

Escrow

Order Exhibit No. 31
Case No(s) WC-2006-0088 et al
Date 2-28-07 Rptr XF

RATIFICATION OF COVENANTS AND CONDITIONS

1. Bruce R. Kasten and Valerie H. Kasten (hereinafter referred to as "Kasten") are the owners of the real property described as follows:

All of the following described land lying above contour elevation 662 feet: All that part of Lots 97 and 98 of the AMENDED PLAT OF BIG ISLAND LAKE SITES, FIRST ADDITION, a subdivision of record in Camden County, Missouri, described as follows: Commencing at an existing 3/8 inch iron pin at the Southerly most corner of Lot 100 of said subdivision; thence run North 57 degrees 22 minutes 57 seconds East 153.26 feet (plat - North 57 degrees 18 minutes East 153.1 feet) along the line between Lot 100 and Lot 101, to an existing 3/8 inch iron pin at the lot corner between said Lot 100 and Lot 101 on the West right of way line of the roadway shown on the recorded plat of said subdivision; thence continue North 57 degrees 22 minutes 57 seconds East 22.72 feet to a point on the centerline of said roadway; thence run along said centerline North 61 degrees 00 minutes West 55.32 feet to the point of beginning of a 47 degree curve to the right; thence continue North 61 degrees 00 minutes West, along the tangent line of said curve, a distance of 14.57 feet to the point of beginning; thence departing said tangent line, South 70 degrees 21 minutes 18 seconds West 23.49 feet to an existing 3/8 inch iron pin; thence South 74 degrees 37 minutes 29 seconds West 166.60 feet to a point on the shoreline of the Lake of the Ozarks; thence run along said shoreline in a Northwesterly, Northerly, and Northeasterly direction, a distance of 130 feet, more or less, to a point which bears North 61 degrees 00 minutes 00 seconds West, 30.40 feet, North 20 degrees 30 minutes 00 seconds West, 49.77 feet, and South 85 degrees 58 minutes 30 seconds West, 20.49 feet and South 80 degrees 21 minutes 48 seconds West, 153.83 feet from the point of beginning; thence departing said shoreline North 80 degrees 21 minutes 48 seconds East 153.83 feet to an existing 3/8 inch iron pin; thence North 85 degrees 58 minutes 30 seconds East 20.49 feet to a point on the centerline of said roadway; thence run along said centerline and tangent lines as follows: South 20 degrees 30 minutes 00 seconds East 49.77 feet to the P.I. of said 47 degree curve; thence South 61 degrees 00 minutes 00 seconds East 30.40 feet to the point of beginning.

2. Folsom Ridge, LLC, a Colorado corporation, certified to do business in Missouri, recorded a Declaration of Covenants and Conditions (the "Covenants") dated _____, 2000, and recorded in Camden County, Missouri on _____, 2000 at Book _____, Page _____.

3. Kasten, hereby ratifies such Covenants and agrees that the terms of such Covenants shall bind the real property owned by them described above, and shall inure to the benefit of, and be binding on the undersigned, their heirs, successors and assigns.

"Kasten"

Bruce R. Kasten
Bruce R. Kasten

Valerie H. Kasten
Valerie H. Kasten

We do not ratify or accept these covenants and conditions. We ^(valerie) will attend the meeting. There are too many questions to accept these. We do plan o

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Missouri Public Service Commission

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 27th day of April, 2000 by Bruce R. Kasten and Valerie H. Kasten.

My commission expires: 9-28-00

Witness my hand and official seal.

Debra L. Tegethoff
Notary Public



participating and expect our prepaid money now
held by the bank to maintain our position at the
first price agreed upon. We also expect our votes to
count.

Valerie Kasten

Bruce Kasten