

BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

In the Matter of the Joint Application of)
Union Electric Company d/b/a Ameren)
Missouri and Co-Mo Electric Cooperative,)
Inc. to Amend Territorial Agreement)

File No. EO-2025-0092

ORDER DIRECTING NOTICE, SETTING INTERVENTION DEADLINE, AND DIRECTING STAFF RECOMMENDATION

Issue Date: September 16, 2024

Effective Date: September 16, 2024

On September 13, 2024, Union Electric Company d/b/a Ameren Missouri and Co-Mo Electric Cooperative, Inc. (collectively, "Joint Applicants"), jointly filed an application seeking Commission approval of an amendment to an existing territorial agreement. Section 394.312.4, RSMo (2016) generally requires that the Commission act on the application no later than 120 days after the application was filed, which will be January 11, 2025. The territory concerned is a single-family home located wholly within Cooper County, Missouri.

The Commission will give notice of this application to other electric service providers, if any, and to the County Commission of Cooper County, Missouri. The Staff of the Commission (Staff) will be directed to file a recommendation regarding the application to amend the territorial agreement.

THE COMMISSION ORDERS THAT:

1. The Commission's Data Center shall mail a copy of this notice and the Joint Application to other electric service providers in Cooper County, if any, and to the County Commission of Cooper County.
2. Any entity wishing to intervene in this matter shall file an application to do so no later than October 8, 2024.
3. No later than October 15, 2024, Staff shall file its recommendation in this matter, or a status report.
4. Any entity wishing to request a hearing in this matter shall file an application to do so on or before October 22, 2024.
5. This order shall be effective when issued.



BY THE COMMISSION

Nancy Dippell

Nancy Dippell
Secretary

Riley G. Fewell, Regulatory Law Judge,
by delegation of authority pursuant to
Section 386.240, RSMo (2016).

Dated at Jefferson City, Missouri,
on this 16th day of September, 2024.

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Application of)	
Richard and Felicia Murphy for Change of)	
Electric Supplier from Co-Mo Electric)	File No. EO-2024-0331
Cooperative, Inc. to Union Electric)	
Company d/b/a Ameren Missouri.)	

JOINT APPLICATION TO AMEND TERRITORIAL AGREEMENT

COME NOW Union Electric Company d/b/a Ameren Missouri (“Ameren Missouri” or the “Company”) and Co-Mo Electric Cooperative (“Co-Mo”), hereinafter referred to collectively as the "Applicants," pursuant to RSMo. § 394.312, 20 CSR 4240-2.060, and 20 CSR 4240-3.130, and for their Joint Application to the Missouri Public Service Commission (the "Commission") for an order approving an amendment to Applicants' Territorial Agreement, respectfully state as follows:

1. **The Applicants.** Co-Mo is a rural electric cooperative organized and existing under the laws of Missouri with its principal office at 29868 Hwy 5, Tipton, MO 65081. It is a Chapter 394 rural electric cooperative corporation engaged in the distribution of electric energy and service to its members within certain Missouri counties. Co-Mo has no pending action or final judgments or decisions against it from any state or federal agency or court that involve its customer service or rates within the three years immediately preceding the filing of this Application. Co-Mo has no overdue report or assessment fee. A copy of a Certificate of Good Standing from the Office of the Missouri Secretary of State for Co-Mo was filed in Case No. EO-2022-0190 and is incorporated herein by reference.

2. Ameren Missouri is a Missouri corporation with its principal office and place of business at 1901 Chouteau Ave., St. Louis, MO 63103. Ameren Missouri is primarily engaged in the business of providing electric utility service in Missouri to the public in its certificated areas.

Ameren Missouri has no pending action or final judgments or decisions against it from any state or federal agency or court that involve its customer service or rates within the three years immediately preceding the filing of this Application. Ameren Missouri has no overdue annual report or assessment fees. Ameren Missouri has previously submitted to the Commission a certified copy of its Articles of Incorporation (File No. EA-87-105), its Fictitious Name Registration with the Missouri Secretary of State (File No. EA-2024-0237), and its Certificate of Corporate Good Standing (File No. EA-2024-0237), all of which are incorporated herein by reference in accordance with 20 CSR 4240-2.060(1)(G).

3. **Correspondence and Communication.** Correspondence, communications, and orders in regard to this Joint Application should be directed to:

William D. Holthaus, Jr.
Senior Corporate Counsel
Ameren Missouri
1901 Chouteau Avenue, MC 1310
St. Louis, MO 63103
(314) 554-2276 (phone)
wholthaus@ameren.com

Megan E. McCord
Friel, McCord & Smiley, LLC
P.O. Box 14287
Springfield, MO 65814
(417) 227-8405 (phone)
mmccord@reclawfirm.com

4. **The Second Amendment to Territorial Agreement (20 CSR 4240-3.130(1)(A)).**
On May 3, 2024, Richard and Felicia Murphy submitted an application to change electric suppliers from Co-Mo to Ameren Missouri. The Murphys own a parcel of land located at 1915 Tisdale Drive, Boonville, MO 65233 on which the Murphys' new home is being constructed. In response, Co-Mo and Ameren Missouri agreed to permit this change of electric supplier and that, going forward, Ameren Missouri would be the sole provider of electricity to the 1915 Tisdale Drive property. Co-Mo and Ameren Missouri entered into a Stipulation and Agreement reflecting this change of electric supplier and on July 18, 2024, the Commission approved this Stipulation and Agreement in this docket. In order to update the existing Territorial Agreement between Co-Mo

and Ameren Missouri to reflect this change of supplier, Co-Mo and Ameren Missouri hereby submit for approval the Second Amendment to the Territorial Agreement, an executed copy of which is attached herewith as Attachment 1.

The Territorial Agreement specifically designates the boundaries of exclusive electric service areas within portions of Cooper, Cole, and Montineau Counties, as set forth in the First Addendum to the Territorial Agreement. The precise land areas covered by the Territorial Agreement are described in detail in the legal descriptions and accompanying maps included in the First Addendum to the Territorial Agreement, attached herewith as Attachment 2. The Second Amendment to the Territorial Agreement contains a map reflecting the change in territory for the 1915 Tisdale Drive property.

5. **Statutory Authority.** Co-Mo has statutory authority to serve the areas it is proposing to serve pursuant to RSMo. § 394.080. Ameren Missouri has authority to serve the areas it is proposing to serve pursuant to prior orders of the Commission granting it area certificates covering each of the Sections, Townships, and Ranges allocated to it by the Amended Territorial Agreement, as evidenced by the following tariff sheets: Union Electric Company Mo. P.S.C. Schedule No. 6, 2nd Revised Sheet No. 13 (Cole County); 2nd Revised Sheet No. 14 (Cooper County); and 1st Revised Sheet No. 29 (Moniteau County).

6. **Other Electric Suppliers (20 CSR 4240-3.130(1)(B)).** To the Applicants' knowledge and belief, there are no other electric suppliers serving in the areas covered by the Amended Territorial Agreement.

7. **Changes in Operations (20 CSR 4240-3.130(1)(C)).** The change brought about by this Second Amendment to the Territorial Agreement (one customer is switching electric suppliers from Co-Mo to Ameren Missouri) is reflected in the following tariff sheet: Union Electric

Company Mo. P.S.C. Schedule No. 6, 2nd Revised Sheet No. 14, a draft of which is included herewith as Attachment 3 (redline version)¹.

8. **Public Interest (20 CSR 4240-3.130(1)(D)).** The Second Amendment to the Territorial Agreement is beneficial to the public interest as it reflects the Murphys' change of electric supplier, which was approved by the Commission on July 18, 2024. This change of electric supplier makes unnecessary a material investment by Co-Mo that would have been required for Co-Mo to serve the 1915 Tisdale Drive property. Likewise, the Murphys' change of electric supplier permits Ameren Missouri to utilize its existing facilities that were already located within 100 feet of the 1915 Tisdale Drive property. Simply put, the Second Amendment to the Territorial Agreement reflects a change in supplier that makes efficient use of existing utility infrastructure and minimizes the need for additional investment.

9. **Transfers (20 CSR 4240-3.130(1)(E)).** The Second Amendment to the Territorial Agreement will require transfer of one customer, listed below, from Co-Mo to Ameren Missouri. The structure located thereon (the Murphy residence, currently under construction) will be transferred from Co-Mo to Ameren Missouri.

Richard and Felicia Murphy
1901 Tisdale Drive
Boonville, MO 65233

10. **Service Responsibilities.** Each of Ameren Missouri and Co-Mo will continue to have service responsibilities beyond the terms of the Amended Territorial Agreement. These service responsibilities are unaffected by the Amended Territorial Agreement.

¹ Upon the Commission's approval of the Second Amendment to the Territorial Agreement, Ameren Missouri will insert the effective date of 2nd Revised Sheet No. 14 and re-submit a final version to the Secretary of the Commission.

11. **Filing Fee.** If a hearing is necessary, Applicants shall pay the hearing charge and transcript costs as required by 20 CSR 4240-3.130(4)-(5). In accordance with 20 CSR 4240-3.130(4), no filing fee is necessary to apply to amend an existing territorial agreement.

WHEREFORE, the Applicants respectfully request that the Commission issue an order:

- (a) finding that the Second Amendment to the Territorial Agreement is not detrimental to the public interest; and
- (b) approving the Second Amendment to the Territorial Agreement.

Respectfully submitted,

By: /s/ William D. Holthaus, Jr.
William D. Holthaus, Jr., # 63888
Corporate Counsel
Jennifer S. Moore, #75056
Senior Corporate Counsel
Ameren Missouri
1901 Chouteau Avenue, MC 1310
St. Louis, MO 63103
(314) 554-3533 (phone)
(314) 554-4014 (fax)
AmerenMOService@ameren.com

By: /s/ Megan E. McCord
Megan E. McCord, # 62037
Friel, McCord & Smiley, LLC
P.O. Box 14287
Springfield, MO 65814
(417) 227-8405 Phone
mmccord@reclawfirm.com

**ATTORNEY FOR CO-MO ELECTRIC
COOPERATIVE**

**ATTORNEYS FOR UNION
ELECTRIC COMPANY D/B/A
AMEREN MISSOURI**

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the foregoing was filed in EFIS on this 13th day of September 2024, with notification of same being sent via electronic mail to all counsel/parties of record.

/s/ William D. Holthaus, Jr.

VERIFICATION

RYAN ARNOLD states:

Under penalty of perjury, the foregoing Joint Application is true and correct to the best of his knowledge, information, and belief, and this request is substantially consistent with the preferred resource plan in the most recent preferred resource filing submitted by Ameren Missouri pursuant to 20 CSR 4240-Chapter 22.

/s/ Ryan Arnold
Ryan Arnold
Vice President, Energy Delivery
Union Electric Company d/b/a Ameren Missouri

September 12, 2024

VERIFICATION

AARON BRADSHAW states:

Under penalty of perjury, the foregoing Joint Application is true and correct to the best of his knowledge, information, and belief.

/s/ Aaron Bradshaw

Aaron Bradshaw
CEO / General Manager
Co-Mo Electric Cooperative

September 11, 2024

SECOND AMENDMENT TO THE TERRITORIAL AGREEMENT

This Second Amendment is made and entered into as of the 29th day of August, 2024, by and between UNION ELECTRIC COMPANY d/b/a Ameren Missouri ("Company") and CO-MO ELECTRIC COOPERATIVE, INC. ("Cooperative). Company and Cooperative are sometimes referred to herein as a "Party" and collectively as the "Parties".

RECITALS

- A. Company and Cooperative are parties to a Territorial Agreement dated May 27, 2022, as amended by the First Addendum to the Territorial Agreement dated October 22, 2022 (the "Agreement");
- B. The precise land areas covered by the Territorial Agreement are described in detail in the legal descriptions and accompanying maps attached to the First Addendum to the Agreement (the "First Addendum");
- C. One of the areas reserved for electric service by Cooperative, identified as Co-Mo Area 2 in the First Addendum, includes the property of Richard and Felicia Murphy, located at 1915 Tisdale Drive, Boonville, Missouri 65233 ("1915 Tisdale");
- D. In response to an Application for Change of Electric Service Provider filed by Richard and Felicia Murphy, File No. EO-2024-0331, Cooperative and Company have agreed that Company shall be the sole provider of electric service to 1915 Tisdale. This agreement is reflected in the Stipulation and Agreement, which was approved by the Missouri Public Service Commission on July 18, 2024;
- E. Pursuant to Section 11.3 of the Agreement, the Parties therefore desire to amend the Agreement to reflect the change in electric service for 1915 Tisdale as described in the Stipulation and Agreement dated July 2, 2024.

AGREEMENT

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Modification of Territorial Agreement as to 1915 Tisdale.** First Amended Exhibit A identifies three areas reserved for electric service by Cooperative, labeled Co-Mo Area 1, Co-Mo Area 2, and Co-Mo Area 3. Likewise, First Amended Exhibit A identifies three areas reserved for electric service by Company, labeled Ameren Area 1, Ameren Area 2, and Ameren Area 3. Notwithstanding the maps and legal descriptions contained in the First Amended Exhibit A, 1915 Tisdale Drive is hereby removed from Co-Mo Area 2 and is

hereby added to Ameren Area 1. This change shall supersede the any of the maps and legal descriptions contained in the First Addendum and the Agreement. The approximate location of 1915 Tisdale is shown on the territory map attached as Exhibit 1 to this Second Amendment. For clarity, the purpose of this change is to remove 1915 Tisdale from Cooperative's service territory and add 1915 Tisdale to Company's service territory. None of Ameren Area 2, Ameren Area 3, Co-Mo Area 1, or Co-Mo Area 3 are changed by this Second Amendment.

2. **Lack of Approval.** If the Missouri Public Service Commission does not approve this Second Amendment, then this Second Amendment shall be null and void and of no legal effect between the Parties.
3. **No Other Agreement.** Except as modified herein, the terms and conditions of the Agreement, as amended by the First Addendum, remain in full force and effect according to their terms.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment on the date written above.

Co-Mo Electric Cooperative

Union Electric Company d/b/a Ameren Missouri



By: Aaron Bradshaw

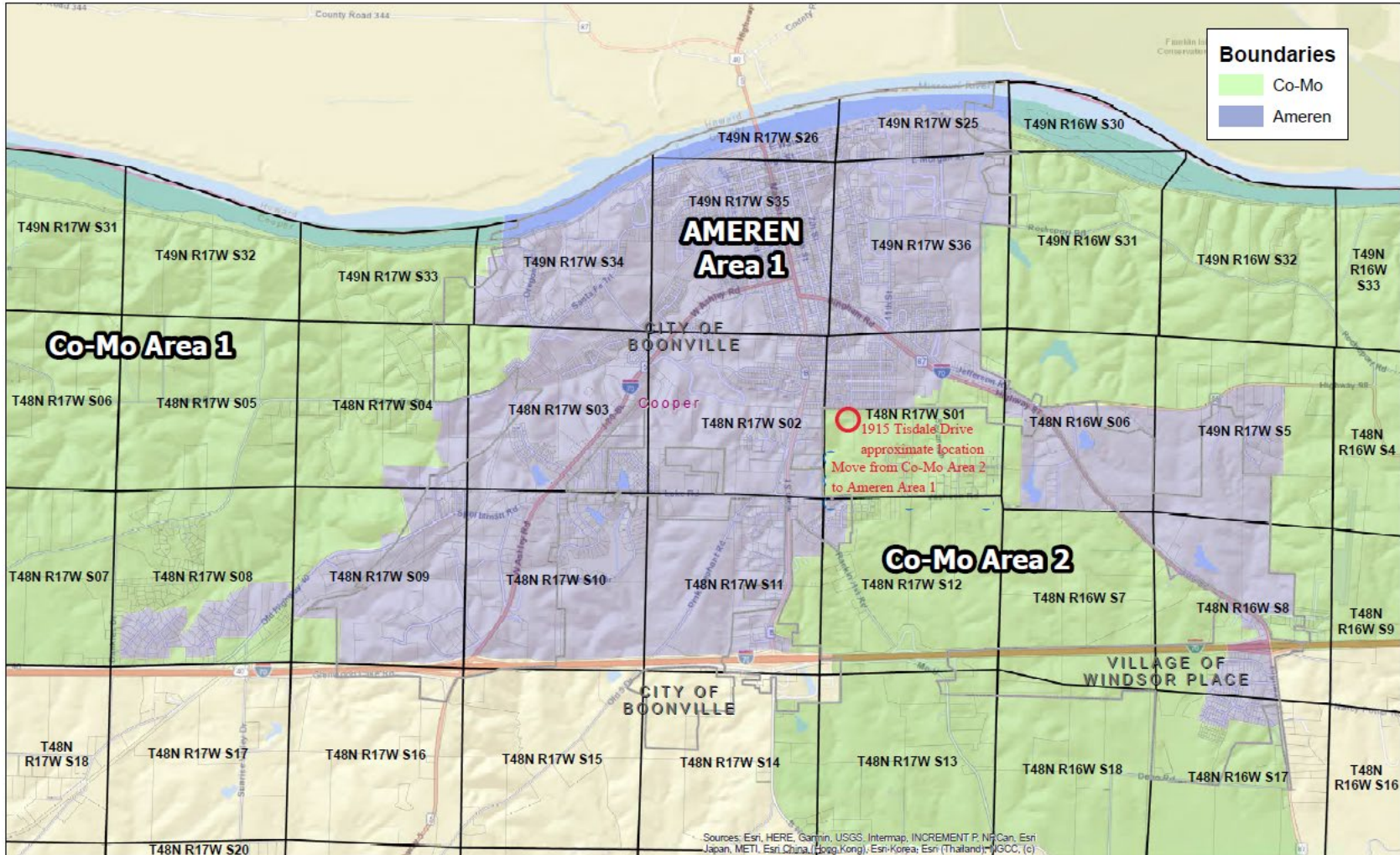
By: Ryan Arnold

Title: CEO/General Manager

Title: Vice President of Division Operations

Exhibit 1 – Approximate Location of 1915 Tisdale Drive as Shown in First Amended Exhibit A

Co-Mo and Ameren Boundary - Cooper County
Boonville Area - Ameren Area 1



Date Saved: 9/9/2022 5:28:21 PM

FIRST ADDENDUM
TO THE
TERRITORIAL AGREEMENT

THIS ADDENDUM is made and entered into as of the 19th day of October, 2022, by and between UNION ELECTRIC COMPANY d/b/a/ Ameren Missouri ("Company") and CO-MO ELECTRIC COOPERATIVE, INC. ("Cooperative"). Company and Cooperative are sometimes referred to herein singularly as a "Party" and collectively as the "Parties."

RECITALS

- A. Company and Cooperative are parties to a Territorial Agreement dated May 27, 2022 (the Agreement"), the approval of which is pending in Missouri Public Service Commission ("Commission") File No. EO-2022-0332;
- B. The precise land areas covered by the Territorial Agreement are described in detail in the legal descriptions and accompanying maps submitted in said Commission File on September 12, 2022 in the Parties' Joint Submission of Legal Descriptions ("Joint Submission");
- C. One of the areas allocated to Cooperative, identified as Co-Mo Area 2 in the Joint Submission, includes the property of the Boonville City Airport owned by the City of Boonville (the "Airport") and located in Cooper County, Missouri;
- D. Given that Company serves the Airport and that the Airport could expand in the future, Company and Cooperative have agreed that the Airport property, as it now exists or may be expanded in the future, should not be included in Co-Mo Area 2 but should instead be allocated to and served by Company, and the Parties therefore desire to amend the Agreement to so provide.

AGREEMENT

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

- 1. Modification of Territorial Agreement as to Existing Airport.** Exhibit A to the Agreement is replaced and superseded by **First Amended Exhibit A**, attached hereto and incorporated herein by this reference. First Amended Exhibit A also replaces and supersedes the maps and legal

descriptions contained in the Joint Submission. For avoidance of doubt, the only difference between the maps and legal descriptions contained in the Joint Submission and the maps and legal descriptions contained in First Amended Exhibit A is to remove the Airport property from Co-Mo Area 3 and add it to Ameren Area 1, both in Cooper County, Missouri.

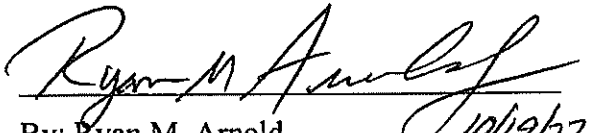
2. Modification of Territorial Agreement as to Future Airport Expansions. Should the City acquire, by purchase, lease, or easement, additional property used or to be used by the City to expand the operations of the airport now known as the Jesse Virel Memorial Airport, the Parties agree that that such additional property should be allocated to Ameren Missouri such that Ameren Missouri shall be the exclusive electric service provider for all structures and other electric service needs at such airport, as it may be expanded. The Parties shall file legal descriptions with the Commission if any such expansion(s) occur.

3. Lack of Approval or Termination - If the Commission or any other regulatory authority having jurisdiction does not approve the Agreement, including this First Addendum, this First Addendum shall be nullified and of no legal effect between the parties.

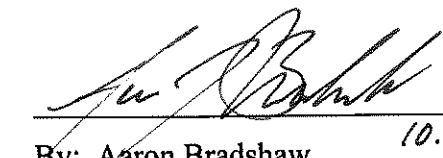
4. No Other Amendment. Except as modified herein, the terms and conditions of the Agreement remain in force and effect according to their terms.

IN WITNESS WHEREOF, the parties have executed this Addendum on the date first above written.

**Union Electric
d/b/a Ameren Missouri**


By: Ryan M. Arnold *10/19/22*
Title: Vice-President of Div. Operations

Co-Mo Electric Cooperative


By: Aaron Bradshaw *10.19.2022*
Title: CEO/General Manager

Cooper County Co-MO Boundary Description
(Ameren Area 1)

Sections 5, 6, 7, 8 & 17 and U.S. Survey Nos. 2545, 2734, 2927, 2750, 2878 & 2591, Township 48 North, Range 16 West, Sections 1, 2, 3, 4, 8, 9, 10, 11 & 12 and U.S. Survey No. 2747, Township 48 North, Range 17 West and Sections 34, 35 & 36 and U.S. Survey Nos. 2475, 2537, 2845 & 2880, Township 49 North, Range 17 West and being more particularly described as follows: Beginning at the intersection of the Eastern boundary line of a tract of land conveyed to Dale J. Wassmann and Ashley N. Wassmann, his wife, by deed recorded in Book 536, Page 134 in the Cooper County, Missouri land records with the North right-of-way line of line of Interstate Highway '70'; Thence Northerly along said Eastern boundary line of said Wassmann tract to the North line of the Southeast Quarter of the Southwest Quarter of said Section 9 and being the Northeast corner of said Wassmann tract; Thence Westerly along said North line and the North line of the Southwest Quarter of the Southwest Quarter of said Section 9 to the East line of aforesaid Section 8, Township 48 North, Range 17 West and being the Northwest corner of said Southwest Quarter of the Southwest Quarter of said Section 8; Thence Northerly along said East line of said Section 8 to the intersection of said East line with the South right-of-way line of Old Highway '40'; Thence Southwesterly along said right-of-way line to its intersection with the Easterly projection of the North line of a tract of land conveyed to Tatum Martin by deed recorded as Document No. 2020-0933 in the Cooper County, Missouri land records; Thence Westerly along said Easterly projection and said North line of said Martin tract to the Northwest corner thereof; Thence Southerly along the West line of said Martin tract to the Easterly projection of the South line of Lot 4 of Timberlake Estates Plat 1 per plat recorded in Plat Book 7, Page 425 in the Cooper County, Missouri land records; Thence Westerly along said Easterly projection to the West line of Timberlake Court at the Southeast corner of said Lot 4 of Timberlake Estates Plat 1; Thence Westerly along the aforesaid South line of said Lot 4 and Lots 3, 2 & 1 to the Southwest corner of said Lot 1; Thence Northerly along the West line of said Lot 1 to the South line of Lot 38 of said Timberlake Estates Plat 1 and being the Northwest corner of said Lot 1; Thence Westerly along said South line of said Lot 38 to the Southeast corner of Lot 46 of Timberlake Estates Plat 2 per plat recorded in Plat Book 8, Page 12 in the Cooper County, Missouri land records and being the Southwest corner of said Lot 38; Thence Westerly along the South line of said Lot 46 to the Northeast corner of Lot 39 of said Timberlake Estates Plat 1 and being the Southwest corner of said Lot 46; Thence Southerly along the East line of said Lot 39 to the Southeast corner thereof; Thence Westerly along the South line of said Lot 39, 40 and 41 to the Southwest corner of said Lot 41; Thence Westerly along the Westerly projection of said South line of said Lot 41 to the Southeast corner of Lot 63 of said Timberlake Estates – Plat 2; Thence continuing Westerly along said South line of said Timberlake Estates Plat 2 along the South line of said Lot 63 and the South line of Lots 65 and 64 to the Southwest corner of said Timberlake Estates Plat 2 and being the Southwest corner of said Lot 64; Thence Northerly along the Western boundary line of said Timberlake Estates Plat 2 along the West line of said Lot 64 to the Northwest corner thereof; Thence continue Northerly along said Western boundary line of said Timberlake Estates Plat 2 and the Northerly projection of the West line of said Lot 64 to the most Southern corner of Lot 78 of said Timberlake Estates Plat 2; Thence continuing Northerly along said Western boundary of said Timberlake Estates Plat 2 along the West line of said Lot 78 and the West line of Lots 77, 76 and 75 to the most Southern corner of Lot 79A of the Replat of Lot 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates – Plat 2 per plat recorded in Plat Book 8, Page 180 in the Cooper County, Missouri land records and being the most Western corner of said Lot 75; Thence Northerly along the West line of said Replat of Lot 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates – Plat 2 along the West line of said Lot 79A to the most Western corner of Lot 80A of said Replat of Lot 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates – Plat 2 and being the Northwest corner of said Lot 79A; Thence Easterly and

Northerly along the Western boundary line of said Lot 80A to the Northwest corner thereof; Thence Easterly along the Northern boundary line of said Replat of Lot 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates – Plat 2 along the Northern line of said Lot 80A and Lots 81A and 82A to the Northwest corner of Lot 73 of aforesaid Timberlake Estates Plat 2 recorded in Plat Book 8, Page 12 and being the most Northern corner of said Lot 82A; Thence Northeasterly along the Northern boundary line of said Timberlake Estates Plat 2 along the Northwest line of said Lot 73 and Lot 72 of said Timberlake Estates Plat 2 to the most Northern corner of said Lot 72; Thence Southeasterly along said Northern boundary of said Timberlake Estates – Plat 2 along the Northeasterly line of said Lot 72 and Lot 71 of said Timberlake Estates – Plat 2 to the Northwest corner of Lot 70 of said Timberlake Estates – Plat 2 and being the Northeast corner of said Lot 71; Thence continuing Northeasterly along said Northern boundary line of said Timberlake Estates Plat 2 along the Northwest line of said Lot 70 and Lots 58, 57, 56, 55, and 54 to the most Northern corner of Lot 53 of said Timberlake Estates Plat 2 and being the most Eastern corner of said Lot 54; Thence southerly along the Eastern boundary line of said Timberlake Estates Plat 2 along the East line of said Lot 53 and the Eastern boundary line of Lot 52 of said Timberlake Estates Plat 2 to the most Eastern corner of Lot 52; Thence continuing said Eastern boundary line of said Lot 52 and the Southeast line of Lots 51 and 50 to the most Southern corner of Tract A of aforesaid Timberlake Estates – Plat 1 per plat recorded in Plat Book 7, Page 425 and being the most Southern corner of said Lot 50; Thence Northeasterly along the Southern boundary of said Tract A to the Northeast corner of Lot 23 of said Timberlake Estates Plat 1; Thence continuing Northeasterly along said Southern boundary line of said Tract A along the Easterly projection of the North line of said Lot 23 of Timberlake Estates Plat 1 to the Northwest corner of Lot 22 of said Timberlake Estates Plat 1; Thence continuing along said Southern boundary line of said Tract A of Timberlake Estates Plat 1 to the most Southeast corner of Tract B of said Timberlake Estates Plat 1; Thence Northeasterly along the Southern boundary line of said Tract B to the East line of said Timberlake Estates Plat 1 and being the Northeast corner of Lot 17 of said Timberlake Estates Plat 1; Thence Northerly along said East line to the Northwest corner of a tract of land conveyed to Duane A. McGuire and Debbie A. McGuire, his wife, by deed recorded in Book 209, Page 309 in the Cooper County, Missouri land records; Thence Easterly along the North line of said McGuire tract and the North line of a tract of land conveyed to Geoffrey D. Haning and Virginia I. Haning Revocable Trust, dated March 8, 1999 by deed recorded in Book 324, Page 76 in said land records to the Northwest corner of a tract of land conveyed to Steven C. Helt by deed recorded in Book 582, Page 672 in the Cooper County, Missouri land records and being the Northeast corner of said Hanning tract; Thence continuing Easterly along the North line of said Helt tract to the Northwest corner of a tract of land conveyed to Lance M. Griffin and Amy N. Griffin-Frevert by deed recorded as Document No. 2021-1239 in the Cooper County, Missouri land records; Thence Southeasterly along the Southwest line of said Griffin/Griffin-Frevert tract to the North right-of-way line of Old U.S. Highway '40' and being the Southwest corner of said Griffin/Griffin-Frevert tract; Thence Northeasterly along said right-of-way line to the intersection of said right-of-way line with the West line of the Northeast Quarter of aforesaid Section 9, Township 48 North, Range 17 West and being the Southwest corner of a tract of land conveyed to Dicky D. Smalley and Kristi Smalley, his wife, by deed recorded in Book 323, Page 711 in the Cooper County, Missouri land records; Thence Northerly along said West line of said Northeast Quarter of said Section 9 to the Northwest corner of said Smalley tract; Thence Northeasterly along the Northwest line of said Smalley tract to the Northeast corner thereof; Thence Southeasterly along the Northeast line of said Smalley tract to the aforesaid North right-of-way line of U.S. Highway '40'; Thence Northeasterly along said right-of-way line to the most Southern corner of a tract of land conveyed to Public Water Supply District #2 by deed recorded in Book 149, Page 728 in the Cooper County, Missouri land records; Thence Northwesterly along the Southwest line of said Public Water Supply District #2 tract and the Southwest line of a tract of land conveyed to Lance M. Griffin and Blake G. Frevert by deed recorded as Document No. 2017-0687 in said land records to the South line of

aforesaid Section 4, Township 48 North, Range 17 West and being the Northwest corner of said Griffin/Frevert tract; Thence Westerly along said South line of said Section 4 to the Southwest corner of the Southeast Quarter of said Section 4; Thence Northerly along the West line of said Southeast Quarter of said Section 4 to the Southwest corner of a tract of land conveyed to Kathy M. Schneider by deed recorded as Document No. 2013-3446 in the Cooper County, Missouri land records; Thence Easterly along the South line of said Schneider tract to the East line of the West Half of the East Half of the aforesaid Southeast Quarter of Section 4 and being the Southeast corner of said Schneider tract; Thence Northerly along said East line to the Southeast corner of a tract of land conveyed to Eric Parent and Patricia Parent, his wife, by deed recorded in Book 439, Page 502 in the Cooper County, Missouri land records; Thence Westerly along the South line of said Parent tract to the Southwest corner thereof; Thence Northerly along the Western boundary line of said Parent tract to the Southeast corner of a tract of land conveyed to Joey G. Bishop and Stacey M. Bishop, his wife, by deed recorded as Document No. 2013-1526 in the Cooper County, Missouri land records; Thence Westerly along the South line of said Bishop tract to the Southwest corner thereof; Thence Northerly along the West line of said Bishop tract and the Northerly projection thereof to the North line of Santa Fe Road in the Northeast Quarter of aforesaid Section 4, Township 48 North, Range 17 West; Thence Northeasterly along said North line of said Santa Fe Road to the most Southern corner of Dunaway Ridge Subdivision per plat recorded in Plat Book 7, Page 292 in the Cooper County, Missouri land records and being the most Southern corner of Lot 8 of said Dunaway Ridge Subdivision; Thence Northwesterly along the Southwest line of said Lot 8 and Lot 7 to the most Southern corner of a tract of land conveyed to Russell G. Land and Karla S. Lang, his wife, by deed recorded as Document No. 2017-2412 in the Cooper County, Missouri land records and being a corner of said Lot 7; Thence Northwesterly along the Southwest line of said Lang tract to the Southwest corner thereof; Thence Northerly along the West line of said Lang tract to the Northeast corner thereof; Thence Northeasterly along the Northwest line of said Lang tract to the Northwest corner of aforesaid Lot 7 of Dunaway Ridge Subdivision and being the Northeast or most Northern corner of said Lang tract; Thence Northeasterly along the Northwest lines of Lots 6, 5, 4 and 3 of said Dunaway Ridge Subdivision to the Northwest corner of Lot 2 of said Dunaway Ridge Subdivision and being the most Northern corner of said Lot 3; Thence Northeasterly and Southeasterly along the North and Northeast lines of said Lot 2 and Lot 1 of said Dunaway Ridge Subdivision to the aforesaid North line of Santa Fe Road and being the most Eastern corner of Lot 1 of said Dunaway Ridge Subdivision; Thence Northeasterly along said North line of said Santa Fe Road to the most Southern corner of a tract of land conveyed to Panhandle Eastern Pipeline Company by deed recorded in Book 90, Page 512 in the Cooper County, Missouri land records; Thence Northwesterly along the Southwest line of said Panhandle Pipeline Company tract and the Southwest line of a tract of land conveyed to Walter Inskeep and Jamie Inskeep, his wife, by deed recorded as Document No. 2017-0270 in the Cooper County, Missouri land records to the Southwest corner of said Inskeep tract; Thence Northerly along the Western boundary line of said Inskeep tract to the South line of aforesaid Section 34, Township 49 North, Range 17 West and being the Northwest corner of said Inskeep tract; Thence Westerly along said South line to the Eastern boundary line of Evans Acres Plat 1 per plat recorded as Document No. 2022-0422 in the Cooper County, Missouri land records at the Southwest corner of said Section 34; Thence Northerly and Easterly along the Easterly and Southerly lines of Lots 21, 20, 19, 18, 11 and 9 of said Evans Acres Plat 1 to the Northeast corner of said Lot 9; Thence North 18°22'35" East along the Northeasterly projection of the East line of said Lot 9 to the intersection of said Northeasterly projection with the centerline of the Missouri River; Thence Northeasterly along said centerline to the intersection of said centerline with the East line of aforesaid Section 25, Township 49 North, Range 17 West; Thence Southerly along said East line and the East line of aforesaid Section 36, Township 49 North, Range 17 West to the intersection of said East line with the South line of Rocheport Road in the Northeast Quarter of said Section 36; Thence Westerly along said South line to a corner of the City limits of the City of Boonville, Missouri as approved

on August 30, 1927; Thence Southerly along said line of the City limits of Boonville, Missouri to a corner of the City limits of the City of Boonville, Missouri per Ordinance #4324 recorded as Document No. 2015-1964 In the Cooper County, Missouri land records; Thence Southeasterly along said line of the City limits to the City of Boonville recorded as Document No. 2015-1964 to the East line of a tract of land conveyed to Gregory C. Thoma by deed recorded as Book 472, Page 32 in the Cooper County, Missouri land records; Thence Southeasterly along the East line of said Thoma tract to the North line of Jefferson Road; Thence Southeasterly along said North line to the Southeast corner of a tract of land conveyed to Peggy Cook and Dickie Rohlfing by deed recorded in Book 235, Page 289 in the Cooper County, Missouri land records; Thence diagonally across said Jefferson Road to the South right-of-way line of Missouri State Highway '98 at the Northwest corner of a tract of land conveyed to Laurence Smith, Trust by deed recorded in Book 357, Page 749 in the Cooper County, Missouri land records and being the Northeast corner of a tract of land conveyed to Randall J. Potter by deed recorded in Book 499, Page 360 in said land records; Thence Easterly along said right-of-way line to the intersection of said right-of-way line with the East line of Hunters Ridge Subdivision per plat recorded in Plat Book 7, Page 384 in the Cooper County, Missouri land records; Thence Southerly along said East line to the Southeast corner thereof; Thence Westerly along the South line of said Hunters Ridge Subdivision to a corner of the Western boundary line of a 158.98 acre, more or less, tract of land conveyed to Troy Thurman Construction Company, Inc., by deed recorded as Document No. 2020-0685 in the Cooper County, Missouri land records; Thence Southerly along said Western boundary line to the South line of aforesaid Section 5, Township 48 North, Range 16 West at the Southwest corner of the aforesaid Thurman Construction Company, Inc. tract; Thence Easterly along said South line to the Northeast corner of a tract of land conveyed to the City of Boonville Missouri, a Municipal Facility, of the County of Cooper, State of Missouri by deed recorded as Document No. 2016-2984 in the Cooper County, Missouri land records; Thence Southerly and Easterly along the Eastern boundary line of said City of Bonneville tract to the North line of Pearre Lane and being the Southeast corner of said City of Boonville tract; Thence Westerly along said North line of Pearre Lane to the intersection of said North line with the East right-of-way line of Missouri State Highway '87'; Thence Southeasterly along said right-of-way line to the intersection of said right-of-way line with the Easterly projection of the North line of a tract of land conveyed to Public Water District #2 by deed recorded in Book 522, Page 182 in the Cooper County, Missouri land records; Thence Westerly along said Easterly projection to the intersection of said Easterly projection with the West right-of-way line of aforesaid Missouri State Highway '87'; Thence Southerly along said right-of-way line to the Southeast corner of Loesing Addition Plat 1 per plat recorded in Plat Book 8, Page 210 in the Cooper County, Missouri land records; Thence Southwesterly along the Southeast line of Lots 5, 6 & 7 of said Loesing Addition Plat 1 to the Southeasterly extension of the Northeast line of a tract of land conveyed to Charles Loesing and Patricia Loesing by deed recorded in Book 546, Page 465 in the Cooper County, Missouri land records; Thence Northwesterly along said Northeast line of said Loesing tract to the Eastern boundary line of Holliday Hills Plat 3 per plat recorded in Plat Book 7, Page 156 in the Cooper County, Missouri land records at a point on the East line of Lot 71 of said Holliday Hills Plat 3, from which the Southeast corner of said Lot 71 bears South 06°10' West a distance of 41.81 feet; Thence Southerly along said Eastern boundary line of said Holliday Hills Plat 3 and the Eastern boundary line of said Lot 71 and Lots 70 ,69 & 68 to a corner on said Eastern boundary line and being the Southeast corner of said Lot 68; Thence Northwesterly along the Southwest line of said Holliday Hills Plat 3 and the Southwest line of said Lot 68 to the Southwest corner of said Lot 68; Thence Northwesterly along said Southwest line of said Holliday Hills Plat 3 and the Northwesterly projection of said Southwest line of said Lot 68 to the Southeast corner of Lot 55 of said Holliday Hills Plat 3; Thence continuing Northwesterly along the Southwest line of said Holliday Hills Plat 3 and the Southwest line of said Lot 55 and Lots 54, 53, 52, 51, 50, 49 and 48 to the Southwest or most Western corner of said Lot 48; Thence Northeasterly along the Northwest line of said Lot 48 to the Northwest corner thereof; Thence

continuing Northeasterly along the Northeasterly projection of said Northwest line of said Lot 48 to the Southwest corner of Lot 47 of said Holliday Hills Plat 3; Thence continuing Northeasterly along the Northwest line of said Lot 47 and the Northwest and West lines of Lots 46, 45, 44, 29 and 28 to the most Southern corner of Lot 8 of Holliday Hills Plat 4 per plat recorded in Plat Book 7, Page 165 In the Cooper County, Missouri land records; Thence Northerly along the West line of said Lot 8 to the Southwest corner of Lot 35 of Holliday Hills Plat 8 per plat recorded as Document No. 2002-1455 in the Cooper County, Missouri land records and being the Northwest corner of said Lot 8; Thence Easterly along the South line of said Lot 35 to the Southwest corner of Lot 32 of said Holliday Hills Plat 8 and being the Southeast corner of said Lot 35; Thence Northerly along the East line of said Lot 35 and the East line of Lot 34, 33 and 14 of said Holliday Hills Plat 8 to the centerline of Steven Kole Court (Kole Drive); Thence Easterly along said centerline to the Southerly projection of the East line of Lot 12 of Holliday Hills Plat 8; Thence Northerly along said Southerly projection and the East line of said Lot 12 to the South line of a tract of land conveyed to Roger Bax, Trustee of the Roger Bax Trust dated 5th day of January, 2006 by deed recorded as Document No. 2011-1040 in the Cooper County, Missouri land records; Thence Westerly along the South line of said Bax tract to the Southwest corner thereof; Thence Northerly along the West line of said Bax tract to the South right-of-way line of Interstate Highway '70'; Thence Northerly along the Northerly projection of the aforesaid West line of said Bax tract to the North right-of-way line of said Interstate Highway '70'; Thence Easterly along said right-of-way line to the Southeast corner of a tract of land conveyed to Annetta C. Mitchell by deed recorded as Document No. 2018-1743 in the Cooper County, Missouri land records; Thence Northwesterly along the Eastern boundary line of said Mitchell tract to the South line of a tract of land conveyed to Gerald Vaughn Sell, a married person, by deed recorded as Document No. 2019-0651 in the Cooper County, Missouri land records; Thence Westerly along said South line of said Sell tract to the East line of the Southwest Quarter of aforesaid Section 8, Township 48 North, Range 16 West and being the Southwest corner of said Sell tract; Thence Northerly along the West line of said Sell tract to the centerline of Old Highway '87' (Hail Ridge Court) and being the Northwest corner of said Sell tract; Thence Northwesterly along said centerline to the South right-of-way line of Missouri State Highway '87'; Thence Northwesterly along said right-of-way line to the intersection of said right-of-way line with the North line of Jackson Road in the Southeast Quarter of Section 6, Township 48 North, Range 16 West; Thence Westerly along said North line to the Southeast corner of a tract of land conveyed to Gary K. Blakemore and Janet Sue Blakemore, his wife, by deed recorded in Book 151, Page 749 in the Cooper County, Missouri land records; Thence Northerly along the East line of said Blakemore tract and the East line of a tract of land conveyed to Jean Bruce Fuser, Trustee of the Jean Bruce Fuser Revocable Inter Vivos Trust Dated July 13, 2004 by deed recorded in Book 448, Page 724 in the Cooper County, Missouri land records to the Northeast corner of said Fuser Revocable Inter Vivos Trust tract; Thence Westerly along the North line of said Fuser Revocable Inter Vivos Trust tract to the East line of Section 1, Township 48 North, Range 17 West and being the Northwest corner of said Fuser Revocable Inter Vivos Trust tract; Thence Northerly along said East line to the intersection of said East line with the South right-of-way line of Missouri State Highway '87'; Thence Westerly along said right-of-way line to the centerline of a Private Road in the Northeast Quarter of said Section 1, Township 48 North, Range 17 West; Thence Southwesterly along said centerline to a corner on the Eastern boundary line of a tract of land conveyed to Lindsay E. McGuire in a Beneficiary deed recorded as Document No. 2019-2208 in the Cooper County, Missouri land records; Thence Westerly and Southerly along said Eastern boundary line of said McGuire tract to the Southeast corner thereof; Thence Northwesterly along the Southwest line of said McGuire tract and the Southwest line of Tracts 2 and 1 of Woodland Hills per plat recorded in Plat Book 5, Page 136 in the Cooper County, Missouri land records to the East line of the Northwest Quarter of aforesaid Section 1 and being the Southwest corner of said Tract 1 of said Woodland Hills; Thence Southerly along said East line to the Northeast corner of the Southwest Quarter of aforesaid Section 1 at the Southeast corner thereof;

Thence Westerly along the North line of said Southwest Quarter of Section 1 to the Northeast corner of the Southeast Quarter of aforesaid Section 2, Township 48 North, Range 17 West; Thence Southerly along the East line of said Section 2 to the North line of Jackson Road; Thence Easterly along said North line to the intersection of said North line with the Northerly projection of the East line of Woodland Park Plat 2 per plat recorded in Plat Book 8, Page 15 in the Cooper County, Missouri land records; Thence Southerly along said Northerly extension to the Northeast corner of Lot 20 of said Woodland Park Plat 2; Thence Southerly along the East line of said Lot 20 and Lots 21, 22, 23, 24, 25, 26, 27 and 28 to the Southeast corner of said Woodland Park Plat 2 and being the Southeast corner of said Lot 28; Thence Westerly along the South line of said Woodland Park Plat 2 to the Northwest corner of a tract of land conveyed to Edward Oswald, II by deed recorded as Document No. 2016-138 in the Cooper County, Missouri land records; Thence Southerly and Westerly along the Western boundary line of said Oswald tract to the East line of Rankin Mill Lane and being the most Western corner of said Oswald tract; Thence Northwesterly on a diagonal line across said Rankin Mill Lane to the Southwest line of said Rankin Mill Lane at the Northeast corner of a tract of land conveyed to Donald E. Foster and Diana Foster by deed recorded in Book 220, Page 343 in the Cooper County, Missouri land records; Thence Southwesterly along said Northwest line to the East line of aforesaid Section 11, Township 48 North, Range 17 West; Thence Southerly along said East line to the Northeast corner of a tract of land conveyed to Cooper County Community Hospital LLC by deed recorded as Document No. 2018-0275 in the Cooper County, Missouri land records; Thence Westerly along the North line of said Cooper County Community Hospital LLC tract to the East line of Boonslick Road and being the Northwest corner thereof; Thence Southerly along said East line to the most Western corner of a tract of land conveyed to Louise Cary in a Judgement recorded in Book 414, Page 164 in the Cooper County, Missouri land record and being the Northwest corner of a tract of land conveyed to DDPM, Inc., a California corporation, by deed recorded as Document No. 2014-0552 in the Cooper County, Missouri land records; Thence Easterly and Southerly along the Western boundary line of said Cary tract to the North right-of-way line of Missouri State Highway '70' in the Southeast Quarter of Section 11, Township 48 North, Range 17 West at the Southwest corner of said Krohn tract; Thence Westerly along said right-of-way line to the point of beginning.

-AND-

A tract of 72.68 acres of land in part in Section 4 and Section 9, Township 48 N, Range 16 W, west of the 5th principal meridian, Cooper County, Missouri, described as follows: The point of beginning being at the northwest corner of Section 9, lying on the west lines of the tract; thence north on a bearing of N 0 degrees 46 minutes 33 seconds W, along the west line of Section 4, a distance of 1,427.02 feet; thence east on a bearing of S 85 degrees 23 minutes 54 seconds E, a distance of 912.00 feet; thence south on a bearing of S 3 degrees 23 minutes 30 seconds W, a distance of 4,087.70 feet to the south line of the NW 1/4 of said Section 9; thence west on a bearing of N 85 degrees 23 minutes 54 seconds W, a distance of 650.00 feet along the south line of the NW 1/4 of said Section 9 to the southwest corner of the NW 1/4 of said Section 9; thence north along the west line of said Section 9 on a bearing of N 0 degrees 00 minutes 00 seconds W, a distance of 2,674.67 feet to the point of beginning.

-AND-

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 16 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, COOPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, SAID POINT BEING A FOUND STONE; THENCE ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, (THIS AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) A DISTANCE OF 2526.59 FEET TO A POINT, SAID POINT BEING AN IRON BAR AND CAP STAMPED LS 189, AND LYING 138.68 FEET NORTHERLY OF AN IRON BAR AND CAP (STAMPED LS 189) FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 8, AS MEASURED ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NEW MADRID SURVEY NUMBER 2878 AS REFERENCED BY A SURVEY RECORDED IN THE SURVEY RECORD BOOK 7 AT PAGE 95, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON A BEARING OF NORTH 84 DEGREES 21 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID NEW MADRID SURVEY NUMBER 2878, A DISTANCE OF 591.86 FEET TO A POINT ON SAID NORTH LINE; THENCE ON A BEARING OF NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 1329.90 FEET TO A POINT; THENCE ON A BEARING OF SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 512.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 8; THENCE ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST ALONG SAID EASTERLY QUARTER SECTION LINE, A DISTANCE OF 1341.24 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF CONTAINS 736,596 SQUARE FEET, OR 16.910 ACRES, MORE OR LESS.

ALSO,

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 16 WEST, COUNTY OF COOPER, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, SAID POINT BEING A FOUND STONE; THENCE

ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, (THIS AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) A DISTANCE OF 2617.77 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID NORTHEAST QUARTER AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEARRE ROAD AS IT NOW EXISTS, SAID NORTHERLY RIGHT-OF-WAY LINE DESCRIBED IN A WARRANTY DEED FROM S.A. PEARRE AND GOLDIE PEARRE, HUSBAND AND WIFE, TO THE CITY OF BOONVILLE, DATED AUGUST 17, 1973 AND RECORDED IN BOOK 149 AT PAGE 83 IN THE OFFICE OF THE RECORDER OF DEEDS, COOPER COUNTY, MISSOURI, SAID POINT LYING 47.50 FEET NORTHERLY OF AN IRON BAR AND CAP (STAMPED LS 189) FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 8, AS MEASURED ALONG SAID EASTERLY LINE OF THE NORTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 40 SECONDS AND AN INITIAL TANGENT BEARING OF SOUTH 42 DEGREES 39 MINUTES 26 SECONDS WEST, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 187.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 68 DEGREES 53 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 181.21 FEET TO A POINT; THENCE ON A BEARING OF NORTH 84 DEGREES 58 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.14 FEET TO A POINT; THENCE ON A BEARING NORTH 4 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 177.23 FEET TO A POINT; THENCE ON A BEARING OF SOUTH 84 DEGREES 21 MINUTES 39 SECONDS EAST ALONG SAID NORTH LINE OF SAID NEW MADRID SURVEY, NUMBER 2878, A DISTANCE OF 591.86 FEET TO A POINT ON SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 8; THENCE ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 91.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 99,730 SQUARE FEET, OR 2.290 ACRES, MORE OR LESS.

-ALSO-

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 16 WEST AND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COOPER COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE CORNER FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 36 MINUTES 48 SECONDS EAST, (THIS AND ALL OTHER BEARINGS REFERENCED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) ALONG THE WESTERLY LINE OF SAID SECTION 4, A DISTANCE OF 1427.02 FEET TO THE NORTHWEST CORNER OF THE JESSE VIETTEL MEMORIAL AIRPORT BOONVILLE AS DESCRIBED IN A WARRANTY DEED FROM ALMA E. VIETTEL TO THE CITY OF BOONVILLE, DATED JULY 20, 1973 AND RECORDED IN BOOK 149 AT PAGE 81, IN THE OFFICE OF THE RECORDER OF DEEDS, COOPER COUNTY, MISSOURI; THENCE SOUTH 84 DEGREES 00 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 253.57 FEET TO A POINT ON A LINE LYING 400.00 FEET WESTERLY OF AND PARALLEL TO THE EXTENDED CENTERLINE

OF THE RUNWAY OF SAID JESSE VIERTEL MEMORIAL AIRPORT - BOONVILLE AS IT NOW EXISTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 814.42 FEET TO A POINT; THENCE SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 600.00 FEET TO A POINT ON A LINE LYING 200.00 FEET EASTERLY OF AND PARALLEL TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 282.84 FEET TO A POINT ON A LINE LYING 400.00 FEET EASTERLY OF AND PARALLEL TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY; THENCE SOUTH 04 DEGREES 46 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,052.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 4; THENCE CONTINUING SOUTH 04 DEGREES 46 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2655.34 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 84 DEGREES 08 MINUTES 43 SECONDS WEST ALONG SAID SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 142.66 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE; THENCE NORTH 04 DEGREES 46 MINUTES 51 SECONDS EAST ALONG THE EASTERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 2655.67 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 4; THENCE CONTINUING NORTH 04 DEGREES 46 MINUTES 51 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 1421.07 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE; THENCE NORTH 84 DEGREES 00 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 658.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1,217,977 SQUARE FEET OR 27.961 ACRES MORE OR LESS.

AND (c) an avigation easement upon and over land owned by Jesse Viertel more particularly described as:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 16 WEST OF THE PRINCIPAL MERIDIAN, COOPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT A STONE CORNER FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 36 MINUTES 48 SECONDS EAST, (THIS AND ALL OTHER BEARINGS REFERENCED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) A DISTANCE OF 1427.02 FEET TO THE NORTHWEST CORNER OF THE JESS VIERTEL MEMORIAL AIRPORT - BOONVILLE AS DESCRIBED IN WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE, DATED JULY 20, 1973 AND RECORDED IN BOOK 149 AT PAGE 81, IN THE OFFICE OF THE RECORDER OF DEEDS, COOPER COUNTY, MISSOURI; THENCE SOUTH 84 DEGREES 00 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 253.57 FEET TO A POINT ON A LINE LYING 400.00 FEET WESTERLY OF AND PARALLEL TO THE EXTENDED CENTERLINE OF THE RUNWAY OF SAID JESSE VIERTEL MEMORIAL AIRPORT -BOONVILLE AS IT NOW EXISTS; THENCE NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 814.42 FEET TO A POINT; THENCE SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO

SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56 MINUTES 33 SECONDS WEST, A DISTANCE OF 803.99 FEET TO A POINT; THENCE SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 700 FEET TO A POINT; THENCE SOUTH 10 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 867.95 FEET TO A POINT; THENCE ALONG A BEARING OF NORTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE 90.0 FEET TO A POINT; THENCE ALONG A BEARING OF NORTH 85 DEGREES 13 MINUTES 55 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID EXTENDED LINE OF SAID EXISTING RUNWAY, A DISTANCE OF 469.99 FEET TO THE POINT OF BEGINNING.

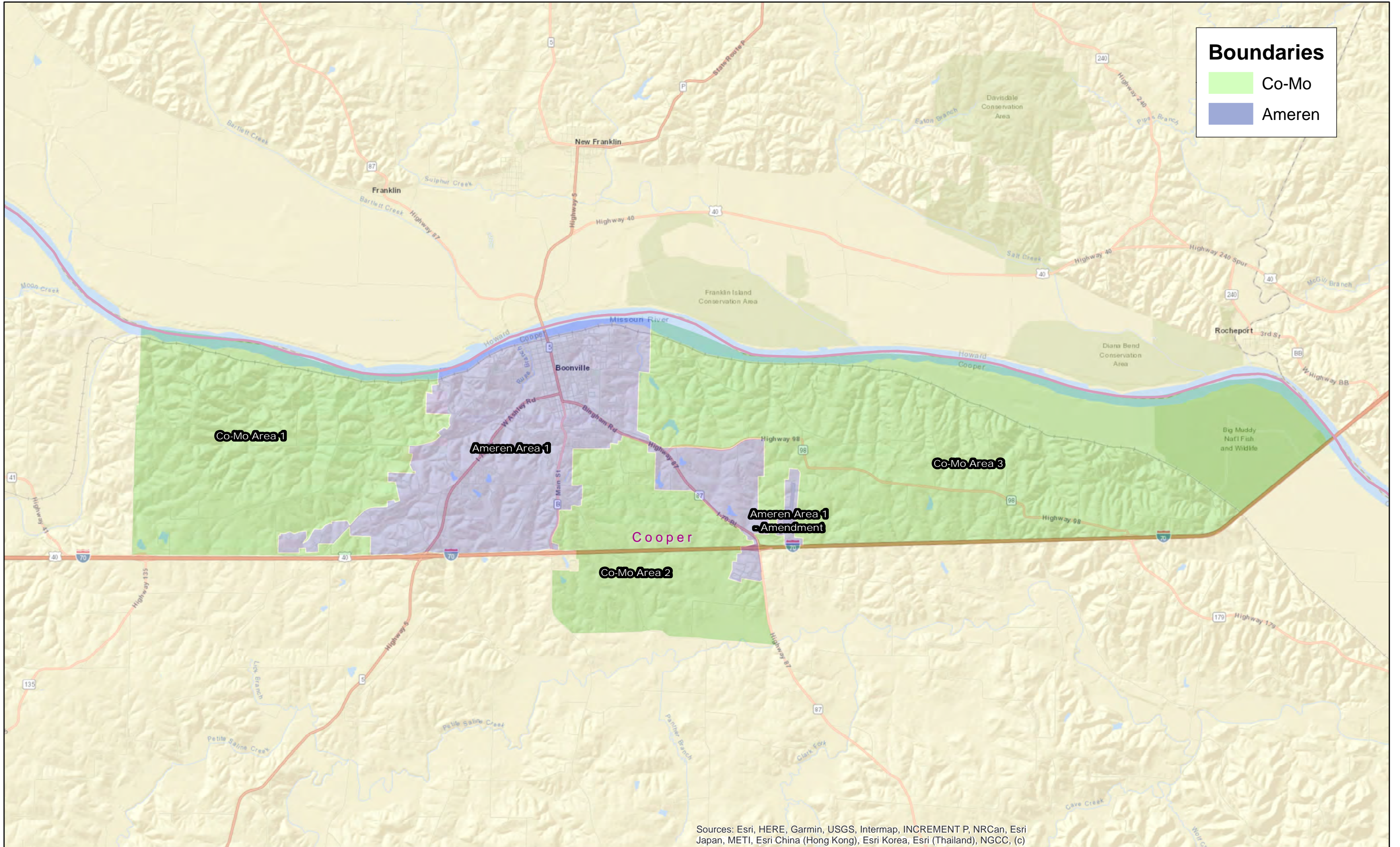
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 498,228 SQUARE FEET OR 11.438 ACRES MORE OR LESS.

-AND-

Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter of Section 9, thence along the Quarter Section line, South 85 Degrees 32' 30" East 1124 feet to the Southeasterly right-of-way line of a tract described in Deed Book 149, Page 83 and the true point of beginning; thence continuing along said Quarter Section line South 85 Degrees 32' 30" East 1366.35 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 9; thence along the Quarter/Quarter Section line, South 00 Degrees 54' 10" East 516.72 feet to the North right-of-way line of Interstate Highway 70, thence along the North right-of-way line of Interstate Highway 70, South 87 Degrees 06' 05" West 1369.06 feet to the West line of said Section 9; thence along the said West line of Section 9, North 01 Degrees 10' 42" West 683.40 feet to the South right-of-way line of a tract described in Deed Book 149, Page 83; thence along said South right-of-way line on a non-tangent curve to the left having a radius of 255.00 feet, an arc length of 14.14 feet and a chord bearing and distance of North 51 Degrees 07' 50" East 14.13 feet to the point of beginning, containing 19.02 acres.

Co-Mo and Ameren Boundary - Cooper County

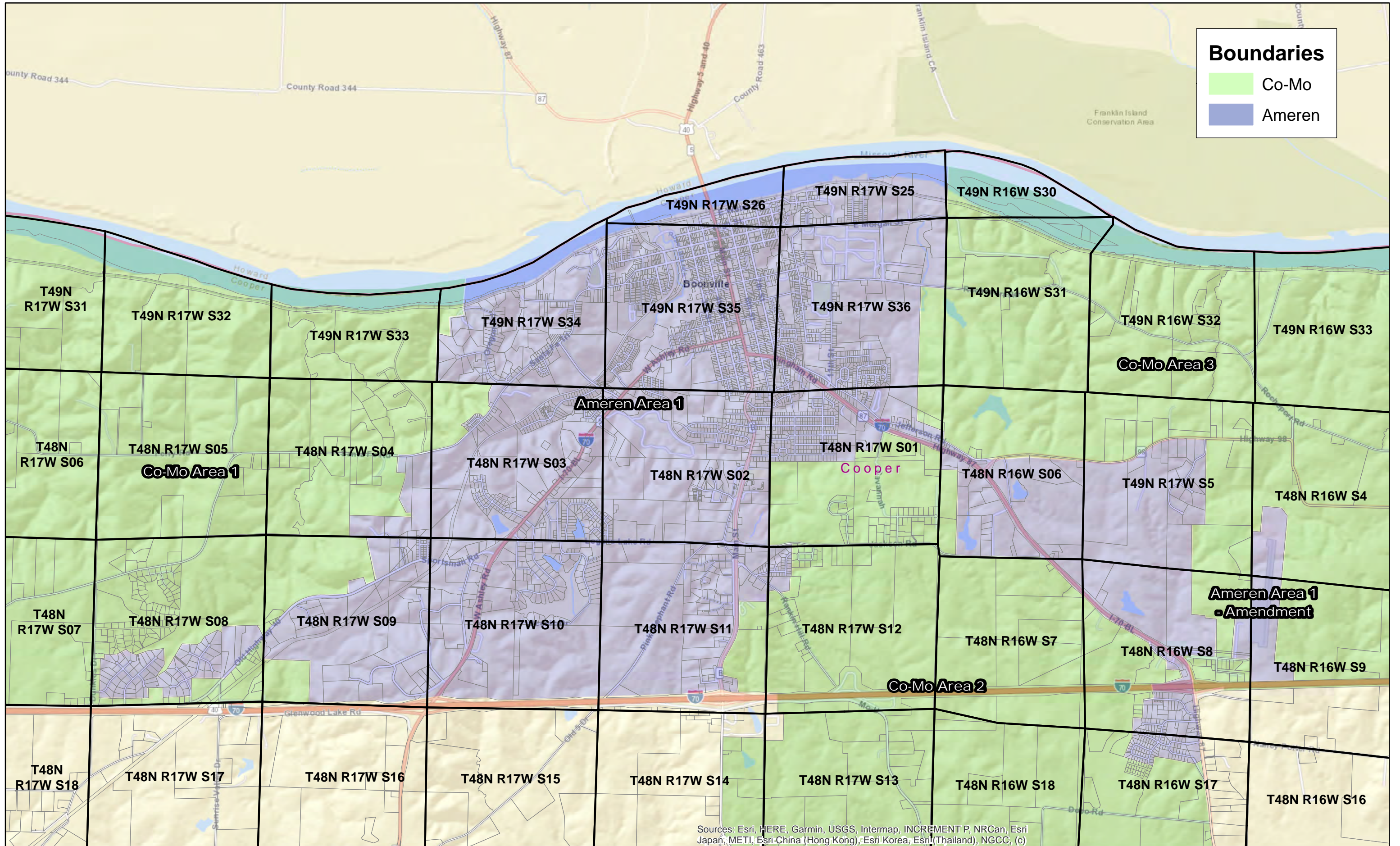
Boonville Area



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Co-Mo and Ameren Boundary - Cooper County

Boonville Area - Ameren Area 1

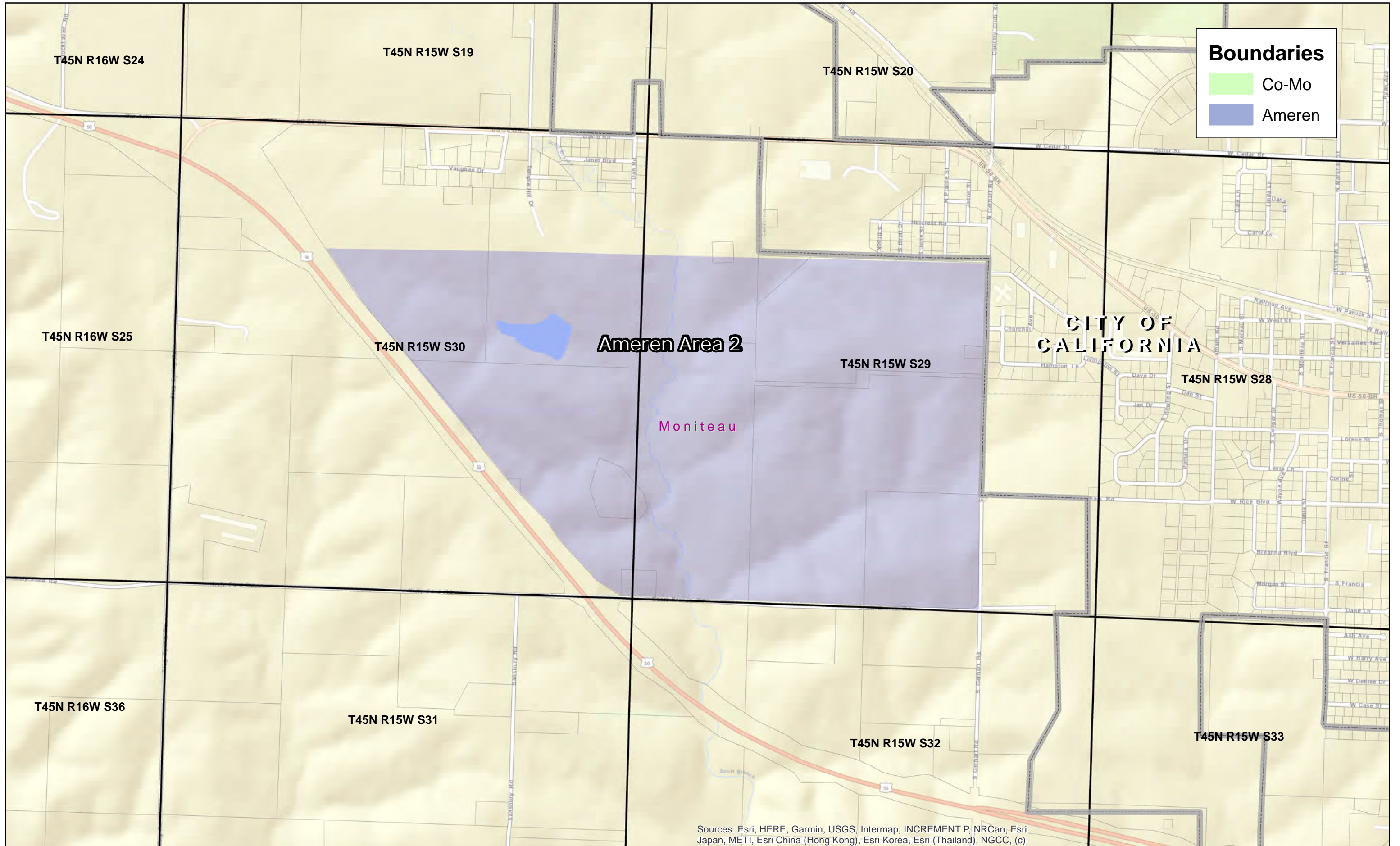


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Moniteau County Ameren Missouri Boundary Description
(Ameren Area 2)

All of Section 29 and part of Section 30, Township 45 North, Range 15 West of the Fifth Principal Meridian and being more particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of aforesaid Section 29; Thence Southerly along the East line of said Quarter Quarter and the East line of the West Half of the Southeast Quarter of said Section 29 to the South line of said Section 29 and being the Southeast corner of said West Half; Thence Westerly along said South line of said Section 29 and the South line of aforesaid Section 30 to the intersection of said South line with the East right-of-way line of U.S. Highway No. '50' in the Southeast Quarter of the Southeast Quarter of said Section 30; Thence Northwesterly along said right-of-way line to the intersection of said right-of-way line with the South line of the Northeast Quarter of the Northwest Quarter of aforesaid Section 30; Thence Easterly along said South line and the South line of the North Half of the Northeast Quarter of said Section 30 to the East line of said Section 30 at the Southeast corner of said North Half and being the Southwest corner of the North Half of the Northwest Quarter of said Section 30; Thence Easterly along the South line of said North Half and the South line of the Northwest Quarter of aforesaid Northeast Quarter of Section 29 to the point of beginning.

Co-Mo and Ameren Boundary - Moniteau County City of California Area

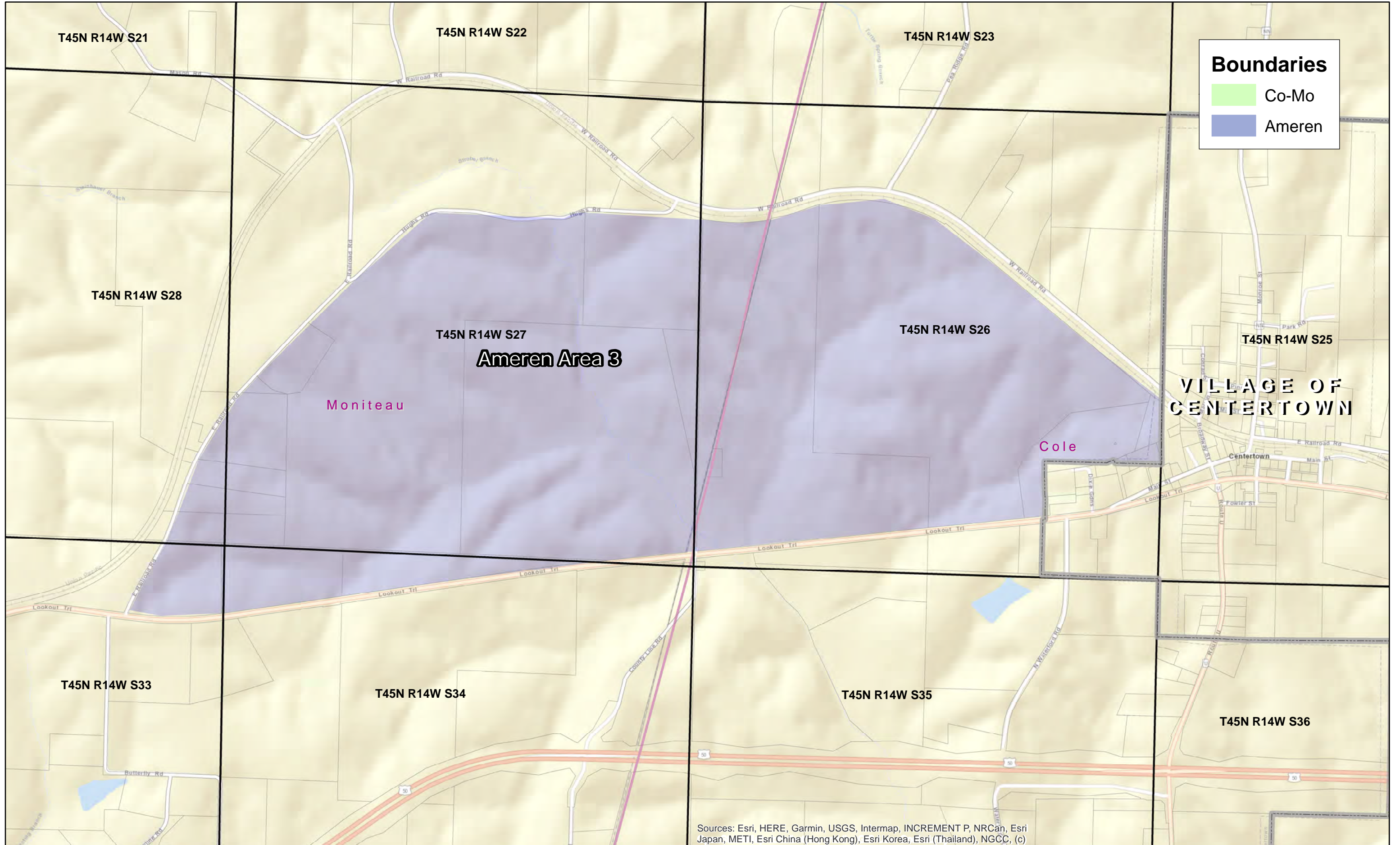


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Cole County/Moniteau County Ameren Missouri Boundary Description
(Ameren Area 3)

Part of Sections 26, 27, 28, 33 & 34, Township 45 North, Range 14 West of the Fifth Principal Meridian and being more particularly described as follows: Beginning on the East line of aforesaid Section 26 at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 26; Thence Westerly along the North line of said Quarter Quarter to the Northwest corner thereof; Thence Southerly along the West line of said Quarter Quarter to the intersection of said West line with the North line of Lookout Trail; Thence Southwesterly along said North line of said Lookout Trail to the intersection of said North line with the East line of Railroad Road in the Northeast Quarter of the Northeast Quarter of aforesaid Section 33, Township 45 North, Range 14 West; Thence Northeasterly along said East line of Railroad Road to the intersection of said East line with the South line of Hughs Road; Thence Northeasterly along said South line of Hughs Road to the South line of a Railroad right-of-way; Thence Easterly along said Railroad right-of-way line to the East line of aforesaid Section 26; Thence Southerly along said East line to the point of beginning.

Co-Mo and Ameren Boundary - Moniteau / Cole County Centertown Area



Boundaries

- Co-Mo
- Ameren

Ameren Area 3

Moniteau

Cole

**VILLAGE OF
CENTERTOWN**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Cooper County Co-MO Boundary Description

(Co-Mo Area 1)

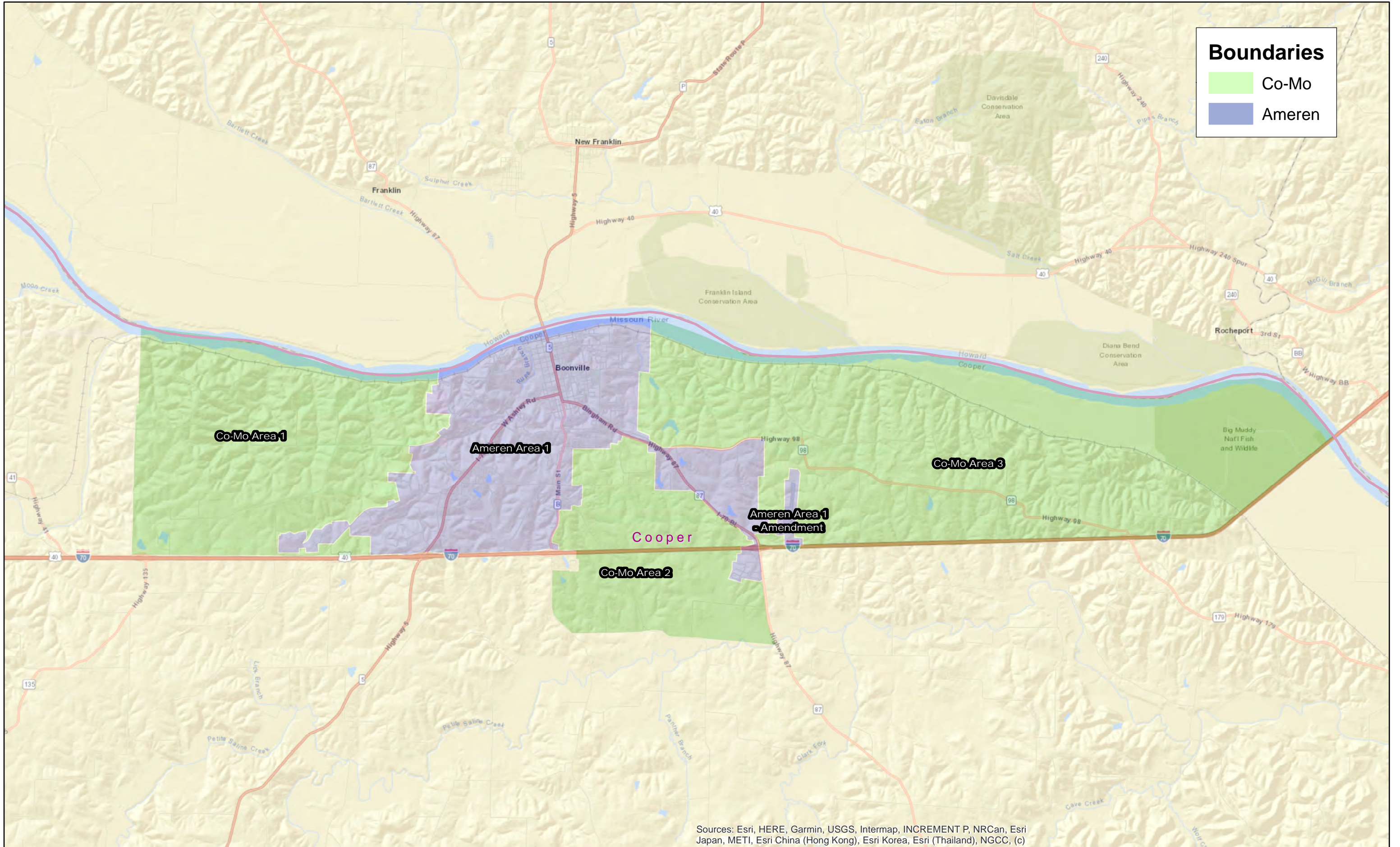
Sections 31, 32, 33, 34, Township 49 North, Range 17 West; U.S. Survey No. 3004 and Sections, 25 & 36, Township 49 North, Range 18 West; Sections 1, 12 & 13, Township 48 North, Range 18 West and Sections 3, 4, 5, 6, 7, 8, 9, 16, 17 & 18 Township 48 North, Range 17 West of the Fifth Principal Meridian and being more particularly described as follows: Beginning at the Northwest corner of aforesaid Section 1, Township 48 North, Range 18 West; Thence Easterly along the North line of said Section 1 to the Southwest corner of aforesaid Section 36, Township 49 North, Range 18 West; Thence North along the West line of said Section 36 and the West line of aforesaid Section 25, Township 49 North, Range 18 West and the Northerly extension thereof to the centerline of the Missouri River in the Southwest Quarter of said Section 25; Thence Easterly along said centerline to the intersection of said centerline with the Northeasterly projection of the East line of Lot 9 of Evans Acres, Plat No. 1 per plat recorded as Document No. 2022-0422 in the Cooper County, Missouri land records; Thence South 08°22'35" West along said Northerly projection to the Northeast corner of said Lot 9; Thence Southerly and Westerly along the Eastern boundary line of said Evans Acres, Plat No. 1 along the Easterly and Southerly lines of said Lot 9 and Lots 11, 18, 19, 20 & 21 to the Southwest corner of aforesaid Section 34, Township 49 North, Range 17 West; Thence Easterly along the South line of said Section 34 to the Northwest corner of a tract of land conveyed to Walter Inskeep and Jamie Inskeep, his wife, by deed recorded as Document No. 2017-0270 in the Cooper County, Missouri land records; Thence Southerly along the Western boundary line of said Inskeep tract to the Southwest corner thereof; Thence Southeasterly along the Southwest line of said Inskeep tract and the Southwest line of a tract of land conveyed to Panhandle Eastern Pipeline Company by deed recorded in Book 90, Page 512 in the Cooper County, Missouri land records to the Northeast line of Santa Fe Trail in the Northwest Quarter of aforesaid Section 3, Township 48 North, Range 17 West and being the most Southern corner of said Panhandle Eastern Pipeline Company; Thence Southwesterly along said Northwest line of said Santa Fe Trail to the most Eastern corner of Lot 1 of Dunaway Ridge Subdivision per plat recorded in Plat Book 7, Page 292 in the Cooper County, Missouri land records; Thence Northwesterly and Westerly along the North and Northeast line of Lots 1 and 2 of said Dunaway Ridge Subdivision to the Northwest corner of said Lot 2 and being the most Northern corner of Lot 3 of said Dunaway Ridge Subdivision; Thence Southwesterly along the Northwest lines of lots 3, 4, 5 & 6 of said Dunaway Ridge to the Northeast or most Northern corner of a tract of land conveyed to Russell G. Lang and Karla S. Lang, his wife, by deed recorded as Document No. 2017-2412 in the Cooper County, Missouri land records and being the Northwest corner of aforesaid Lot 7 of said Dunaway Ridge; Thence Southwesterly along the Northwest line of said Lang tract to the Northwest corner thereof; Thence Southeasterly along the West line of said Lang tract to the Southwest corner thereof; Thence Southeasterly along the Southwest line of said Lang tract to a corner of aforesaid Lot 7 of said Dunaway Ridge and being the Southeast or most Southern corner of said Lang tract; Thence Southeasterly along said Southwest line of Lots 7 and 8 of said Dunaway Ridge Subdivision to the North line of Santa Fe Road in the Northwest corner of aforesaid Section 3, Township 48 North, Range 17 West and being the most Southern corner of said Lot 8; Thence Southwesterly along said North line of said Sand Fe Road to the Northerly extension of the West line of a tract of land conveyed to Joey G. Bishop and Stacey M. Bishop, his wife, by deed recorded as Document No. 2013-1526 in the Cooper County, Missouri land records; Thence South along said Northerly extension and the West line of said Bishop tract to the Southwest corner thereof; Thence East along the South line of said Bishop tract to the Western boundary line of a tract of land conveyed to Eric Parent and Patricia Parent, his wife, by deed recorded in Book 439, Page 502 in the Cooper County, Missouri land records; Thence Southerly along said Western boundary line of said Parent tract to the Southwest corner thereof; Thence East along the South line of said Parent tract to the East line of the West Half of the East Half of the

Southeast Quarter of aforesaid Section 4, Township 48 North, Range 17 West and being the Southeast corner of said Parent tract; Thence South along said East line to the Southeast corner of a tract of land conveyed to Kathy M. Schneider by deed recorded as Document No. 2013-3446 in the Cooper County, Missouri land records; Thence Westerly along the South line of said Schneider tract to the West line of the aforesaid Southeast Quarter of Section 4, Township 48 North, Range 17 West and being the Southwest corner of said Schneider tract; Thence Southerly along said West line of the Southeast Quarter of said Section 4 to the South line of said Section 4 and being the Southwest corner of said Southeast Quarter of said Section 4; Thence Easterly along said South line to the Northwest corner of a tract of land conveyed to Lance M. Griffin and Blake G. Frevert by deed recorded as Document No. 2017-0687 in the Cooper County, Missouri land records; Thence Southeasterly along the Southwest line of said Griffin/Frevert tract and the Southwest line of a tract of land conveyed to Public Water Supply District #2 recorded in Book 149, Page 728 in the Cooper County, Missouri land records to the North right-of-way line of Old U.S. Highway No. '40' in the Northeast Quarter of aforesaid Section 9, Township 48 North, Range 17 West and being the Southwest corner of said Public Water Supply District #2 tract; Thence Southwesterly along said North line of Old U.S. Highway '40' to the Southeast corner of a tract of land conveyed to Dicky D. Smalley and Kristi D. Smalley, his wife, by deed recorded in Book 323, Page 711 in the Cooper County, Missouri land records; Thence Northwesterly along the Northeast line of said Smalley tract to the Northeast corner thereof; Thence Southwesterly along the Northwest line of said Smalley tract to the West line of the aforesaid Northeast Quarter of aforesaid Section 9, Township 48 North, Range 17 West and being the Northwest corner of said Smalley tract; Thence Southerly along said West line of said Northeast Quarter of said Section 9 to the intersection of said West line with the aforesaid North right-of-way line of Old U.S. Highway '40' in said Northeast Quarter of Section 9, Township 48 North, Range 17 West and being the Southwest corner of said Smalley tract; Thence Southwesterly along said right-of-way line to the Southwest corner of a tract of land conveyed to Lance M. Griffin and Amy N. Griffin-Frevert by deed recorded as Document No. 2021-1239 in the Cooper County, Missouri land records; Thence Northwesterly along the Southwest line of said Griffin/Griffin-Frevert tract to the Northwest corner thereof; Thence Westerly along the North line of a tract of land conveyed to Steven C. Helt by deed recorded in Book 582, Page 672 in the Cooper County, Missouri land records to the Northeast corner of a tract of land conveyed to Geoffrey D. Haning and Virginia I. Haning Revocable Trust, dated March 8, 1999 by deed recorded in Book 324, Page 76 in the Cooper County, Missouri land records and being the Northwest corner of said Helt tract; Thence Westerly along the North line of said Haning and the Westerly extension thereof to the Northeast corner of a tract of land conveyed to Duane A. McGuire and Debbie A. McGuire, his wife, by deed recorded in Book 209, Page 309 in the Cooper County, Missouri land records; Thence Westerly along the North line of said McGuire tract to the East line of Timberlake Estates – Plat 1 per plat recorded as Document No. 2000-469 in the Cooper County, Missouri land records; Thence Southerly along said East line of said Timberlake Estates Plat 1 to the Southeast corner of Tract B of said Timberlake Estates – Plat 1 and being the Northeast corner of Lot 17 of said Timberlake Estates Plat 1; Thence Westerly along the Southern boundary line of said Tract B and the Southern boundary line of Tract A of said Timberlake Estates – Plat 1 to the Northwest corner of Lot 22 of said Timberlake Estates Plat 1; Thence Westerly along the Westerly projection of the North line of said Lot 22 to the Northeast corner of Lot 23 of said Timberlake Estates Plat 1; Thence continuing Westerly along the aforesaid Southern boundary line of said Tract A of said Timberlake Estates – Plat 1 to the most Southern corner thereof and being on the Eastern boundary line of Timberlake Estates – Plat 2 per plat recorded Plat Book 8, Page 12 in the Cooper County, Missouri land records at the most Southern corner of Lot 50 of said Timberlake Estates – Plat 2; Thence Northerly along said Eastern boundary line along the Southeast line of said Lot 50 and the Southeast line of Lots 51 and 52 to the most Eastern corner of said Lot 52; Thence Northerly along said Eastern boundary line of Timberlake Estates – Plat 2 along the East line of said Lot 52 and the East line of Lot 53 of said

Timberlake Estates – Plat 2 to the most Northern corner of said Lot 53 and being the most Eastern corner of Lot 54 of said Timberlake Estates – Plat 2; Thence along the Northern boundary line of said Timberlake Estates – Plat 2 along the Northern line of said Lot 54 and the Northern lines of Lots 55, 56, 57, 58, 70, 71, 72, 73 of said Timberlake Estates – Plat 2 to the Northeast or most Northern corner of Lot 82A of the Replat of Lots 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates - Plat 2 per plat recorded in Plat Book 8, Page 180 in the Cooper County, Missouri land records; Thence along the Northern boundary line of said Replat of Lots 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates - Plat 2 along the Northern line of said Lot 82A and the Northern lines of Lot 81A and Lot 80A of said Replat of Lots 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates - Plat 2 to the Northeast corner of a tract of land conveyed to Scotty L. Fenical and Peggy A. Fenical, his wife, by deed recorded in Book 268, Page 645 in the Cooper County, Missouri land records and being the Northwest corner of said Lot 80A; Thence Southerly and Westerly along the Western boundary line of said Lot 80A to the Most Northern corner of Lot 79A of said Replat of Lots 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates - Plat 2 and being the most Western corner of said Lot 80A; Thence Southerly along the West line of Lot 79A of said Replat of Lots 74, 79 through 82 and the curved segment of Tezcuco Court of Timberlake Estates - Plat 2 and the West line of Lots 76, 77 & 78 of said Timberlake Estates - Plat 2 to the Southwest corner of said Lot 78; Thence continuing Southerly along the Southerly projection of said West line of said Lot 78 to the Northwest corner of Lot 64 of said Timberlake Estates – Plat 2 recorded in Plat Book 8, Page 12; Thence continuing along said West line of said Timberlake Estates – Plat 2 recorded in Plat Book 8, Page 12 along the West line of said Lot 64 to the Southwest corner thereof; Thence Easterly along the South line of said Timberlake Estate – Plat 2 recorded in Plat Book 8, Page 12 along the South line of Lots 64, 65 & 63 to the Southeast corner of said Lot 63; Thence along the Easterly projection of said South line of said Lot 63 to the Southwest corner of Lot 41 of said Timberlake Estates – Plat 2; Thence continuing along said South line of said Timberlake Estates Plat 2 recorded in Plat Book 8, Page 12 along the South lines of Lots 41, 40 & 39 of said Timberlake Estates Plat 2 to the Southeast corner of said Lot 39; Thence Northerly along the East line of said Lot 39 to the Northeast corner thereof and being the Southwest corner of Lot 46 of said Timberlake Estates Plat 2; Thence Easterly along the South line of said Lot 46 to the Southeast corner thereof and being the Southwest corner of Lot 38 of Timberlake Estates Plat 1 per plat recorded in Plat Book 7, Page 145 in the Cooper County, Missouri land records; Thence Easterly along the South line of said Lot 38 to the Northwest corner of Lot 1 of said Timberlake Estates Plat 1; Thence Southerly along the West line of said Lot 1 to the Southwest corner thereof; Thence Easterly along the Southern boundary line of said Lot 1 and Lots 2, 3 & 4 of said Timberlake Estates Plat 1 to the West line of Timberlake Court and being the Southeast corner of said Lot 4; Thence Easterly along the Easterly projection of the aforesaid South line of said Lot 4 to the West line of a tract of land conveyed to Tatum Martin by deed recorded as Document No. 2020-0933 in the Cooper County, Missouri land records; Thence Northerly along the West line of said Martin tract to the Northwest corner thereof; Thence Easterly along the North line of said Martin tract and the Easterly projection thereof to the South right-of-way line of Old Highway '40' in the Southwest Quarter of aforesaid Section 8, Township 48 North, Range 17 West; Thence Northeasterly along said right-of-way line to the intersection of said right-of-way line with the East line of aforesaid Section 8, Township 48 North, Range 17 West; Thence Southerly along said East line to the Northwest corner of the Southwest Quarter of the Southwest Quarter of aforesaid Section 9, Township 48 North, Range 17 West; Thence Easterly along the North line of said Quarter Quarter and the North line of the Southeast Quarter of the Southwest Quarter of said Section 9, Township 48 North, Range 17 West to the Northeast corner of a tract of land conveyed to Dale J. Wassmann and Ashley N. Wassmann, his wife, by deed recorded in Book 536, Page 134 in the Cooper County, Missouri land records; Thence Southerly and Westerly along the Eastern boundary line of said Wassmann tract to the North right-of-way line of Interstate Highway

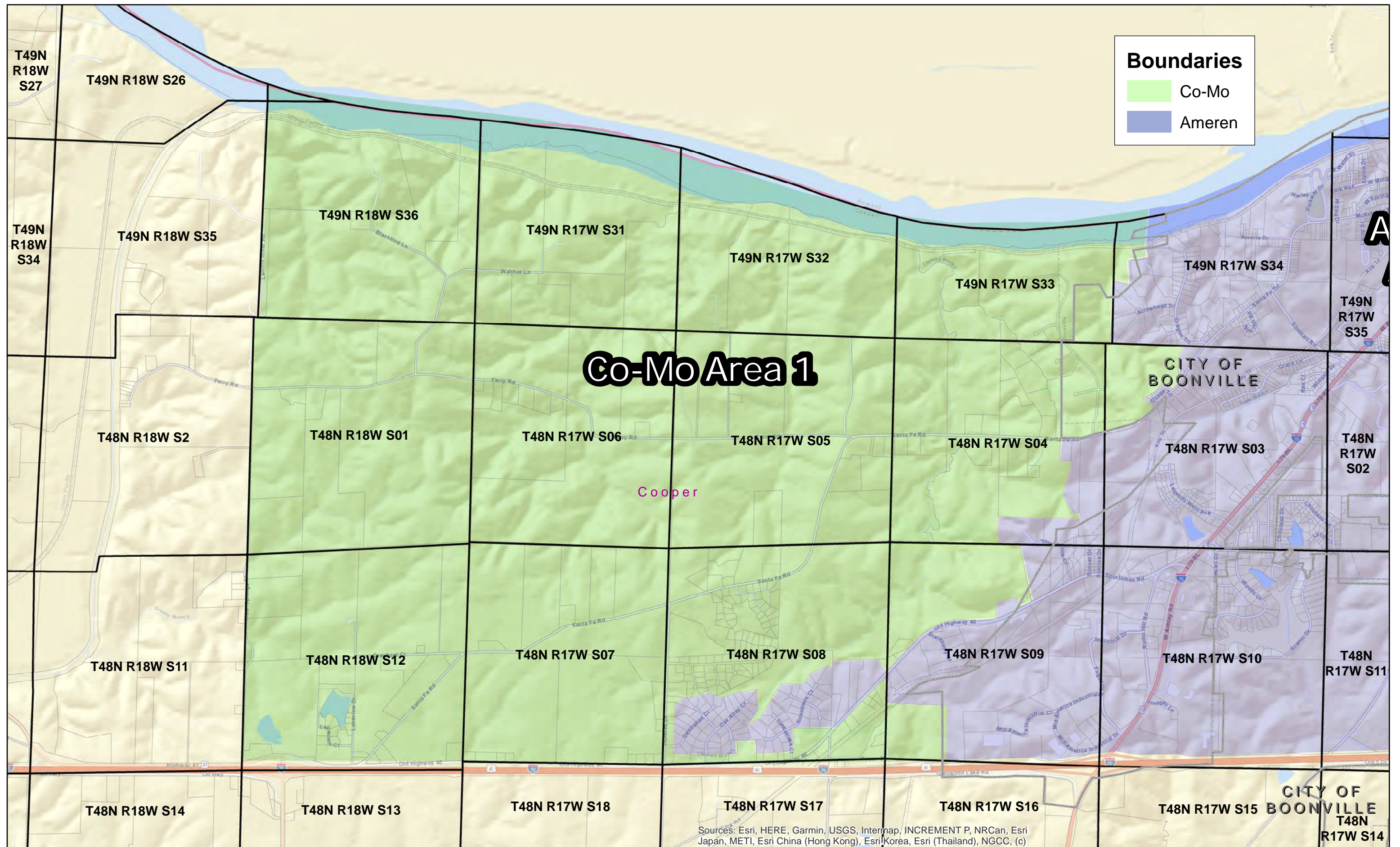
'70' in the Northwest Quarter of aforesaid Section 16, Township 48 North, Range 17 West and being the Southeast corner of said Wassmann tract; Thence Westerly along said right-of-way line to its intersection with the West line of Section 12, Township 48 North, Range 18 West; Thence Northerly along the West line of said Section 12 and the West line of aforesaid Section 1, Township 48 North, Range 18 West to the point of beginning.

Co-Mo and Ameren Boundary - Cooper County Boonville Area



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Co-Mo and Ameren Boundary - Cooper County Boonville Area - Co-Mo Area 1



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Cooper County Co-MO Boundary description

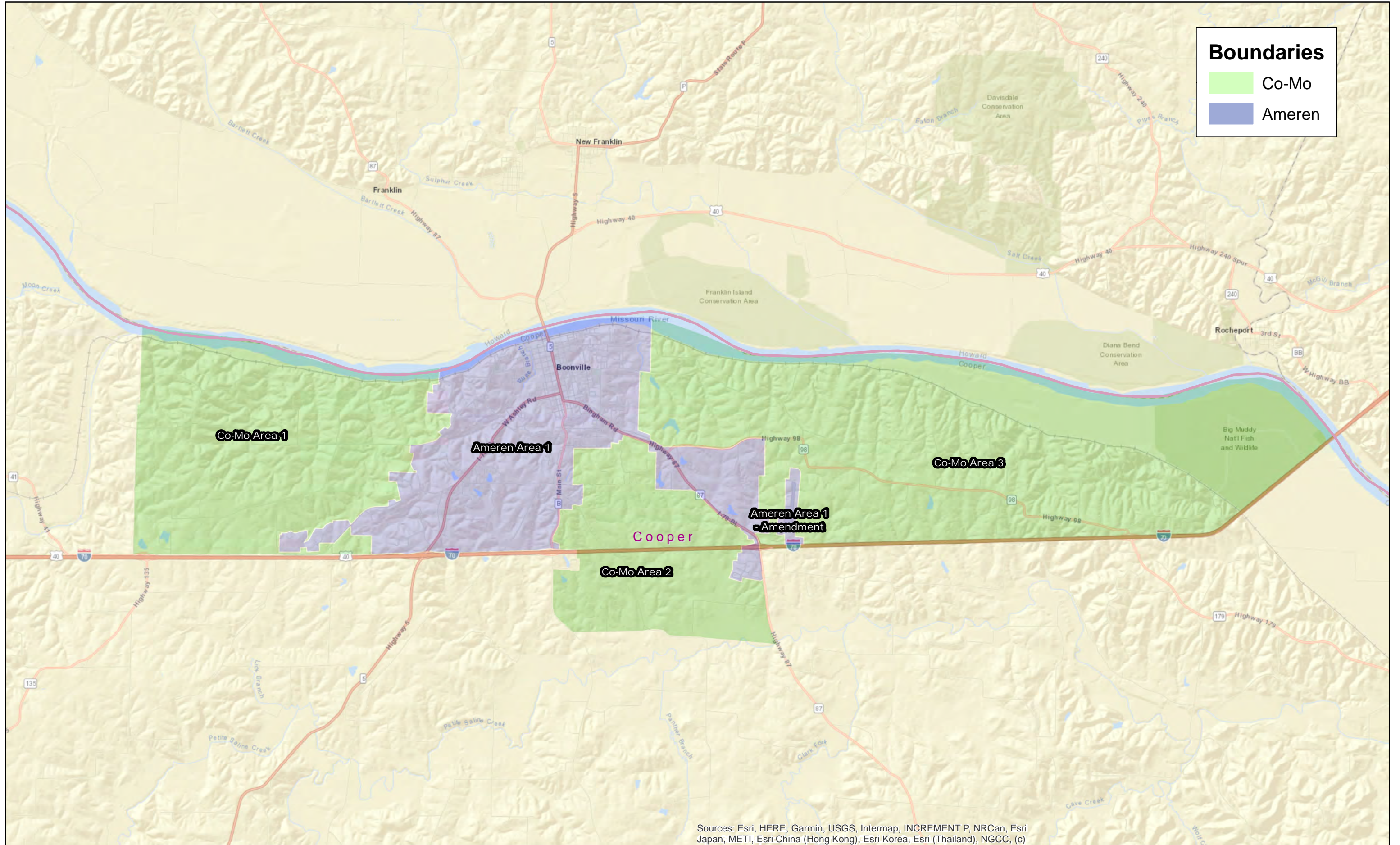
(Co-MO Area 2)

Sections 1, 11, 12, 13, 14 & 24 and U.S. Survey No 2747 Township 48 North, Range 17 West and Sections 6, 7, 8, 17, 18, 19 and U.S. Survey Nos. 2591, 2747, 2642, 2672, 2746, 2750, 2878, 2925, 2926 and 2927, Township 48 North, Range 16 West and being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 1, Township 48 North, Range 17 West; Thence Easterly along the South line of said Northwest Quarter to the Southeast corner thereof; Thence Northerly along the East line of said Northwest Quarter to the Southwest corner Woodland Hills per plat recorded in Plat Book 5, Page 136 in the Cooper County, Missouri land records; Thence Easterly along the Southeast line of Tract 2 of said Woodland Hills and the Southeast line of a tract of land conveyed to Lindsay E. McGuire in a beneficiary deed recorded as Document No. 2019-2208 in the Cooper County, Missouri land records to the most South Southeast corner thereof; Thence Northerly and Easterly along the Eastern boundary line of said McGuire tract to the centerline of a private road and being a corner on said Eastern boundary of said McGuire tract; Thence Northeasterly along said centerline to the intersection of said centerline with the South right-of-way line of Missouri State Highway '87' in the Northeast Quarter of aforesaid Section 1, Township 48 North, Range 17 West; Thence Southeasterly along said right-of-way line to its intersection with the East line of aforesaid Section 1; Thence Southerly along said East line to the Northwest corner of a tract of land conveyed to Jean Bruce Fuser, Trustee of the Jean Bruce Fuser Revocable Inter Vivos Trust Dated July 13, 2004 by deed recorded in Book 448, Page 724 in the Cooper County, Missouri land records; Thence Easterly along the North line of said Fuser tract to the Northeast corner thereof; Thence Southerly along the East line of said Fuser tract and the East line of a tract of land conveyed to Gary K. Blakemore and Janet Sue Blakemore, his wife, by deed recorded in Book 151, Page 749 in the Cooper County, Missouri land records to the North line of Jackson Road and being the Southeast corner of said Blakemore tract; Thence Easterly along said North line of Jackson Road to the intersection of said North line with the South right-of-way line of aforesaid Missouri State Highway '87'; Thence Southeasterly along said right-of-way line to the intersection of said right-of-way with the centerline of Old Highway 87 (a/k/a Hail Ridge Court); Thence Southeasterly along said centerline to the intersection of said centerline with the West line the Southeast Quarter Section 8, Township 48 North, Range 16 West at the Northwest corner of a tract of land conveyed to Gerald Vaughn Sell, a married person, by deed recorded as Document No. 2019-0651 in the Cooper County, Missouri land records; Thence Southerly along the West line of said Sell tract to the Southwest corner thereof; Thence Easterly along the South line of said Sell tract to a corner of the Eastern boundary line of a tract of land conveyed to Annetta C. Mitchell by deed recorded as Document No. 2018-1743 in the Cooper County, Missouri land records; Thence Southerly along said Eastern boundary of said Mitchell tract to the North right-of-way line of Interstate Highway '70' and being the Southeast corner of said Mitchell tract; Thence Westerly along said right-of-way line to its intersection with the Northerly projection of the West line of a tract of land conveyed to Roger Bax, Trustee of the Roger Bax Trust dated 5th day of January, 2006 by deed recorded as Document No. 2011-1040 in the Cooper County, Missouri land records; Thence Southerly along said Northerly extension and the West line of said Bax tract to the Southwest corner thereof; Thence Easterly along the South line of said Bax tract to the East line of Lot 12 of Holliday Hills Subdivision Plat 8 per plat recorded as Document No. 2002-1455 in the Cooper County, Missouri land records; Thence Southerly along said East line of said Lot 12 and the Southerly extension thereof to the centerline of Steven Kole Court (Kole Drive); Thence Westerly along said centerline to the Eastern boundary line of Lot 14 of aforesaid Holliday Hills Subdivision Plat 8; Thence Southerly along said Eastern boundary line of said Lot 14 and the East line of Lots 33, 34 and 35 of said Holliday Hills Subdivision Plat 8 to the North line of Holliday Hills Subdivision Plat 4 per plat recorded Plat Book 7, Page 165 in the Cooper County, Missouri land records and being the Southeast

corner of Lot 35 of said Holliday Hills Subdivision Plat 8; Thence Westerly along said North line of said Holliday Hills Subdivision Plat 4 to the Northwest corner thereof and being the Northwest corner of Lot 8 of said Holliday Hills Subdivision Plat 4; Thence Southerly along the West line of said Lot 8 of Holliday Hills Plat 4 to the to the Northwest corner of Lot 28 of Holliday Hills Subdivision Plat 3 per plat recorded in Plat Book 7, Page 156 in the Cooper County, Missouri land records and being the most Southern corner of said Lot 8 of aforesaid Holliday Hills Subdivision Plat 4; Thence Southeasterly along the West line of said Lot 28 and the West line of Lots 29, 44, 45, 46, and 47 to the Southwest corner of said Lot 47; Thence Southwesterly along the Southwest projection of said West line of said Lot 47 to the Northwest corner of Lot 48 of said Holliday Hills Subdivision Plat 3; Thence Southwesterly along said West line of said Lot 48 to the Southwest line of said Holliday Hills Subdivision Plat 3 at the Southwest or most Western corner of said Lot 48; Thence Southeasterly along said Southwest line to the Southeast corner of Lot 68 of said Holliday Hills Subdivision Plat 3; Thence Northeasterly along said Eastern boundary line of said Lot 68 and Lots 69, 70, and 71 to a point on said East line of Lot 71 from which the Southeast corner of said Lot 71 bears South 06°10' West a distance of 41.81 feet; Thence Easterly along the North line of a tract of land conveyed to Charles Loesing and Patricia Loesing by deed recorded in Book 546, Page 465 in the Cooper County, Missouri land records to its intersection with the Southwesterly projection of the Southeast line of Lots 5, 6 & 7 of Loesing Addition Plat 1 per plat recorded in Plat Book 8, Page 210 in the Cooper County, Missouri land records; Thence Northeasterly along said Southwesterly projection and the Southeast line of said Lot 5, 6, & 7 to the West right-of-way line of Missouri State Highway '87' and being the Southeast corner of said Loesing Addition Plat 1; Thence Southerly along said right-of-way line to the intersection of said right-of-way line with the South line of aforesaid Section 17, Township 48 North, Range 16 West; Thence Westerly along said South line of Section 17 and the South line of aforesaid Section 18 Township 48 North, Range 16 West to the North line of Missouri State Highway 'U' in the Southeast Quarter of said Section 18; Thence Westerly along said North line of Highway 'U' to the intersection of said North line with the South line of Doyle Road; Thence Westerly along said South line of Doyle Road to the intersection of said South line with the East right-of-way line of Missouri State Highway 'B'; Thence Northerly along said right-of-way line to the Southwest corner of a tract of land conveyed to RCB Properties of Central Missouri, L.L.C. by deed recorded as Document No. 2013-2028 in the Cooper County, Missouri land records; Thence Easterly along the Southern boundary line of said RCB Properties of Central Missouri, L.L.C. tract to the Southeast corner thereof in the Northwest Quarter of aforesaid Section 13, Township 48 North, Range 17 West; Thence Northerly along the East line of said RCB Properties of Central Missouri, L.L.C. tract to the South line of a tract of land conveyed to George B. Tedrow and Carolyn L. Tedrow, his wife, by deed recorded in Book 137, Page 440 in the Cooper County, Missouri land records; Thence Westerly along the South line of said Tedrow tract to the Southwest corner thereof; Thence Northerly along the West line of said Tedrow tract and the Northerly projection thereof to the North right-of-way line of Missouri State Highway '70' ; Thence Westerly along said North right-of-way line to its intersection with the West line of a tract of land conveyed to Louise Cary in a Judgement recorded in Book 414, Page 164 in the Cooper County, Missouri land records and being in the Southeast Quarter of Section 11, Township 48 North, Range 17 West; Thence Northerly and Westerly along the Western boundary line of said Cary tract to the aforesaid East right-of-way line Missouri State Highway 'B'; Thence Northerly along said right-of-way line to the Northwest corner of a tract of land conveyed to Cooper County Community Hospital LLC, A Delaware limited liability company, by deed recorded as Document No. 2018-0275 in the Cooper County, Missouri land records; Thence Easterly along the North line of said Cooper County Community Hospital LLC tract to the East line of Section 11, Township 48 North, Range 17 West and being the Northeast corner of said Cooper County Community Hospital LLC tract; Thence Northerly along said East line to the Northwest corner of a tract of land conveyed to Donald E. and Diana Foster by deed recorded in Book 220, Page 343 in the Cooper County, Missouri land records; Thence Northeasterly along the North line of said

Foster tract to the West line of Rankin Mill Lane and being the Northeast corner of said Foster tract; Thence Southeasterly diagonally across said Rankin Mill Lane to the most Western corner of a tract of land conveyed to Edward Oswald, II by deed recorded as Document No. 2016-138 in the Cooper County, Missouri land records; Thence Northerly along the Western boundary line of said Oswald tract to the South line of Woodland Park Plat 2 per plat recorded in Plat Book 8, Page 15 in the Cooper County, Missouri land records; Thence Easterly along said South line to the Southeast corner thereof and being the Southeast corner of Lot 28 of said Woodland Park Plat 2; Thence Northerly along the East line of said Woodland Park Plat 2 along the East line of said Lot 28 and Lots 27, 26, 25, 24, 23, 22, 21 and 20 to the South line of aforesaid Section 1, Township 48 North, Range 17 West and being the Northeast corner of said Lot 20; Thence Westerly along said South line to the Southwest corner thereof; Thence Northerly along said West line to the point of beginning.

Co-Mo and Ameren Boundary - Cooper County Boonville Area



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

Cooper County Co-MO Boundary Description

(Co-MO Area 3)

Sections 3, 4, 5, 6, 7, 8 & 9 and U.S. Survey Nos. 2623, 2624, 2718, 2836, & 2870, Township 48 North, Range 15 West, U.S. Survey Nos. 2734, 2926, 2545, 2869, 2794, 2807, 2878 and Sections 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 & 12, Township 48 North, Range 16 West, U. S. Survey Nos. 2554, 2837, 2585, 2584 and Sections 29, 30, 31, 32, 33, 34, 35 & 36, Township 49 North, Range 16 West, and Sections 31, 32, 33 & 34 and U.S. Survey Nos. 2781, 2797, 2718, 2749, 2623, Township 49 North, Range 15 West, of the Fifth Principal Meridian and being more particularly described as follows: Beginning at the Southwest corner of aforesaid Section 30, Township 49 North, Range 16 West; Thence Northerly along the West line of said Section 30 to the centerline of the Missouri River in the Southwest Quarter of said Section 30; Thence Easterly along said centerline to the intersection of said centerline with the South right-of-way line of Interstate Highway No. '70' in the Southeast Quarter of aforesaid Section 34, Township 49 North, Range 15 West; Thence Southwesterly along said right-of-way line to the intersection of said right-of-way line with the Northeast right-of-way line of Missouri State Highway No. '87' in the Southeast Quarter of Section 8, Township 48 North, Range 16 West; Thence Northwesterly along said right-of-way line of said Missouri State Highway '87' to the intersection of said right-of-way line with the North line of Pearre Lane in said Southeast Quarter of aforesaid Section 8, Township 48 North, Range 16 West; Thence Easterly along said North line of Pearre Lane to the Southeast corner of a tract of land conveyed to the City of Boonville, Missouri, a Municipal Facility, of the County of Cooper, State of Missouri by deed recorded as Document No. 2016-2984 in the Cooper County, Missouri land records; Thence Northerly and Westerly along the Eastern boundary line of said City of Boonville tract to the South line of aforesaid Section 5, Township 48 North, Range 16 West and being the Northeast corner of said City of Boonville tract; Thence Westerly along said South line to the Southwest corner of a 158.98 acre, more or less, tract of land conveyed to Troy Thurman Construction Company, Inc., by deed recorded as Document No. 2020-0685 in the Cooper County, Missouri land records; Thence Northerly along the Western boundary line of said 158.98 acre tract conveyed to Thurman Construction Company, Inc. tract to the South line of Hunters Ridge Subdivision per plat recorded in Book 7, Page 370 in the Cooper County, Missouri land records and being a corner of said Thurman Construction Company, Inc., tract; Thence Easterly along said South line to the Southeast corner thereof; Thence Northerly along the East line of said Hunters Ridge Subdivision to the South right-of-way line of Missouri State Highway '98'; Thence Westerly along said South right-of-way line of said Missouri State Highway '98' to the Northwest corner of a tract of land conveyed to Laurence E. Smith, Trust by deed recorded in Book 356, Page 316 in the Cooper County, Missouri land records and being the Northeast corner of a tract of land conveyed to Randall J. Potter by deed recorded in Book 499, Page 360 in said land records; Thence diagonally across Jefferson Road to the North line of said Jefferson Road at the Southeast corner of a tract of land conveyed to Peggy Cook and Dickie Rohlfing by deed recorded in Book 562, Page 350 in the Cooper County, Missouri land records; Thence Northwesterly along said North line of Jefferson Road to the Southeast corner of a tract of land conveyed to Gregory C. Thoma by deed recorded as Book 472, Page 32 in the Cooper County, Missouri land records; Thence Northerly along the East line of said Thoma tract to a corner of the City limits of the City of Boonville, Missouri per Ordinance #4324 recorded as Document No. 2015-1964 in the Cooper County, Missouri land records in the Northwest Quarter of aforesaid Section 2, Township 48 North, Range 16 West; Thence Northwesterly along said line of Boonville City limits line recorded as Document No. 2015-1964 to the City limits of the City of Boonville, Missouri as approved on August 30, 1927; Thence Northerly along said line of the City limits to the City of Boonville approved on August 30, 1927 to the intersection of said line with the South line of Rocheport Road; Thence Easterly along said South line of Rocheport Road in the Southeast Quarter of the Northeast Quarter of aforesaid Section 36, Township 49 North, Range 17 West; Thence Easterly

along said South line to the East line of said Section 36, Township 49 North, Range 17 West; Thence Northerly along said East line to the point of beginning.

-BUT NOT-

A tract of 72.68 acres of land in part in Section 4 and Section 9, Township 48 N, Range 16 W, west of the 5th principal meridian, Cooper County, Missouri, described as follows: The point of beginning being at the northwest corner of Section 9, lying on the west lines of the tract; thence north on a bearing of N 0 degrees 46 minutes 33 seconds W, along the west line of Section 4, a distance of 1,427.02 feet; thence east on a bearing of S 85 degrees 23 minutes 54 seconds E, a distance of 912.00 feet; thence south on a bearing of S 3 degrees 23 minutes 30 seconds W, a distance of 4,087.70 feet to the south line of the NW 1/4 of said Section 9; thence west on a bearing of N 85 degrees 23 minutes 54 seconds W, a distance of 650.00 feet along the south line of the NW 1/4 of said Section 9 to the southwest corner of the NW 1/4 of said Section 9; thence north along the west line of said Section 9 on a bearing of N 0 degrees 00 minutes 00 seconds W, a distance of 2,674.67 feet to the point of beginning.

-NOR-

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 16 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, COOPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, SAID POINT BEING A FOUND STONE; THENCE ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, (THIS AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) A DISTANCE OF 2526.59 FEET TO A POINT, SAID POINT BEING AN IRON BAR AND CAP STAMPED LS 189, AND LYING 138.68 FEET NORTHERLY OF AN IRON BAR AND CAP (STAMPED LS 189) FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 8, AS MEASURED ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NEW MADRID SURVEY NUMBER 2878 AS REFERENCED BY A SURVEY RECORDED IN THE SURVEY RECORD BOOK 7 AT PAGE 95, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON A BEARING OF NORTH 84 DEGREES 21 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID NEW MADRID SURVEY NUMBER 2878, A DISTANCE OF 591.86 FEET TO A POINT ON SAID NORTH LINE; THENCE ON A BEARING OF NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 1329.90 FEET TO A POINT; THENCE ON A BEARING OF SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 512.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 8; THENCE ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST ALONG SAID EASTERLY QUARTER SECTION LINE, A DISTANCE OF 1341.24 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF CONTAINS 736,596 SQUARE FEET, OR 16.910 ACRES, MORE OR LESS.

NOR

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 16 WEST, COUNTY OF COOPER, STATE OF MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, SAID POINT BEING A FOUND STONE; THENCE

ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, (THIS AND ALL BEARINGS REFERRED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) A DISTANCE OF 2617.77 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF SAID NORTHEAST QUARTER AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEARRE ROAD AS IT NOW EXISTS, SAID NORTHERLY RIGHT-OF-WAY LINE DESCRIBED IN A WARRANTY DEED FROM S.A. PEARRE AND GOLDIE PEARRE, HUSBAND AND WIFE, TO THE CITY OF BOONVILLE, DATED AUGUST 17, 1973 AND RECORDED IN BOOK 149 AT PAGE 83 IN THE OFFICE OF THE RECORDER OF DEEDS, COOPER COUNTY, MISSOURI, SAID POINT LYING 47.50 FEET NORTHERLY OF AN IRON BAR AND CAP (STAMPED LS 189) FOUND AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 8, AS MEASURED ALONG SAID EASTERLY LINE OF THE NORTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 52 DEGREES 27 MINUTES 40 SECONDS AND AN INITIAL TANGENT BEARING OF SOUTH 42 DEGREES 39 MINUTES 26 SECONDS WEST, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 187.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 68 DEGREES 53 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 181.21 FEET TO A POINT; THENCE ON A BEARING OF NORTH 84 DEGREES 58 MINUTES 57 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.14 FEET TO A POINT; THENCE ON A BEARING NORTH 4 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 177.23 FEET TO A POINT; THENCE ON A BEARING OF SOUTH 84 DEGREES 21 MINUTES 39 SECONDS EAST ALONG SAID NORTH LINE OF SAID NEW MADRID SURVEY, NUMBER 2878, A DISTANCE OF 591.86 FEET TO A POINT ON SAID EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 8; THENCE ON A BEARING OF SOUTH 01 DEGREES 22 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 91.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 99,730 SQUARE FEET, OR 2.290 ACRES, MORE OR LESS.

Nor a fee simple interest in land formerly owned by Jesse Viertel more particularly described as:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 16 WEST AND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COOPER COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE CORNER FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 36 MINUTES 48 SECONDS EAST, (THIS AND ALL OTHER BEARINGS REFERENCED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) ALONG THE WESTERLY LINE OF SAID SECTION 4, A DISTANCE OF 1427.02 FEET TO THE NORTHWEST CORNER OF THE JESSE VIERTEL MEMORIAL AIRPORT BOONVILLE AS DESCRIBED IN A WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE, DATED JULY 20, 1973 AND RECORDED IN BOOK 149 AT PAGE 81, IN THE OFFICE OF THE RECORDER OF DEEDS, COOPER COUNTY, MISSOURI; THENCE SOUTH 84 DEGREES 00 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 253.57 FEET TO A POINT ON A LINE LYING 400.00 FEET WESTERLY OF AND PARALLEL TO THE EXTENDED CENTERLINE

OF THE RUNWAY OF SAID JESSE VIERTEL MEMORIAL AIRPORT - BOONVILLE AS IT NOW EXISTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 814.42 FEET TO A POINT; THENCE SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 600.00 FEET TO A POINT ON A LINE LYING 200.00 FEET EASTERLY OF AND PARALLEL TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY; THENCE SOUTH 40 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 282.84 FEET TO A POINT ON A LINE LYING 400.00 FEET EASTERLY OF AND PARALLEL TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY; THENCE SOUTH 04 DEGREES 46 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2,052.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 4; THENCE CONTINUING SOUTH 04 DEGREES 46 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2655.34 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 84 DEGREES 08 MINUTES 43 SECONDS WEST ALONG SAID SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 142.66 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE; THENCE NORTH 04 DEGREES 46 MINUTES 51 SECONDS EAST ALONG THE EASTERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 2655.67 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 4; THENCE CONTINUING NORTH 04 DEGREES 46 MINUTES 51 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 1421.07 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE; THENCE NORTH 84 DEGREES 00 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 658.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1,217,977 SQUARE FEET OR 27.961 ACRES MORE OR LESS.

NOR (c) an avigation easement upon and over land owned by Jesse Viertel more particularly described as:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 16 WEST OF THE PRINCIPAL MERIDIAN, COOPER COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT A STONE CORNER FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 36 MINUTES 48 SECONDS EAST, (THIS AND ALL OTHER BEARINGS REFERENCED TO IN THIS DESCRIPTION ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) A DISTANCE OF 1427.02 FEET TO THE NORTHWEST CORNER OF THE JESS VIERTEL MEMORIAL AIRPORT - BOONVILLE AS DESCRIBED IN WARRANTY DEED FROM ALMA E. VIERTEL TO THE CITY OF BOONVILLE, DATED JULY 20, 1973 AND RECORDED IN BOOK 149 AT PAGE 81, IN THE OFFICE OF THE RECORDER OF DEEDS, COOPER COUNTY, MISSOURI; THENCE SOUTH 84 DEGREES 00 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 253.57 FEET TO A POINT ON A LINE LYING 400.00 FEET WESTERLY OF AND PARALLEL TO THE EXTENDED CENTERLINE OF THE RUNWAY OF SAID JESSE VIERTEL MEMORIAL AIRPORT -BOONVILLE AS IT NOW EXISTS; THENCE NORTH 04 DEGREES 46 MINUTES 05 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 814.42 FEET TO A POINT; THENCE SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO

SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 56 MINUTES 33 SECONDS WEST, A DISTANCE OF 803.99 FEET TO A POINT; THENCE SOUTH 85 DEGREES 13 MINUTES 55 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID EXTENDED CENTERLINE OF SAID EXISTING RUNWAY, A DISTANCE OF 700 FEET TO A POINT; THENCE SOUTH 10 DEGREES 28 MINUTES 43 SECONDS WEST, A DISTANCE OF 867.95 FEET TO A POINT; THENCE ALONG A BEARING OF NORTH 40 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE 90.0 FEET TO A POINT; THENCE ALONG A BEARING OF NORTH 85 DEGREES 13 MINUTES 55 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID EXTENDED LINE OF SAID EXISTING RUNWAY, A DISTANCE OF 469.99 FEET TO THE POINT OF BEGINNING.

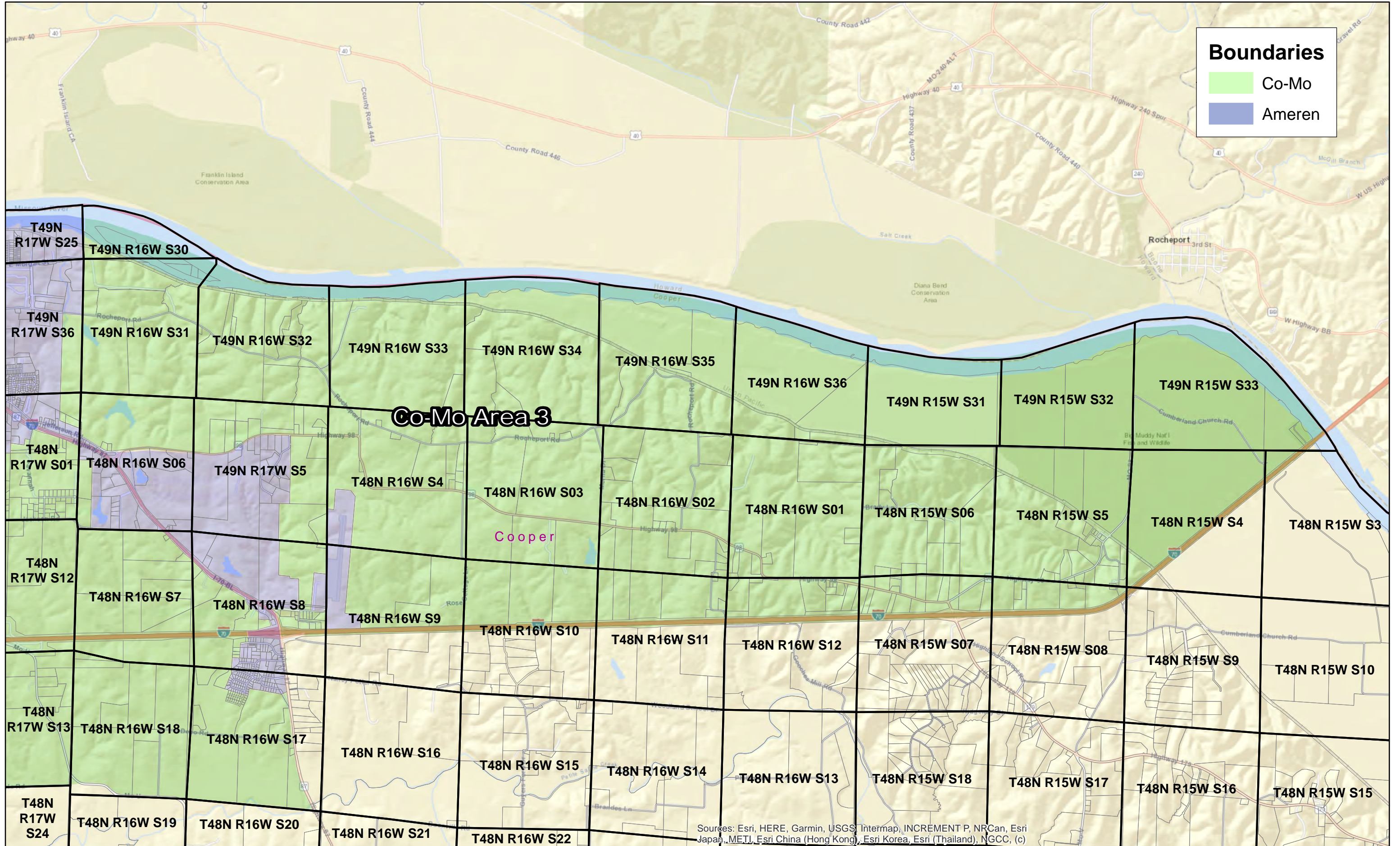
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 498,228 SQUARE FEET OR 11.438 ACRES MORE OR LESS.

-NOR-

Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter of Section 9, thence along the Quarter Section line, South 85 Degrees 32' 30" East 1124 feet to the Southeasterly right-of-way line of a tract described in Deed Book 149, Page 83 and the true point of beginning; thence continuing along said Quarter Section line South 85 Degrees 32' 30" East 1366.35 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 9; thence along the Quarter/Quarter Section line, South 00 Degrees 54' 10" East 516.72 feet to the North right-of-way line of Interstate Highway 70, thence along the North right-of-way line of Interstate Highway 70, South 87 Degrees 06' 05" West 1369.06 feet to the West line of said Section 9; thence along the said West line of Section 9, North 01 Degrees 10' 42" West 683.40 feet to the South right-of-way line of a tract described in Deed Book 149, Page 83; thence along said South right-of-way line on a non-tangent curve to the left having a radius of 255.00 feet, an arc length of 14.14 feet and a chord bearing and distance of North 51 Degrees 07' 50" East 14.13 feet to the point of beginning, containing 19.02 acres.

Co-Mo and Ameren Boundary - Cooper County

Boonville Area - Co-Mo Area 3



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)

MO.P.S.C. SCHEDULE NO. 6 ~~2nd^{1st}~~ Revised SHEET NO. 14

CANCELLING MO.P.S.C. SCHEDULE NO. 6 ~~1st~~ Revised SHEET NO. 14

APPLYING TO MISSOURI SERVICE AREA

MISSOURI SERVICE AREAS (Cont'd.)

COOPER COUNTY

<u>TOWNSHIP</u>	<u>RANGE</u>	<u>SECTIONS/U.S. SURVEYS</u>
45 North	17 West	2, 3, 4, 5, 6
45 North	18 West	1, 2, 3, 4
45 North	19 West	2, 3, 4, 5, 6
46 North	17 West	3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33
46 North	18 West	1, 2, 11, 12
46 North	19 West	26, 27, 28, 31, 32, 33, 34, 35
47 North	15 West	4, 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31, 32, 33
47 North	16 West	1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 23, 24, 25, 36
47 North	17 West	4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33, 34
47 North	18 West	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, 26, 35, 36
47 North	19 West	1
48 North	15 West	18, 19, 20, 21, 28, 29, 30, 31, 32, 33
48 North	16 West	1, 2, 3, 4, <u>Δ5</u> , <u>6</u> , <u>7</u> , <u>8</u> , 9, 10, 11, 12, 13, 14, 15, 16, <u>17</u> , 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36
48 North	17 West	<u>Δ1</u> , <u>2</u> , <u>3</u> , <u>4</u> , 5, <u>8</u> , <u>9</u> , <u>10</u> , <u>11</u> , <u>12</u> , 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 32
48 North	18 West	4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33, 34, 35, 36
48 North	19 West	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 36
49 North	16 West	31, 32, 33, 34, 35, 36
49 North	17 West	32, 33, <u>Δ34</u> , <u>35</u> , <u>36</u>
49 North	18 West	7, 18, 19, 30, 31
49 North	19 West	10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36

ΔIn the underscored Section/U.S. Surveys above, the Company's right and obligation in Cooper County is limited by the terms of the Territorial Agreement between Company and Co-Mo Electric Cooperative as approved in Case No. EO-2022-0190, as amended by the First Amendment to the Territorial Agreement as approved in Case No. EO-2022-0332, and as amended by the Second Amendment to the Territorial Agreement as approved in Case No. EO-2024-0331.

*Indicates Change.

DATE OF ISSUE September 13, 2024 ~~3~~ DATE EFFECTIVE October / November X, 2024 ~~3~~

ISSUED BY Mark C. Birk Chairman & President St. Louis, Missouri
NAME OF OFFICER TITLE ADDRESS

STATE OF MISSOURI

OFFICE OF THE PUBLIC SERVICE COMMISSION

I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City, Missouri, this 16th day of September 2024.



Nancy Dippell

Nancy Dippell
Secretary

MISSOURI PUBLIC SERVICE COMMISSION

September 16, 2024

File/Case No. EO-2025-0092

MO PSC Staff

Staff Counsel Department
200 Madison Street, Suite 800
P.O. Box 360
Jefferson City, MO 65102
staffcounsel@psc.mo.gov

**Office of the Public Counsel
(OPC)**

Marc Poston
200 Madison Street, Suite 650
P.O. Box 2230
Jefferson City, MO 65102
opc@opc.mo.gov

**Co-Mo Electric Cooperative,
Inc.**

Megan McCord
PO Box 14287
Springfield, MO 65814
mmccord@reclawfirm.com

County of Cooper, Missouri

County Commission Clerk
200 Main Street, Room 23
Cooper County Courthouse
Boonville, MO 65233
sarah.herman@coopercountymo.gov

Union Electric Company

William Holthaus
4062 Blaine Avenue St. Louis,
MO
St. Louis, MO 63110
wholthaus@ameren.com

Union Electric Company

Jennifer Moore
1901 Chouteau Avenue, Mail
Code 1310
St. Louis, MO 63103
jmoore499a@ameren.com

Enclosed find a certified copy of an Order or Notice issued in the above-referenced matter(s).

Sincerely,



**Nancy Dippell
Secretary**

Recipients listed above with a valid e-mail address will receive electronic service. Recipients without a valid e-mail address will receive paper service.