GMAIL.COM