

ELK VALLEY LLC
1 724 Rockhill Road
Ozark, Missouri 65721

SCHEDULE CC-02

City Council, City of Ozark, Missouri
c/o Mayor Currence
P.O. Box 295, Ozark, Missouri 65721

The Empire District Electric Company d/b/a Liberty Utilities
Attn: Legal
602 S Joplin Ave
Joplin, MO 64801-2337

Copy to White River Valley Electric Cooperative
Attn: Devin Sonnenfelt, Senior Business Development Specialist
P.O. Box 969
Branson, MO 65615

RE: Electric Service for approximately 25 acres at the northeast corner of South Street and US Highway 65

To Whom It May Concern:

A proposal to annex the property described in Exhibit A, attached hereto, is pending at the landowner's request. Elk Valley, LLC ("Landowner") is the sole owner and Missouri Commercial Development, LLC is the developer of the real property. The Landowner requests to invoke good faith negotiations between the Liberty and White River Valley Electric Cooperative pursuant to RSMo § 394.312, as contemplated in RSMo § 386.800.2.

Further, it is the preference of the Landowner that White River Valley Electric Cooperative be the electric service provider in the area to be annexed.

Sincerely,



Joe Warren, Managing Member
Owner of the Property Proposed to be
Annexed

EXHIBIT A LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 21 WEST IN CHRISTIAN COUNTY, MISSOURI AND DESCRIBED IN BOOK 2009 AT PAGE 13990 OF THE CHRISTIAN COUNTY, MISSOURI RECORDER'S OFFICE AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 21 WEST: THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 SOUTH 87°35'59" EAST, 706.08 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 02°24'01" EAST, 61.93 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH STREET (BUSINESS 65) AND ON THE EASTERLY RIGHT-OF-WAY OF 20TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 49°08'44" WEST, 83.45 FEET; THENCE 249.74 FEET ALONG A 266.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 24°42'48" WEST FOR A DISTANCE OF 240.67 FEET; THENCE NORTH 51°46'39" WEST, 150.55 FEET; THENCE 189.69 FEET ALONG A 375.28 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 37°05'08" WEST FOR A DISTANCE OF 187.67 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 86°25'17" EAST, 1118.41 FEET; THENCE NORTH 03°34'59" EAST, 311.35 FEET; THENCE NORTH 40°53'24" EAST, 172.95 FEET; THENCE SOUTH 89°21'12" EAST, 132.99 FEET; THENCE SOUTH 50°04'51" EAST, 179.40 FEET; THENCE SOUTH 15°26'12" WEST, 357.02 FEET; THENCE SOUTH 86°25'16" EAST, 324.85 FEET; THENCE NORTH 03°34'44" EAST, 316.34 FEET; THENCE NORTH 37°02'10" EAST, 131.67 FEET; THENCE SOUTH 88°17'55" EAST, 51.59 FEET; THENCE SOUTH 46°58'14" EAST, 215.04 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF 17TH STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01°58'46" WEST, 776.37 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF THE AFOREMENTIONED SOUTH STREET (BUSINESS 65); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 86°29'33" WEST, 409.27 FEET; THENCE NORTH 86°09'15" WEST, 330.03 FEET; THENCE NORTH 86°09'22" WEST, 328.15 FEET; THENCE NORTH 86°24'47" WEST, 85.51 FEET; THENCE NORTH 86°41'29" WEST, 85.51 FEET; THENCE NORTH 87°31'50" WEST, 199.46 FEET; THENCE NORTH 87°31'59" WEST, 199.47 FEET TO THE POINT OF BEGINNING. CONTAINING 1,142,817 SQUARE FEET OR 26.24 ACRES, MORE OR LESS. ALL LYING IN CHRISTIAN COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.