Attachment A

When recorded return to: City of Columbia Attn: City Clerk 701 E Broadway Columbia, MO 65201

ASSIGNMENT OF INTERESTS IN GRANTS OF EASEMENTS

THIS ASSIGNMENT OF INTERESTS IN GRANTS OF EASEMENTS (the "Assignment") is entered into as of the date of the last party to execute this agreement (the "Effective Date"), by and between:

- The Conley Road Transportation Development District, is a political subdivision of the state of Missouri, having a legal mailing address of 1103 E. Broadway Columbia, Missouri 65201 ("Assignor" or "Grantor"), which is the grantee under the grants of Easements described herein; and
- (ii) The City of Columbia, is a home rule charter city of the state of Missouri, having a legal mailing address of 701 E. Broadway Columbia, Missouri 65201 ("Assignee" or "Grantee").

RECITALS

A. Assignor was granted the easements and rights for utility, right of way, and construction purposes (the "Easements"). The Easements encumber the real property described in the grants of Easements set forth in Exhibit A attached hereto and incorporated herein by this reference.

B. Asignee is authorized to acquire and hold the Easements under Missouri law.

C. The Assignor desires to assign all of its rights, title, and interests in the Easements and Assignee desires to accept all of such rights, title, and interests.

D. Assignee has executed this Assignment as Grantee of the interests of Assignor under the Easements and, by this Assignment, accepts the assignment of the interests of Assignor in the Easements.

E. Assignor has executed this Assignment as Grantor of the interests of the grantee under the Easements and, by this Assignment, assigns the interests of Assignor in the Easements

to Assignee.

AGREEMENT

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignment. Assignor hereby assigns, transfers, conveys and quitclaims all of its rights, title, interests, and obligations under the terms and provisions of the grants of Easements to Assignee.

2. Acceptance of Assignment. Assignee hereby accepts the assignment of the rights, title, interests, and obligations of Assignor under the grants of Easements.

3. **Binding Effect.** This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

4. **Recording.** This Assignment shall be recorded in the Boone County Recorder of Deeds Office at the expense of the Assignor.

IN WITNESS WHEREOF, the parties have executed this Assignment of Interests in Grants of Easement as of the Effective Date.

[Remainder of Page Intentionally Left Blank - Signature Page Follows]

ASSIGNOR:

Conley Road Transportation Development District, a political subdivision of the state of Missouri

Name: Robert Green

Title: Chairman of the Board of Directors

State of Missouri)) SS. County of Boone)

On this 3 day of 5, 2019, before me personally appeared Robert Green, who, upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is the Chairman of the Board of Directors of the Conley Road Transportation Development District, a Missouri transportation development district, that he has executed this Assignment on behalf of said transportation development district as the free act and deed of said transportation development district, that the foregoing Assignment is binding in all respects upon said transportation development district, and that said transportation development district is duly empowered to enter into this Assignment.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by seal at my office in Boone County, Missouri, the day and year first above written.

My commission expires: 10/37/2000

Nichole Marie Ault Notary Public - Notary Sal STATE OF MISSOURI Commissionel for Boone County My Commission Expires: 10/12/2020 ID # 16936326 ASSIGNEE:

City of Columbia, Missouri

By: Name: John Glascock

Attest:

Sheela Amin, City Clerk

Approved as to form: Mancy Thompson, City Counselor

State of Missouri)) SS. County of Boone)

On this _____ day of _____, 2019, before me personally appeared John Glascock, who, upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is the Interim City Manager of the City of Columbia, Missouri, and that he has executed this document on behalf of the City of Columbia, Missouri as the free act and deed of the City of Columbia, Missouri, and pursuant to the authority vested in him to execute this document by the City of Columbia, Missouri, that the foregoing document is binding in all respects upon the City of Columbia, Missouri, and that he is duly empowered by the City of Columbia, Missouri to execute this document on its behalf.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at my office in Columbia, Missouri, the day and year first above written.

Notary Public

My commission expires:

<u>Exhibit A</u>

Recorded in Boone County, Missouri Date and Time: 05/01/2017 at 03:16:20 PM Instrument #: 2017008388 Book: 4744 Page: 32 Instrument Type: ESMT Recording Fee: \$30.00 S No. of Pages: 3

Dielzel, Recorder of Deed

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the 19th day of April, 2017, by and between H. C. Willbrand, Trustee of the Klifton R. Altis Trust Dated January 27, 2010, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 North Stadium Boulevard, Suite 201, Columbia, Missouri, 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lots "D" and "E" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, and part of Tract # 1 and Tract # 2 of a survey recorded in book 316 page 24, also being part of Parcels No. 9 and No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Starting at the southeast corner of Lot "D" of Eastwood Hills Second Addition, thence, North, along the easterly line thereof, 22.96 feet to the point of beginning.

From the point of beginning, thence, leaving the easterly line of Lot "D" of Eastwood Hills Second Addition, S $67^{\circ}33'50"E$ 5.86 feet; thence S $64^{\circ}13'00"E$ 19.77 feet; thence along a curve to the right, having a radius of 632.00 feet, a distance of 26.49 feet to the southerly line of Tract #1 of a survey recorded in book 316 page 24, also being the northerly line of Tract #2 of a survey recorded in book 316 page 24, (the chord being S $63^{\circ}01'00"E$ 26.49 feet) at a point being N $89^{\circ}52'40"E$ 46.83 from the

northwest corner of said Tract #2; thence continuing along a curve to the right, having a radius of 632.00 feet a distance of 40.12 feet to the easterly line of said Tract #2, the chord being S 59°59'50"E 40.11 feet; thence S 34°37'30"W, along said line, 48.60 feet; thence, leaving said line, N 50°37'20"W 69.79 feet to the westerly line of said Tract #2, also being the easterly line of Lot "E" Eastwood Hills Second Addition, at a point being South 15.67 feet from the northwest corner of Tract #2; thence continuing, N 50°37'20"W 24.64 feet the northerly line of Lot "E" Eastwood Hills Second Addition, also being the southerly line of Lot "D" Eastwood Hills Second Addition, at a point being S 89°52'40"W 19.05 feet from the southeast corner of said Lot "D"; thence continuing N 50°37'2.0"W 34.47 feet; thence N 64°54'20"W 125.44 feet; thence along a curve to the right, having a radius of 20.00 feet, a distance of 28.14 feet, the chord being N 75°28'10"E 25.88 feet; thence S 64°13'00"E 49.62 feet; thence S 67°33'50"E 96.90 feet to the beginning and containing 6639 square feet or 0.15 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, has caused these presents to be signed the day and year first above written.

Klifton R. Altis Trust Dated January 27, 2010

By: A Weekland

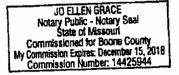
. C. Willbrand, Trustee

State of Missouri)) ss. County of Boone)

On this 19th day of April, 2017, before me, a Notary Public, in and for said county and state, personally appeared H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, known to me to be the person who executed the foregoing document and who upon his oath and upon being duly sworn, verified and acknowledged to me that he executed the same as his free act and deed on behalf of the Klifton R. Altis Trust Dated January 27, 2010, for the purposes therein stated, and that the facts therein stated are true to the best of his knowledge and belief.

DEllen Frace, Notary Public

My commission expires: 12-15-2018





Recorded in Boone County, Missouri Date and Time: 05/01/2017 at 03:16:20 PM Instrument #: 2017008389 Book: 4744 Page: 33

instrument Type: ESMT Recording Fee: \$33.00 S No. of Pages: 4

Nora Dielzel, Recordered Deeds

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the 19th day of April, 2017, by and between **H. C. Willbrand**, **Trustee of the Klifton R. Altis Trust Dated January 27, 2010**, Grantor, and the Conley Road **Transportation Development District**, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 North Stadium Boulevard, Suite 201, Columbia, Missouri, 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot "A" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, also being part of Parcel No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Beginning at the northwest corner of Lot "A" of Eastwood Hills Second Addition, thence along the northerly line thereof, also being the southerly right-of-way line of Interstate 70, along a curve to the left having a radius of 2,971.79 feet, a distance of 75.01 feet, the chord being S 69°34'30"E 75.01 feet; thence, leaving the southerly right-of-way line of Interstate 70 and continuing along the easterly line of Lot "A" of Eastwood Hills Second Addition, S $14^{\circ}19'30''W$ 21.61 feet; thence along a curve to the left, having a radius of 52.25 feet, a distance of 2.12 feet, the chord being S $13^{\circ}09'40''W$ 2.12 feet; thence, leaving said line, N $64^{\circ}13'00''W$ 71.60 feet to the westerly line of said Lot "A"; thence N $0^{\circ}00'20''E$, along said line, 18.04 feet to the beginning and containing 1454 square feet or 0.03 acre.

And

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot "D" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, and part of Tract #1 and Tract #2 of a survey recorded in book 316 page 24, also being part of Parcels No. 9 and No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Beginning at the northwest corner of Tract #1 of a survey recorded in book 316 page 24, also being the northeast corner of Lot "D" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, thence along the northerly line of Tract #1 of a survey recorded in book 316 page 24, also being the southerly right-of-way line of Interstate 70, along a curve to the left having a radius of 5,836.58 feet, a distance of 24.30 feet, the chord being S 74°22'40"E 24.30 feet; thence, leaving said right-of-way, S 60°52'10"E 5.81 feet; thence S 64°13'00"E 19.77 feet; thence along a curve to the right, having a radius of 685.00 feet, a distance of 74.79 feet to the easterly line of said Tract #1, the chord being S 61°05'20"E 74.75 feet; thence S 34°37'30"W, along the easterly line of said Tract #1 and Tract #2, a distance of 53.06 feet; thence, leaving said line, along a curve to the left, having a radius of 632.00 feet, a distance of 40.12 feet to the northerly line of said Tract #2, also being the southerly line of Tract #1, (the chord being N 59°59'50"W 40.11 feet) at a point being N 89°52'40"E 46.83 from the northwest corner of Tract #2; thence continuing along a curve to the left, having a radius of 632.00 feet, a distance of 26.49 feet, the chord being N 63°01'00"W 26.49 feet; thence N 64°13'00"W19.77 feet; thence N 67°33'50"W 5.86 feet to the westerly line of said Tract #1, also being the easterly line of Lot "D" Eastwood Hills Second Addition, at a Point being North 22.96 from the southeast corner thereof; thence continuing N 67°33'50"W 96.90 feet; thence N 64°13'00"W 49.62 feet; thence along a curve to the left, having a radius of 20.00 feet, a distance of 45.71 feet, the chord being S 50°18'20"W 36.39 feet; thence along a curve to the left, having a radius of 85.00 feet, a distance of 18.54 feet to the westerly line of Lot "D" Eastwood Hills Second Addition, the chord being S

21°25'30"E 18.51 feet; thence, along the lines of said Lot "D", N 27°40'20"W 67.61 feet; thence along a curve to the right, having a radius of 22.25 feet, a distance of 16.31 feet, the chord being N 6°40'30"W 15.95 feet; thence N 14°19'30"E 18.94 feet; thence along a curve to the left, having a radius of 2971.79 feet, a distance of 156.98 feet, the chord being S 72°23'40"E 156.96 feet; thence along a curve to the left, having a radius of 5836.58 feet, a distance of 35.82 feet to the beginning the chord being S 74°05'00"E 35.82 feet. This tract contains 14,519 square feet or 0.33 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of excreasing any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, has executed this Grant of Right of Way and Easement for Street and Utility Purposes the day and year first above written.

Klifton R. Altis Trust Dated January 27, 2010

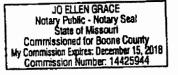
By: A CW ulbrand H. C. Willbrand, Trustee

State of Missouri)) ss. County of Boone)

On this 19th day of April, 2017, before me, a Notary Public, in and for said county and state, personally appeared H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, known to me to be the person who executed the foregoing document and who upon his oath and upon being duly sworn, verified and acknowledged to me that he executed the same as his free act and deed on behalf of the Klifton R. Altis Trust Dated January 27, 2010, for the purposes therein stated, and that the facts therein stated are true to the best of his knowledge and belief.

DEllen Grace, Notary Public

My commission expires: 12-15-2018



Recorded in Boone County, Missouri Date and Time: 05/01/2017 at 03:16:20 PM Instrument #: 2017008390 Book: 4744 Page: 34

Instrument Type: AGR Recording Fee: \$33.00 S No. of Pages; 4 5

Dietzel, Recorder of Deeds

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 19th day of April, 2017, by and between H. C. Willbrand, Trustee of the Klifton R. Altis Trust Dated January 27, 2010 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 North Stadium Boulevard, Suite 201, Columbia, Missouri, 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot "A" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, also being part of Parcel No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Beginning at a point on the westerly line of Lot "A" of Eastwood Hills Second Addition, being S 0°00.20"W 38.37 feet from the northwest corner thereof, thence, leaving said line, S 64°13' 00"E 71.27 feet to the easterly line of said Lot "A", at a point being S 14°19'30"W 21.61 feet and S 2°01'10"W 22.27 feet from the northeast corner thereof; thence continuing S 64°13'00"E 26.50 feet; thence along a curve to the left, having a radius of 115.00 feet, a distance of 63.43 feet to the easterly line of said Lot "A", the chord being S 11°26'10"E 62.63 feet; thence along said line, S 26°44'40"E 11.64 feet; thence along a curve to the right, having a radius of 41.30 feet, a distance of 2.35 feet, the chord being S 25°31'40"E 2.35 feet; thence leaving said line, S 76°10'00"W 10.21 feet; thence N 27°09'40"W 47.33 feet; thence N 88°40'40"W 75.20 feet to the westerly line of said Lot "A"; thence N 0°00'20"E, along said line, 75.02 feet to the beginning and containing 5333 square feet or 0.12 acre.

And

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot "A" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, also being part of Parcel No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Beginning at a point on the westerly line of Lot "A" of Eastwood Hills Second Addition, being S 0°00'20"W 18.04 feet from the northwest corner thereof, thence, leaving said line, S 64°13'00"E 71.60 feet to the easterly line of said Lot "A", at a point being S 14°19'30"W 21.61 feet and S 13°09'40"W 2.12 feet from the northeast corner thereof; thence continuing S 64°13'00" 14.33 feet; thence along a curve to the right, having a radius of 20.00 feet, a distance of 24.83 feet, the chord being S 28°39'20"E 23.26 feet; thence along a curve to the left, having a radius of 115.00 feet, a distance of 5.10 feet, the chord being S 5°38'00"W 5.09 feet; thence N 64°13'00"W 26.50 feet to the easterly line of said Lot "A", at a point being S 14°19'30"W 21.61 feet and S 2°01'10"W 22.27 feet from the northeast corner thereof; thence continuing N 64°13'00"W 71.27 feet to the westerly line of said Lot "A"; thence N 0°00'20"E, along said line, 20.33 feet to the beginning and containing 1774 square feet or 0.04 acre.

And

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lots "D" and "E" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, and part of Tract #1 and Tract #2 of a survey recorded in book 316 page 24, also being part of Parcels No. 9 and No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Starting at the southeast corner of Lot "D" of Eastwood Hills Second Addition, thence, North, along the easterly line thereof, 22.96 feet to the point of beginning.

From the point of beginning, thence, leaving the easterly line of Lot "D" of Eastwood Hills Second Addition, S 67°33'50"E 5.86 feet; thence S 64°13'00"E 19.77 feet; thence along a curve to the right, having a radius of 632.00 feet, a distance of 26.49 feet to the southerly line of Tract #1 of a survey recorded in book 316 page 24, also being the northerly line of Tract #2 of a survey recorded in book 316 page 24, (the chord being S 63°01'00"E 26.49 feet) at a point being N 89°52'40"E 46.83 from the northwest corner of said Tract #2; thence continuing along a curve to the right, having a radius of 632.00 feet, a distance of 40.12 feet to the easterly line of said Tract #2, the chord being S 59°59'50"E 40.11 feet; thence S 34°37'30"W, along said line, 48.60 feet; thence, leaving said line, N 50°37'20"W 19.91 feet; thence N 61°31'00"W 43.86 feet to the westerly line of said Tract #2, also being the easterly line of Lot "E" Eastwood Hills Second Addition, at a point being South 26.40 feet from the northwest corner of Tract #2; thence continuing, N 61°31'00"W55.13 feet the northerly line of Lot "E" Eastwood Hills Second Addition, also being the southerly line of Lot "D" Eastwood Hills Second Addition, at a point being S 89°52'40"W 48.46 feet from the southeast corner of said Lot ' D"; thence continuing N 61°31'00"W 90.98 feet; thence S 10°08'00"E 44.23 feet to the southerly line of Lot "D" Eastwood Hills Second Addition, also being northerly line of Lot "E" Eastwood Hills Second Addition, at a point being N 89°52'40"E 22.14 feet from the southeast corner of Lot "D"; thence continuing S 10°08'00"E 4.84 feet; thence S 79°52'40"W 23.36

continuing S 10°08'00"E 4.84 feet; thence S 79°52'40"W 23.36 feet to the westerly line of Lot "E" Eastwood Hills Second Addition; thence N 0°00'20"E, along said line, 8.82 feet to the northwest corner thereof; thence along the westerly line of Lot "D" Eastwood Hills Second Addition, on a curve to the left,. having a radius of 71.30 feet, a distance of 34.01 feet, the chord being N 14°00'30"W 33.69 feet; thence N 27°40'20"W 9.79 feet; thence, leaving the westerly line of said Lot "D", along a curve to the right, having a radius of 85.00 feet, a distance of 18.54 feet, the chord being N 21°25'30"W 18.51 feet; thence along a curve to the right, having a radius of 20.00 feet, a distance of 45.71 feet, the chord being N 50°18'20"E 36.39 feet; thence S 64°13'00"E 49.62 feet; thence S 67°33'50"E 96.90 feet to the beginning and containing 4638 square feet or 0.11 acre, exclusive of the permanent easement.

(4,638 Sq. Feet TCE + 6,639 Sq. Feet PUE = 11,277 Sq. Feet).

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted. IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Klifton R. Altis Trust Dated January 27, 2010 ("GRANTOR")

By: A. Celebrand

State of Missouri)

)

SS.

County of Boone

On this 19th day of April, 2017, before me, a Notary Public, in and for said county and state, personally appeared H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, known to me to be the person who executed the foregoing document and who upon his oath and upon being duly sworn, verified and acknowledged to me that he executed the same as his free act and deed on behalf of the Klifton R. Altis Trust Dated January 27, 2010, for the purposes therein stated, and that the facts therein stated are true to the best of his knowledge and belief.

DEllen Frace, Notary Public

My commission expires: 12-15-2018

JO ÉLLEN GRACE Notary Public - Notary Seal State of Missouri Commissione for Boone County Ny Commission Expires: Detember 15, 2018 Commission Number: 14425944

GRANT OF EASEMENT FOR UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made and entered into this <u>If</u>^A day of <u>Iver</u>, 2013 by and between the **David E. and Catherine D. Matney, husband and wife, ("Grantor"),** whose mailing address is 1107 South Eastwood Circle, Columbia, MO 65201, for and in consideration of the sum of One Dollars (\$ 1.00) and for other good and valuable consideration delivered and to us in hand paid by the City of Columbia, Missouri, a municipal corporation whose address is P.O. Box 6015, Columbia, MO 65205, the receipt of which is hereby acknowledged, do hereby grant unto said City of Columbia, its successors and assigns, officers, agents, lessees, contractors, and any other political subdivisions or public utilities (collectively **"Grantee"**) an easement for the right, privilege, and authority to construct, reconstruct, use, inspect, operate, replace, repair, and maintain overhead electric transmission lines, and all necessary appurtenances to make these utilities complete and usable over, under, across, and upon the following described real estate commonly known as 1107 South Eastwood Circle, Columbia, Missouri, owned by us, situated within the County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 23 of Eastwood Hills Subdivision, recorded in Plat Book 4, Page 28, described as follows:

Beginning at the northwest corner of Lot 23 Eastwood Hills Subdivision, thence along the lines of said lot, S 63°22'40"E 112.30 feet; thence S 0°00'00"W 9.09 feet; thence, leaving the lines of said lot, N 64°37'10"W 111.12 feet to the westerly line of said lot; thence N 0°00'00"E, along said line, 11.78 feet to the beginning and containing 1047 square feet or 0.02 acre.

Reference: Warranty Deed recorded in Book 1557, Page 512 of the Boone County Records.

This grant includes the right of the Grantee to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted, and includes, also, the right to install underground in conduits the wires and cables of any other utility, and the right to trim, cut, clear, or remove, at any time from said easement or the premises of the Grantor adjoining the same on either side, trees, brush, and any and all obstructions of whatsoever kind or character which, in the judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities, and includes also the right of ingress and egress to and from the herein described easement across the adjoining land of the Grantor. The Grantors agree that they will not erect or permit any building or structure on the herein described easement or permit any hazard, condition or obstruction of any kind on said easement, which in the judgment of the

Grantee, shall interfere with the rights granted to Grantee hereunder including the construction, reconstruction, use, inspection, placement, replacement, repair, operation, and maintenance of the Grantee's facilities.

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, they are the owner of the above described land and have the right and authority to make and execute this grant of easement for utility purposes and will forever warrant and defend title to the above-described land and the quiet possession thereof against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal this <u>19</u> day of <u>2005</u>, 2013.

David E. Matney Catherine D. Matney

STATE OF MISSOURI)

) ss.

COUNTY OF BOONE)

On this $\underline{19}$ day of $\underline{3000}$, 2013, before me appeared, David E. Matney, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at my office in Boone County, Missouri, the day and year first above written.

MEGAN GREGORY Notary Public - Notary Seal TATE OF MISSOURI County of Boone My Commission Expires 2/6/2015 Commission # 11141247



STATE OF MISSOURI

) \$5.

COUNTY OF BOONE)

On this 1^{\prime} day of 3^{\prime} , 2013, before me appeared, **Catherine D. Matney**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at my office in Boone County, Missouri, the day and year first above written.

CRYSTAL BRECHLER Notary Public - Notary Seal My Commission expires: 4/29/2019 STATE OF MISSOUR County of Boone My Commission Expires 4/29/2016 Grid 3-4-B My Commission # 12333426

ADDENDUM TO EASEMENT

This Addendum supplements, amends and modifies the Easement by and between David E. and Catherine D. Matney, ("Grantor") and the City of Columbia, Missouri, a municipal corporation ("Grantee") to which it is attached. In the event of a conflict between the terms of this Addendum and the Easement, the terms of this Addendum shall control.

1. Grantor reserves for Grantor and Grantor's heirs, executors, administrators, successors and assigns the right fully to use and to permit others to use and enjoy the surface and subsurface areas of the easement area for any purpose which is not inconsistent with the easements rights granted herein including, without limitation, for parking and vehicular and pedestrian ingress and egress, parking, the right to build or install parking lots, roadways, curbs, fences, landscaping and temporary structures on or about the easement area provided that such use of the easement area shall not materially interfere with the exclusive rights granted herein to Grantee.

2. Grantee covenants that its rights under this easement shall be exercised, so far as is practicable with consideration of the convenience of Grantor and without doing any unreasonable damage to the parking lots, roadways, sidewalks, curbing or other improvements located on, under or upon the easement area. Grantee covenants that it will upon completion of any work hereunder replace and restore the easement area to the same condition as that existing before beginning such work. Grantee shall conduct the construction, installation, maintenance, repair and operation of its electric, telecommunication line or lines, poles, wires and other facilities expediently and in such a manner that will not interfere with, obstruct or impede the ingress or egress of persons or vehicles to and from Grantor's land or otherwise unreasonably interfere with the normal conduct of business on such land.

3. In the event any of the lines, poles, wires or other facilities installed by Grantee hereunder interfere with the operation and development of Grantor on the land. Grantee agrees that it will, upon request of Grantor and at Grantor's expense, at any time and from time-to-time, relocate any lines, poles, wires and other facilities installed pursuant to this easement upon the following conditions: (1) such new location must be of such a nature as to permit the proper operation of Grantee's lines, poles, wires and facilities and the rendering of satisfactory service; (2) Grantee shall first have been given a written easement in form similar to this easement covering the new easement area; (3) after completion of the removal and relocation, Grantor and Grantee shall execute a written agreement

terminating and vacating the easement granted hereunder; and (4) Grantor shall pay to Grantee, in advance, the estimated costs of removing or relocating Grantee's lines, poles, wires and facilities. Such costs shall be paid by Grantor with the understanding that Grantee will proceed promptly to complete such removal and relocation and shall promptly refund to Grantor any difference between the amount paid to Grantee and the actual cost of such work. If the actual, reasonable costs of such removal and relocation exceed the estimated costs, then the difference shall be paid by Grantor.

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 11th day of June, 2013, by and between Anand Hospitality, Inc. a Missouri corporation, and Kokila Bhaktu and Anand Bhaktu (collectively the "GRANTOR") and the City of Columbia, Missouri, a municipal corporation, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility (collectively the "GRANTEE"). GRANTEE'S mailing address is: P.O. Box 6015, Columbia, MO 65205.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lots 18 and 19 of Eastwood Hills Subdivision, recorded in plat book 4 page 28, described as follows:

Beginning at the northwest corner of Lot 19 Eastwood Hills Subdivision, also being the northeast corner of Lot 18 Eastwood Hills Subdivision, thence S 65°04'10"E, along the northerly line of said Lot 19, a distance of 40.80 feet; thence, leaving said line, S 24°55'50"W 10.00 feet; thence N 65°04'10"W 187.01 feet to the westerly or northerly line of Lot 18 Eastwood Hills Subdivision; thence along the lines of said Lot 18, on a non-tangent curve to the right, having a radius of 30.00 feet, a distance of 20.11 feet, the chord being N84°28'50"E 19.73 feet; thence S 65°04'10"E 129.20 feet to the beginning and containing 1807 square feet or 0.04 acre.

And

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 20 of Eastwood Hills Subdivision, recorded in plat book 4 page 28, described as follows:

Starting at the northwest corner of Lot 20 Eastwood Hills Subdivision, thence S 65°04'10"E, along the northerly line thereof, 14.00 feet to the point of beginning.

From the point of beginning, thence continuing S 65°04'10"E along the northerly line of Lot 20 Eastwood Hills Subdivision, 30.00 feet; thence, leaving said line, S 24°55'50"W 10.00 feet; thence N 65°04'10"W 30.00 feet; thence N 24°55'50"E 10.00 feet to the beginning and containing 300 square feet or 0.01 acre.

And

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 21 of Eastwood Hills Subdivision, recorded in plat book 4 page 28, described as follows:

Beginning at the northeast corner of Lot21 Eastwood Hills Subdivision, thence S 0°00WE, along the easterly line thereof, 11.03 feet; thence, leaving said line, N 65°04'10"W 56.65 feet; thence N 24°55'50"E 10.00 feet to the northerly line of Lot 21 Eastwood Hills Subdivision; thence S 65°04'10"E, along said line, 52.00 feet to the beginning and containing 543 square feet or 0.01 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Anand Hospitality, Inc.

A.B.Bhakt-C. By:

A.B.Bhakta

Kokila Bhaktu

Anand Bhaktu

State of Missouri) ss. County of Boone

On this 11th day of June, 2013, before me personally appeared Anand Bhaktu, who, upon his oath and upon being duly sworn, did state, affirm, and acknowledge that he is an authorized agent of Anand Hospitality, Inc. and that he has executed this document on behalf of said entity as the free act and deed of said entity, and pursuant to the authority vested in him to execute this document by said entity, that the foregoing document is binding in all respects upon said entity, and that he is duly empowered by said entity to execute this document on said entity's behalf.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at my office in Columbia, Missouri, the day and year first above written.

CHARLES P. CUNNINGHAM Notary Public-Notary Scal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: April 19, 2016 ID. #12382062

Pr (Jania wan , Notary Public Commissioned in Beene County, MO

My commission expires April 19, 2016

State of Missouri)) ss. County of Boone)

On this 11th day of June, 2013, before me, a Notary Public, in and for said county and state, personally appeared **Kokila Bhaktu**, known to me to be the person who executed the foregoing and who upon her oath and upon being duly sworn, verified and acknowledged to me that she executed the same as her free act and deed for the purposes therein stated, and that the facts therein stated are true to the best of her knowledge and belief.

CHARLES P. CUNNINGHAM Notary Public-Notary Scal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: April 19, 2016 ID. #12382062

Notary Public

Commissioned in <u>Beener</u> County, MO

My commission expires Hpril 19

State of Missouri)) ss. County of Boone)

On this 11th day of June, 2013, before me, a Notary Public, in and for said county and state, personally appeared **Anand Bhaktu**, known to me to be the person who executed the foregoing and who upon his oath and upon being duly sworn, verified and acknowledged to me that he executed the same as his free act and deed for the purposes therein stated, and that the facts therein stated are true to the best of his knowledge and belief.

CHARLES P. CUNNINGHAM Notary Public-Notary Scal STATE OF MISSOURI Commissioned for Boone County My Commission Expires April 19, 2016 1D, #12382062

Commissioned in Boon County, MO

19, 2016 My commission expires

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>T</u>L day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia. County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia. Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence along the southerly line of said Lot 1A, N 76°43'20"E 167.27 feet; thence N 70°56'50"E 80.52 feet; thence, leaving said line, N 19°03'10"W 20.00 feet to the northerly line of a 20 foot utility easement dedicated by the plat of Broadway Marketplace and the point of beginning.

From the point of beginning thence N 18°19'00"E 40.89 feet; thence N 84°48'00"E 42.84 feet to the westerly line of a 20 foot utility easement dedicated by the plat of Broadway Marketplace; thence S 0°31'20"E, along said line, 20.07 feet; thence leaving said line, S 84°48'00"W 28.10 feet; thence S 18°19'00"W 12.51 feet to the northerly line of a 20 foot utility easement dedicated by the plat of Broadway Marketplace; thence S 70°56'50"W, along said line, 25.17 feet to the beginning and containing 1243 square feet or 0.03 acre.

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This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings II, LLC

STATE OF Missburg)SS. COUNTY OF Brone ١.

On this <u>7th</u> day of <u>Scotte mber</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u>R. orro MAIH</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they are act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Sea STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

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AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>T</u> day of <u>Septender</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 17 T48N R12W and in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2 of Broadway Marketplace, recorded in plat book 24 page 48 of the Boone County records, described as follows:

Beginning at the northeast corner of Lot 2 of Broadway Marketplace, thence along the lines of said Lot, S 19°09'14"W 686.61 feet; thence S 30°29'00"W 160.98 feet; thence N 85°10'40"W 111.20 feet; thence, leaving the lines of said Lot, N 9°01'30"E 262.85 feet; thence N 80°58'30"W 25.35 feet; thence N 9°01'30"E 287.49 feet; thence N 12°17'00"W 52.55 feet to the northerly line of said Lot; thence along the lines of said Lot, N 76°32'55" E 206.05 feet; thence S 30°18'45" E 66.67 feet; thence N 35°13'16" E 231.38 feet to the beginning and containing 140,993 square feet or 3.24 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Broadway-Crossing STATE OF Missouri) COUNTY OF BOONE) On this _____ day of ______ for the year 2018, before me, a Notary Public in and for said state, personally appeared, _____ R. On MALY _____, who being by me duly sworn, acknowledged that they are the authorized agent of Broadway

Crossings II, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOLIRI Commissioned for Boone County My Commission Expires: 3/26/2021 ID # 13450605

Barton

Notary Public

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>1</u>¹/_L day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Contey Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2 of Broadway Marketplace, recorded in plat book 24 page 48 of the Boone County records, described as follows:

Starting at the most northerly corner of Lot 2 of Broadway Marketplace, thence S 19°08'20"W, along the easterly line thereof, 491.01 feet to the point of beginning.

From the point of beginning, thence continuing along the easterly line of Lot 2 of Broadway Marketplace, S 19°08'20°W 20.95 feet; thence leaving said line, N 53°30'30°W 46.16 feet; thence S 80°40'10°W 188.38 feet; thence N 67°00'40°W 111.78 feet; thence N 56°58'30°W 75.84 feet to the easterly line of a 10 foot utility easement dedicated by the plat of Broadway Marketplace: thence N 8°57'10°E, along said line, 99.61 feet; thence, leaving said line, N 20°12'20°E 14.50 feet; thence along a curve to the left, having a radius of 51.00 feet, a distance of 10.00 feet, the chord being N 14°35'10°E 9.98 feet: thence N 8°58'00°E 15.27 feet; thence along a curve to the right, having a radius of 49.00 feet, a distance of 13.00 feet, the chord being N 16°34'00°E 12.96 feet; thence along a curve to the right, having a radius of 8000 feet, a distance of 10 foot utility easement dedicated by the plat of Broadway Marketplace (the chord being N 16°34'00°E 12.96 feet; thence along a curve to the right, having a radius of 8000 feet, a distance of 10 foot utility easement dedicated by the plat of Broadway Marketplace (the chord being N 16°34'00°E 12.96 feet; thence along a curve to the right, having a radius of 94.00 feet, a distance of 13.00 feet, the chord being N 16°34'00°E 12.96 feet; thence along a curve to the right, having a radius of 94.00 feet, a distance of 13.80 feet to the easterly or southerly line of a 10 foot utility easement dedicated by the plat of Broadway Marketplace (the chord being N 28°22'10°E 13.79 feet); thence along said line, on a curve to the right, having a radius of 70.00 feet, a distance of 44.47 feet, the chord being N 58°20'10°E 43.72 feet; thence N 76°32'00°E 2.67 feet; thence leaving said line, on a curve to the left,

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having a radius of 84.00 feet, a distance of 55.51 feet, the chord being S 43°05'50"W 54.51 feet; thence along a curve to the left, having a radius of 39.00 feet, a distance of 10.34 feet, the chord being S 16°34'00"W 10.31 feet; thence S 8°58'10"W 15.27 feet; thence along a curve to the right, having a radius of 61.00 feet, a distance of 11.96 feet, the chord being S 14°35'10"W 11.94 feet; thence S 20°12'00"W 23.48 feet; thence S 81°02'50"E 11.94 feet; thence S 8°57'10"W 75.89 feet; thence S 56°58'30"E 61.11 feet; thence S 67"00'40"E 104.23 feet; thence N 80°40'10"E 191.03 feet; thence S 53°30'30"E 48.37 feet to the beginning and containing 10,908 square feet or 0.25 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.



COUNTY OF BOOM

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IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOLIRI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Achi Barton Notary Public

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>Market</u> day of <u>Supermor</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2 of Broadway Marketplace, recorded in plat book 24 page 48 of the Boone County records, described as follows:

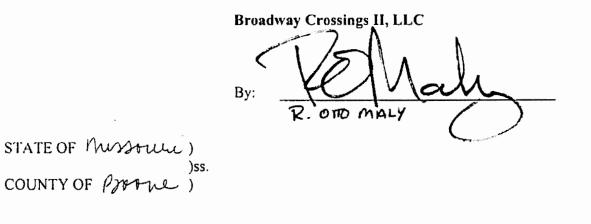
Starting at the most northerly corner of Lot 2 of Broadway Marketplace, thence along the northerly line thereof, S 35°12'20"W 231.38 feet; thence N 30°19'40"W 66.97 feet; thence S 76°32'00"W 328.62 feet; thence along a curve to the left, having a radius of 80.00 feet, a distance of 20.51 feet to the point of beginning (the chord being S 69°11'20"W 20.45 feet).

From the point of beginning, thence leaving the northerly line of Lot 2 of Broadway Marketplace, S 18°17'10"W 53.64 feet; thence S 20°12'10"W 118.08 feet to the westerly line of said Lot 2; thence N 8°57'10"E, along said line, 25.63 feet; thence leaving said line, N 20°12'10"E 65.76 feet; thence along a curve to the left, having a radius of 51.00 feet, a distance of 10.00 feet, the chord being N 14°35'10"E 9.98 feet; thence N 8°58'00"E 15.27 feet; thence along a curve to the right, having a radius of 49.00 feet, a distance of 13.00 feet, the chord being N 16°34'00"E 12.96 feet; thence along a curve to the right, having a radius of 94.00 feet, a distance of 23.68 feet, the chord being N 31°22'50"E 23.62 feet; thence N 23°00'30"E 16.74 feet to the northerly line of said Lot 2; thence along said line, on a curve to the right, having a radius of 80.00 feet, a distance of 4.00 feet to beginning (the chord being N 60°24'50"E 4.00 feet) and containing 908 square feet or 0.02 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.



On this <u>M</u> day of <u>September</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u>**R**</u>. <u>ono may 4</u>, who being by me duly sworn, acknowledged that they are the authorized agent of **Broadway Crossings II**, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Debi Barton

Notary Public

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>the</u> day of <u>September</u>, 2018, by and between **Broadway Crossings II**, LLC a Missouri limited liability company, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence along the southerly line of said Lot 1A, N 76°43'20"E 167.27 feet and N 70°56'50"E 90.41 feet to the point of beginning.

From the point of beginning thence leaving the southerly line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 18°19'00"E 37.67 feet; thence N 84°48'00"E 95.81 feet; thence S 55°11'20"E 21.15 feet to the southerly line of said Lot 1A; thence along said line, S 76°32'00"W 103.62 feet; thence S 70°56'50"W 25.24 to the

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beginning and containing 2561 square feet or 0.06 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said **Broadway Crossings II, LLC** has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings By. otro N STATE OF MUSSON

On this <u>H</u> day of <u>Stender</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u>K</u>. <u>orro</u> <u>MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Debi Barton Notary Public - Notary Seaf STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the ______ day of ______ day of ______, 2018, by and between **Broadway Crossings II**, LLC a Missouri limited liability company, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2 of Broadway Marketplace, recorded in plat book 24 page 48 of the Boone County records, described as follows:

Starting at the most northerly corner of Lot 2 of Broadway Marketplace, thence along the northerly line thereof, S 35°12'20"W 231.38 feet; thence N 30°19'40"W 66.97 feet; thence S 76°32'00"W 328.62 feet; thence along a curve to the left, having a radius of 80.00 feet, a distance of 24.51 feet to the point of beginning (the chord being S 67°45'20"W 24.41 feet).

From the point of beginning, thence leaving the northerly line of Lot 2 of Broadway Marketplace, S 23°00'30"W 16.74 feet; thence along a curve to the left, having a radius of 94.00 feet, a distance of 23.68 feet, the chord being S 31°22'50"W 23.62 feet; thence along a curve to the left, having a radius of 49.00 feet, a distance of 13.00 feet, the chord being S 16°34'00"W 12.96 feet; thence S 8°58'00"W 15.27 feet; thence along a curve to the right, having a radius of 51.00 feet, a distance of 10.00 feet, the chord being S 14°35'10"W 9.98 feet; thence S 20°12'10"W 65.76 feet to

the westerly line of said Lot 2; thence along said line, N 8°57'10"E 79.31 feet; thence along a curve to the right, having a radius of 80.00 feet, a distance of 69.85 feet to the beginning (the chord being N 33°58'00"E 67.65 feet) and containing 1265 square feet or 0.03 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted, also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said **Broadway Crossings II**, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written

Broadway_Crossin By:)ss

STATE OF NUSSO COUNTY OF BATT

	yth		Scoter	her				
On this	1	day of	-		in the	year 2018,	before me, a	Notary Public in
			eared, R		MALY		,	who being by me
duly sworn,	acknowle	dged that th	iey are an aut	horized ag	ent of Broa	adway Cros	sings II, LLC	a Missouri limited
liability com	pany, and	d that said ir	nstrument wa	s signed in	behalf of	said compa	any and furthe	er acknowledged
that they exi	ecuted th	e same as a	a free act and	deed for th	he purpose	es therein s	tated and tha	it they have been
granted the	authority	by said con	npany to exe	cute the sa	me.			-

IN TESTIMONY WHEREOF, I have bereunto set my hand and affixed my official seal the day and year last written above

Buch

Notary Public

Defi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

GRANT OF EASEMENT FOR SIDEWALK PURPOSES

THIS INDENTURE, made on the <u>The</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

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WITNESSETH

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain a pedestrian sidewalk to be complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence along the southerly line of said Lot 1A, N 76°43'20"E 167.27 feet, N 70°56'50"E 115.65 feet, and N 76°32'00"E 90.41 feet to the point of beginning.

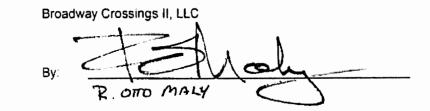
From the point of beginning thence leaving the southerly line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 55°11'20"W 12.20 feet; thence along a non-tangent curve to the left, having a radius of 14.00 feet, a distance of 12.23 feet, the chord being S 80°13'10"E 11.85 feet; thence N 74°45'00"E 66.81 feet; thence along a curve to the right, having a radius of 2040.50 feet, a distance of 63.51 feet, the chord being N 75°38'30"E 63.51 feet; thence N 76°32'00"E 43.23 feet; thence along a curve to the left, having a radius of 14.00 feet, a distance of 13.17 feet, the chord being N 49°35'00"E 12.69 feet; thence N 22°38'10"E 6.85 feet; thence S 67°21'50"E 31.88 feet to the southerly

line of said Lot 1A; thence along said line, S 76°32'00"W 217.38 feet to the beginning and containing 1582 square feet or 0.04 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.



STATE OF NWZZBUW') COUNTY OF BOTHE)

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Defi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

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GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>Hard</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is. 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence along the southerly line of said Lot 1A, N 76°43'20"E 167.27 feet; thence N 70°56'50"E 115.65 feet; thence N 76°32'00"E 94.70 feet; thence, leaving said line, N 13°28'00"W 10.00 feet to the northerly line of a 10 foot wide utility easement dedicated by the plat of Broadway Marketplace and the point of beginning.

From the point of beginning thence N 55°11'20"W 7 76 feet: thence S 84°48'00"W 47.64 feet to the easterly line of a 20 foot utility easement dedicated by the plat of Broadway Marketplace; thence N 0°31'20"W, along said line, 20.07 feet; thence leaving said line, N 84°48'00"E 53.29 feet; thence S 55°11'20"E 19.47 feet; thence N 76°32'00"E 239.29 feet; thence S 20°05'00"E 10.07 feet to the northerly line of a 10 foot utility easement dedicated by the plat of Broadway Marketplace; thence S 76°32'00"W, along said line, 258.33 feet to the beginning and containing 3770

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square feet or 0.09 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings II, LLC By STATE OF MUND)SS. COUNTY OF BOTT in the year 20 18 before me, a Notary Public in On this day of and for said state, personally appeared, R. OTTO MALY , who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal	Jebi Barton			
STATE OF MISSOLIRI Commissioned for Boone County	Notary Public			
My Commission Expires: 3/26/2021				
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AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>Th</u> day of <u>Schember</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on. over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Beginning at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence N 0°32'50"W, along the line of said Lot 1A, 78.98 feet; thence leaving said line, N 71°01'20"E 136.24 feet; thence N 86°06'20"E 142.30 feet; thence N 0°39'10"W 85.00 feet; thence S 89°42'50"E 68.00 feet; thence S 26°20'40"E 64.50 feet; thence S 3°07'50"E 47.00 feet; thence N 75°15'50"E 144.42 feet; thence N 27°37'00"E 13.50 feet; thence N 0°18'20"E 58.00 feet; thence N 89°26'00"E 79.50 feet; thence S 20°05'00"E 65.70 feet to the southerly line of said Lot 1A; thence along said line, S 76°32'00"W 354.19 feet; thence S 70°56'50"W 115.65 feet; thence S 76°43'20"W 167.27 feet to the beginning and containing 42,871 square feet or 0.98 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

	Broadway Crossings II, LLC
	By: Z OTTO MALY
STATE OF Mussouri)	L. OTTO MALT
COUNTY OF Boone)	
On this day of	$\frac{\text{Scplemble}}{\text{for said state, personally appeared,}}$
Notary Public in and	for said state, personally appeared,
2. OFD MALY	, who being by me duly sworn, acknowledged that
they are the authorized agent of B	roadway Crossings II, LLC, a Missouri limited liability
company, and that said instrument wa	as signed in behalf of said company and further acknowledged
that they executed the same as a free a	act and deed for the purposes therein stated and that they have
been granted the authority by said co	mpany to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above. \bigwedge

n Barton

Defi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605 Notary Public

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GRANT OF EASEMENT FOR SIDEWALK PURPOSES

THIS INDENTURE, made on the <u>The</u> day of <u>Supernover</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain a pedestrian sidewalk to be complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Beginning at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence N 0°32'40"W, along the westerly line of said Lot 1A, 1.03 feet; thence leaving said line, N 76°43'30"E 42.31 feet; thence N 74°45'00"E 34.50 feet; thence N 15°15'00"W 8.00 feet; thence N 74°45'00"E 14.00 feet; thence S 15°15'00"E 8.00 feet; thence N 74°45'00"E 155.72 feet to the southerly line of said Lot 1A; thence along said line, S 70°56'50"W 79.77; thence S 76°43'20"W 167.27 feet to the beginning and containing 757 square feet or 0.02 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said

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Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings II, LLC By:

STATE OF MUSSoure) COUNTY OF Boone

On this $\underline{\mathcal{H}}_{day}$ of $\underline{\mathcal{H}}_{day}$ in the year 2018, before me, a Notary Public in and for said state, personally appeared, $\underline{R} \cdot \underline{OITO} \cdot \underline{MALY}$, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Debl Barton Notary Public - Notary Seaf STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID # 13450605

Barto

Notary Public

GRANT OF EASEMENT FOR SIDEWALK PURPOSES

THIS INDENTURE, made on the <u>day of</u> <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain a pedestrian sidewalk to be complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, described as follows:

Beginning at the southeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence S 76°43'20"W, along the southerly line thereof, 558.64 feet; thence, leaving said line, N 73°21'00"E 17.00 feet; thence N 76°43'20"E 541.90 feet to the easterly line of said Lot 1; thence S 0°32'50"E, along said line, 1.03 feet to the beginning and containing 550 square feet or 0.01 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities, also the right of ingress and egress to and from the herein described premises over any of the adjoining fand of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings II, LLC By: OTD

STATE OF Mussouri) SS. COUNTY OF Borone)

On this $\underline{\mathcal{T}\mathcal{H}}_{day}$ of $\underline{\mathcal{S}\mathcal{H}\mathcal{H}\mathcal{H}\mathcal{H}\mathcal{H}\mathcal{H}}_{in the year 2018, before me, a Notary Public in and for said state, personally appeared, <math>\underline{R}$, $\underline{O}\pi \underline{O}$, $\underline{M}\underline{A}\underline{\mathcal{H}}\mathcal{H}$, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debl Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID # 13450605

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Notary Publi

g literess wipwin kroenke broadway crossings - conley road sidd conley road extension and improvements sidewalk easement bway 6 #73 doc

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>Th</u> day of <u>September</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W and the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being Lot 1 of Broadway Marketplace – Plat 2, recorded in book 43 page 13 of the Boone County records and containing 282,183 square feet or 6.48 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

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This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

	Broadway	Grossings	ILLC	N	,
	By:	XQ	NK	Jahr	
	P	C. OTTO	MALY		
STATE OF Missouri))ss. COUNTY OF Borne)				\smile	
)ss.					
COUNTY OF (Store)					
On this $7th_{day of}$	Sept	embe	in ا	the year 20 18	, before me, a
Notary Public in and		said	state,		appeared,
R. OTO MALY		, who be	ing by n	ne duly sworn, a	cknowledged
that they are the authorized agent of	Broadway	Crossings	II, LLC	C, a Missouri lin	nited liability
company, and that said instrument wa	is signed in	behalf of sai	id compa	any and further a	cknowledged
that they executed the same as a free a	act and deed	for the pur	poses the	erein stated and t	hat they have
been granted the authority by said con	mpany to ex	cecute the sa	ame.		

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Jebi Barton

Notary Public

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>7</u>th day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence S 0°33'00"E, along the westerly line of said Lot 1A, a distance of 498.69 feet; thence leaving said line, N 66°27'00"E 286.66 feet to the point of beginning.

From the point of beginning, thence N 66°27'00"E 87.00 feet; thence S 1°13'20"W 4.81 feet; thence S 54°33'10"E 6.85 feet; thence N 89°29'10"E 133.62 feet; thence S 21°35'00"E 218.98 feet; thence N 81°56'10"E 22.61 feet; thence N 24°15'10"E 132.80 feet; thence S 57°31'50"E 178.55 feet; thence S 32°28'10"W 20.00 feet; thence N 57°31'50"W 155.46 feet; thence S 24°15'10"W 108.03 feet; thence S 47°05'30"E 24.70 feet; thence S 0°37'20"E 315.18 feet; thence S 74°31'40"W 33.39 feet; thence N 15°28'20"W 20.00 feet; thence N 74°31'40"E 18.00 feet; thence N 0°37'20"W 291.21 feet; thence N 47°05'30"W 18.53 feet; thence S 81°56'10"W 39.11 feet; thence N 21°35'00"W 221.02 feet; thence S 89°29'10"W 126.38 feet; thence S 0°52'40"E 5.94 feet; thence N 89°59'10"W 79.01 feet to the

g. teresa wipwinktoenke bruadway crossings - conley road tid/conley road extension and impuovements utility casemeet bway if 47) doe

beginning and containing 21,989 square feet or 0.50 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings-II,-LI Bv

STATE OF COUNTY OF BOTTO

On this <u>the day of</u> <u>the day o</u>

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOLIRI Commissioned for Boone County My Commission Expires: 3/26/2021

Notary Public

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>Th</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence S 0°33'00"E, along the westerly line of said Lot 1A, a distance of 498.69 feet to the point of beginning. From the point of beginning, thence leaving the westerly line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 66°27'00"E 391.59 feet; thence N 89°28'10"E 127.72 feet; thence S 0°01'10"W 15.35 feet; thence S 31°38'30"E 93.63 feet; thence N 89°16'50"E 266.42 feet; thence S 0°40'30"E 132.55 feet; thence S 89°16'50"W 174.82 feet; thence S 0°43'10"E 362.68 feet; thence N 79°18'00"W 18.58 feet to a corner of said Lot 1A, also being the northeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13; thence along the lines of said Lot 1A, N 79°16'00"W 623.15 feet; thence N 0°33'30"W 311.98 feet to the beginning and containing 315,811 square feet or 7.25 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Broadway Crossings II, LLC



STATE OF Missouri) COUNTY OF BATNE)

On this $\frac{\eta h}{\mu}$ day of <u>uplersber</u> in the year 20 18, before me, a Notary Public in and for said state, personally appeared, <u>**P.OTTO MALY**</u>, who being by me duly sworn, acknowledged that they are the authorized agent of **Broadway Crossings II**, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Scal STATE OF MISSOURI Commissional for Boone County My Commission Expires: 3/26/2021 ED #13450605

Briton

Notary Public

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>M</u> day of <u>September</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Beginning at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence N $66^{\circ}27'00$ "E, along the northerly line thereof, 391.81 feet; thence leaving said line, S 0°31'40"E 498.78 feet; thence S $66^{\circ}27'00$ "W 391.59 feet to the westerly line of said Lot 1A; thence along said line, N 0°33'00"W 498.69 feet to the beginning and containing 179,810 square feet or 4.13 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Broadway By: STATE OF M COUNTY OF BO in and for said in the year 20 18, before me, a On this Public Notary state, personally appeared. , who being by me duly sworn, acknowledged OND MALY that they are the authorized agent of Broadway Crossings II, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>Th</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Beginning at the southwest corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the lines of said Lot, N 0°33'00"W 458.60 feet; thence N 89°13'10"E 227.24 feet; thence along a curve to the right, having a radius of 20.00 feet, a distance of 18.99 feet, the chord being S 63°34'50"E 18.28 feet; thence along a curve to the left, having a radius of 47.00 feet, a distance of 66.26 feet, the chord being S 76°46'00"E 60.91 feet; thence, leaving the lines of said Lot 2A, S 28°01'30"E 125.81 feet; thence S 0°31'40"E 172.00 feet to the southerly line of said Lot 2A; thence S 66°27'00"W, along said line, 391.81 feet to the beginning and containing 132,043 square feet or 3.03 acres.

and

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat

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No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Beginning at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence N 66°27'00"E, along the northerly line thereof, 391.81 feet; thence leaving said line, S 0°31'40"E 498.78 feet; thence S 66°27'00"W 391.59 feet to the westerly line of said Lot 1A; thence along said line, N 0°33'00"W 498.69 feet to the beginning and containing 179,810 square feet or 4.13 acres.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

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By:		-	1-1	an	5	
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STATE OF Minsouri) COUNTY OF Boone)

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IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Aebi Barton

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GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>The</u> day of <u>September</u>, 2018, by and between Broadway Crossings, LLC, a Missouri limited iiability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest guarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 1A, N 66°27'00'E 447.04 feet to the point of beginning.

From the point of beginning, thence, continuing along the northerly line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 66°27'00'E 20.38 feet; thence leaving said line, S $34^{\circ}35'20^{\circ}E$ 72.72 feet; thence N $88^{\circ}23'30'E$ 114.62 feet; thence S $89^{\circ}48'40'E$ 53.30 feet; thence N $78^{\circ}44'10'E$ 76.82 feet; thence S $11^{\circ}15'50'E$ 20.00 feet; thence S $78^{\circ}44'10'W$ 78.82 feet; thence N $89^{\circ}48'40'W$ 54.99 feet; thence S $88^{\circ}23'30'W$ 119.08 feet; thence S $75^{\circ}05'40'W$ 30.92 feet; thence S $0^{\circ}17'10'E$ 85.69 feet; thence S $1^{\circ}50'30'E$ 101.55 feet; thence S $32^{\circ}14'40'E$ 16.14 feet; thence S $57^{\circ}45'20'W$ 20.00 feet, thence N $32^{\circ}14'40'W$ 21.57 feet; thence N $1^{\circ}50'30'W$ 107.25 feet; thence N $0^{\circ}17'10'W$ 101.41 feet; thence N $75^{\circ}09'10'E$ 33.81 feet; thence N $34^{\circ}35'20'W$ 67.76 feet to the beginning

and containing 11,571 square feet or 0.27 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings, LLC Βv STATE OF MISS FURI)55 COUNTY OF BOWL Scotember in the year 2018, before me, a Notary Public in dav of On this , who being by me and for said state, personally appeared R. 010 MALY duly sworn, acknowledged that they are an authorized agent of Broadway Crossings, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above. Debi Barton Notary Public - Notary Seal STATE OF MISSOURI **Commissioned** for Boone County My Commission Expires: 3/26/2021 ID #13450605

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GRANT OF EASEMENT FOR TRAIL PURPOSES

THIS INDENTURE, made on the ______ day of ______ day of _______, 2018, by and between Broadway Crossings, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain a pedestrian trail to be complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit.

A strip of land, ten (10) feet wide, located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, the centerline described as follows:

Starting at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line thereof, N 66°27'00"E 469.09 feet; thence N 89°28'20"E 1.87 feet to the point of beginning.

From the point of beginning, thence leaving the northerly line of said Lot 1A, S 22°17'10"E 25.17 feet; thence S 55°29'20"E 110.63 feet; thence N 89°12'50"E 125.70 feet; thence N 72°17'40"E 74.66 feet; thence N 89°09'30"E 170.22 feet to the end of the centerline, at a point being S 25°19'20"E 24.07 feet from a corner of said Lot 1A. This strip contains 5,064 square feet or 0.12 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole

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judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings, LLC Bv:

STATE OF WSSONRi COUNTY OF Borne

On this <u>MALY</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u>B. 0 mb MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

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AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>The</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line thereof, S 3°16'10"W 544.87 feet; thence S 4°49'30"W 181.12 feet; thence, leaving said line, N 85°10'30"E 245.92 feet to the point of beginning.

From the point of beginning, thence S $14^{\circ}58'00''E$ 70.57 feet; thence S $1^{\circ}18'20''E$ 224.60 feet; thence S $71^{\circ}37'40''W$ 337.53 feet; thence N $0^{\circ}32'00''W$ 73.53 feet; thence N $71^{\circ}37'40''E$ 263.28 feet; thence N $1^{\circ}18'20''W$ 164.48 feet; thence N $14^{\circ}58'00''W$ 80.91 feet; thence S $89^{\circ}59'10''E$ 72.46 feet to the beginning and containing 39,948 square feet or 0.92 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Broadway Crossings II DLC By:
R OTO MALY
STATE OF MISSOURI))ss. COUNTY OF Borne)
COUNTY OF Borne)
On this 7th day of Scottenber in the year 2018, before me, a
Notary Public in and for said state, personally appeared,
R OTTO MALY, who being by me duly sworn, acknowledged that
hey are the authorized agent of Broadway Crossings II, LLC , a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged
hat they executed the same as a free act and deed for the purposes therein stated and that they have
been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official scal the day and year last written above. Λ

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID # 13450605 Notary Public

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GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>The</u> day of <u>September</u>, 2018, by and between Broadway Crossings, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W and in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 1A, S 89°28'20"W 267.59 feet; thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.27 feet, the chord being N 45°31'40"W 35.36 feet; thence N 0°31'40"W 24.77 feet; thence S 89°28'20"W 213.83 feet to the point of beginning.

From the point of beginning, thence, leaving northerly line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81. S 13°08'50"E 381.77 feet; thence S 17°48'40"E 156.08 feet; thence S 12°44'30"E 147.67 feet; thence S 45°23'20"E 46.99 feet; thence N 26°48'30"E 92.01 feet, thence S 63°11'30"E 20.00 feet; thence S 26°48'30"W 119.44 feet; thence N 45°23'20"W 40.57 feet; thence S 14°58'00"E 122.36 feet; thence S 1°18'20"E 119.46 feet; thence N 83°43'50"E 179.60 feet; thence S 6°16'10"E 20.00 feet; thence S 83°43'50"W 181.62 feet; thence S 0°28'50"W 46.56 feet; thence N 87°11'10"E 216.46 feet;

thence S 2°48'50"E 20.00 feet; thence S 87°11'10"W 217.53 feet, thence S 0°01'10"W 149.17 feet; thence S 0°30'20"E 108.12 feet to the southerly line of said Lot 1A; thence S 76°32'00"W, along said line, 20.52 feet to a point being N 76°43'20"E 167.27 feet, N 70°56'50"E 115.65 feet and N 76°32'00"E 316.81 feet from the southwesterly corner of said Lot 1A; thence N 0°30'20"W 112.81 feet; thence N 0°01'10"E 144.91 feet; thence S 71°37'40"W 276.03 feet; thence N 89°50'00"W 37.44 feet; thence N 0°10'00"E 20.00 feet; thence S 89°50'00"E 34.18 feet; thence N 71°37'40"E 279.47 feet; thence N 0°28'50"E 58.73 feet; thence N 1°18'20"W 127.81 feet; thence N 14°58'00"W 156.94 feet; thence N 12°44'30"W 149.90 feet; thence N 17°47'10"W 156.82 feet; thence N 13°08'50"W 311.95 feet; thence S 85°16'40"W 132.26 feet; thence N 65°14'50"W 73.76 feet; thence N 24°45'10"E 20.00 feet; thence S 65°14'50"E 68.50 feet; thence N 85°16'40"E 124.05 feet; thence N 13°08'50"W 54.08 feet to the northerly line of said Lot 1A; thence N 89°28'20"E, along said line, 20.50 feet to the beginning and containing 47,455 square feet or 1.09 acres.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

	Broadway Crossings, LLC
	R OTTO MALY
COUNTY OF Borne)	
COUNTY OF Borne)	
On this day of and for said state, personally appeared,	$\frac{M}{R}$ in the year 2018, before me, a Notary Public in $\frac{M}{R}$, who being by me

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duly sworn, acknowledged that they are an authorized agent of Broadway Crossings, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

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Notary Public

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GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the ______ day of <u>September</u>, 2018. by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is 211 N Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the southeast corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the southerly line of said Lot 2A, S 89°28'20"W 267.59 feet; thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.27 feet, the chord being N 45°31'40"W 35.36 feet; thence N 0°31'40"W 24.77 feet; thence S 89°28'20"W 213.83 feet to the point of beginning.

From the point of beginning, thence, continuing along the southerly line of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S 89°28'20"W 20.50 feet; thence, leaving said line, N 13°08'50"W 24.19 feet; thence N 76°51'10"E 20.00 feet; thence S 13°08'50"E 28.67 feet to the beginning and containing 529 square feet or 0.01 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate

at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings II, LLC Βv

STATE OF Mussouri) SS COUNTY OF BOOME)

On this <u>H</u> day of <u>September</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared. <u>IC. OTFO MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID # 13450605

Notary Public

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AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>The</u> day of <u>Superner</u>, 2018, by and between **Broadway Crossings**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

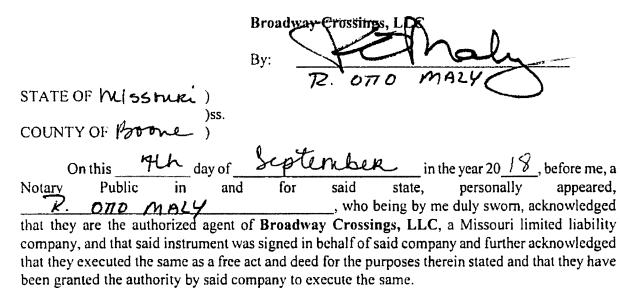
A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence S 35°41'30"W 246.65 feet to the point of beginning. From the point of beginning, thence S $0^{\circ}00'00''E$ 29.63 feet; thence N 90°00'00''W 91.07 feet; thence S 8°28'00''W 316.43 feet; thence N 90°00'00''W 109.46 feet; thence N 8°28'00''E 527.91 feet; thence N 90°00'00''E 109.46 feet; thence S 8°28'00''W 181.52; thence N 90°00'00''E 86.66 feet to the beginning and containing 59,791 square feet or 1.37 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Jebi Barton

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>Th</u> day of <u>September</u>, 2018, by and between **Broadway Crossings II, LLC** a Missouri limited Hability company, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia. County of Boone, State of Missouri, to-wit:

A tract of land located in Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, further described as follows:

Beginning at the northeast corner of Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line thereof, S 4°23'20"W 63.74 feet; thence S 3°16'10"W 23.76 feet, thence, leaving said line, N 53°54'30"W 33.32 feet; thence N 1°09'40"E 69.10 feet to the northerly line of said Lot 2A; thence S 87°25'30"E, along said line, 31.79 feet to the beginning and containing 2319 square feet or 0.05 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of

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Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said **Broadway Crossings II, LLC** has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Cros By: STATE OF MISSouri)ss. COUNTY OF BOOME

On this <u>M</u>day of <u>Superior</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u>D</u><u>OTTO</u> <u>MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Notary Publ

Defi Barton Notary Public - Notary Seaf STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

THIS INDENTURE, made on the <u>Hu</u> day of <u>September</u>, 2018, by and between Conley Road Partners, L.P., a Missouri limited partnership, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia. County of Boone, State of Missouri, to-wit.

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the southeast corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the southerly line of said Lot 3A, N 87°25'30"W 276.74 feet; thence N 2°34'30"E 133.72 feet; thence N 87°25'30"W 364.16 feet to the point of beginning.

From the point of beginning, thence, continuing along the southerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 87°25'30'W 33.84 feet, thence N 2°34'30''E 6.45 feet; thence N 87°25'30''W 8.53 feet; thence leaving said line, N 89°16'00''E 37.92 feet; thence S 25°03'50''E 9.75 feet to the beginning and containing 250 square feet or 0.01 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Conley Road Partners, L.P., has caused these presents to be signed by its authorized member(s) the day and year first above written.

By: R. OTTO MALY
STATE OF Missing) SS. COUNTY OF BITTLE)
COUNTY OF Brone)
On this <u>144</u> day of <u>Suptember</u> in the year 20 <u>18</u> , before me, a Notary Public in and for said state, personally appeared, <u>R.OTO</u> <u>MALY</u> , who being by me duly sworn, acknowledged that they are an authorized agent of Conley Road Partners, L.P., a Missouri limited partnership, and that said instrument was signed in behalf of said company and further acknowledged that

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

they executed the same as a free act and deed for the purposes therein stated and that they have been

Debl Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boome County My Commission Expires: 3/26/2021 ID #13450605

Barton

g. teresa wipwin/kroenke broadway crossings - conley road tdd/conley road extension and improvements utility eatement crp #53b doc

granted the authority by said limited liability company to execute the same.

THIS INDENTURE, made on the <u>H</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct. operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northwest corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 2A, S 87°25'30"E 124.07 feet to the point of beginning.

From the point of beginning, thence, continuing along the northerly line of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81. S 87°25'30"E 70.38 feet; thence, leaving said line, S 0°44'00"E 7.85 feet; thence S 89°16'00"W 50.30 feet; thence S 0°31'20"E 567.52 feet to the southerly line of said Lot 2A; thence S 66°27'00"W, along said line, 75.61 feet to a point being N 66°27'00"E 391.81 feet from the southwest corner of said Lot 2A; thence leaving said line, N 0°31'40"W 15.99 feet; thence N 58°39'20"E 57.75 feet; thence N 0°31'20"W 563 36 feet to the beginning and containing 13,133 square feet or 0.30 acre.

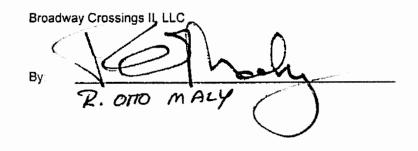
This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate

g. teresa' wipwin-kroenke broadway crossings - conley road addecorley road extension and improvements' utility easement bway & #Sta doc

at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.



STATE OF Missouri) COUNTY OF Borne)

On this <u>May of</u> <u>Supervise</u> in the year 20 <u>18</u>, before me, a Notary Public in and for said state, personally appeared, <u>R. OND MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seaf STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

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THIS INDENTURE, made on the <u>Th</u> day of <u>Superber</u>, 2018, by and between Conley Road Partners, L.P., a Missouri limited partnership, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

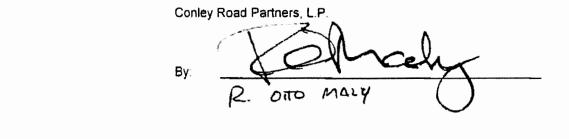
A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the southwest corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the southerly line of said Lot 3A. S 87°25'30"E 124.07 feet to the point of beginning

From the point of beginning, thence leaving the southerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 0°31'20"W 8.09 feet, thence N 89°16'00"E 70.23 feet; thence S 0°44'00"E 12.15 feet to the southerly line of said Lot 3A; thence N 87°25'30"W, along said line, 70.38 feet to the beginning and containing 711 square feet or 0.02 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted. The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Conley Road Partners, L.P., has caused these presents to be signed by its authorized member(s) the day and year first above written.



STATE OF Missouri) SS COUNTY OF BOONE)

On this <u>M</u> day of <u>Suptember</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared. <u>R</u> <u>Orto MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Conley Road Partners, L.P. a Missouri limited partnership, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

THIS INDENTURE, made on the <u>Th</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain a pedestrian trail to be complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A strip of land, ten (10) feet wide, located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, the centerline described as follows:

Starting at the northwest corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence S 87°25'30"E, along the northerly line thereof, 128.07 feet; thence leaving the northerly line of said Lot 2A, S 0°31'30"E 529.89 feet to the point of beginning.

From the point of beginning, thence N 22°17'10"W 205.20 feet; thence N 45°46'50"W 32.83 feet to the end of the centerline, at a point on the westerly line of said Lot 2A, being S 23°16'20"E 86.85 feet from a corner of said Lot 2A. This strip contains 2,380 square feet or 0.05 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

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The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings II, LLC	
By. R. OTTO MALL	

STATE OF WISSOURA) SS COUNTY OF BOONE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

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Notary Public

g - teresa wipwin kroenke broadway erossings - confey road radicontey road extension and improvements trait easement bway ii #52 doo

THIS INDENTURE, made on the <u>1</u>th day of <u>Schember</u>, 2018, by and between Conley Road Partners, L.P., a Missouri limited partnership, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia. Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence N 87°25'30"W, along the northerly line of said lot, 275.25 feet to the point of beginning.

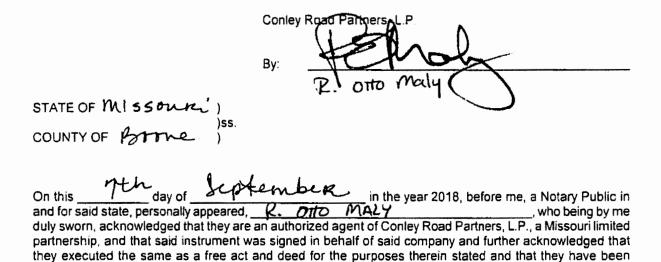
From the point of beginning, thence leaving the northerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S 20°51'30"W 71.45 feet; thence N 87°25'40"W 124.67 feet; thence S 63°59'30"W 74.96 feet; thence N 87°26'40"W 298.35 feet; thence S 40°49'10"W 21.67 feet; thence S 89°30'00"E 259.28 feet, thence S 87°53'00"E 266.83 feet; thence S 42°08'30"E 142.03 feet; thence N 3°58'40"E 19.82 feet; thence S 86°01'20"E 20.00 feet; thence S 3°58'40"W 41.51 feet; thence S 72°31'30"W 20.07 feet; thence N 42°08'30"W 131.52 feet; thence S 1°59'30"E 141.92 feet; thence S 13°57'10"W 175.36 feet; thence S 5°08'50"W 296.74 feet; thence N 84°51'10"W 20.00 feet; thence N 5°08'50"E 298.28 feet; thence N 13°57'10"E 174.10; thence N 1°59'30"W 157.18 feet; thence N 87°53'00"W 253.02 feet; thence S 88°32'30"E 60.30 feet; thence S 1°27'30"W 20.00 feet; thence N 88°32'30"W 31.54 feet;

thence S 3°01'40"W 358.49 feet, thence N 87°26'50"W 96.72 feet to the westerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81; thence N 0°49'20"E, along said line, 20.01 feet to a point being S 0°49'20"W 623.93 feet from the northwest corner of said lot; thence, leaving said line, S 87°26'50"E 77.49 feet; thence N 3°01'40"E 352.70 feet; thence N 40°49'10"E 238.23 feet; thence S 87°26'40"E 302.96 feet; thence N 63°59'30"E 74.96 feet; thence S 87°25'40"E 115.31 feet; thence N 20°51'30"E 50.39 feet; thence S 87°25'30"E 21.06 feet to the beginning and containing 55,997 square feet or 1.29 acres.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Conley Road Partners, L.P., has caused these presents to be signed by its authorized member(s) the day and year first above written.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Defi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

g. teresa wipwin-kroenke broadway crossings - conley road tiddeonley road extension and improvements/utility easement crp #48 dae

granted the authority by said limited liability company to execute the same.

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>Th</u> day of <u>September</u>, 2018, by and between **Conley Road Partners, L.P.**, a Missouri limited partnership whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

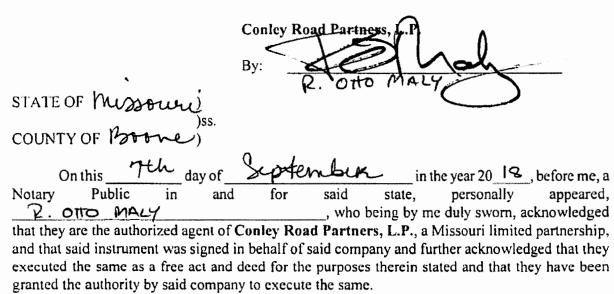
A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Beginning at the northeast corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence S $9^{\circ}19'30''E$, along the easterly line of said lot. 30.36 feet; thence leaving said line, S $2^{\circ}05'10''W$ 31.48 feet; thence S $15^{\circ}30'40''E$ 54.50 feet; thence N 87°23'00"W 150.81 feet; thence S 2°28'20"W 226.27 feet; thence S 19°14'00"E 228.79 feet; thence S 89°59'10"E 68.31 feet; thence S 1°19'10"W 168.72 feet; thence N 89°59'10"W 137.13 feet; thence N 26°55'10"W 69.24 feet; thence S 89°59'10"E 14.26 feet; thence N 19°14'00"W 347.10 feet; thence N 2°28'20"E 253.35 feet; thence N 87°40'30"W 150.16 feet; thence S 2°29'10"W 55.48 feet; thence N 87°30'50"W 391.76 feet; thence S 40°09'40"W 202.01 feet; thence N 51°13'10"W 79.97 feet; thence N 40°09'40"E 249.03 feet; thence N 56°50'10"E 101.11 to the westerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81; thence S 87°25'30"E, along said line, 751.87 feet to the beginning and containing 203,661 square feet or 4.68 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the

G -TERESA WIPWINK toonke Broadway Crossings - Conley Road TDD Conley Road Extension and Improvements Temporary Construction Easement - CRP 447 doc

day and year last written above.

i Barton

Notary Public

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>1</u>th day of <u>September</u>. 2018, by and between **Conley Road Partners, L.P.**, a Missouri limited partnership, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right. privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in Lot 3A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, further described as follows:

Starting at the northeast corner of Lot 3A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence S 9°19'30"E, along the easterly line thereof, 30.36 feet to the point of beginning.

From the point of beginning, thence, continuing along the easterly line of said Lot 3A, S $9^{\circ}19'30''E$ 88.29 feet; thence, leaving said line, N $15^{\circ}30'40''W$ 57.77 feet; thence N $2^{\circ}03'20''E$ 27.94 feet; thence along a curve to the right, having a radius of 340.50 feet, a distance of 3.53 feet to the beginning, the chord being N $2^{\circ}21'10''E$ 3.53 feet. This tract contains 275 square feet or 0.01 acre

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement . right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the

sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said **Conley Road Partners**, **L.P.** has caused these presents to be signed by its authorized member(s) the day and year first above written.

Conley Road Partner By: STATE OF M COUNTY OF BAAND)55. Septembe

On this ______ day of _______ day of ________ in the year 20_______, before me, a Notary Public in and for said state, personally appeared, ________, <u>OTTO MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of <u>Conley Road Partners</u>, L.P., a Missouri limited partnership, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Defi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605 Notary Public

THIS INDENTURE, made on the <u>1</u>¹/₂ day of <u>September</u>, 2018, by and between TKG Conley Road Investments, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being east of, and adjacent to, a tract of land described by a survey recorded in book 3249 page 23 of the Boone County records, described as follows:

Beginning at the southeast corner of the tract described by a survey recorded in book 3249 page 23, thence, along the easterly line thereof, N 4°27'40"W 152.53 feet; thence N 7°36'00"E 155.26 feet; thence N 8°55'50"E 14.33 feet; thence, leaving said line, S 59°59'10"E 1.30 feet; thence S 20°31'30"E 69.96 feet; thence S 2°49'50"W 119.44 feet; thence along a curve to the right, having a radius of 36.00 feet, a distance of 17.56 feet, the chord being S 16°48'20"W 17.39 feet; thence along a curve to the left, having a radius of 64.00 feet, a distance of 27.80 feet, the chord being S 18°20'20"W 27.58 feet; thence S 5°53'40"W 92.64 feet; thence N 87°25'30"W 7.44 feet to the beginning and containing 8748 feet or 0.20 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of

g teresa wapwin kroenke broadway crossings - conley road tiddiconley road extension and improvements'utility zasement the #45 due

the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

TKG Conley Road Investments, LLC By: ゎゕゎ STATE OF Missouri)ss COUNTY OF 13 - in the year 2018, before me, a Notary Public in day of On this and for said state, personally appeared, MALY OTTO MALY , who being by me

and for said state, personally appeared, <u>PTO MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of TKG Conley Road Investments, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

g steress worwin-kroenke broadway crossings - contey road iddicontey road extension and improvements utility easement if g #45 doc

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the ______ day of _______ day of _______, 2018, by and between **TKG Conley Road Investments**, LLC, a Missouri limited liability company, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of a tract of land described by a survey recorded in book 3249 page 23 of the Boone County records, described as follows:

Starting at the northeast corner of the tract described by a survey recorded in book 3249 page 23, thence along the easterly lines of said tract, S 18°33'10"E 21.30 feet; thence S 16°49'20"E 140.44; thence S 4°00'00"E 145.86 feet to the point of beginning.

From the point of beginning, continuing along the easterly line of said tract described by a survey recorded in book 3249 page 23, S 4°0'00"E 41.68 feet, thence S 8°55'50"W 109.33 feet; thence, leaving said line, N 59°59'10"W 14.95 feet; thence N 2°11'10"E 104.40 feet: thence along a curve to the left, having a radius of 34.00 feet, a distance of 5.80 feet, the chord being N 37°27'50"E 5.80 feet; thence N 32°34'20"E 25.09 feet; thence along a curve to the left, having a radius of 63.00 feet, a distance of 13.47 feet to the beginning, the chord being N 26°26'50"E 13.45 feet. This tract contains 2621 square feet or 0.06 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written.

		TKG Confey Road Investments In C	
STATE OF Missonki COUNTY OF Borne))\$5.)	R- OTTO MALY	

On this <u><u><u></u></u><u>M</u>day of <u><u>Schembern</u></u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u><u><u></u></u><u>KoOMO</u> <u>MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of <u>TKG Conley Road Investments</u>, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.</u></u>

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

NON-ACCESS INTERSECTION CONTROL EASEMENT

THIS INDENTURE, made on the day _______ of <u>Septenber</u>______, 2018, by and between TKG Conley Road Investments, LLC, a Missouri limited liability company, with a mailing address of 211 North Stadium Boulevard, Suite 201, Columbia, MO 65203, (the "Grantor") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the City of Columbia, Missouri, Grantee, its successors and assigns, the non-access easement hereinafter described.

Grantor covenants on behalf of itself, its successors and assigns to refrain from establishing direct vehicular access across the north and south sides of the following described real estate, owned by Grantor and situated in the County of Boone, State of Missouri:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County. Missouri, being part of a tract of land described by a survey recorded in book 3249 page 23 of the Boone County records, described as follows:

Starting at the northeast corner of the tract described by a survey recorded in book 3249 page 23, thence along the easterly lines of said tract, S 18°33'10"E 21.30 feet; thence S 16°49'20"E 140.44; thence S 4°00'00"E 187.54 feet thence S 8°55'50"W 109.33 feet; thence, leaving said line, N 59°59'10"W 14.95 feet; thence N 2°11'10"E 10.17 feet to the point of beginning.

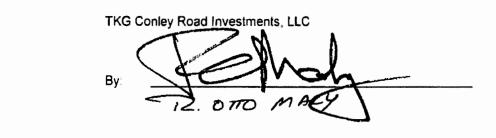
From the point of beginning, thence N 87°25'30"W 161.71 feet; thence N 2°34'30"E 75.17 feet; thence S 87°25'30"E 161.20 feet; thence S 2°11'10"W 75.17 to the beginning and containing 12,136 square feet or 0.28 acre.

This grant shall be binding upon the successors and assigns of Grantor and shall constitute a servitude upon

the above-described land.

Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this easement.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC has caused these presents to be signed by its authorized partner the day and year first written above.



STATE OF MI SGOURL COUNTY OF Boone On this Hh day of 18 . before me, a Notary in the vear 20 Public in and for said state, personally appeared, . who being by me duly sworn, acknowledged that they are the authorized agent of TKG Conley Road Investments, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debl Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

THIS INDENTURE, made on the ______ day of ______ September______, 20___, by and between TKG Conley Road Investments, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit.

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of the tract described by a survey recorded in book 3249 page 23, described as follows:

Starting at the southeast corner of the tract described by a survey recorded in book 3249 page 23, thence N 87°25'30"W, along the southerly line thereof, 275.27 feet to the point of beginning.

From the point of beginning, thence continuing along the southerly line of the tract described by a survey recorded in book 3249 page 23, N 87°25'30"W 21.06 feet; thence leaving said line, N 20°51'20"E 83.65 feet; thence N 2°13'50"W 639.01 feet; thence N 73°49'30"E 152.93 feet to the northerly line of the tract described by a survey recorded in book 3249 page 23; thence S 87°25'00"E, along said line, 12.78 feet to a point being N 87°25'00"W 49.17 feet from the northeasterly corner thereof; thence leaving said line, S 16°10'30"E 15.89 feet; thence S 73°49'30"W 150.60 feet; thence S 2°13'50"W 43.09 feet; thence S 87°46'10"E 53.80 feet; thence S 2°13'50"W 172.57 feet; thence N 87°46'10"W 53.80 feet; thence S 2°13'50"W 172.57 feet; thence N 74°48'00"E 19.01 feet; thence S 87°25'30"E 34.56 feet; thence S 2°34'30"W 20.00 feet; thence N 87°25'30"W 31.44 feet; thence S 74°48'00"W 22.17 feet; thence S 2°13'50"W 106.11 feet; thence S 76°41'40"E 20.10 feet; thence S 88°35'00"E 39.69 feet; thence S 1°25'00"W 20.00 feet;

thence N 88°35'00"W 41.78 feet; thence N 76°41'40"W 18.27 feet; thence S 2°13'50"W 172.21 feet; thence S 87°25'30"E 50.79 feet; thence S 2°34'30"W 20.00 feet; thence N 87°25'20"W 50.67 feet; thence S 2°13'50"W 52.55 feet; thence S 20°51'20"W 80.33 feet to the beginning and containing 21,801 square feet or 0.50 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

TKG Conley Road Inv nents, LLC By: 0110 STATE OF Missoure COUNTY OF 1304 in the year 2018, before me, a Notary Public in On this day of OTTO MALY and for said state, personally appeared, , who being by me duly sworn, acknowledged that they are an authorized agent of TKG Conley Road Investments, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

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AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>Th</u> day of <u>September</u>, 2018, by and between **TKG Conley Road Investments, LLC**, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR. in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of the tract described by a survey recorded in book 3249 page 23, described as follows:

Beginning at the southeast corner of the tract described by a survey recorded in book 3249 page 23, thence N 87°25'30"W, along the southerly line thereof, 955.43 feet; thence leaving said line, N 2°41'20"E 767.70 feet to the northerly line of the tract described by a survey recorded in book 3249 page 23; thence along said line, S 87°25'00"E 886.69 feet to the westerly line of the Conley Road right-of-way, described by quit claim deed recorded in book 1231 page 955; thence along said right-of-way, S 18°33'10"E 21.30 feet; thence S 16°49'20"E 140.44 feet; thence along a curve to the right, having a radius of 1075.92 feet, a distance of 187.78 feet, the chord being S 4°00'00"E 187.54 feet; thence S 8°55'50"W 123.66 feet; thence S 7°36'00"W 155.26 feet; thence S 4°27'40"E 152.53 to the beginning and containing 723,855 square feet or 16.62 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

	TKG Contey Road Insestments, LAC
	By:
STATE OF Wissouri)	P. OTTO MALY
STATE OF Wissouri) COUNTY OF BOONL)	
On this 7th day of	Suptember_ in the year 2012, before me, a
Notary Public in and	for said state, personally appeared,
L. OTTO MALY	, who being by me duly sworn, acknowledged
that they are the authorized agent of	TKG Conley Road Investments, LLC, a Missouri limited
÷ • • •	strument was signed in behalf of said company and further same as a free act and deed for the purposes therein stated and
That they are the authorized agent of liability company, and that said inst	, who being by me duly sworn, acknowledge TKG Conley Road Investments, LLC, a Missouri limited

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

that they have been granted the authority by said company to execute the same.

THIS INDENTURE, made on the <u>Th</u> day of <u>September</u>, 2018, by and between **TKG Conley Road Investments**, LLC, a Missouri limited liability company, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns. (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being east of, and adjacent to, Lot 1 Konstantin Subdivision, further described as follows:

Beginning at the southeast corner of Lot 1 Konstantin Subdivision, thence N 17°41'55"W, along the easterly line thereof, 39.39 feet; thence, leaving said line. S 21°51'40"E 39.36 feet; thence S 69°48'00"W 2.86 feet to the beginning and containing 56 square feet.

and

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being east of, and adjacent to, Lot 3 Konstantin Subdivision, further described as follows:

Beginning at the northeast corner of Lot 3 Konstantin Subdivision, thence N 69°48'00"E 15.43 feet; thence along a curve to the right, having a radius of 1711.00 feet, a distance of 256.62 feet, the chord being S 17°33'10"E 256.38 feet; thence N 86°33'50"W 15.83 feet to the southeast corner of said Lot 3; thence N 17°41' 55"W, along the easterly line of said Lot, 250.00 feet to the beginning and containing 4644 square feet or 0.11 acre. A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being east of, and adjacent to, Lot 2 Konstantin Subdivision, further described as follows:

Beginning at the northeast corner of Lot 2 Konstantin Subdivision, thence N 69°48'00"E 2.86 feet; thence S 21°51'40"E 172.75 feet; thence along a curve to the right, having a radius of 1711.00 feet, a distance of 0.32 feet, the chord being S 21°51'20"E 0.32 feet; thence S 69°48'00"W 15.43 feet to the southeast corner of said Lot 2; thence N 17°41' 55"W, along the easterly line of said Lot, 173.16 feet to the beginning and containing 1582 square feet or 0.04 acre.

and

Two tracts of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being east of, and adjacent to, a tract of land described by a survey recorded in book 3249 page 23 of the Boone County records, described as follows:

Beginning at the northeast corner of the tract described by a survey recorded in book 3249 page 23, thence S 87°25'10"E 15.83 feet; thence along a curve to the right, having a radius of 1711.00 feet, a distance of 154.66 feet to the easterly line of said tract described by a survey recorded in book 3249 page 23, the chord being S 11°31'20"E 154.61 feet; thence along said easterly line, N 16°49'20"W 137.92 feet; thence N 18°33'10"W 21.30 feet to the beginning and containing 1323 square feet or 0.03 acre.

Starting at the northeast corner of the tract described by a survey recorded in book 3249 page 23, thence along the easterly lines of said tract, S 18°33'10"E 21.30 feet; thence S 16°49'20"E 140.44; thence S 4°00'00"E 4.18 feet to the point of beginning.

From the point of beginning, thence, leaving the easterly line of said tract described by a survey recorded in book 3249 page 23, along a curve to the right, having a radius of 1711.00 feet, a distance of 114.95 feet, the chord being S 6°47'10"E 114.93 feet; thence along a curve to the right, having a radius of 63.00 feet, a distance of 27.69 feet to the easterly line of said tract described by a survey recorded in book 3249 page 23, the chord being S 7°43'50"W 27.46 feet; thence along said easterly line, N 4°00'00"W 141.69 feet to the beginning and containing 497 square feet or 0.01 acre.

and

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of the tract described by a survey recorded in book 3249 page 23, described as follows:

Starting at the northeast corner of the tract described by a survey recorded in book 3249 page 23, thence along the easterly line of said tract,

and

S 18°33'10"E 21.30 feet; thence S 16°49'20"E 140.44 feet; thence leaving said line, S 86°27'20"W 23.24 feet to the westerly line of a utility easement recorded in book 915 page 92, the point of beginning.

From the point of beginning, thence S 1°58'00"W, along the westerly line of a utility easement recorded in book 915 page 92, a distance of 101.13 feet; thence, leaving said line, N 0°17'40"W 113.48 feet to the westerly line of the utility easement recorded in book 915 page 92; thence S 18°05'20"E, along said line, 13.06 feet to the beginning and containing 226 square feet or 0.01 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written.

By: R-0170 MAC
STATE OF MISSOURI) COUNTY OF BOONE)
On this <u>Mutual</u> in the year 20 <u>18</u> , before me, a Notary Public in and for said state, personally appeared, <u>R. Onto MALY</u> , who being by me duly sworn, acknowledged that they are an authorized agent of TKG Conley Road Investments, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Debi Barton Notary Public Notary Public - Notary Seal STATE OF MISSOURI

g steresa wipwinikroenke broadway crossings - conley road tid contey road extension and improvements/sight of way essement + tkg #35 and #36 doc

Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this The day of <u>Scolumber</u>, 2018, by and between TKG Conley Road Investments, LLC, a Missouri limited liability company whose address is 2211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A lot located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being Lot 2 of Konstantin Subdivision, recorded in plat book 40 page 8, containing 61,004 square feet or 1.40 acres.

And

A lot located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being Lot 3 of Konstantin Subdivision, recorded in plat book 40 page 8, containing 60,405 square feet or 1.39 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

	TKG Conley-Road trues ments, LLC
	By: Alah
STATE OF MISSERRY))ss. COUNTY OF BOONL)	R. OTTO MALE
COUNTY OF Book)	
On this 7th day of	Septenber in the year 2018, before me, a
rotary rubic in and	ioi suite state, personany appeared
R. OTTO MALY	, who being by me duly sworn, acknowledged
	TKG Conley Road Investments, LLC, a Missouri limited
liability company, and that said inst	strument was signed in behalf of said company and further same as a free act and deed for the purposes therein stated and
that they have been granted the autho	prity by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the

day and year last written above.

Notary Public

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

THIS INDENTURE, made on the ______ day of <u>September</u>, 2018, by and between TKG Conley Road Investments, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lots 1 and 2 of Konstantin Subdivision recorded in plat book 40 page 8, described as follows:

Starting at the northeast corner of Lot 1 Konstantin Subdivision, thence N 87°20'10"W along the northerly line thereof, 17.16 feet to the westerly line of a 16 foot utility easement dedicated by the plat of Konstantin Subdivision, the point of beginning.

From the point of beginning, thence S 18°33'10"E, along the westerly line of said easement, 130.72 feet to the southerly line of Lot 1 Konstantin Subdivision, also being the northerly line of Lot 2 Konstantin Subdivision; thence continuing S 18°33'10"E 49.39 feet; thence, leaving said westerly line of said easement, N 22°56'30"W 49.37 feet to the northerly line of Lot 2 Konstantin Subdivision also being the southerly line of Lot 1 Konstantin Subdivision also being the southerly line of Lot 1 Konstantin Subdivision; thence continuing N 22°56'30"W 136.82 feet to the northerly line of said Lot 1; thence S 87°20'10"E, along said line, 15.29 feet to the beginning and containing 1,284 square feet or 0.03 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said

G |TERESA WIPWIN/Kroenke/Broadway Crossings - Conley Road TDD Conley Road Extension and Improvements/Utility Easement TKG #30 and #31 doe

Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

TKG Conley Road-Investments, LLC ₿γ OTTO

STATE OF Missonry)ss COUNTY OF BOONE

On this <u>T</u> day of <u>Suptember</u> in the year 20 <u>18</u>, before me, a Notary Public in and for said state, personally appeared, <u>R. OTTO</u> <u>MALY</u> who being by me duly sworn, acknowledged that they are an authorized agent of TKG Conley Road Investments, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021. ID #13450605

Notary Public

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>The</u> day of <u>September</u>, 2018, by and between **TKG Conley Road Investments**, LLC, a Missouri limited liability company, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A lot located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 of Konstantin Subdivision, recorded in plat book 40 page 8, described as follows:

Beginning at the northeast corner of Lot 1 Konstantin Subdivision, thence S 17°41'55"E, along the easterly line thereof, 84.29 feet; thence, leaving said line, N 21°53'00"W 80.21 feet; thence N 17°47'45"W 6.57 feet to the northerly line of said lot, thence S 86°29'00"E, along said line, 6.29 feet to the beginning and containing 266 square feet or 0.01 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

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The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written.

TKS Conley Road Bv:

STATE OF MISSOURY) COUNTY OF BOONC)

On this ______ day of _______ September ______ in the year 2018, before me, a Notary Public in and for said state, personally appeared, _______ R. OTO ______ MALY _____, who being by me duly sworn, acknowledged that they are the authorized agent of TKG Conley Road Investments, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

THIS AGREEMENT for temporary construction easement entered into this <u>her</u> day of <u>solumber</u>, 2018, by and between **TKG Conley Road Investments**, LLC, a Missouri limited liability company whose address is 2211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

> A lot located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 of Konstantin Subdivision, recorded in plat book 40 page 8, described as follows:

> Beginning at the southeast corner of Lot 1 Konstantin Subdivision, thence along the lines of said lot, S $69^{\circ}48'00''W$ 358.67 feet; thence N 21°41'40''W 167.35 feet; thence N $66^{\circ}08'00''E$ 235.40 feet; thence S $86^{\circ}29'00''E$ 139.54 feet; thence leaving the lines of said lot, S $17^{\circ}47'45''E$ 6.57 feet; thence S $21^{\circ}53'00''E$ 80.21 feet to the easterly line of said lot; thence S $17^{\circ}41'55''E$, along said line, 39.52 feet to the beginning and containing 60,533 square feet or 1.39 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

	TKG Cooley Road In estments, LLC By:
STATE OF MISSOURI))ss. COUNTY OF BOONE)	R. OTTO MALY
On this <u><u><u></u><u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u>	September in the year 2018, before me, a for said state, personally appeared, , who being by me duly sworn, acknowledged
that they are the authorized agent of liability company, and that said ins acknowledged that they executed the	TKG Conley Road Investments, LLC , a Missouri limited strument was signed in behalf of said company and further same as a free act and deed for the purposes therein stated and ority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above. $A = \frac{1}{2}$

19-Notary Public

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>http://www.crossings, LLC, a Missouri limited liability company. Grantor, and the Conley Road</u> Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northwest corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 1A, N 66°27'00"E 391.81 feet to the point of beginning.

From the point of beginning, thence, continuing along the northerly line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace. Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 66°27'00"E 46.23 feet; thence leaving said line, S 58°39'20"W 39.24 feet; thence S 1°13'00"W 290.58 feet; thence N 0°31'40"W 292.47 feet to the beginning and containing 1417 square feet or 0.03 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side

g teresa wijiwinikroenke broadway crossings - conley road tiddconley road extension and improvements utility casement bway #85 doc

thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crassi By

STATE OF Misstruke)ss COUNTY OF BOOME

On this <u>H</u> day of <u>September</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared, <u>IZ.OND</u> <u>MALY</u>, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings, LLC a Missouri limited hability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

g teresa wipwin kroenke-broadway crossings - conley road (dd conley road extension and improvements stillity easement bway #85 doc

THIS AGREEMENT for temporary construction easement entered into this <u>The</u> day of <u>Super</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northwest corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 2A, S 87°25'30"E 49.88 feet to the point of beginning. From the point of beginning, thence, continuing along the northerly line of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S $87^{\circ}25'30''E$ 40.00 feet; thence, leaving said line, S $1^{\circ}49'00''W$ 615.40 feet to the southerly line of said Lot 2A; thence S $66^{\circ}27'00''W$, along said line, 44.27 feet to a point being N $66^{\circ}27'00''E$ 337.05 feet from the southwest corner of said Lot 2A; thence leaving said line, N $1^{\circ}49'00''E$ 326.41 feet to the westerly line of said Lot 2A; thence along said line, on a curve to the left, having a radius of 47.00 feet, a distance of 39.47 feet, the chord being N $1^{\circ}49'00''E$ 38.32 feet; thence leaving said line, N $1^{\circ}49'00''E$ 270.17 feet to the beginning and containing 24,901 square feet or 0.57 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Broadway Crossings II, LLC

STATE OF Missoury))ss. COUNTY OF BOONL)

On this $\underline{\mathcal{H}}_{A}$ day of $\underline{\mathcal{S}}_{A}$ day of $\underline{\mathcal{S}}_{A}$ in the year 2018, before me, a non-Notary Public in and for said state, personally appeared, appeared, $\underline{\mathcal{R}}_{A}$ $\underline{\mathcal{O}}_{A}$ $\underline{\mathcal{O}}_{A}$ $\underline{\mathcal{O}}_{A}$ $\underline{\mathcal{O}}_{A}$, who being by me duly sworn, acknowledged that they are the authorized agent of Broadway Crossings II, LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debl Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Buto

Notary Public

THIS AGREEMENT for temporary construction easement entered into this <u>The</u> day of <u>September</u>, 2018, by and between **Conley Road Partners, L.P.**, a Missouri limited partnership whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the southwest corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the southerly line of said Lot 3A, S 87°25'30"E 49.88 feet to the point of beginning.

From the point of beginning, thence leaving the southerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 1°49'00"E 619.17 feet; thence S 51°13'10"E 50.06 feet; thence S 1°49'00"W 589.60 feet to the southerly line of said Lot 3A; thence N 87°25'30"W, along said line, 40.00 feet to the beginning and containing 24,175 square feet or 0.55 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Conley Boad-Partners/1.P.
By: Chah
R. OTTO MALY
STATE OF MISSOURI)
COUNTY OF Brone) ss.
On this 7th day of <u>Schember</u> in the year 2018, before me, a Notary Public in and for said state, personally appeared
Notary Public in and for said state, personally appeared, who being by me duly sworn, acknowledged
that they are the authorized agent of Conley Road Partners , L.P., a Missouri limited partnership and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Notary Public Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605 G (TERESA WIPWINKroenke/Broadway Crossings - Conley Runal TDD Conley Road Extension and Improvements Temporary Construction Easement - CRP #86b doc

THIS AGREEMENT for temporary construction easement entered into this $\underline{\square}^{\underline{n}}$ day of <u>Sopkmetr</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line thereof, S 3°16'10"W 544.87 feet; thence S 4°49'30"W 181.12 feet; thence, leaving said line, N 85°10'30"E 245.92 feet to the point of beginning.

From the point of beginning, thence S $14^{\circ}58'00''E$ 70.57 feet; thence S $1^{\circ}18'20''E$ 224.60 feet; thence S $71^{\circ}37'40''W$ 337.53 feet; thence N $0^{\circ}32'00''W$ 73.53 feet; thence N $71^{\circ}37'40''E$ 263.28 feet; thence N $1^{\circ}18'20''W$ 164.48 feet; thence N $14^{\circ}58'00''W$ 80.91 feet; thence S $89^{\circ}59'10''E$ 72.46 feet to the beginning and containing 39,948 square feet or 0.92 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

B	roadway Crossings A, LLC
By	Cellah
STATE OF Missonri)	P. OTO MALY
COUNTY OF BITTLE)	
On this 7th day of 2	cptember_ in the year 20_18, before me, a
Notary Public in and <i>P</i> . On MAZY	for said state, personally appeared, , who being by me duly sworn, acknowledged that
they are the authorized agent of Broa	adway Crossings II, LLC, a Missouri limited liability signed in behalf of said company and further acknowledged
that they executed the same as a free act been granted the authority by said comp	and deed for the purposes therein stated and that they have bany to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Jusi Burton

Debl Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID # 13450605 Notary Public

G \TERESAWIPWINKtoeske'Broadway Crossings - Conley Road TDD:Conley Road Extension and Improvements Temporary Construction Eatement - Bway II #65 \$-13-2018 doc

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the day of day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W and in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the northeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence S 0°32'50"E, along the line of said Lot 1A, 4.39 feet to the point of beginning.

From the point of beginning, thence leaving the line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace. Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S 48°21'30"E 19.73 feet; thence S 0°27'20"E 193.23 feet; thence N 78°52'20"E 113.83 feet; thence N 82°36'20'E 98.63 feet; thence S 7°23'40"E 20.00 feet; thence S 82°36'20"W 97.98 feet; thence S 78°52'20"W 131.48 feet to the line of said Lot 1A, also being the easterly line of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13; thence N 0°32'50"W, along said line, 229.50 feet to the beginning and containing 7476 square feet or 0.17 acre.

And

A tract of land located in the southwest quarter of Section 8 T48N R12W and in the g "teress wipwin'kroenke' broadway crossings - conkey road to@conley road extension and improvements' utility essement bway if #84e #84b #84d 8 10:2013 doc northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, described as follows:

Starting at the northeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence S 0°32'50"E, along the easterly line thereof, 4.39 feet to the point of beginning.

From the point of beginning, thence continuing along the easterly line of Lot 1 Broadway Marketplace Plat 2, S 0°32'50"E 229.50 feet; thence leaving said line, S 78°52'20"W 5.93 feet; thence N 0°25'00"W 208.46 feet; thence N 48°21'30"W 26.03 feet; thence N 76°41'00"W 303.76 feet to the northerly line of said Lot 1; thence S 79°16'00"E, along said line, 319.53 feet to a point being N 79°16'00"W 6.34 feet from the northeast corner of said Lot 1; thence S 48°21'30"E 8.39 feet to the beginning and containing 3755 square feet or 0.09 acre.

And

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at a corner of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, also being the northeast corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence N 79°16'00"W, along the line of said Lot 1A also being the northerly line of Lot 1 Broadway Marketplace Plat 2, a distance of 6.34 feet to the point of beginning.

From the point of beginning, thence continuing along the line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 79°16'00"W 319.53 feet; thence, leaving said line, N 76°41'00"W 136.83 feet; thence S 79°53'40"W 17.33 feet to the line of Lot 1A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81; thence N 79°16'00"W, along said line, 56.23 feet; thence leaving said line, N 79°53'40"E 74.03 feet; thence S 76°41'00"E 449.78 feet; thence S 48°21'30"E 11.80 feet to the beginning and containing 7748 square feet or 0.18 acre.

And

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, described as follows:

Starting at the northwest corner of Lot 1 Broadway Marketplace Plat 2, recorded in plat book 43 page 13, thence S 79°16'00"E, along the northerly line thereof, 88.17 feet to the point of beginning.

From the point of beginning, thence continuing along the northerly line of Lot 1 Broadway Marketplace Plat 2, S 79°16'00"E 56.23 feet; thence leaving said line.

g teresa wijiwin kroenke broadway crossings - conley road idd conley road erigmion and improvements wilhiy easement bway ii #84a #84b #84e and #84d 8-13-2818 dec

S 79°53'40"W 78.38 feet; thence N 10°06'20"W 20.00 feet; thence N 79°53'40"E 25.83 feet to the beginning and containing 1042 square feet or 0.02 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings By: STATE OF MISSOURI COUNTY OF BODUL

On this ______ day of _______ in the year 2018, before me, a Notary Public in and for said state, personally appeared. _______ \overrightarrow{DTTD} ______ $\overrightarrow{MA24}$, who being by me duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOLIRI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

g -teretalwipwin kroenke broadway crossings - conley road (d) conley road extension and improvements utility casement bway a #846 #840 and #840 8-10-2018 doc

THIS AGREEMENT for temporary construction easement entered into this <u>1</u>¹ day of <u>September</u>, 2018, by and between **Broadway Crossings II**, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 2A of the administrative plat of Lot I Broadway Marketplace, Lot I Lowe's Subdivision, Lot I Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line of said Lot 2A, S 4°23'20"W 63.74 feet; thence S 3°16'10"W 23.76 feet to the point of beginning. From the point of beginning, thence continuing along the easterly line of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S 3°16'10"W 10.97 feet; thence, leaving said line, N 86°44'00"W 21.41 feet; thence N 3°16'00"E 24.70 feet; thence S 54°03'30"E 25.43 feet to the beginning and containing 382 square feet or 0.01 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seaf STATE OF MISSOLIRI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Barto

Notary Public

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GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>Th</u> day of <u>Scolember</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit.

A tract of land located in Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, further described as follows:

Starting at the northeast corner of Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line thereof, S 4°23'20"W 63.74 feet; thence S 3°16'10"W 23.76 feet; thence, leaving said line, N 53°54'30"W 33.32 feet to the point of beginning.

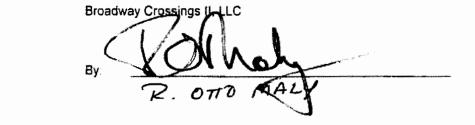
From the point of beginning, thence N 53°54'30"W 24.40 feet; thence N 1°09'40"E 16.13 feet; thence S 87°35'50"E 20 00 feet: thence S 1°09'40"W 29.67 feet to the beginning and containing 458 square feet or 0.01 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

g - teress-wipwinkssenkeizersulway crossings - conley read tild conley road extension and improvements/utility easement bway ii #58 give

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.



STATE OF MISSDURI) COUNTY OF BOONE)

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Public

g (teresa) wipwin kroonke broadway crossings - contey road tidd contey road extension and improvements utility easement bway ii #58 duc

NON-ACCESS INTERSECTION CONTROL EASEMENT

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the City of Columbia, Missouri, Grantee, its successors and assigns, the non-access easement hereinafter described.

Grantor covenants on behalf of itself, its successors and assigns to refrain from establishing direct vehicular access across the north and south sides of the following described real estate, owned by Grantor and situated in the County of Boone. State of Missouri

A tract of land located in Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, further described as follows:

Starting at the northeast corner of Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence N 87°25'30"W, along the northerly line thereof, 31.79 feet to the point of beginning.

From the point of beginning, thence, leaving said line, S 1°09'40"W 39.43 feet; thence N 87°35'50"W 134.73 feet; thence N 2°24'10"E 39.82 feet to the northerly line of said Lot 2A, thence S 87°25'30"E, along said line, 133.88 feet to the beginning and containing 5321 square feet or 0.12 acre.

This grant shall be binding upon the successors and assigns of Grantor and shall constitute a servitude upon the above-described land.

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Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this easement.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC has caused these presents to be signed by its authorized partner the day and year first written above.

Broadway Crossings II, LLC
By Dhoh
R. OTTO MALY
STATE OF MISSOURI) SS. COUNTY OF BOTTLE
COUNTY OF Botthe)
On this $\underline{\mathcal{H}}_{day}$ of $\underline{\mathcal{H}}_{day}$ in the year 20 $\underline{18}$, before me, a Notary Public in and for said state, personally appeared, \underline{R} , \underline{OHO} , \underline{MALY} , who being by me duly sworn, acknowledged that they are the authorized agent of Broadway Crossings II , LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seaf STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

i Burton

Notary Public

g steresa wipwin kroenke broadway crossings - conley mail tid conley road extension and improvements/intersection control easement. bway ii #57 doc

THIS AGREEMENT for temporary construction easement entered into this The day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 2A, N 87°25'30"W 31.79 feet to the point of beginning. From the point of beginning, thence, leaving the northerly line of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S 1°09'40"W 39.43 feet; thence N 87°35'50"W 20.00 feet; thence N 1°05'10"E 25.06 feet; thence N 87°32'30"W 238.03 feet; thence N 2°27'30"E 57.26 feet; thence S 87°33'00"E 12.87 feet to the northerly line of said lot; thence along the said line, S 2°34'30"W 42.38 feet; thence S 87°25'30"E 244.95 feet to the beginning and containing 4822 square feet or 0.11 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Bros By:	adway Crossing LLC
STATE OF MISSoner)	P. OTTO MEL
COUNTY OF Borne)	
On this 7th day of Ser	Aember in the year 20 <u>18</u> , before me, a
	for said state, personally appeared,
L. OTTO MARY	, who being by me duly sworn, acknowledged
that they are the authorized agent of Broa company, and that said instrument was sig	adway Crossings II, LLC, a Missouri limited liability ned in behalf of said company and further acknowledged ad deed for the purposes therein stated and that they have by to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/25/2021 G TERID Will 450605 Irosdway Crossings - Conley Road TDD Conley Road Extension and Improvements Temporary Construction Easement - Bway II #56 doc

Notary Public

NON-ACCESS INTERSECTION CONTROL EASEMENT

THIS INDENTURE, made on the day <u>The</u> of <u>September</u>. 2018, by and between Conley Road Partners, L.P., a Missouri limited partnership, with a mailing address of 211 North Stadium Boulevard, Suite 201, Columbia, MO 65203, (the "Grantor") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.;

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the City of Columbia, Missouri, Grantee, its successors and assigns, the non-access easement hereinafter described.

Grantor covenants on behalf of itself, its successors and assigns to refrain from establishing direct vehicular access across the north and south sides of the following described real estate, owned by Grantor and situated in the County of Boone, State of Missouri:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the southeast corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the southerly line of said Lot 3A, N 87°25'30"W 31.79 feet to the point of beginning.

From the point of beginning, thence continuing along the southerly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, N 87°25'30"W 133.88 feet; thence, leaving said line, N 2°24'10"E 10.18 feet; thence S 87°35'50"E 135.18 feet; thence S 32°51'10"W 2.91 feet; thence S 1°09'40"W 8.08 feet to the beginning and

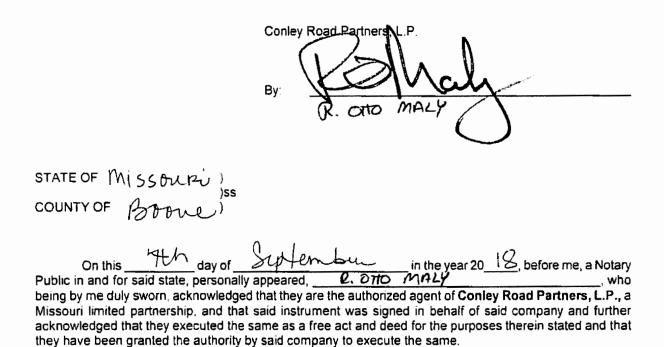
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containing 1391 square feet or 0.03 acre.

This grant shall be binding upon the successors and assigns of Grantor and shall constitute a servitude upon the above-described land.

Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this easement.

IN WITNESS WHEREOF, the said Conley Road Partners, L.P. has caused these presents to be signed by its authorized partner the day and year first written above.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

g 'teresa' wipwin kroenke broadway crossings - confey toad tidd confey toad extension and improvements intersection control easement crp #55 doc

THIS AGREEMENT for temporary construction easement entered into this <u>He</u> day of <u>September</u>, 2018, by and between **Conley Road Partners**, L.P., a Missouri limited partnership whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

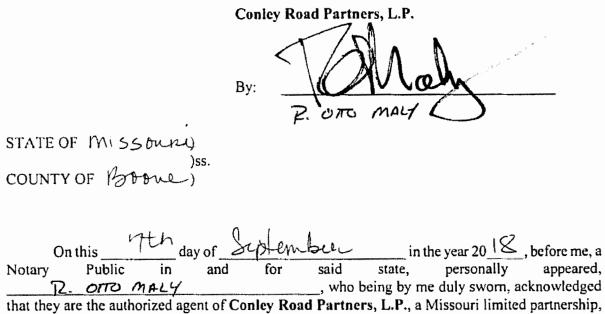
A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the southeast corner of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line of said Lot 3A, N 4°23'20"E 57.55 feet; thence N 8°20'50"W 6.48 feet to the point of beginning. From the point of beginning, thence leaving the easterly line of Lot 3A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S $32^{\circ}51'10"W 61.72$ feet; thence N $87^{\circ}35'50"W 135.18$ feet; thence S $2^{\circ}24'10"W 10.18$ feet to the southerly line of said Lot 3A; thence along said line, N $87^{\circ}25'30"W$ 111.07 feet; thence N $2^{\circ}34'30"E 42.38$ feet; thence leaving said line, S $87^{\circ}33'00"E 9.60$ feet; thence S $28^{\circ}28'30"E 29.21$ feet; thence S $87^{\circ}35'40"E 212.56$ feet; thence N $12^{\circ}12'10"E 138.28$ feet to the easterly line of said Lot 3A; thence along said line, S $7^{\circ}08'00"E$ 21.68 feet; thence S $8^{\circ}20'50"E 70.36$ feet to the beginning and containing 5885 square feet or 0.14 acre.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.



and that said instrument was signed in behalf of said company and further acknowledged that they

executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Berton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

n Buton

Notary Public

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the <u>The</u> day of <u>September</u>, 2018, by and between Broadway Crossings II, LLC, a Missouri limited liability company, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the southwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81 of the Boone County records, described as follows:

Starting at the northeast corner of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the northerly line of said Lot 2A, N 87°25'30"W 276.74 feet; thence N 2°34'30"E 133.72 feet; thence N 87°25'30"W 364.16 feet to the point of beginning.

From the point of beginning, thence, leaving the northerly line of Lot 2A of the administrative plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, S 25°03'50"E 84.21 feet; thence S 5°37'00"E 103.89 feet; thence S 3°33'10"E 103.54 feet; thence S 0°57'10"E 107.23 feet; thence S 89°02'50"W 20 00 feet; thence N 0°57'10"W 106.77 feet; thence N 3°33'10"W 102.72 feet; thence N 5°37'00"W 100 11 feet, thence N 25°03'50"W 77.62 feet; thence S 89°16'00"W 46.54 feet; thence N 0°44'00"W 20.00 feet; thence N 89°16'00"E 21.52 feet to the northerly line of said Lot 2A; thence along said line, S 87°25'30"E 8.53 feet; thence S 2°34'30"W 6.45 feet; thence S 87°25'30"E 33.84 feet to the beginning and containing 8768 square

g acresa/wipwin/kroenke/broadway crossings - conley road tid/conley road extension and improvements/utility casement bway ii #53a doc

feet or 0.20 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining tand of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Broadway Crossings II, LLC, has caused these presents to be signed by its authorized member(s) the day and year first above written.

Broadway Crossings By. STATE OF MISSOURI))SS. COUNTY OF BOOME day of in the year 2018, before me, a Notary Public in On this , who being by me and for said state, personally appeared, _ OTTO MALY duly sworn, acknowledged that they are an authorized agent of Broadway Crossings II, LLC a Missouri limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Public Notary

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GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>T</u>^M day of <u>Sophimber</u>, 2018, by and between **Conley Road Partners, L.P.**, a Missouri limited partnership, whose address is 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH.

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

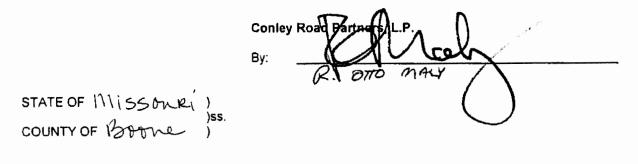
A tract of land located in Lot 3A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, further described as follows:

Beginning at the southeast corner of Lot 3A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence N $87^{\circ}25'30''W$, along the southerly line thereof, 31.79 feet; thence, leaving said line, N 1°09'40''E 8.08 feet; thence N 32°50'50''E 64.62 feet to the easterly line of said Lot 3A; thence along said line. S 8°20'50''E 6.48 feet; thence S 4°23'20''W 57.55 feet to the beginning, and containing 1194 square feet or 0.03 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said **Conley Road Partners**, L.P. has caused these presents to be signed by its authorized member(s) the day and year first above written.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Debi Barton Notary Public - Notary Seal STATE OF MISSOURI Commissioned for Boone County My Commission Expires: 3/26/2021 ID #13450605

Notary Publi

GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the _______ day of _______ day of _______, 2018, by and between H. C. Willbrand, Trustee of the Klifton R. Altis Trust Dated January 27, 2010, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to Grantor in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain underground or overhead electric light and power transmission lines and fiber optic cable lines, and all other underground or overhead public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by Grantor, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot "A" of Eastwood Hills Second Addition, recorded in plat book 5 page 49, also being part of Parcel No. 18 of a warranty deed recorded in book 3831 page 110, described as follows:

Beginning at a point on the westerly line of Lot "A" of Eastwood Hills Second Addition, being S 0°00'20"W 18.04 feet from the northwest corner thereof, thence, leaving said line, S 64°13'00"E 71.60 feet to the easterly line of said Lot "A", at a point being S 14°19'30"W 21.61 feet and S 13°09'40"W 2.12 feet from the northeast corner thereof; thence continuing S 64°13'00"E 14.33 feet; thence along a curve to the right, having a radius of 20.00 feet, a distance of 24.83 feet, the chord being S 28°39'20"E 23.26 feet; thence along a curve to the left, having a radius of 115.00 feet, a distance of 5.10 feet, the chord being S 5°38'00"W 5.09 feet; thence N 64°13'00"W 26.50 feet to the easterly line of said Lot "A", at a point being S 14°19'30"W 21.61 feet and S 2°01'10"W 22.27 feet from the northeast corner thereof; thence continuing N 64°13'00"W 71.27 feet to the westerly line of said Lot "A"; thence N 0°00'20"E, along said line, 20.33 feet to the beginning and containing 1774 square feet or 0.04 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole

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judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that Grantor is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said H. C. Willbrand, Trustee of the Klifton R. Altis Trust Dated January 27, 2010, has hereunto set his hand the day and year first above written.

Klifton R. Altis Trust Dated January 27, 2010

A rul ceebrand By:

State of Missouri)) County of Boone)

55.

On this 22nd day of <u>OCHOC</u>, 2018, before me, a Notary Public, in and for said county and state, personally appeared H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, known to me to be the person who executed the foregoing document and who upon his oath and upon being duly sworn, verified and acknowledged to me that he executed the same as his free act and deed on behalf of the Klifton R. Altis Trust Dated January 27, 2010, for the purposes therein stated, and that the facts therein stated are true to the best of his knowledge and belief.

Then S. Steinbeck, Notary Public

My commission expires:

1-7-2022

KAREN S STEINBECK Notary Public - Notary Sea State of Missouri Commissioned for Boone County My Commission Expires: January 07, 2022 Commission Number: 14486719

THIS AGREEMENT for temporary construction easement entered into this iO day of O(40b x f), 2018, by and between Columbia Missouri Investment Company, a Missouri nonprofit corporation, whose address is 2210 Country Club Drive, Columbia, Missouri 65201 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, subcontractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Tracts 5 and 6 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601), described as follows:

Starting at the northeast corner of Lot 1 Konstantin Subdivision, recorded in plat book 40 page 8, shown by said plat as being on the south line of Tract 5 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601) and S 86°29'00"E 805.83 feet from the southwest corner thereof, thence along the westerly right-of-way line of U.S. Highway 63, N 17°42'00"W 2.05 feet; thence N 77°19'00"E 59.73 feet to the point of beginning. From the point of beginning, leaving the westerly right-of-way of U.S. Highway 63, N 25°40'30"W 93.79 feet; thence N 21°51'40"W 403.94 feet; thence along a curve to the left, having a radius of 685.00 feet, a distance of 407.12 feet to the easterly line of Tract # 1 of a survey recorded in book 316 page 24, the chord being N 38°53'10"W 401.16 feet; thence, along said line, N 36°40'20"E 24.55 feet to the southerly right-of-way line of Interstate 70; thence along said right-of-way, on a curve to the left, having a radius of 5,836.58 feet, a distance of 249.99 feet to the westerly right-of-way line of U.S. Highway 63, the chord being S 74°43'00"E 249.97 feet; thence along said line, S 14°28'10"E 432.05 feet; thence S 13°09'50"E 212.32 feet; thence S 28°22'30"E 108.76 feet; thence S 77°19'00"W 21.43 feet to the beginning and containing 56,661 square feet or 1.30 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project. Provided, nothing within this Agreement shall prevent Grantor from entering the parcel of land described herein so long as Grantor's actions do not impair or otherwise negatively impact Grantee's use of the real estate. To the extent any of Grantee's activities cause harm to the land described herein, Grantee shall repair the land to its original condition.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Colu By:	umbia Missouri Investment Company Edit Care PD5 Pres.
STATE OF MISSOURI))ss. COUNTY OF BOONE)	ALYSSA R APPLEBEE Notary Public Notary Seal STATE of MISSOURI Boone County Commission # 18989931 My Commission Expires: July 5, 2022
On this <u>10</u> day of <u>0</u> (1	tober in the year 20_18, before me, a
Notary Public in and	for said state, personally appeared,
Ed Lampitt	, who being by me duly sworn, acknowledged
that they are the authorized agent of Colum	mbia Missouri Investment Company, a Missouri non-

profit corporation, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

Applibee lused. Public

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the ______ day of ________, 20___, by and between **Columbia Missouri Investment Company**, a Missouri non-profit corporation, whose address is 2210 Country Club Drive, Columbia, Missouri 65201 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211.N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Tracts 5 and 6 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601), described as follows:

Starting at the northeast corner of Lot 1 Konstantin Subdivision, recorded in plat book 40 page 8, shown by said plat as being on the south line of Tract 5 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601) and S 86°29'00"E 805.83 feet from the southwest corner thereof, thence N 86°29'00"W, along the northerly line thereof, 6.29 feet to the point of beginning.

From the point of beginning, continuing along the northerly line of Lot 1 Konstantin Subdivision, N 86°29'00"W 26.17 feet; thence, leaving said line, N 22°05'20"W 568.80 feet; thence N 48°34'30"W 266.27 feet to the easterly line of Tract # 2 of a survey recorded in book 316 page 24; thence, along said line, N 36°40'20"E 48.60 feet; thence leaving said line, along curve to the right, having a radius of 632.00 feet, a distance of 378.02 feet, the chord being S 38°59'40"E 372.41 feet; thence S 21°51'40"E 403.53 feet; thence S 18°04'10"E 84.00 feet to the beginning and containing 29,716 square feet or 0.68 acre.

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This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement and right-of-way any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said Columbia Missouri Investment Company has caused these presents to be signed by its authorized member(s) the day and year first above written.

Columbia Missouri Investment Company NDS By: Name and title STATE OF MISSOURI ALYSSA R APPLEBEE Notary Public Notary Seal STATE of MISSOURI)ss. Boone County COUNTY OF BOONE Commission # 18989931 My Commission Expires: July 5, 2022

On this 10 day of 0ctoble V in the year 20M, before me, a Notary Public in and for said state, personally appeared, <u>Ed Lampet t</u>, who being by me duly sworn, acknowledged that they are the member(s) of Columbia Missouri Investment Company, a Missouri non-profit corporation, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the

day and year last written above.

Notary Public Notary Public

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AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this \underline{D} day of \underline{D} to be \underline{C} , 2018, by and between Columbia Missouri Investment Company, a Missouri nonprofit corporation, whose address is 2210 Country Club Drive, Columbia, Missouri 65201 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, subcontractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Tracts 5 and 6 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601), described as follows:

Starting at the northeast corner of Lot 1 Konstantin Subdivision, recorded in plat book 40 page 8, shown by said plat as being on the south line of Tract 5 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601) and S 86°29'00"E 805.83 feet from the southwest corner thereof, thence N 86°29'00"W, along the northerly line of said Lot 1, 6.29 feet to the point of beginning. From the point of beginning, thence N $86^{\circ}29'00''W$, along the northerly line of Lot 1 Konstantin Subdivision, 50.81 feet; thence, leaving said line, N $14^{\circ}36'40''W$ 122.45 feet; thence N $37^{\circ}17'10''W$ 50.95 feet; thence N $24^{\circ}53'10''W$ 51.41 feet; thence N $22^{\circ}01'50''W$ 75.61 feet; thence N $17^{\circ}54'30''W$ 46.95 feet; thence N $60^{\circ}58'20''W$ 41.56 feet; thence N $13^{\circ}06'30''W$ 112.38 feet; thence N $38^{\circ}48'40''W$ 321.75 feet to the easterly line of Tract # 2 of a survey recorded in book 316 page 24; thence along said line, N $36^{\circ}40'20''E$ 49.79 feet; thence leaving said line along a curve to the right, having a radius of 632.00 feet, a distance of 378.02 feet, the chord being S $38^{\circ}59'40''E$ 372.41 feet; thence S $21^{\circ}51'40''E$ 403.53 feet; thence S $18^{\circ}04'10''E$ 84.00 feet to the beginning and containing 49,487 square feet or 1.14 acres.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one month of acceptance by all applicable regulatory authorities of the completed construction project. Provided, nothing within this Agreement shall prevent Grantor from entering the parcel of land described herein so long as Grantor's actions do not impair or otherwise negatively impact Grantee's use of the real estate. To the extent any of Grantee's activities cause harm to the land described herein, Grantee shall repair the land to its original condition.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

					Columbi	a Missour	i Investme	nt Çompa	ny		<u> </u>
					By:	F.C.	2	- af	\geq	005	Pro
STATE	OF M	isson	R1))ss.		Nota	SSA R APPLE y Public Notar	y Seal			
COUN	TY OF	BOON	E)		Сол	Boone County mission # 1898 ssion Expires: J	9931			
	On this	10	d	lay of	Octobe	1	int	the year 20	18	, before me, a	
Notary	Pu	blic	in	and	for	said	state,	persona	lly	appeared,	
	td	Lam	pitt			, who	being by m	ne duly swo	orn, a	cknowledged	
that the	y are the	e author	ized a	gent of	Columbia	Missouri	Investmen	t Compan	y, a N	Aissouri non-	
profit c	orporati	ion, and	that	said ins	trument v	vas signed	in behalf	of said con	npany	y and further	
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		-					y to execute				

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GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>10</u> day of <u>0ctober</u>, 20<u>1</u>, by and between **Columbia Missouri Investment Company**, a Missouri non-profit corporation, whose address is 2210 Country Club Drive, Columbia, Missouri 65201 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Tracts 5 and 6 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601), described as follows:

Starting at the northeast corner of Lot 1 Konstantin Subdivision, recorded in plat book 40 page 8, shown by said plat as being on the south line of Tract 5 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601) and S 86°29'00"E 805.83 feet from the southwest corner thereof, thence along the westerly right-of-way line of U.S. Highway 63, N 17°41'55"W 2.05 feet; thence N 77°19'00"E 59.73 feet; thence, leaving the westerly right-of-way of U.S. Highway 63, N 25°40'30"W 93.79 feet; thence N 21°51'40"W 403.94 feet; thence along a curve to the left, having a radius of 685.00 feet, a distance of 93.31 feet to the point of beginning, the chord being

N 25°45'40"W 93.24 feet.

From the point of beginning, thence, continuing along a curve to the left, having a radius of 685.00 feet, a distance of 199.67 feet, the chord being N 38°00'50"W 198.97 feet; thence S 84°21'40"E 165.67 feet; thence S 14°34'00"E 113.85 feet; thence S 66°53'30"W 77.15 feet to the beginning

and containing 15,303 square feet or 0.35 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement and right-of-way, any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said **Columbia Missouri Investment Company** has caused these presents to be signed by its authorized member(s) the day and year first above written.

	Columbia Missouri Investment Company
	By: <u>KOULC (CEP DDS Pres</u> Name and title
STATE OF MISSOURI))ss. COUNTY OF BODNE)	ALYSSA R APPLEBEE Notary Public Notary Seal STATE of MISSOURI Boone County Commission # 18989931 My Commission Expires: July 5, 2022

On this <u>10</u> day of <u>0 ctober</u> in the year 20<u>18</u>, before me, a Notary Public in and for said state, personally appeared, <u>Ed Lampite</u>, who being by me duly sworn, acknowledged that they are the member(s) of **Columbia Missouri Investment Company**, a Missouri non-profit corporation, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

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GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the <u>/D</u> day of <u>October</u>, 20/2, by and between **Columbia Missouri Investment Company**, a Missouri non-profit corporation, whose address is 2210 Country Club Drive, Columbia, Missouri 65201 (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, (the "Grantee"); Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia. Boone County, Missouri, being part of Tracts 5 and 6 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601), described as follows:

Beginning at the northeast corner of Lot 1 Konstantin Subdivision. recorded in plat book 40 page 8, shown by said plat as being on the south line of Tract 5 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601) and S 86°29'00"E 805.83 feet from the southwest corner thereof, thence N 86°29'00"W, along the northerly line of said Lot 1, a distance of 6.29 feet; thence, leaving said line, N 18=04'10"W 84.00 feet; thence N 21°51'40"W 403.53 feet; thence along a curve to the left, having a radius of 632.00 feet, a distance of 378.02 feet to the easterly line of Tract # 2 of a survey recorded in book 316 page 24, the chord being N 38°59'40"W 372.41 feet; thence N 36°40'20"E, along the easterly line of said tract and Tract # 1 of said survey, 53.06 feet; thence, leaving said line along a curve to the right, having a radius of 685.00 feet, a distance of 407.12 feet, the chord being S 38°53'10"E 401.16 feet; thence S 21°51'40"E 403.94 feet; thence S 25°40'30"E 93.79 feet to the westerly right-of-way line of U.S. Highway 63; thence along said line, S 77°19'00"W 59.73 feet; thence S 17°42'00"E 2.05 feet to the beginning and containing

47,424 square feet or 1.09 acres.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement and right-of-way any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said Columbia Missouri Investment Company has caused these presents to be signed by its authorized member(s) the day and year first above written.

		Colu By:	umbia <u>Missouri Investment Company</u> <u>ACCC</u> Name and title	ワ
STATE OF MISSOURI COUNTY OF BOONE))ss.)		ALYSSA R APPLEBEE Notary Public Notary Seal STATE of MISSOURI Boone County Commission # 18989931 My Commission Expires: July 5, 2022	

On this <u>10</u> day of <u>October</u> in the year 20<u>18</u>, before me, a Notary Public in and for said state, personally appeared, <u>Ed La mpite</u>, who being by me duly sworn, acknowledged that they are the member(s) of **Columbia Missouri Investment Company**, a Missouri non-profit corporation, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said company to execute the same.

IN TESTIMONY WHEREOF. I have hereunto set my hand and affixed my official seal the day and year last written above

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Boone County, Missouri Recorded in Boone County, Missouri Date and Time: 05/01/2017 at 03:16:20 PM Unofficientrument Control 2017008392 Book: 4744 Page: 36 Instrument Type: ESMT

Recording Fee: \$27.00 S No. of Pages: 2

Dietzel, Recordered Deed

GRANT OF RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES

THIS INDENTURE, made on the ______ day of ______ day of ______, 20/7, by and between Riback Holding and Investment Association, a Missouri limited partnership, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, a perpetual roadway and utility easement and easement of way for street, sidewalk, pedway purposes and an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, streets, roadways, and pedways and all necessary appurtenances to make these utilities, streets, roadways, and pedways complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 of Eastwood Hills Subdivision, recorded in plat book 4 page 28 and part of Lot 14 in M.R. Conley and Wellington Gordon's Subdivision recorded in plat book 1 page 4, described as follows:

Beginning at the northeast corner of Lot 1 Eastwood Hills Subdivision, thence S 0°11' 00"E, along the easterly line of said lot, 27.26 feet; thence leaving said line, along a curve to the left, having radius of 626.10 feet, a distance of 79.39 feet (the chord being N 73°36'20"W 79.34 feet) to the westerly line of said Lot 1, at a point being S 0°07'00"W 8.56 feet from the northwest corner thereof; thence continuing along a curve to the left, having a radius of 626.10 feet, a distance of 46.84 feet (the chord being N 79°23'00"W 46.83 feet) to the southerly right-of-way line of Business Loop 70 (formerly US Highway 40); thence S 89°55'00"E, along said line, 46.04 feet to the northwest corner of Lot 1 Eastwood Hills Subdivision; thence S 87°13'00"E, along the northerly line of said lot, 76.10 feet to the beginning and containing 1479 square feet or 0.03 acre.

And

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of the right-of-way of Eastland Circle, dedicated by the plat of Eastwood Hills Subdivision, recorded in plat book 4 page 28,

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY NO MAY 01 2017

Unofficial Document

described as follows:

Starting at the northeast corner of Lot 1 Eastwood Hills Subdivision, thence S 0°11'00°E, along the easterly line of said lot, 27.26 feet to the point of beginning.

From the point of beginning, thence leaving said line, along a curve to right, having radius of 626.10 feet, a distance of 4.09 feet, the chord being S 69°47'10°E 4.09 feet; thence along a curve to the right, having a radius of 20.00 feet, a distance of 30.08 feet, the chord being S 26°30'50°E 27.32 feet; thence along a curve to the left, having a radius of 121.96 feet, a distance of 66.85 feet to the easterly line of Lot 1 Eastwood Hills Subdivision (the chord being S 0°52'10°W 66.02 feet); thence along said line, N 14°50'00°W 58.27 feet; thence N 0°11'00°W 35.54 feet to the beginning and containing 742 square feet or 0.02 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement, right-of-way, or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of Grantee's facilities and improvements; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this indenture.

IN WITNESS WHEREOF, the said Riback Holding and Investment Association has caused these presents to be signed by its authorized member(s) the day and year first above written.

Riback Holding and Investment Association

By: Name and title Victoria R. Wilson, General Parti Victoria

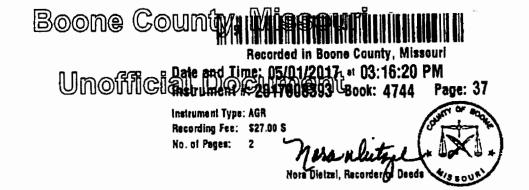
MISSOURI STATE OF Bome COUNTY OF

)SS.

On this <u>3</u>/<u>4</u> day of <u>MWUM</u> in the year 20 <u>7</u> before me, a Notary Public in and for said state, personally appeared, <u>WUMPUP</u>, <u>WUMPUP</u>, who being by me duly swom, acknowledged that they are the member(s) of Riback Holding and Investment Assocation, a Missouri limited partnership, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above

Notary Public Lo leman CHERIE-E COLEMAN Notary Public - Notary Seal tate of Missouri Commissioned for Boone County Nora Dietze



AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this <u>day</u> of <u>day</u> of <u>day</u>. 2017, by and between Riback Holding and Investment Association, a Missouri limited partnership (the "GRANTOR") and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, including its officers, licensees, agents, employees, lessees, contractors, sub-contractors, and any other political subdivision or public utility, or their successors and assigns (collectively the "GRANTEE"). GRANTEE'S mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, a temporary easement and right-of-way to be in effect during the time of construction of the <u>East Boulevard Extension</u> project in the City of Columbia, Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the City of Columbia, County of Boone, State of Missouri and described as follows:

> A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 of Eastwood Hills Subdivision, recorded in plat book 4 page 28 and part of Lot 14 in M.R. Conley and Wellington Gordon's Subdivision recorded in plat book 1 page 4, described as follows:

> Beginning at a point on the easterly line of Lot 1 Eastwood Hills Subdivision, being S 0°11'00"E 27.26 feet from the northeast corner thereof, thence S 0°11'00"E, along said line, 11.49 feet; thence leaving said line, N 76°42'00"W 78.28 feet to the westerly line of said Lot 1, at a point being S 0°07'00"W 24.43 feet from the northwest corner thereof; thence continuing N 76°42'00"W 79.71 feet; thence N 87°10'00"W 60.60 feet, thence N 0°02'00"E 3.30 feet



to the southern white and the providence of the southern with the southern white the southern with the Highway 40); thence S 89°55'00"E, along said line, 92.10 feet; thence, leaving said line, along a curve to the right, having a radius of 626.10 feet, a distance of 46.84 feet (the chord being S 79°23'00"E 46.83 feet) to the westerly line of Lot 1 Eastwood Hills Subdivision, at a point being S 0°07'00"W 8.56 feet from the northwest corner thereof; thence continuing along a curve to the right, having a radius of 626.10 feet, a distance of 79.39 feet (the chord being S 73°36'20"E 79.34 feet) to the beginning and containing 597 square feet or 0.06 acre, exclusive of the permanent utility easement.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Riback Holding and Investment Association

atoria R. Wilson

STATE OF MISHOURI On this 31^{24} day of *March* in the year 20/7, before me, a personally appeared, Notary , who being by me duly sworn, acknowledged that they are the member(s) of Riback Holding and Investment Association, a Missouri limited partnership, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

)ss.)

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the

day and year last written above.	Chuck le	lena.	
1	Notary Public Chere	L Coloman	
	CHERIE L. COLEMAN Notary Public - Notary Seal State of Missouri Commissioned for Boone County		
Nora Dietzei,	My Commission Expires: September 02, 2020 rest Sprimles Korr Hamban, 4 M 20062	OF Deeds	12480952
nderar Dieazen,			



(Space above reserved for Recorder of Deeds certification)

Title of Document: Grant of Easement for Utility Purposes

Date of Document: April 7, 2017

Grantor: Riback Holding and Investment Association

Grantee: Conley Road Transportation Development District

Statutory Mailing Address: 211 N. Stadium Blvd., Ste. 201, Columbia, MO 65203

Legal Description:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 of Eastwood Hills Subdivision, recorded in plat book 4 Page 28 and part of Lot 14 in M.R. Conley and Wellington Gordon's Subdivision recorded in plat book 1 page 4, described as follows:

Beginning at a point on the easterly line of Lot 1 Eastwood Hills Subdivision, being S 0°11'00"E 27.26 feet from the northeast corner thereof, thence S 0°11'00'E, along said line, 10.67 feet, thence leaving said line, along a curve to left, having a radius of 616.10 feet, a distance of 79.57 feet (the chord being N 73°19'50'W 79.51 feet) to the westerly line of said Lot 1, at a point being S 0°07'00 W 18.81 feet from the northwest corner thereof; thence continuing along a curve to the left, having a radius of 616.10 feet, a distance of 78.67 feet, the chord being N 80°41'20"W 78.62 feet; thence N 87°10'00"W 60.60 feet; thence N 0°02'00"E 3.30 feet to the southerly right-of-way line of Business Loop 70 (formerly US Highway 40); thence S 89°55'00"E, along said line, 92.10 feet; thence, leaving said line, along a curve to the right, having a radius of 626.10 feet, a distance of 46.84 feet (the chord being S 79°23'00"E 46.83 feet) to the westerly line of Lot 1 Eastwood Hills Subdivision, at a point being S 0°07'00"W 8.56 feet from the northwest corner thereof; thence continuing along a curve to the right, having a radius of 626.10 feet, a distance of 79.39 feet (the chord being S 73°36'20"E 79.34 feet) to the beginning and containing 1804 square feet or 0.04 acre.

Nora Dietzel, Recorder of Deeds

Boone County, Missouri

BOONE COUNTY MO MAY 01 2017

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THIS INDENTURE, made on the ______ day of _______ day of _______, 20[______, 20[________] by and between Riback Holding and Investment Association, a Missouri limited partnership, Grantor, and the Conley Road Transportation Development District, a political subdivision of the State of Missouri, and its successors and assigns, Grantee; Grantee's mailing address is: 211 N. Stadium Blvd., Suite 201, Columbia, MO 65203.

WITNESSETH:

THAT the Grantor, in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto said Grantee, its successors and assigns, an easement for the right, privilege, and authority to construct, operate, replace, repair and maintain electric light and power transmission lines and fiber optic cable lines, and all other public utilities, and all necessary appurtenances to make these utilities complete and usable, over, under, across, and upon the following described real estate, owned by us, situated in the City of Columbia, County of Boone, State of Missouri, to-wit:

A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Lot 1 of Eastwood Hills Subdivision, recorded in plat book 4 Page 28 and part of Lot 14 in M.R. Conley and Wellington Gordon's Subdivision recorded in plat book 1 page 4, described as follows:

Beginning at a point on the easterly line of Lot 1 Eastwood Hills Subdivision, being S 0°11'00"E 27.26 feet from the northeast comer thereof, thence S 0°11'00"E, along said line, 10.67 feet; thence leaving said line, along a curve to left, having a radius of 616.10 feet, a distance of 79.57 feet (the chord being N 73°19'50"W 79.51 feet) to the westerly line of said Lot 1, at a point being S 0°07'00"W 18.81 feet from the northwest corner thereof; thence continuing along a curve to the left, having a radius of 616.10 feet, a distance of 78.67 feet, the chord being N 80°41'20"W 78.62 feet; thence N 87°10'00"W 60.60 feet; thence N 0°02'00"E 3.30 feet to the southerly right-of-way line of Business Loop 70 (formerly US Highway 40); thence S 89°55'00"E, along said line, 92.10 feet; thence, leaving said line, along a curve to the right, having a radius of 626.10 feet, a distance of 46.84 feet (the chord being S 79°23'00"E 46.83 feet) to the westerly line of Lot 1 Eastwood Hills Subdivision, at a point being S 0°07'00"W 8.56 feet from the northwest corner thereof; thence continuing along a curve to the right, having a radius of 626.10 feet, a distance of 79.39 feet (the chord being S 73°36'20"E 79.34 feet) to the beginning and containing 1804 square feet or 0.04 acre.

This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, in the sole judgment of the Grantee, may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

The Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this Indenture.

IN WITNESS WHEREOF, the said Riback Holding and Investment Association, has caused these presents to be signed by its authorized member(s) the day and year first above written.



Boone County, Missouri NOTE COUNTY NO MAY 0 1 2017

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Vietoria R. Wilson, General Farther Victoria R. Wilson, General Farther By:

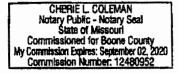
STATE OF MID DULI)ss.) COUNTY OF BOORC

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

ul y

Notary Public

CHERIE C



Nora Dietzel, Recorder of Deeds