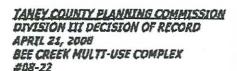


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TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION

ROBERT A. DIXON

Missouri Partners Inc 800 state Hwy 248 Bldg 3 Branson, mo 65616



On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. (grantee) to develop a multi-use residential/commercial office complex. In accordance with this approval a Division III Permit #08-22 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Missouri Partners, Inc. is authorized to develop 58 acres located off Bee Creak Road for 5 two-story and 6 three-story apartment buildings with a total of 224 units and 452 parking spaces, 54 two-story townhome buildings with a total of 216 units and 432 parking spaces, 6 commercial office buildings, 160 parking spaces, a clubhouse, pool, and playground. With nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be compiled with:

- Compliance with the provisions of the Taney County Development Guidance Code that Include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix 8 Item 3)
 - Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening around the property with an 8' board fence for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
- Compliance letter from the Fire District. (Chapter VI-VII).
- 3. No outside storage of equipment or solid waste materials.
- Olvision II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
- Any other structures other than office, commercial space or residential must receive Planning Commission approval.
- This decision is subject to all existing easements.
- The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached