

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

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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:

- (i) 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. Assignee 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:

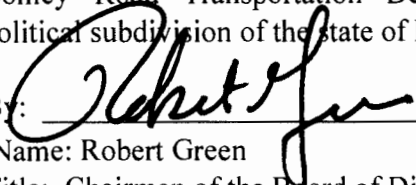
1. **Assignment.** Assignor hereby assigns, transfers, conveys and quitclaims all of its rights, title, interests, and obligations under the terms and provisions of the grants of Easements to Assignee.
2. **Acceptance of Assignment.** Assignee hereby accepts the assignment of the rights, title, interests,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

By:   
Name: Robert Green  
Title: Chairman of the Board of Directors

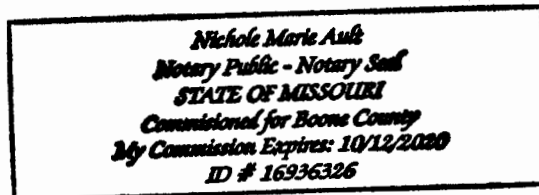
State of Missouri        )  
                                  ) SS.  
County of Boone        )

On this 3 day of June, 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, and pursuant to the authority vested in him to execute this Assignment by the 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.


  
Notary Public

My commission expires: 10/12/2020



ASSIGNEE:


City of Columbia, Missouri

By: \_\_\_\_\_  
Name: John Glascock   
Title: Interim City Manager

Attest:

\_\_\_\_\_  
Sheela Amin, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Nancy 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:

**Exhibit A**



Recorded in Boone County, Missouri

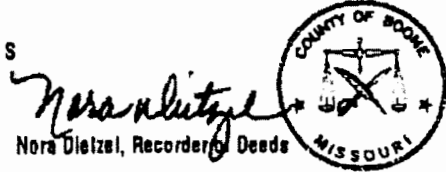
Date and Time: 05/01/2017 at 03:16:20 PM

Instrument #: 2017008388 Book: 4744 Page: 32

Instrument Type: ESMT

Recording Fee: \$30.00 S

No. of Pages: 3



**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 19<sup>th</sup> 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°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 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°37'20"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**

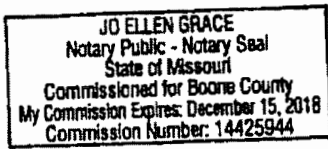
By:   
 H. C. Willbrand, Trustee

State of Missouri     )  
                                  )     ss.  
County of Boone     )

On this 19<sup>th</sup> 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.

*Jo Ellen Grace*  
Jo Ellen 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 #: 2017008389 Book: 4744 Page: 33

Instrument Type: ESMT

Recording Fee: \$33.00 S

No. of Pages: 4



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

THIS INDENTURE, made on the 19<sup>th</sup> 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°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°09'40"W 2.12 feet; thence, leaving said line, N 64°13'00"W 71.60 feet to the westerly line of said Lot "A"; thence N 0°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"W 19.77 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 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.

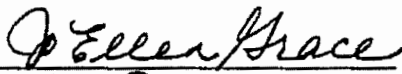
IN WITNESS WHEREOF, H. C. Willbrand, as Trustee of the Klifton R. Altis Trust Dated January 27, 2010, has executed this Grant of Right of Way and Easement for Street and Utility Purposes the day and year first above written.

**Klifton R. Altis Trust Dated January 27, 2010**

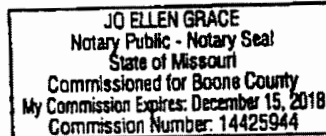
By:   
H. C. Willbrand, Trustee

State of Missouri     )  
                              )  
County of Boone     )     ss.

On this 19<sup>th</sup> 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.

  
Jo Ellen 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



**AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT**

THIS AGREEMENT for temporary construction easement entered into this 19<sup>th</sup> 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 East Boulevard Extension 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"W 55.13 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 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.





## GRANT OF EASEMENT FOR UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE made and entered into this 19<sup>th</sup> day of June, 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 19 day of June, 2013.

[Signature]      [Signature]  
David E. Matney      Catherine D. Matney

STATE OF MISSOURI )

) ss.

COUNTY OF BOONE )

On this 19 day of June, 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  
STATE OF MISSOURI  
County of Boone  
My Commission Expires 2/6/2015  
Commission # 11141247

2-6-15 My Commission expires:  
Notary Public Megan Gregory

STATE OF MISSOURI )

) ss.

COUNTY OF BOONE )

On this 17<sup>th</sup> day of June, 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.

\_\_\_\_\_ My Commission expires: 4/29/2016  
 Notary Public  
 Grid 3-4-B

CRYSTAL BRECHLER  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 County of Boone  
 My Commission Expires 4/29/2016  
 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 11<sup>th</sup> 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 East Boulevard Extension 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 Lot 21 Eastwood Hills Subdivision, thence S 0°00'00"E, 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.**

By: A. B. Bhakta.  
Anand Bhaktu, Authorized Agent

K. B. BHAKTA  
Kokila Bhaktu

A. B. Bhakta.  
Anand Bhaktu

State of Missouri     )  
                                  ) ss.  
County of Boone     )

On this 11<sup>th</sup> 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.

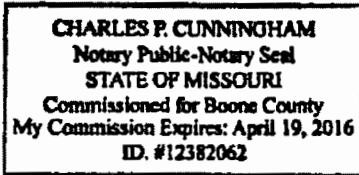
**CHARLES P. CUNNINGHAM**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Commissioned for Boone County  
My Commission Expires: April 19, 2016  
ID. #12382062

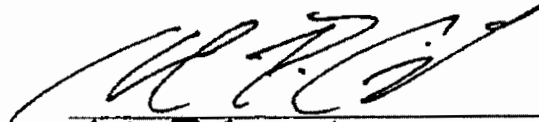
*Charles P. Cunningham*, Notary Public  
Commissioned in Boone County, MO

My commission expires April 19, 2016

State of Missouri )  
 ) ss.  
County of Boone )

On this 11<sup>th</sup> 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.

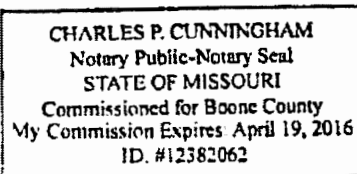


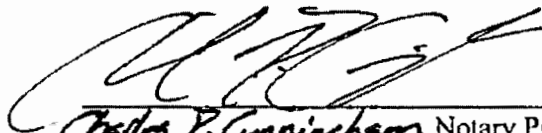
  
Charles P. Cunningham, Notary Public  
Commissioned in Boone County, MO

My commission expires April 19, 2016.

State of Missouri )  
 ) ss.  
County of Boone )

On this 11<sup>th</sup> 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  
Commissioned in Boone County, MO

My commission expires April 19, 2016.



**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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.

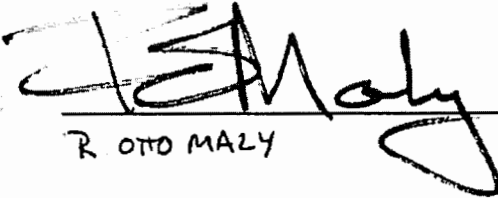
From the point of beginning thence N 18°19'00"E 40.89 feet; thence N 84°48'00"E 42.84 feet to the westerly line of a 20 foot utility easement dedicated by the plat of Broadway Marketplace, thence S 0°31'20"E, along said line, 20.07 feet; thence leaving said line, S 84°48'00"W 28.10 feet; thence S 18°19'00"W 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.

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

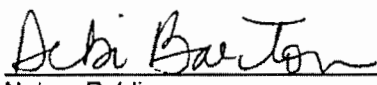
By  \_\_\_\_\_  
R. OTTO MALY

STATE OF Missouri )  
 )ss.  
COUNTY OF Boone )

On this 7th day of September 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 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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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 Crossings II, LLC

By:

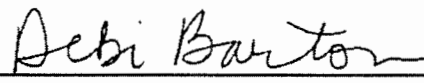
  
R. OTTO MALY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7th day of September 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 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 7<sup>th</sup> day of September, 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 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 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,

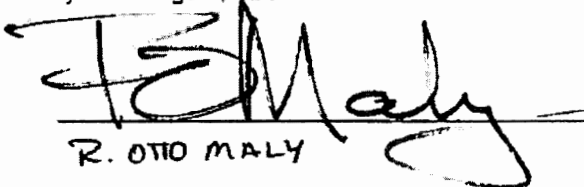
having a radius of 84.00 feet, a distance of 55.51 feet, the chord being S 43°05'50"W 54.51 feet; thence along a curve to the left, having a radius of 39.00 feet, a distance of 10.34 feet, the chord being S 16°34'00"W 10.31 feet; thence S 8°58'10"W 15.27 feet, thence along a curve to the right, having 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.

Broadway Crossings II, LLC


By:   
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September 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 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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 14 day of September, 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 East Boulevard Extension 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.

**Broadway Crossings II, LLC**

By:   
 R. OTTO MALY

STATE OF Missouri )  
 )ss.  
 COUNTY OF Boone )

On this 7th day of September 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 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 RIGHT-OF-WAY AND EASEMENT FOR STREET AND UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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



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

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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).

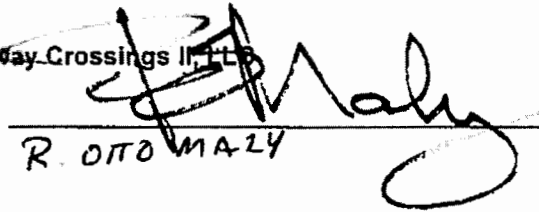
From the point of beginning, thence leaving the northerly line of Lot 2 of Broadway Marketplace, S 23°00'30"W 16.74 feet, thence along a curve to the left, having a radius of 94.00 feet, a distance of 23.68 feet, the chord being S 31°22'50"W 23.62 feet, thence along a curve to the left, having a radius 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 Crossings II, LLC  
By:   
R. OTTO MALY

STATE OF Missouri )  
 ) ss.  
COUNTY OF Boone )

On this 7th day of September 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 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 Seal**  
**STATE OF MISSOURI**  
**Commissioned for Boone County**  
**My Commission Expires: 3/26/2021**  
**ID #13450605**

  
\_\_\_\_\_  
Notary Public

**GRANT OF EASEMENT FOR SIDEWALK PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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:

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.

Broadway Crossings II, LLC

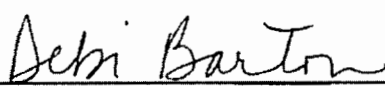
By:   
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss

On this 7th day of September 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 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



**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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

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

*R. Otto Maly*  
\_\_\_\_\_  
R. OTTO MALY

STATE OF *Missouri* )  
  )ss.  
COUNTY OF *Boone* )

On this 7<sup>th</sup> day of September 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 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**

*Debi Barton*  
\_\_\_\_\_  
Notary Public

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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.

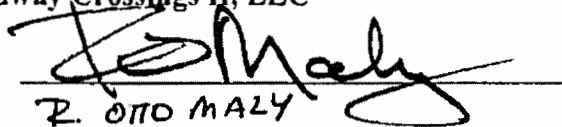
TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

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:

  
R. OTTO MALY

STATE OF Missouri )  
 )ss.  
COUNTY OF Boone )

On this 7th day of September 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 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.

  
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 SIDEWALK PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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



**GRANT OF EASEMENT FOR SIDEWALK PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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 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: *R. Otto Maly*  
R. OTTO MALY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7th day of September 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 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**

*Debi Barton*  
Notary Public



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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.



**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension project in the City of Columbia, Boone County for the following purposes: 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.



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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 1<sup>st</sup> day of September, 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 East Boulevard Extension 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





**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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



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 EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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, 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°35'20"E 72.72 feet; thence N 88°23'30"E 114.62 feet; thence S 89°48'40"E 53.30 feet; thence N 78°44'10"E 76.82 feet; thence S 11°15'50"E 20.00 feet; thence S 78°44'10"W 78.82 feet; thence N 89°48'40"W 54.99 feet; thence S 88°23'30"W 119.08 feet; thence S 75°05'40"W 30.92 feet; thence S 0°17'10"E 85.69 feet; thence S 1°50'30"E 101.55 feet; thence S 32°14'40"E 16.14 feet; thence S 57°45'20"W 20.00 feet; thence N 32°14'40"W 21.57 feet; thence N 1°50'30"W 107.25 feet; thence N 0°17'10"W 101.41 feet; thence N 75°09'10"E 33.81 feet; thence N 34°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

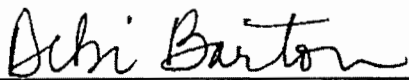
By   
R. OTTO MALY

STATE OF Missouri )  
                                  )ss  
COUNTY OF Boone )

On this 7<sup>th</sup> day of September 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 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

### GRANT OF EASEMENT FOR TRAIL PURPOSES

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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

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


By:   
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September 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 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



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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°58'00"E 70.57 feet; thence S 1°18'20"E 224.60 feet; thence S 71°37'40"W 337.53 feet; thence N 0°32'00"W 73.53 feet; thence N 71°37'40"E 263.28 feet; thence N 1°18'20"W 164.48 feet; thence N 14°58'00"W 80.91 feet; thence S 89°59'10"E 72.46 feet to the beginning and containing 39,948 square feet or 0.92 acre.

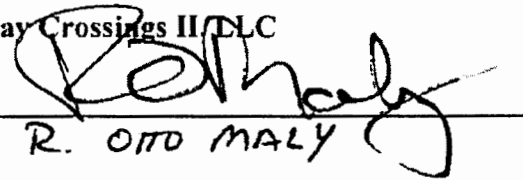
TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

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, LLC

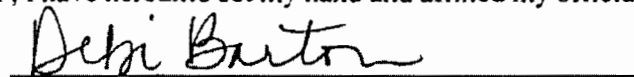
By:

  
R. OTTO MALY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7<sup>th</sup> day of September in the year 20 18, before me, a Notary Public in and for said state, personally appeared, R. OTTO 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.

  
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 7<sup>th</sup> day of September, 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.

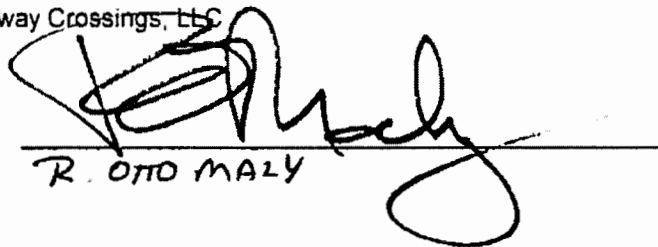
This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining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

By

  
 \_\_\_\_\_  
 R. OTTO MALY

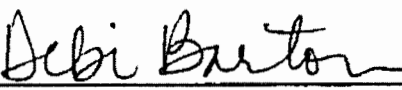
STATE OF Missouri )  
 )ss.  
 COUNTY OF Boone )

On this 7th day of September 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 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

**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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

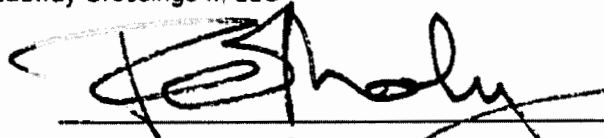
at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, 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

By:


  
R. OTTO MALY

STATE OF Missouri )  
  )SS.  
COUNTY OF Boone )

On this 7th day of September 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 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

## **AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT**

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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.





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

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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 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:

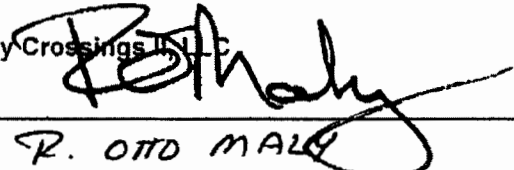
Beginning at the northeast corner of Lot 2A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence along the easterly line thereof, S 4°23'20"W 63.74 feet; thence S 3°16'10"W 23.76 feet, thence, leaving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

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 II, LLC  
By:   
R. OTTO MALY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7th day of September 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 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 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 7<sup>th</sup> day of September, 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.

Conley Road Partners, L.P.

By


  
R. OTTO MALY

STATE OF Missouri )  
  )ss  
COUNTY OF Boone )

On this 7th day of September 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 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

**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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

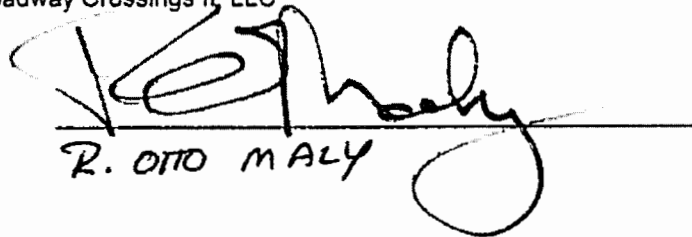
at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining the same or either side thereof any tree, brush, structure or obstruction of any kind or character whatsoever which, 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


  
R. OTTO MALY

STATE OF Missouri )  
                                  )ss.  
COUNTY OF Boone )

On this 7th day of September 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 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

**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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 7.11 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





**GRANT OF EASEMENT FOR TRAIL PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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.

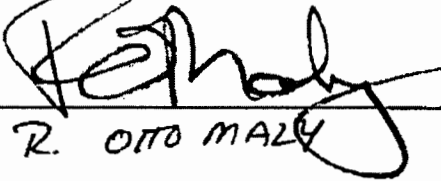
This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining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

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 MALY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7th day of September in the year 20 18, before me, a Notary Public in 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**  
**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 7<sup>th</sup> day of September, 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 N 89°30'00"W 258.78 feet; thence S 37°52'40"W 136.10 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 78.07 feet; thence S 68°27'10"W 31.54 feet;



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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°19'30"E, along the easterly line of said lot. 30.36 feet; thence leaving said line, S 2°05'10"W 31.48 feet; thence S 15°30'40"E



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**



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

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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°19'30"E 88.29 feet; thence, leaving said line, N 15°30'40"W 57.77 feet; thence N 2°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°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



**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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

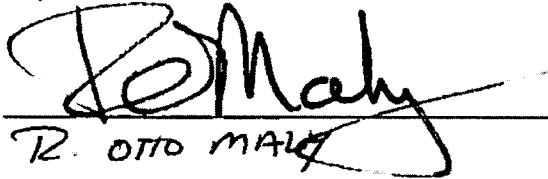
the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

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:


  
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September 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 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 7<sup>th</sup> day of September, 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°00'00"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.

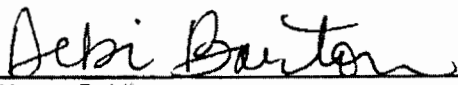
IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written

TKG Conley Road Investments, LLC  
By:   
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September 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 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

  
Notary Public

**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 7<sup>th</sup> of September, 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

TKG Conley Road Investments, LLC

By: [Signature]  
12. OTTO MALEY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 17th day of September in the year 20 18, before me, a Notary Public in and for said state, personally appeared, 12. OTTO MALEY, 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

[Signature]  
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 7<sup>th</sup> 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 20.00 feet, thence N 87°45'10"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;



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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



**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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.

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 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,



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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.





**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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; 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

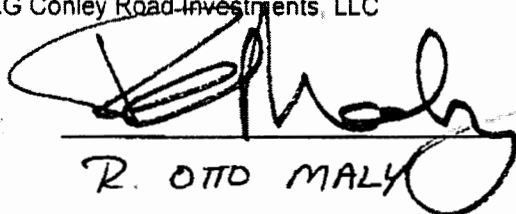
Grantee's facilities; also the right of ingress and egress to and from the herein described premises over any of the adjoining land of the Grantor for the purpose of exercising any of the rights herein granted.

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

By


  
R. OTTO MALY

STATE OF Missouri )  
  )ss  
COUNTY OF Boone )

On this 7<sup>th</sup> day of September 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 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 7<sup>th</sup> day of September, 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.

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.

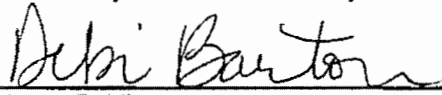
IN WITNESS WHEREOF, the said TKG Conley Road Investments, LLC has caused these presents to be signed by its authorized member(s) the day and year first above written.

TKG Conley Road Investments, LLC  
By:   
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone )ss.

On this 7th day of September 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 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

  
Notary Public

**Debi Barton**  
**Notary Public - Notary Seal**  
**STATE OF MISSOURI**  
**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 10 day of September, 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 East Boulevard Extension 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°48'00"W 358.67 feet; thence N 21°41'40"W 167.35 feet; thence N 66°08'00"E 235.40 feet; thence S 86°29'00"E 139.54 feet; thence leaving the lines of said lot, S 17°47'45"E 6.57 feet; thence S 21°53'00"E 80.21 feet to the easterly line of said lot; thence S 17°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 Conley Road Investments, LLC

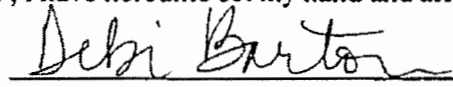
By:

  
R. OTTO MALY

STATE OF MISSOURI )  
                                  )ss.  
COUNTY OF Boone )

On this 7<sup>th</sup> day of September 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 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.

  
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 7<sup>th</sup> day of September, 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, 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




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

By


  
\_\_\_\_\_  
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone )ss

On this 7th day of September 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 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

## **AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT**

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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.



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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 1<sup>st</sup> day of September, 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 East Boulevard Extension 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.

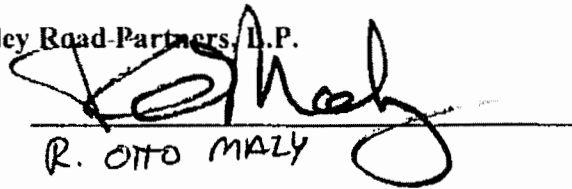
TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

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 Road Partners, L.P.

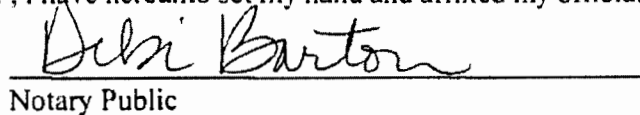
By:

  
R. OTTO MALY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7<sup>th</sup> day of September 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 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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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°58'00"E 70.57 feet; thence S 1°18'20"E 224.60 feet; thence S 71°37'40"W 337.53 feet; thence N 0°32'00"W 73.53 feet; thence N 71°37'40"E 263.28 feet; thence N 1°18'20"W 164.48 feet; thence N 14°58'00"W 80.91 feet; thence S 89°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, LLC

By: [Signature]  
R. OTTO MAZY

STATE OF Missouri )  
  )ss.  
COUNTY OF Boone )

On this 7th day of September in the year 2018, before me, a Notary Public in and for said state, personally appeared, R. OTTO MAZY, 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.

[Signature]  
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 7<sup>th</sup> day of September, 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

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,

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 II, LLC

By:


  
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss

On this 7th day of September 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 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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of September, 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 East Boulevard Extension 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 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.

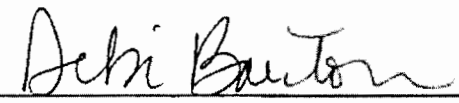
Broadway Crossings II, LLC  
By:   
R. OTTO MALÝ

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September in the year 2018, before me, a Notary Public in and for said state, personally appeared, R. OTTO MALÝ, 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

  
Notary Public

**GRANT OF EASEMENT FOR UTILITY PURPOSES**

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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.

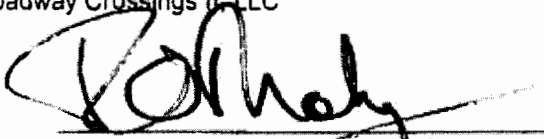
From the point of beginning, thence N 53°54'30"W 24.40 feet; thence N 1°09'40"E 16.13 feet; thence S 87°35'50"E 20.00 feet; thence S 1°09'40"W 29.67 feet to the beginning and containing 458 square feet or 0.01 acre

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.

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

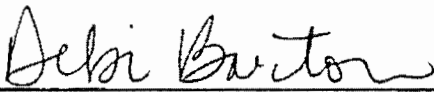
By:   
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone )ss.  
)

On this 7th day of September 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 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

**NON-ACCESS INTERSECTION CONTROL EASEMENT**

THIS INDENTURE, made on the day 7<sup>th</sup> of September, 2018, by and between Broadway Crossings II, 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 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.

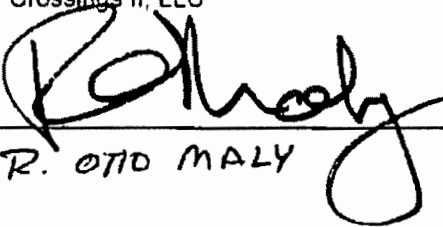


Grantor covenants, subject to liens and encumbrances of record at the date of this easement, that it is the owner of the above-described land and has the right and authority to make and execute this easement.

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


  
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September 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 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

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 1<sup>st</sup> day of September, 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 East Boulevard Extension 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.



**NON-ACCESS INTERSECTION CONTROL EASEMENT**

THIS INDENTURE, made on the day 7<sup>th</sup> of September, 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



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 1<sup>st</sup> day of September, 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 East Boulevard Extension 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°51'10"W 61.72 feet; thence N 87°35'50"W 135.18 feet; thence S 2°24'10"W 10.18 feet to the southerly line of said Lot 3A; thence along said line, N 87°25'30"W 111.07 feet; thence N 2°34'30"E 42.38 feet; thence leaving said line, S 87°33'00"E 9.60 feet; thence S 28°28'30"E 29.21 feet; thence S 87°35'40"E 212.56 feet; thence N 12°12'10"E 138.28 feet to the easterly line of said Lot 3A; thence along said line, S 7°08'00"E 21.68 feet; thence S 8°20'50"E 70.36 feet to the beginning and containing 5885 square feet or 0.14 acre.

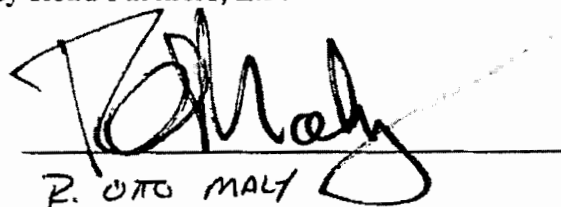
TO HAVE AND TO HOLD said temporary easement and right-of-way unto the GRANTEE and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance by all applicable regulatory authorities of the completed construction project.

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.

Conley Road Partners, L.P.

By:



R. OTTO MALY

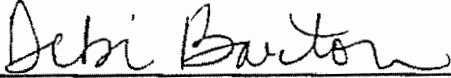
STATE OF Missouri)  
 )ss.  
 COUNTY OF Boone)

On this 7th day of September 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 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.

**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 7<sup>th</sup> day of September, 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

feet or 0.20 acre.

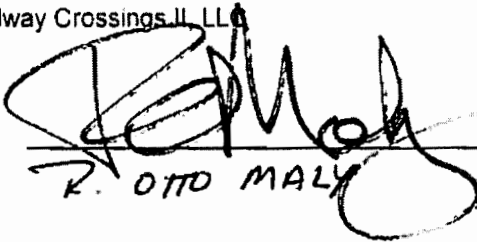
This grant includes the right of the Grantee, its officers, agents, and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from said easement or the premises of the Grantor adjoining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


  
R. OTTO MALY

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 7th day of September 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 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

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

THIS INDENTURE, made on the 7<sup>th</sup> day of September, 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:

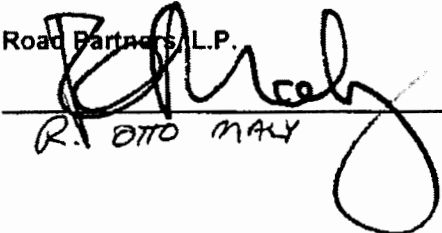
Beginning at the southeast corner of Lot 3A of the Administrative Plat of Lot 1 Broadway Marketplace, Lot 1 Lowe's Subdivision, Lot 1 Wal-Mart Stores Plat No. 1, recorded in book 2339 page 81, thence N 87°25'30"W, along the southerly line thereof, 31.79 feet; thence, leaving said line, N 1°09'40"E 8.08 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.


Conley Road Partners, L.P.  
By:   
R. OTTO MAZY

STATE OF Missouri )  
                                  )ss.  
COUNTY OF Boone )

On this 7th day of September in the year 2018, before me, a Notary Public in and for said state, personally appeared, R. OTTO MAZY, 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 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 22 day of October, 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

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

By: *H. C. Willbrand*  
H. C. Willbrand, Trustee

State of Missouri        )  
                                      )        ss.  
County of Boone        )

On this 22<sup>nd</sup> day of October, 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.

*Karen S. Steinbeck*  
Karen 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

## **AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT**

THIS AGREEMENT for temporary construction easement entered into this 10 day of October, 2018, 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, 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 East Boulevard Extension 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.

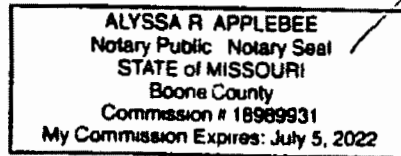
IN WITNESS WHEREOF, GRANTOR has caused these presents to be signed as of the date first written above.

Columbia Missouri Investment Company

By:

*Ed Lampitt* PPS Pres

STATE OF MISSOURI )  
 )ss.  
COUNTY OF BOONE )

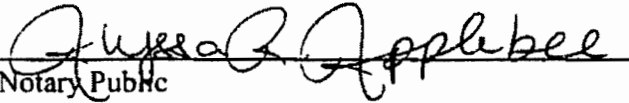


On this 10 day of October in the year 2018, before me, a Notary Public in and for said state, personally appeared, Ed Lampitt, who being by me duly sworn, acknowledged that they are the authorized agent of **Columbia Missouri Investment Company**, a Missouri non-profit corporation, and that said instrument 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.

  
Notary Public

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

THIS INDENTURE, made on the 10 day of OCTOBER, 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:

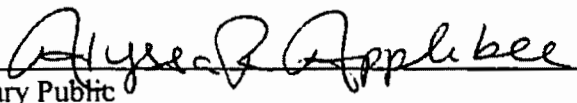
A tract of land located in the northwest quarter of Section 8 T48N R12W, in Columbia, Boone County, Missouri, being part of Tracts 5 and 6 of The Sanford F. Conley, Jr. Subdivision (Boone County Survey # 7601), described as follows:

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.



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

  
Notary Public

## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 10 day of October, 2018, 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, 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 East Boulevard Extension 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°29'00"W, along the northerly line of Lot 1 Konstantin Subdivision, 50.81 feet; thence, leaving said line, N 14°36'40"W 122.45 feet; thence N 37°17'10"W 50.95 feet; thence N 24°53'10"W 51.41 feet; thence N 22°01'50"W 75.61 feet; thence N 17°54'30"W 46.95 feet; thence N 60°58'20"W 41.56 feet; thence N 13°06'30"W 112.38 feet; thence N 38°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°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°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 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.

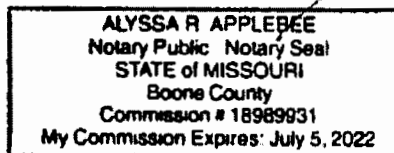
This grant includes the right of the GRANTEE, its officers, agents and employees, to enter upon said real estate at any time during which this grant shall be in effect for the purpose of exercising any of the rights herein granted.

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

**Columbia Missouri Investment Company**

By: *[Signature]* *DDS Pres*

STATE OF MISSOURI )  
 )ss.  
 COUNTY OF BOONE )



On this 10 day of October in the year 2018, 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 **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.

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

THIS INDENTURE, made on the 10 day of October, 2018 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





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

THIS INDENTURE, made on the 10 day of October, 2018, 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.

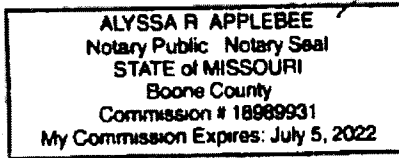
**Columbia Missouri Investment Company**

By:

Name and title

*Ed Lampitt* PDS 1/23

STATE OF MISSOURI )  
 )ss.  
COUNTY OF BOONE )



On this 10 day of October 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 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

*Alyssa R Applebee*  
Notary Public

# Boone County, Missouri

Recorded in Boone County, Missouri

Date and Time: 05/01/2017 at 03:16:20 PM

Unofficial Document

Instrument No: 2017008392 Book: 4744 Page: 36

Instrument Type: ESMT

Recording Fee: \$27.00 S

No. of Pages: 2

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds



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

THIS INDENTURE, made on the 7<sup>th</sup> day of April, 2017 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 MO 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

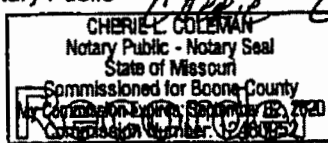
By: Victoria R. Wilson, General Partner  
Name and title  
Victoria R. Wilson, General Partner

STATE OF Missouri )  
COUNTY OF Boone )ss.

On this 31<sup>st</sup> day of March in the year 20 17, before me, a Notary Public in and for said state, personally appeared, Victoria Wilson, 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.

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

Cherie L. Coleman  
Notary Public Cherie L. Coleman



Nora Dietzel, Notary Public of Deeds

# Boone County, Missouri

Recorded in Boone County, Missouri

Unofficial Document

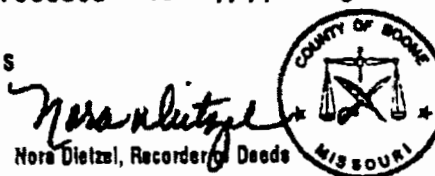
Date and Time: 05/01/2017 at 03:16:20 PM

Instrument #: 2847608393 Book: 4744 Page: 37

Instrument Type: AGR

Recording Fee: \$27.00 S

No. of Pages: 2



## AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this 7<sup>th</sup> day of April, 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 East Boulevard Extension 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

Boone County, Missouri MAY 01 2017

Unofficial Document

to the southerly right-of-way line of Business Loop 20 (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 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

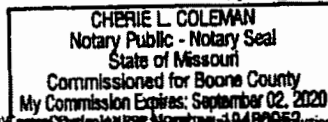
By: Victoria R. Wilson
Victoria R. Wilson

STATE OF Missouri )
COUNTY OF Boone )ss.

On this 31st day of March in the year 2017, before me, a Notary Public in and for said state, personally appeared, Victoria Wilson, 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.

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

Cherie L Coleman
Notary Public Cherie L Coleman



Commission Number: 12480952

# Boone County, Missouri

Unofficial Document

Recorded in Boone County, Missouri  
Date and Time: 05/01/2017 at 03:16:20 PM  
Instrument #: 2017008394 Book: 4744 Page: 38

Instrument Type: ESMT  
Recording Fee: \$30.00 S  
No. of Pages: 3

*Nora Dietzel*  
Nora Dietzel, Recorder of Deeds



*(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

## Unofficial Document GRANT OF EASEMENT FOR UTILITY PURPOSES

THIS INDENTURE, made on the 7<sup>th</sup> day of April, 2017 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 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.

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.

Nora Dietzel, Recorder of Deeds



# Boone County, Missouri

BOONE COUNTY MO MAY 01 2017

## Unofficial Document

Riback Holding and Investment Association

By: Victoria R. Wilson, Gen. Partner  
Name and title  
Victoria R. Wilson, General Partner

STATE OF Missouri )  
COUNTY OF Boone ) ss.

On this 31<sup>st</sup> day of March in the year 2017, before me, a Notary Public in and for said state, personally appeared, Victoria Wilson, 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.

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

Cherie L Coleman  
Notary Public CHERIE L COLEMAN

CHERIE L. COLEMAN  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Boone County  
My Commission Expires: September 02, 2020  
Commission Number: 12480952

Nora Dietzel, Recorder of Deeds