

Exhibit A-1



Exhibit A-2

DESCRIPTION:

A TRACT OF LAND BEING SITUATED IN PART OF THE E1/2 OF THE SW1/4 OF SECTION 21 AND PART OF THE NE1/4 OF THE NW1/4 OF SECTION 28, ALL BEING IN TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING LIMESTONE MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 28; THENCE N 2°06'59" W, A DISTANCE OF 1318.30 FEET, TO AN EXISTING FLINTSTONE MARKING THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE N 1°55'05" W, A DISTANCE OF 1325.82 FEET, TO AN EXISTING WAGON TIRE IRON MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE N 1°51'23" W, ALONG THE WEST LINE OF SAID NE1/4 OF THE SW1/4, A DISTANCE OF 748.56 FEET TO THE SOUTHWEST CORNER OF PARCEL "B", PHASE 2, SMOKE TREE HILLS SUBDIVISION, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "D", AT PAGES 490-491, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE S 65°50'14" E, LEAVING SAID WEST LINE, A DISTANCE OF 16.59 FEET TO THE SOUTHWEST CORNER OF LOT 24, AMENDED PLAT OF PHASE 2, SMOKE TREE HILLS SUBDIVISION, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "F", AT PAGES 247-248, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE CONTINUING S 65°50'14" E, A DISTANCE OF 239.03 FEET TO THE SOUTHEAST CORNER OF LOT 45 OF SAID AMENDED PLAT, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PICKETT RIDGE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PICKETT RIDGE AS FOLLOWS: THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, 57.18 FEET (SAID CURVE HAVING A DELTA OF 26°12'40", HAVING A CHORD BEARING AND DISTANCE OF S 11°15'13" W, 56.69 FEET AND HAVING A RADIUS OF 125.00 FEET); THENCE S 1°49'47" E, A DISTANCE OF 14.04 FEET; THENCE N 88°10'13" E, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET, TO THE NORTHWEST CORNER OF LOT 51 OF THE REPLAT OF LOT 51, SMOKE TREE HILLS, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "D", AT PAGE 402, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE S 1°49'47" E, A DISTANCE OF 80.14 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE N 88°10'47" E, ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 39.99 FEET TO A POINT ON THE BOUNDARY OF PHASE 1, SMOKE TREE HILLS SUBDIVISION, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "C", AT PAGES 650-651, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE LEAVING SAID SOUTH LINE AND ALONG THE BOUNDARY OF PHASE 1, SMOKE TREE HILLS SUBDIVISION AS FOLLOWS: THENCE S 1°49'13" E, A DISTANCE OF 150.00 FEET; THENCE N 88°10'47" E, A DISTANCE OF 60.00 FEET; THENCE S 1°49'13" E, A DISTANCE OF 48.68 FEET; THENCE S 46°49'13" E, A DISTANCE OF 78.33 FEET; THENCE S 43°20'22" W, A DISTANCE OF 161.79 FEET; THENCE S 1°39'38" E, A DISTANCE OF 337.98 FEET; THENCE N 88°04'51" E, A DISTANCE OF 360.74 FEET, TO

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THE SOUTHEAST CORNER OF SAID PHASE 1, SMOKE TREE HILLS SUBDIVISION; THENCE S 2°05'27" E, LEAVING SAID BOUNDARY, A DISTANCE OF 1078.76 FEET, TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE W1/2 OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE N 85°35'01" E, ALONG THE NORTH LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 28, A DISTANCE OF 207.55 FEET; THENCE S 9°07'19" E, LEAVING SAID NORTH LINE, A DISTANCE OF 476.47 FEET, TO A POINT ON THE SOUTH LINE OF SAID NE1/4 OF THE NW1/4; THENCE S 85°27'39" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1161.95 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 53.32 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING 5 DESCRIBED TRACTS;

DESCRIPTION EXCEPTION 1:

A TRACT OF LAND BEING SITUATED IN PART OF THE SE1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WAGON TIRE IRON MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE S 1°55'05" E, ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 21, A DISTANCE OF 170.44 FEET, TO THE NEW POINT OF BEGINNING; THENCE N 53°12'15" E, A DISTANCE OF 92.22 FEET; THENCE S 36°47'45" E, A DISTANCE OF 230.00 FEET; THENCE S 62°52'58" W, A DISTANCE OF 228.97 FEET, TO A POINT ON THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE N 1°55'05" W, ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4, A DISTANCE OF 233.44 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 34,787.18 SQ. FT. (0.80 ACRE) OF LAND, MORE OR LESS.

DESCRIPTION EXCEPTION 2:

A TRACT OF LAND BEING SITUATED IN PART OF THE SE1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WAGON TIRE IRON MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE S 1°55'05" E, ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 21, A DISTANCE OF 671.66 FEET; THENCE N 88°04'55" E, LEAVING SAID WEST LINE, A DISTANCE OF 141.11 FEET, TO THE NEW POINT OF BEGINNING; THENCE N 1°55'05" W, A DISTANCE OF 103.33 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, 52.99 FEET (SAID CURVE HAVING A DELTA OF 60°43'12", HAVING A CHORD BEARING AND DISTANCE OF N 36°41'46" E, 50.54

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FEET AND HAVING A RADIUS OF 50.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, 21.03 FEET (SAID CURVE HAVING A DELTA OF 48°1'23" AND HAVING A RADIUS OF 25.00 FEET); THENCE N 54°31'33" E, A DISTANCE OF 86.62 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, 41.64 FEET (SAID CURVE HAVING A DELTA OF 95°26'19" AND HAVING A RADIUS OF 25.00 FEET), TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE RIGHT, 181.69 FEET (SAID CURVE HAVING A DELTA OF 18°50'25" AND HAVING A RADIUS OF 552.54 FEET); THENCE S 78°01'01" W, A DISTANCE OF 157.76 FEET; THENCE S 88°04'55" W, A DISTANCE OF 53.17 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 31,443.96 SQ. FT. (0.72 ACRE) OF LAND, MORE OR LESS.

DESCRIPTION EXCEPTION 3:

A TRACT OF LAND BEING SITUATED IN PART OF THE SE1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WAGON TIRE IRON MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE S 1°55'05" E, ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 21, A DISTANCE OF 949.58 FEET; THENCE S 88°40'31" E, LEAVING SAID WEST LINE, A DISTANCE OF 105.73 FEET, TO THE NEW POINT OF BEGINNING; THENCE N 25°34'59" E, A DISTANCE OF 100.27 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, 40.20 FEET (SAID CURVE HAVING A DELTA OF 46°03'39", HAVING A CHORD BEARING AND DISTANCE OF N 62°55'21" E, 39.12 FEET AND HAVING A RADIUS OF 50.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, 21.03 FEET (SAID CURVE HAVING A DELTA OF 48°1'23" AND HAVING A RADIUS OF 25.00 FEET); THENCE N 88°04'55" E, A DISTANCE OF 106.33 FEET; THENCE EASTERLY ALONG A CURVE TO THE RIGHT, 26.89 FEET (SAID CURVE HAVING A DELTA OF 3°14'35" AND HAVING A RADIUS OF 475.00 FEET); THENCE S 88°40'31" E, A DISTANCE OF 14.20 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, 39.27 FEET (SAID CURVE HAVING A DELTA OF 90°00'00" AND HAVING A RADIUS OF 25.00 FEET); THENCE S 1°19'29" W, A DISTANCE OF 202.34 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 39.27 FEET (SAID CURVE HAVING A DELTA OF 90°00'00" AND HAVING A RADIUS OF 25.00 FEET); THENCE N 88°40'31" W, A DISTANCE OF 132.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, 21.03 FEET (SAID CURVE HAVING A DELTA OF 48°1'23" AND HAVING A RADIUS OF 25.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT, 58.91 FEET (SAID CURVE HAVING A DELTA OF 67°30'35" AND HAVING A RADIUS OF 50.00 FEET); THENCE

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N 17°59'43" W, A DISTANCE OF 110.19 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 58,075.30 SQ. FT. (1.33 ACRES) OF LAND, MORE OR LESS.

DESCRIPTION EXCEPTION 4:

A TRACT OF LAND SITUATED IN PART OF THE NE1/4 OF THE NW1/4 OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING LIMESTONE MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 28; THENCE N 2°06'59" W, ALONG THE WEST LINE OF SAID NE1/4 OF THE NW1/4, A DISTANCE OF 1092.68 FEET; THENCE S 88°40'31" E, LEAVING SAID WEST LINE, A DISTANCE OF 165.59 FEET, TO THE NEW POINT OF BEGINNING; THENCE N 1°19'29" E, A DISTANCE OF 111.54 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, 16.19 FEET (SAID CURVE HAVING A DELTA OF 18°32'54", HAVING A CHORD BEARING AND DISTANCE OF N 52°24'34" E, 16.12 FEET AND HAVING A RADIUS OF 50.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, 21.03 FEET (SAID CURVE HAVING A DELTA OF 48°11'23" AND HAVING A RADIUS OF 25.00 FEET); THENCE S 88°40'31" E, A DISTANCE OF 115.10 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, 39.27 FEET (SAID CURVE HAVING A DELTA OF 90°00'00" AND HAVING A RADIUS OF 25.00 FEET); THENCE S 1°19'29" W, A DISTANCE OF 205.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 39.27 FEET (SAID CURVE HAVING A DELTA OF 90°00'00" AND HAVING A RADIUS OF 25.00 FEET); THENCE N 88°40'31" W, A DISTANCE OF 96.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, 21.03 FEET (SAID CURVE HAVING A DELTA OF 48°11'23" AND HAVING A RADIUS OF 25.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE LEFT, 18.53 FEET (SAID CURVE HAVING A DELTA OF 21°13'59" AND HAVING A RADIUS OF 50.00 FEET); THENCE N 7°27'07" W, A DISTANCE OF 106.68 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 41,746.34 SQ. FT. (0.96 ACRE) OF LAND, MORE OR LESS.

DESCRIPTION EXCEPTION 5:

A TRACT OF LAND SITUATED IN PART OF THE NE1/4 OF THE NW1/4 OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING LIMESTONE MARKING THE SOUTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 28; THENCE N 2°06'59" W, ALONG THE WEST LINE OF SAID NE1/4 OF THE NW1/4, A DISTANCE OF 365.17 FEET; THENCE

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N 58°34'45" E, LEAVING SAID WEST LINE, A DISTANCE OF 205.63 FEET, TO THE NEW POINT OF BEGINNING; THENCE N 3°34'20" W, A DISTANCE OF 124.36 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, 29.54 FEET (SAID CURVE HAVING A DELTA OF 33°50'49", HAVING A CHORD BEARING AND DISTANCE OF N 39°13'03" E, 29.11 FEET AND HAVING A RADIUS OF 50.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A REVERSE CURVE TO THE RIGHT, 21.03 FEET (SAID CURVE HAVING A DELTA OF 48°11'23" AND HAVING A RADIUS OF 25.00 FEET); THENCE N 70°29'02" E, A DISTANCE OF 131.61 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, 37.15 FEET (SAID CURVE HAVING A DELTA OF 85°08'13" AND HAVING A RADIUS OF 25.00 FEET), TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A REVERSE CURVE TO THE LEFT, 114.80 FEET (SAID CURVE HAVING A DELTA OF 11°38'46" AND HAVING A RADIUS OF 564.79 FEET); THENCE S 36°01'31" E, A DISTANCE OF 19.64 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, 39.27 FEET (SAID CURVE HAVING A DELTA OF 90°00'00" AND HAVING A RADIUS OF 25.00 FEET); THENCE S 53°58'29" W, A DISTANCE OF 117.27 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, 58.36 FEET (SAID CURVE HAVING A DELTA OF 21°34'23" AND HAVING A RADIUS OF 155.00 FEET); THENCE N 57°35'54" W, A DISTANCE OF 129.99 FEET, TO THE NEW POINT OF BEGINNING, SAID TRACT CONTAINING 47,011.72 SQ. FT. (1.08 ACRE) OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

Exhibit "A-3"

Baseline Documentation of Protected Property

The 53.32-acre tract preserves a significant, relatively natural animal and plant habitat with native examples of terrestrial and aquatic communities. Native species of grasses, wildflowers, shrubs, and trees exist naturally and are enhanced with local ecotype supplemental plantings. The tract serves to improve water quality through natural soil infiltration, biological filtration, biological remediation, and hydraulic attenuation. Such best management practice functions result through the preservation of natural resource areas.