

# READ THIS PROPERTY REPORT BEFORE SIGNING ANYTHING.

This Report is prepared and issued by the developer of these land divisions. It is not prepared or issued by the Federal Government.

Federal Law requires that you receive this Report prior to your signing a contract or agreement to buy a parcel of land in these developments. However, NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

If you received this Report prior to signing a contract or agreement, you may cancel your contract or agreement by giving notice to the seller any time before midnight of the seventh day following the signing of the contract or agreement.

If you did not receive this Report before you signed a contract or agreement, you may cancel the contract or agreement any time within two years from the date of signing.

Names of Developments:

Alton Meadows  
Cherry Creek  
Christopher Pines  
Dixon's Crossing  
Hawthorne Bend  
Lillium Brook  
Mandrake Ponds  
Origanna Woods  
Quail Ridge  
Redford Pines  
Sylvan Oaks  
Table Rock Properties.  
Whitetail Draw  
Whitley Farm

Alton Woods  
Christina's Cove  
Chalk Ridge  
Foggy Ridge  
Heron Point  
Lorelei Trails  
Meadow-Wood  
Parmley Hollow  
Rhymer Forest  
Spavinaw Bluffs  
Shady Ridge  
Upland Mists  
Whiteoak Shores

Blue Spring  
Cedar Hill  
Camden Weald  
Forest Niangua  
Jessica Springs  
Mooney Branch  
Osage Forest  
Quail Hollows  
Riverton  
Saffron Mountain  
Sycamore Springs  
Webb Creek Campsites  
Wilderness Park

Name of Developer: Woods & Waters Inc.

Date of this Report: May 20, 1999

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Note: in this Property Report, the words "you" and "your" refer to the Buyer. The words "we" and "us" refer to the developer.

## **RISKS OF BUYING LAND**

The future value of land is uncertain and dependent on many factors. DO NOT expect all land to increase in value. Resale of your parcel may be difficult or impossible since you may face the competition of our own sales program and local real estate brokers may not be interested in listing your parcel.

Any land division will have an impact on the surrounding environment. Whether or not the impact is adverse, and the degree of impact, will depend on location, size, planning and extent of development.

Land divisions which adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality, and noise levels may affect your use and enjoyment of your parcel and your ability to sell it.

In the purchase of real estate, many technical requirements must be met to assure that you receive proper title. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.

## **GENERAL INFORMATION**

This report covers 711 parcels located in 40 scattered sites in the counties of Phelps, Texas, Oregon, Dallas, Douglas, Howell, Shannon, Laclede, Wright, Camden, Reynolds and Ozark in Missouri, Mayes County in Oklahoma, and Marion County in Arkansas. See Page 30 for a listing of these parcels. No additional parcels are planned for any of these sites. The developer of this land is:

Woods & Waters Inc.  
P.O. Box One  
Willow Springs, Mo. 65793

Phone (417)932-4873  
FAX (417)932-6698

Answers to questions and information about these land divisions may be obtained by telephoning the developer at the number listed above.

# **TITLE TO THE PROPERTY AND LAND USE**

## **GENERAL INSTRUCTIONS**

A person with legal title to property generally has the right to own, use and enjoy the property. A contract for sale agreement to buy a parcel of land may give you possession, but does not give you legal title. You do not have legal title until you receive a valid deed. A restriction or an encumbrance on your parcel, or on the land division, could adversely affect your title.

Here, we will discuss the Sale Agreement (contract) you will sign, and the deed you will receive. We will also provide you with information about any land use restrictions and encumbrances, mortgages, underlying contracts or liens affecting your parcel, and some important facts about payments, recordings, and title insurance.

## **METHOD OF SALE**

### **Sales Contract and Delivery of Deed**

Here we discuss our method of selling and financing property: Each property is offered for a set price and monthly payment based on a ten-year amortization (unless otherwise stated). Upon receipt of your first monthly payment we will enter into a Contract for Warranty Deed with you. After you have made six monthly payments, or the equivalent thereof, we will issue you a Corporation Warranty Deed and you will be asked to sign a Deed of Trust and Quit Claim Deed (the latter to be held in escrow and to be used only in the event of your default). Your Contract for Warranty Deed and Deed of Trust will both show the actual sale price, initial payment, remaining balance, rate of interest and number of installment payments required. When your Corporation Warranty Deed is issued to you, it will be free and clear of all liens and encumbrances except for easements and reservations referred to herein.

If you fail to make the installment payments on your Contract for Warranty Deed or Deed of Trust, or fail to make other arrangements agreeable to us, you may lose your land and all monies paid.

Because notification of your purchase will be placed on record by way of your Deed of Trust neither we, nor our creditors, nor any underlying owners of record, can encumber your parcel after the Deed of Trust has been signed and recorded (See Method and Purpose of Recording, p. 6).

### **Type of Deed**

All deeds given by us will be Corporation Warranty Deeds conveying fee-simple title to the property free of all liens and encumbrances at the time of generation.

### **Oil, Gas, and Mineral Rights**

The oil, gas and mineral rights to all of the parcels covered in this Report will be passed on to the purchasers.

## **ENCUMBRANCES, MORTGAGES AND LIENS**

### **In General**

We are fee simple owners of all the land in these land divisions. Dixon's Crossing, Christina's Cove, The Table Rock Properties, Meadow-Wood, Alton Woods, Alton Meadows, Hawthorne Bend, Cedar Hill, Mandrake Ponds, Riverton, Blue Spring, Sylvan Oaks, Spavinaw Bluffs, Christopher Pines, Rhymer Forest, Lillium Brook, Whiteoak Shores, Heron Point, Forest Niangua, Origanna Woods, Wilderness Park, Foggy Ridge, Lorelei Trails, Jessica Springs, Mooney Branch, Quail Hollows, Shadry Ridge, Whitley Farm and Saffron Mountain are held free and clear, others are subject to underlying obligations in the form of Trust Deeds. Shown below are the properties where obligations exist and the holders of these obligations. All are either paid current or paid ahead. If a lien appears below for the location of your parcel, we will have the owner of that lien grant a Partial Deed of Release at the time your parcel is deeded to you.

Chalk Ridge  
Cherry Creek

Deed of Trust held by Anna M. Hawkins  
Deed of Trust held by Roy J. Furbeck and Judith Furbeck

Camden Weald	Deed of Trust held by Anna M. Hawkins
Osage Forest	Deed of Trust held by Anna M. Hawkins
Parmley Hollow	Deed of Trust held by Anna M. Hawkins
Quail Ridge:	Deed of Trust to William H. Cozad
Redford Pines:	Deed of Trust held by Dent County Bank
Sycamore Springs	Deed of Trust to William Voorhees wrapping around a first Deed of Trust to The Seymour State Bank
Upland Mists:	Deed of Trust held by Dent County Bank
Webb Creeks:	Deed of Trust held by Dent County Bank
Whitetail Draw:	Deed of Trust held by Dent County Bank

## **Release Provisions**

In each case of the aforementioned Trust Deeds, there are release clauses of record in the body of the individual instrument or as an addendum. These allow us to obtain clear title for you before the blanket encumbrance is paid in full. These Trust Deeds also have clauses or addendum allowing you to exercise the release provision in the event of our default.

## **RECORDING THE CONTRACT AND DEEDS**

### **Methods and Purpose of Recording**

We will file the Corporate Warranty Deed and Deed of Trust at the appropriate county recorder's office directly after closing. However, your parcel will still be subject to the unpaid balance on your Deed of Trust. We will pay the costs of all recording.

### **Title Insurance**

We will pass title to you by way of a Corporation Warranty Deed wherein we guarantee that the title is free and clear of all but noted restrictions, easements and encumbrances. However, you should obtain a title insurance policy which will describe the rights of ownership which you are acquiring in your parcel. If you are unfamiliar with real estate transactions, you should have an appropriate professional interpret the policy.

## **PAYMENTS**

### **Escrow**

During the first six months of your transaction, while the Contract for Warranty Deed is in effect, you may lose your deposit and installment payments if we fail to deliver legal title to you as called for in the contract because these installment payments are not held in an escrow account which fully protects you, that is, we will hold your payments ourselves.

### **Prepayments**

There are no penalties for prepayment. You may pay any amount in excess of your regular installments at any time.

### **Default**

Should you fail to make the payments stipulated in the Contract for Warranty Deed or Deed of Trust, then at our option, we may declare a forfeiture and retake the property. If you are delinquent in your payments more than 30 days, we will give you written notice of your default or breach of contract, then you will have an additional 20 days from receipt of that notice to bring your payments current or make other arrangements agreeable to us. If you do not bring your payments current or make other arrangements, then we may declare a default and retake possession of the property.

In the case of default after title has been transferred to you but before the full balance of your Deed of Trust has been paid, we will, as title protection for ourselves in the event of your default, record the Quit Claim Deed you were required to sign on closing.

## **RESTRICTIONS ON THE USE OF YOUR PARCEL**

### **Contract Restrictions**

Your Contract for Deed or Deed of Trust contains a restriction that no marketable timber (defined as trees of 8" or greater stump diameter) may not be cut without our written permission, other than those required to clear ground for a 1/4 acre garden and a home site, so long as there is a balance due.

### **Restrictive Covenants**

Listed below are brief summaries of the recorded restrictions effective on the date of This Report which affect the properties in these land divisions. Please note that some of these restrictions limit your use of these properties and might cause you an additional expense or detract from your intended use of the land. You should also be aware that some parcels in some of these land divisions (those opened before December 5, 1989 and contracted before August 21, 1989) were sold prior to the effective date of these covenants and that those landowners are not bound by them. This may adversely affect your use and enjoyment of the land of locations opened or contracted before those dates. Due to our trade policies and the possibility of defaults, the list of parcels not subject to our restrictive covenants is constantly changing. You should contact us for an up-to-date listing of these parcels to see how or if the parcel you choose is affected..

1. No buildings shall be constructed closer than a prescribed distance from a roadway or 30 feet from a boundary.
2. No refuse, debris, unused building materials, or derelict vehicles shall be allowed to collect on the premises.
3. Livestock or pets may not be allowed to create a nuisance to neighboring landowners.
4. No parcel shall be further divided.
5. All wastewater treatment facilities shall be constructed in accordance with state water quality standards.

Additionally, no mobile homes may be permanently located at Whiteoak Shores or Dixon's Crossing.

At Lorelei Trails only, no more than one half acre of any given parcel may be cleared of timber and cutting of live trees greater than 8 inches in diameter is prohibited.

All the parcels at Cherry Creek are subject to a more restrictive set of covenants than our other properties, following is a summarized list of these covenants recorded for Cherry Creek only.

No parcel or lot of the property shall be further subdivided.

The property or any parcel thereof, shall be used only for single family residential dwellings and no building, except as is otherwise herein set forth, shall be constructed on the property except single family dwellings.

Only one single family dwelling may be constructed on each subdivided parcel of the Property.

Each single family dwelling constructed on the property shall have a fully enclosed living area exclusive of carports, garages, basements or open porches of at least 1000 square feet.

No mobile home, trailer, basement house or shack shall be erected upon or placed upon any parcel. Modular homes are permitted provided that they are permanently affixed to a reinforced concrete foundation, have a gable style roof, have a permanently attached entry porch, and comply with the provisions of Paragraph D above.

Utility buildings, detached garages for housing vehicles owned by occupants of single family dwellings, greenhouses and barns may be constructed on the property.

No part of the property shall be used for what is commonly known as a "used car lot" or motor vehicle salvage yard or any other type of junk yard and no "junk" motor vehicles or inoperable motor vehicles shall be stored or parked on any part of the property unless enclosed in a building or garage.

No building, including livestock corrals, may be located within fifty feet of the property lines or 100 feet of the access road of any parcel of the property.

No swine shall be kept on any part of the property.

No noxious or offensive activity shall be carried on upon the property, nor shall anything be done on the property which may be or become an annoyance or nuisance to any property owner benefited by these restrictions; provided, however, that this restriction shall not prevent the pasturing of horses or cattle on the property so long as no feedlot is maintained..

No commercial activities will be conducted on any part of the property; provided that offices for professional services not involving the sale of merchandise may be maintained in a single family dwelling and agricultural uses shall not be deemed commercial uses.

No commercial breeding or boarding kennels for dogs or cats shall be constructed or permitted on any part of the property.

Each single family dwelling constructed on any parcel of the property shall be equipped with a waste water treatment facility and soil absorption facility or a sanitary sewage lagoon which complies with all the rules and regulations of the Missouri Department of Natural Resources and the Phelps County Commission. Such facility and any drain fields and laterals used in connection therewith or such lagoon shall be located at least 50 feet from the nearest property line of any parcel of the Property, and effluent from such facility or lagoon shall be contained within the lot lines of the parcel. Evidence of certification of the property installation of the facility or lagoon by a registered professional engineer or representative of the Phelps county Health Department shall be provided upon request to the owner or owners of any land adjoining a parcel of the Property on which such facility or lagoon is located.

If construction of a dwelling or construction of an outbuilding is started on the Property, the construction shall be carried on through to completion within one year from the beginning of construction.

No signs shall be placed on any part of the Property except for signs not larger than two feet by two feet containing the name and address of the occupant of the parcel of the Property and/or the name of the profession of the occupant of the parcel. This restriction shall not apply to the usual "For Sale" signs where a parcel of property is being offered for sale.

No owner or possessor of any parcel of the property shall begin construction of any dwelling or any other building on the parcel of property until such own of possessor has installed a driveway between the road servicing the parcel and the parcel with a culvert at least twenty feet in length and twelve inches in diameter and with a road surface composed of a two inch layer of one inch base rock twelve feet in width and for a distance of at least 100 feet into the parcel from the road servicing the parcel.

A complete copy of the above restrictions is available from us upon request.

## **Easements**

Most of the easements of record within the land divisions included in this report are for roads and utility purposes. They will appear in your title report. Here we will discuss the easements which may affect building or land use in each of these land divisions. Please note that each and every parcel is large enough to accommodate a residence despite the easements. None of the land covered in the report is subject to any type of flood control or flowage easements. Where road easements cut across or through parcels, the easements are 40 feet in width unless otherwise specified, and may also be used for utility transmission. This will need to be considered in locating a building site. Also, such road easements may constitute a nuisance or a hazard to you, and may limit your privacy. In Origanna Woods there is also a gas pipeline easement which runs through Parcels K1, L1 O, P and Q. This easement may also have an affect on your building or land use plans and may create an inconvenience and disrupt the use of your parcel.

At WEBB CREEK CAMPSITES there are no road or electrical easements at all.

At CHERRY CREEK, CHALK RIDGE, CAMDEN WEALD, FOGGY RIDGE, OSAGE FOREST, PARMLEY HOLLOW, REDFORD PINES, UPLAND PINES, WHITETAIL DRAW, HAWTHORNE BEND, DIXON'S CROSSING, ALTON MEADOWS, LORELEI TRAILS, ALTON WOODS, LILLIUM BROOK, RHYMER FOREST, RIVERTON, SYLVAN OAKS, JESSICA SPRINGS,

SHADY RIDGE, QUAIL HOLLOWES, QUAIL RIDGE, MOONEY BRANCH, WHITLEY FARM, MANDRAKE PONDS, CEDAR HILL and WHITEOAK SHORES, road and electrical easements run along parcel boundaries so they do not adversely affect any parcel.

At FOREST NIANGUA, all parcels front on county road easements.

At SYCAMORE SPRINGS, all parcels front on county road easements.

At TABLE ROCK, a road and electrical easement crosses Parcels I,J,K,L and M.

At CHRISTOPHER PINES, a road easement crosses Parcels I,F,J, and M, and an electrical easement crosses Parcels I,J and K.

At CHRISTINA'S COVE, all parcels front on a county road easement and Parcels A,B,C,D and O front on a 40 foot electrical easement.

At HERON POINT, all parcels front on a county road easement and Parcels A through K front on an electrical easement.

At BLUE SPRING, all parcels front on a county road easement and Parcels A through E are crossed by an electrical easement.

At MEADOW-WOOD, all parcels front on a county road easement and Parcels F through O are crossed by an electrical easement.

At ORIGANNA WOODS, Road and electrical easements cross Parcels M, F1 and J1. An electrical easement crosses Parcels K1,L1,H1,N,O,P and Q.0

At SAFFRON MOUNTAIN, Parcel S is crossed by an electrical easement.0

At WILDERNESS PARK, road and electrical easements cross Parcel P, and an electrical easement crosses Parcels V,W,X,U and N.

## **PLATS, ZONING, SURVEYING, PERMITS AND ENVIRONMENT**

### **Plats**

The layouts of the land divisions included in this Report did not require approval by the county regulatory authorities because of the acreage sizes and/or nonexistence of such authorities. Therefore, the plats for these subdivisions have not been recorded and there are no requirements that they be recorded.

The descriptions provided for each parcel covered by this Report are legally adequate for conveyance of land within each county.

Further divisions of the parcels in any of these land divisions is not allowed by restrictive covenants and may not be in compliance with the county subdivision ordinances, if any.

### **Zoning**

None of the land divisions covered by this Report are subject to any state or local zoning laws, therefore, their use for any purpose is not limited in any way other than specified in the Restrictive Covenants of record. (See Restrictive Covenants, page 7)

### **Surveying**

The approximate front corners of all the parcels of land covered in this Report have been established and marked to identify the parcels. Woods & Waters guarantees the amount of your acreage in our contract with you. In the event that a legal survey finds a discrepancy in the acreage of your property showing as much as one tenth of one acre less acreage than called for in your legal description, you have three options: A. We will adjust the dollar amount of your contract accordingly. B. We will refund your money and take back your parcel. C. You may trade to another parcel in inventory. If you are shown to have more acreage, you may keep the overage without additional charge. Should you desire an exact professional survey for any parcel,

the estimated cost to you would be from \$1,000 to \$3,000. We recommend you employ a licensed surveyor before beginning any construction.

## **Permits**

No building permits are required by county or state authorities for construction on any land divisions covered in this Report. A permit is required from the Missouri Department of Health before locating a septic system if your parcel is of less than three acres.

## **Environment**

No determination has been made as to the possible adverse effects these land divisions may have upon the environment and surrounding area.

# Roads

Here we will discuss the roads that lead to the scattered sites, those within the land divisions and locations of nearby communities.

## **ACCESS TO THE LAND DIVISIONS**

ALTON WOODS, ALTON MEADOWS, HAWTHORNE BEND AND RIVERTON are accessed from Missouri Highway #160, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, then by a dirt and gravel road varying between one and two lanes and between 20 and 30 feet in the width of its wearing surface. This road is maintained by the Oregon County Road Board. No improvements to this road are anticipated at this time. Additionally, there is a dirt and gravel road of approximately 20 feet in wearing surface. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$120 per year. No improvements to this road are anticipated at this time.

BLUE SPRING is accessed from Missouri Highway O, a 20 to 24 foot wide two-lane asphalt road maintained by the Missouri State Highway Department, and by a two-lane dirt and gravel road with a 20 - 25 foot wearing surface maintained by Shannon County. No improvements to these roads are anticipated at this time.

CHRISTINA'S COVE is accessed from Missouri Highway P, a 20 to 24 foot wide two-lane asphalt road maintained by the Missouri State Highway Department and by a two-lane dirt and gravel road 20 to 30 feet in wearing surface width maintained by Ozark County, Missouri and Marion County, Arkansas. No improvements to these roads are anticipated at this time.

CEDAR HILL is accessed from Missouri Highway Z in Wright County, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, and by Krause Road, a two-lane dirt and gravel road with a 26-foot wearing surface which is maintained by Wright County. No improvements to these roads are anticipated at this time.

CHERRY CREEK is accessed from Missouri Highway K in Phelps County, a two-lane asphalt road, which is 22 feet wide and is maintained by the Missouri State Highway Department. No improvements to this road are anticipated at this time.

CHRISTOPHER PINES is accessed from Missouri Highway HH, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by Howell County #113, a two-lane dirt and gravel road with a thirty foot wearing surface maintained by the county. No improvements to this road are anticipated at this time.

CHALK RIDGE is accessed from Lake Road 7-9, a two-lane asphalt road, which is 20 to 26 feet wide and maintained by Camden County, then by a dirt and gravel road between one and two lanes in width and between 20 and 36 feet in the width of its wearing surface. Woods & Waters will maintain this latter road for the length of all contracts, after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$150 per year. No improvements to this road are anticipated at this time.

CAMDEN WEALD is accessed from Lake Road 7-9, a two-lane asphalt road, which is 20 to 26 feet wide and maintained by Camden County, then by a dirt and gravel road two lanes in width and between 30 and 36 feet in the width of its wearing surface. Woods & Waters will maintain this latter road for the length of all contracts, after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$110 per year. No improvements to this road are anticipated at this time.

DIXON'S CROSSING is accessed by Missouri Highway Y (Texas County, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, and by Texas County's Stillhouse Road, a two-lane dirt and gravel road with a twenty foot wearing surface maintained by the county. No improvements to these roads are anticipated at this time.

FOREST NIANGUA is accessed from Missouri Highway DD, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by Wright County #282, a two-lane dirt and gravel road 30-40 feet in wearing surface maintained by the county. No improvements to this road are anticipated at this time.

HERON POINT is accessed from Missouri Highway PP, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by Lake Road P-11, a two-lane, 30 foot wide white chat road maintained by Ozark County. At the time of this writing, the road is being resurfaced with white chat. There is no cost to the landowners for this resurfacing.

JESSICA SPRINGS is accessed from Missouri Highway 14, a two-lane asphalt road, which is 20 to 26 feet wide and maintained by Missouri State Highway Department, then by Douglas County 14-253 a dirt and gravel road two lanes in width and between 30 and 36 feet in the width of its wearing surface. No improvements to these roads are anticipated at this time.

LILLIUM BROOK is accessed from Missouri Highway #137, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by a 16-foot-wide dirt and gravel road on a 33-foot easement. Maintenance of this road is the responsibility of the landowners at an estimated (total) cost of \$50 per year. No improvements to this road are anticipated at this time.

LORELEI TRAILS is accessed from Missouri Highway Y, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by Texas County Road #4850 a two-lane dirt and gravel road 24-30 feet wide, and by a single-lane, 16-foot-wide dirt and gravel road on a 30 foot easement. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$50 per year. No improvements to this road are anticipated at this time.

MEADOW-WOOD is accessed from Missouri Highway H, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by a two-lane dirt and gravel road with a 26 foot wearing surface which is maintained by Shannon County. No improvements to this road are anticipated at this time.

MANDRAKE PONDS is accessed from Missouri Highway M in Wright County, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, and by Wright County #289, a two-lane dirt and gravel road 25-30 feet in wearing surface maintained by Wright County. No improvements to these roads are anticipated at this time.

MOONEY BRANCH is accessed from Missouri Highway N, a two-lane asphalt road which is 20 to 24 feet wide and maintained by the Missouri Highway Department, by Texas County Road #2910, a two-lane dirt and gravel road 24-30 feet wide maintained by Texas County. No improvements to these roads are anticipated at this time.

ORIGANNA WOODS is accessed from Missouri Highway TT, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by a single lane dirt and gravel road on a 40 foot easement. The wearing surface is 16 to 20 feet wide. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$70 per year. No improvements to this road are anticipated at this time.

OSAGE FOREST is accessed from Lake Road 7-9, a two-lane asphalt road, which is 20 to 26 feet wide and maintained by Camden County, then by a dirt and gravel road two lanes in width and between 30 and 36 feet in the width of its wearing surface. Woods & Waters will maintain this latter road for the length of all contracts, after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$100 per year. No improvements to this road are anticipated at this time.

PARMLEY HOLLOW is accessed from Lake Road 7-9, a two-lane asphalt road, which is 20 to 26 feet wide and maintained by Camden County, then by a dirt and gravel road two lanes in width and between 30 and 36 feet in the width of its wearing surface. Woods & Waters will maintain this latter road for the length of all contracts, after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$125 per year. No improvements to this road are anticipated at this time.

QUAIL HOLLOW is accessed from Missouri State Highway YY in Dallas County. This is a two lane asphalt road, 20 to 24 feet in width and maintained by the Missouri State Highway Department, and by a two-lane dirt and gravel road on a 30 foot easement. The wearing surface of which is 18 to 22 feet wide. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$120 per year. No improvements to this road are anticipated at this time.

QUAIL RIDGE is accessed from Missouri State Highway YY in Dallas County. This is a two lane asphalt road, 20 to 24 feet in width and maintained by the Missouri State Highway Department. No improvements to this road are anticipated at this time.

RHYMER FOREST is accessed from Missouri Highway M, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by a two-lane dirt and gravel road about 25 feet in wearing surface width and maintained by Shannon County, and by a one-lane dirt and gravel road with an 18 foot wearing surface. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$75 per year. No improvements to this road are anticipated at this time.

SAFFRON MOUNTAIN is accessed directly by Missouri Highway #19, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department. No improvements to this road are anticipated at this time.

SHADY RIDGE is accessed from Missouri Hwy. HH in Texas County, by Texas County Roads Jackson Drive and Rainbow Road, and then by a one to two-lane dirt clay and gravel road with a wearing surface of 16 to 20 feet in width. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$150 per year. No improvements to this road are anticipated at this time.

SPAVINAW BLUFFS is accessed from Oklahoma State Hwy. #28, and then by a one to two-lane dirt clay and gravel road with a wearing surface of 18 to 22 feet in width. Maintenance of this road is the responsibility of the neighborhood including this and another subdivision at an estimated (total) cost of \$100 per year.

SYCAMORE SPRINGS is accessed from Missouri Highway AJ, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by Douglas County Road #AJ-435, a two-lane dirt and gravel road 30-32 feet in wearing surface maintained by the county. No improvements to this road are anticipated at this time.

SYLVAN OAKS is accessed from Missouri Highway 137 in Howell County, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by Howell County Roads 360 and 129, then by a one to two-lane dirt clay and gravel road with a wearing surface of 16 to 20 feet in width. Woods & Waters will maintain this road for the length of all contracts after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$100 per year. No improvements to this road are anticipated at this time.

TABLE ROCK PROPERTIES are accessed from Missouri Highway #76, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by a dirt and gravel road two lanes wide and with a wearing surface of about 30 feet which is maintained by Barry County, and by a dirt and gravel road one lane and 15 feet wide maintained by land owners. This latter road is currently being maintained once a year by Barry County as a service to tax payers. No improvements to these roads are anticipated at this time.

WHITEOAK SHORES is accessed from Missouri Highway #125, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department, by a rocky one and two lane dirt and gravel road 16-26 feet in wearing surface, maintained in cooperation between Ozark and Taney Counties. No improvements to this road are anticipated at this time.

WHITLEY FARM is accessed from Missouri State Highway BB in Wright County. This is a two lane asphalt road, 20 to 24 feet in width and maintained by the Missouri State Highway Department, by Wright County Road Woodland Drive, a two-lane dirt and gravel road 16 to 22 feet wide, and by a two-lane dirt and gravel road on a 25 foot easement, the wearing surface of which is 18 to 20 feet wide. Woods & Waters will maintain this latter road for the length of all contracts, after which time it becomes the responsibility of the landowners at an estimated (total) cost of \$75 per year. No improvements to this road are anticipated at this time.

WILDERNESS PARK is accessed directly by Missouri Highway #142, a two-lane asphalt road, which is 20 to 24 feet wide and maintained by the Missouri State Highway Department. No improvements to this road are anticipated at this time.

## **ACCESS WITHIN THE LAND DIVISIONS**

We have completed construction of all the interior roads at all locations utilizing interior roads in such a fashion as to provide year-round access to every parcel. They consist of dirt, gravel, rock and on-site material. No further improvements to these roads that would result in extra expense to you are anticipated at this time.

During the time your Contract or Deed of Trust is in effect, we will be responsible for your share of the maintenance of these roads to keep your parcel accessible year-round. After we pass title to you, you and the other owners at your location will be responsible for road maintenance. Easements have been recorded for the road systems which are described as 30 to 40-foot-wide right-of-ways for access purposes and dedicated to the use of the property owners and the public. Interior roads are cleared 20-30 feet in width in most places with approximately 18 to 24 feet of wearing surface comprising 1 to 2 driving lanes. We estimate that, your share of the annual road-maintenance costs will be from \$15 to \$60 per parcel in 1997 dollars. If maintenance is not performed, the roads may soon deteriorate and access may become difficult or impossible.

There are no roads into the Web Creek Campsites, and the only means of access is by foot.

## NEARBY COMMUNITIES

Location	Nearby Community	Population	Distance over paved roads	Distance over unpaved roads	Total Distance
Alton Meadows	Alton (county seat)	692	7.0 mi..	1.6 mi..	8.6 mi..
	Thayer	2,211	21.7 mi..	1.6 mi..	23.1 mi..
	West Plains	8,913	37.5 mi..	1.6 mi..	39.1 mi..
Alton Woods	Alton (county seat)	692	7.0 mi..	1.8 mi..	8.8 mi..
	Thayer	2,211	21.7 mi..	1.8 mi..	23.5 mi..
	West Plains	8,913	37.5 mi..	1.8 mi..	39.3 mi..
Hawthorne Bend	Alton (county seat)	692	7.0 mi..	1.8 mi..	8.8 mi..
	Thayer	2,211	21.7 mi..	1.8 mi..	23.5 mi..
	West Plains	8,913	37.5 mi..	1.8 mi..	39.3 mi..
Blue Spring	Eminence (co. seat)	582	39.4 mi..	1.2 mi..	40.6 mi..
	Mtn. View	2,036	6.4 mi..	1.2 mi..	7.6 mi..
	Winona	1,050	28.4 mi..	1.2 mi..	29.6 mi..
Christina's Cove	Yellville (co. seat)	1,044	52.3 mi..	2.5 mi..	54.8 mi..
	Theodosia	132	7.8 mi..	2.5 mi..	10.3 mi..
	Gainesville	659	21.9 mi..	2.5 mi..	24.4 mi..
Cherry Creek	Rolla (County Seat)	14,010	24.4 mi..	0. mi..	24.4 mi..
	Licking	2,175	9.0 mi..	0. mi..	9.0 mi..
	Houston	2,423	23.5 mi..	0. mi..	23.5 mi..
Cedar Hill	Hartville (co. seat)	536	2.9 mi.	n.a.	2.9 mi.
	Lebanon	9,983	36.3 mi.	n.a.	36.3 mi..
	Springfield	140,494	48.4 mi..	n.a.	48.4 mi..
Christopher Pines	Willow Springs	2,038	3.1 mi..	1.3 mi..	4.4 mi..
	W. Plains (co. seat)	8,913	22.0 mi..	1.3 mi..	23.3 mi..
	Cabool	2,006	15.1 mi..	1.3 mi..	16.4 mi..
Chalk Ridge	Climax Springs	104	8.7 mi..	1.7 mi..	10.4 mi..
	Camdenton (co. seat)	2,303	13.5 mi..	1.7 mi..	13.2 mi..
	Lebanon	9,983	37.6 mi..	1.7 mi..	37.3 mi..
Camden Weald	Climax Springs	104	8.7 mi..	.3 mi..	9.0 mi..
	Camdenton (co. seat)	2,303	13.5 mi..	.3 mi..	13.8 mi..
	Lebanon	9,983	37.6 mi..	.3 mi..	37.9 mi..
Dixon's Crossing	Houston (co. seat)	2,118	23.5 mi..	1.5 mi..	25.0 mi..
	Mtn. View	2,036	14.6 mi..	1.5 mi..	16.1 mi..
	Summersville	725	8.2 mi..	6.5 mi..	14.7 mi..

Location	Nearby Community	Population	Distance over paved roads	Distance over unpaved roads	Total Distance
Forest Niangua	Lebanon	9,983	23.2 mi..	2.3 mi..	25.5 mi..
	Hartville (co. seat)	536	10.0 mi..	2.3 mi..	12.3 mi..
	Springfield	140,494	39.5 mi..	1.2 mi..	40.7 mi..
Foggy Ridge	Hartville (co. seat)	536	12.5 mi..	2.1 mi..	14.6 mi..
	Mansfield	1,423	8.0 mi..	2.1 mi..	10.1 mi..
	Springfield	140,494	50.0 mi..	2.1 mi..	52.1 mi..
Heron Point	Theodosia	132	7.0 mi..	1.8 mi..	8.8 mi..
	Gainesville (co. seat)	659	21.1 mi..	1.8 mi..	22.9 mi..
	Branson	2,118	46.1 mi..	1.8 mi..	47.9 mi..
Jessica Springs	Ava (co. seat)	2,761	25.1 mi..	.6 mi..	25.7 mi..
	West Plains	8,913	22.1 mi.	.6 mi..	22.7 mi..
Riverton	Alton (county seat)	692	7.0 mi..	1.4 mi..	8.4 mi..
	Thayer	2,211	21.7 mi..	1.4 mi..	22.9 mi..
	West Plains	8,913	37.5 mi..	1.4 mi..	38.9 mi..
Lillium Brook	Houston (co. seat)	2,118	12.9 mi..	.2 mi..	13.1 mi..
	Raymondville	388	9.1 mi..	.2 mi..	9.3 mi..
	Cabool	2,006	17.8 mi..	.2 mi..	18.0 mi..
Lorelei Trails	Houston (co. seat)	2,157	16.0 mi..	2.1 mi..	18.1 mi..
	Willow Springs	2,038	14.0 mi..	4.1 mi..	18.1 mi..
	Cabool	2,006	14.5 mi..	4.1 mi..	18.6 mi..
Mooney Branch	Houston (co. seat)	2,118	23 mi..	.8 mi..	23.8 mi..
	Licking	1,328	9 mi..	.8 mi..	9.8 mi..
	Rolla	35,248	31 mi..	3 mi..	34 mi..
Mandrake Ponds	Lebanon	9,983	21.3 mi..	1.2 mi..	23.5 mi..
	Hartville (co. seat)	536	16.3 mi..	1.2 mi..	18.5 mi..
	Springfield	140,494	39.5 mi..	1.2 mi..	40.7 mi..
Meadow -Wood	Winona	1,050	6.6 mi..	n.a.	6.6 mi..
	Eminence (co. seat)	582	17.8 mi..	n.a.	17.8 mi..
	Mtn. View	2,036	28.6 mi..	n.a.	28.6 mi..
Origanna Woods	Lebanon(co. seat)	9,983	16.9 mi..	.1 mi..	17.0 mi..
	Hartville	536	20.9 mi..	.1 mi..	21.0 mi..
	Springfield	140,494	65.9 mi..	.1 mi..	66.0 mi..

Location	Nearby Community	Population	Distance over paved roads	Distance over unpaved roads	Total Distance
Osage Forest	Climax Springs	104	8.7 mi..	<.1 mi..	8.7 mi..
	Camdenton (co. seat)	2,303	13.5 mi..	<.1 mi..	13.5 mi..
	Lebanon	9,983	37.6 mi..	<.1 mi..	37.6 mi..
Pamley Hollow	Climax Springs	104	8.8 mi..	.3 mi..	9.1 mi..
	Camdenton (co. seat)	2,303	13.6 mi..	.3 mi..	13.9 mi..
	Lebanon	9,983	37.7 mi..	.3 mi..	38.0 mi..
Quail Hollows	Buffalo (co. seat)	2,414	22.0 mi..	.5 mi..	22.5 mi..
	Lebanon	9,983	33.0 mi..	.5 mi..	33.5 mi..
	Springfield	140,494	51.0 mi..	.5 mi..	51.5 mi..
Quail Ridge	Buffalo (co. seat)	2,414	22.5 mi..	.0 mi..	22.5 mi..
	Lebanon	9,983	33.5 mi..	.0 mi..	33.5 mi..
	Springfield	140,494	51.5 mi..	.0 mi..	51.5 mi..
Redford Pines	Centerville (co. seat)	210	8.3 mi..	.5 mi..	8.8 mi..
	Ellington	994	17.4 mi..	.5 mi..	17.9 mi..
	Poplar Bluff	16,696	82.4 mi..	.5 mi..	82.9 mi..
Rhymer Forest	Eminence (co. seat)	582	29.1 mi..	1.0 mi..	30.1 mi..
	Mtn. View	2,036	9.8 mi..	1.0 mi..	10.8 mi..
	Winona	1,050	17.9 mi..	1.0 mi..	18.9 mi..
Spavinaw Bluffs	Spavinaw	575	2.5 mi..	.5 mi..	3.0 mi..
	Pryor (co. seat)	8,500	17.0 mi..	.5 mi..	17.5 mi..
	Tulsa	367,302	59.0 mi..	.5 mi..	59.5 mi..
Saffron Mtn.	Winona	1,050	12.7 mi..	n.a.	12.7 mi..
	Eminence (co. seat)	582	2.0 mi..	n.a.	2.0 mi..
	Mtn. View	2,036	34.7 mi..	n.a.	34.7 mi..
Shady Ridge	Willow Springs	2,038	10 mi..	2 mi..	12 mi..
	Cabool	2,006	10 mi..	2 mi..	12 mi..
	Houston (co. seat)	2,118	19 mi..	2 mi..	21 mi..
Sycamore Springs	Ava (co. seat)	2,761	14.0 mi..	.7 mi..	14.7 mi..
	Branson	2,118	42.1 mi..	.7 mi..	42.8 mi..
Sylvan Oaks	Willow Springs	2,038	0.3 mi..	3.7 mi..	4.0 mi..
	W. Plains (co. seat)	8,913	19.2 mi..	3.7 mi..	22.9 mi..
	Cabool	2,006	12.3 mi..	3.7 mi..	16.0 mi..
Table Rock Properties	Cassville (co. seat)	2,091	8.2 mi..	3.0 mi..	11.2 mi..
	Shell Knob	549	5.8 mi..	3.0 mi..	8.8 mi..

Upland Mists	Springfield	140,494	49.0 mi..	3.0 mi..	52.0 mi..
	Centerville (co. seat)	210	4.2 mi..	n.a.	4.2 mi..
	Ellington	994	12.5 mi..	n.a.	12.5 mi..
Webb Creek Campsites	Poplar Bluff	16,696	77.5 mi..	n.a.	77.5 mi..
	Centerville (co. seat)	210	26.7 mi..	.3 mi..	27.0 mi..
	Ellington	994	12.1 mi..	.3 mi..	12.4 mi..
Whitetail Draw	Poplar Bluff	16,696	77.5 mi..	.3 mi..	77.8 mi..
	Centerville (co. seat)	210	19.1 mi..	1.6 mi..	20.7 mi..
	Bunker	447	3.2 mi..	1.6 mi..	4.8 mi..
Whitley Farm	Rolla	35,248	64.5 mi..	1.6 mi..	66.1 mi..
	Hartville (co. seat)	536	5.2 mi.	0.3 mi..	5.5 mi.
	Lebanon	9,983	39.2 mi.	0.3 mi..	39.5 mi..
Wilderness Park	Springfield	140,494	51 mi..	0.3 mi..	51.3 mi..
	W. Plains (co. seat)	8,913	20.7 mi..	n.a.	20.7 mi..
	Thayer	2,132	7.5 mi..	n.a.	7.5 mi..
Whiteoak Shores	Mammoth Spring	1,158	8.5 mi..	n.a.	8.5 mi..
	Gainesville (co. seat)	659	32.7 mi..	2.8 mi.	35.5 mi..
	Theodosia	132	18.6 mi..	2.8 mi..	42.8 mi..
	Branson	2,118	43.4 mi..	2.8 mi..	46.2 mi..

# UTILITIES

## **WATER**

We do not supply water or water systems to any of these parcels of land. Purchasers of these parcels will have to arrange to drill their own private well or install a cistern if they desire water. For information on drilling procedures you should contact local well drillers which are listed in the yellow pages of local phone books or we will recommend some to you. You would also benefit from calling the Missouri Department of Natural Resources (573) 364-1752.

THERE HAVE BEEN NO HYDROLOGICAL SURVEYS RELATED TO THE USE OF INDIVIDUAL WELLS WITHIN THESE LAND DIVISIONS; THERE IS NO ASSURANCE OF A SUFFICIENT SUPPLY OF WATER FOR ANY GIVEN SUBDIVISION

Current prices charged by local well drillers run around \$5 per foot to drill and \$6 per foot to install a 6 inch casing. Missouri law requires a minimum of 80 feet of casing in all locations and more in some. The estimated cost of a complete well, casing and pump system in this area is \$1,500 to \$3,500.

Well depths will average between 250 to 350 feet throughout the Ozarks. Depths beyond 500 feet are not common in Missouri. In the absence of a hydrological survey, there is no assurance that a productive well can be installed at any location, and if it cannot, we will exchange your property, but no refund of the purchase price will be made.

Permits are not required if the well is for a single family dwelling. After the well is drilled, it must be registered with the Missouri Department of Natural Resources and a \$15 certification fee paid.

Purity and chemical content of water cannot be determined until each individual well is completed and tested.

While we discourage the use of cisterns, there are no state, local or private restrictions on such use.[JJS1] Water for cisterns may be obtained from numerous suppliers throughout Southern Missouri, Northern Arkansas and Eastern Oklahoma at an approximate delivered cost of \$12 to \$20 per 1000 gallons. Water stored for extended periods tends to become stale and may acquire an unpleasant taste or odor.

## **SEWAGE DISPOSAL**

We do not provide any means of sewage disposal for these parcels. Being in rural areas, the most common methods of sewage disposal are by individual on-site septic tanks or septic-lagoons. Septic systems must be constructed in accordance with Missouri Department of Natural Resources standards, and you must obtain permission from the Missouri Department of Health in your county to install a septic tank or sewage lagoon. The average cost of a septic tank and drain field is \$1500.

## **ELECTRICITY**

We do not provide electrical service to these parcels. You are responsible for extending electrical service from the nearest source if you require electricity. Electric service for the land divisions covered in this Report is provided by the companies listed below, with their line extension policies.

BLACK RIVER ELECTRIC CO-OP. P.O. Box 31, Fredricktown, Mo. 63645. (800)392-4711 First 600 feet free to permanent residences. Beyond that, the actual cost of construction is amortized in monthly installments over 5 or 10 years with a minimum monthly payment of not less than \$25.

SOUTHWEST ELECTRIC COOPERATIVE P.O. Box 150, Bolivar, Mo. 65613 (417)326-5244 \$100 per pole (poles are spaced approximately every 300 feet) plus \$10 connection fee, plus \$20 membership fee.

BARRY ELECTRIC CO-OP P.O. Box 307, Cassville, Mo. 65625 (417)847-2131

First quarter-mile free to permanent residences (water pressure system, septic system and either a foundation under construction or a mobile home in delivery. \$1.80 per foot thereafter.

HOWELL-OREGON ELECTRIC CO-OP West Plains, MO. 65775 Phone (417) 256-2131 First quarter mile free to permanent residences, approximately \$1 per foot thereafter. \$60 hook-up and membership fee.

INTERCOUNTY ELECTRIC CO-OP Box 209, Licking, MO 65542 Pho. (573) 674-2211 First 1000 ft. free to permanent residences, \$2.50 per ft. thereafter amortized over five years. \$5 membership fee, \$15 connect fee.

LACLEDE COUNTY ELECTRIC P.O. Box M, Lebanon, MO 65536 Phone. (417) 532-3164 \$40-100 deposit depending on credit status, \$60 installation fee for first 300 ft., 50 cents per foot thereafter on cleared right-of-way.

ARKANSAS POWER AND LIGHT P.O. Box 507, Yellville, AR Pho. (501)449-6217 No charge to permanent residences.

WHITE RIVER VALLEY ELECTRIC Box 969, Branson, MO Pho. (417)334-6531 \$25 membership fee. No additional charge to permanent residences.

NORTHEAST OKLAHOMA ELECTRIC, P.O. Box 948, Vinita, Okla. 74301 (918)256-5526 \$5 membership fee, \$100 deposit.

SE-MA-NO ELECTRIC CO-OP, P. O. Box 318, Mansfield, Missouri 65704 (417)924-3243. No charge to permanent residences within 600 feet of existing line, \$100 per pole thereafter (poles are placed at 300 foot intervals) and \$50 per guy wire (as needed).

The following is a list of the sites showing the serving power company, whether or not the power reaches the development, and the current cost of extending electrical service to the most distant parcels from the closest service. This is assuming that no further extensions have been made after the date of this Report. For an estimate of electrical service extension to the parcel you have chosen, see the cost sheet.

<b>LAND DIVISION</b>	<b>POWER COMPANY</b>	<b>POWER TO SITE?</b>	<b>EXTENSION COST TO FURTHEST PARCEL</b>
Alton Woods	Howell-Oregon	Yes	\$600 to Parcel F
Alton Meadows	Howell-Oregon	Yes	-0-
Blue Spring	Howell-Oregon	Yes	-0-
Christina's Cove	Arkansas Power and Light	Yes	-0-
Cedar Hill	Laclede County	Yes	-0-
Cherry Creek	Intercounty Electric	Yes	**
Christopher Pines	Howell-Oregon	Yes	-0-
Camden Weald	Southwest Electric	Yes	\$930 to Parcel N
Chalk Ridge	Southwest Electric	No	\$500 to Parcel N
Dixon's Crossing	Howell-Oregon Electric	Yes	-0-
Forest Niangua	Laclede County	Yes	\$248 to Parcel O
Foggy Ridge	SE-MA-NO	Yes	-0-
Hawthorne Bend	Howell-Oregon	Yes	-0-
Heron Point	White River Valley	Yes	-0-
Jessica Springs	Howell-Oregon	No	-0-
Lillium Brook	Intercounty Electric	Yes	-0-
Lorelei Trails	Intercounty Electric	No	**
Mooney Branch	Intercounty Electric	Yes	**
Mandrake Ponds	Laclede County	Yes	-0-
Meadow-Wood	Howell-Oregon	Yes	-0-
Osage Forest	Southwest Electric	Yes	\$300 to Parcel A
Origanna Woods	Laclede County	Yes	-0-
Parmley Hollow	Southwest Electric	No	\$500 to Parcel B
Quail Hollows	Southwest Electric	Yes	\$1,030 to Parcel X
Quail Ridge	Southwest Electric	Yes	\$30
Rhymer Forest	Howell-Oregon	Yes	-0-
Redford Pines	Black River Electric	No	*
Riverton	Howell-Oregon	Yes	-0-
Saffron Mountain	Howell-Oregon	Yes	\$600 to Parcel A
Shady Ridge	Howell-Oregon	No	\$2,600 to Parcel 35
Spavinaw Bluffs	Northeast Oklahoma Elec.	Yes	-0-
Sycamore Springs	White River Valley	Yes	-0-
Sylvan Oaks	Howell-Oregon	No	\$1,300 to Parcel B
Table Rock	Barry County Electric	No	\$1,400 to Parcel F
Upland Mists	Black River Electric	No	*
Webb Creek Campsites	Black River Electric	No	*
Whitetail Draw	Black River Electric	No	*
Whitley Farms	Laclede County	Yes	\$1,130 to Parcel U
Whiteoak Shores	White River Valley	No	-0-
Wilderness Park	Howell-Oregon	Yes	-0-

\*Here, the actual cost of construction beyond the first 600 feet is amortized in monthly installments over 5 or 10 years with a minimum monthly payment of not less than \$25.

\*\* Here, the actual cost of construction beyond the first 1000 is amortized in monthly installments over 5 years.

## **TELEPHONE**

We do not provide telephone lines or service to any of these parcels. You may provide telephone service at your own expense by contacting the individual telephone companies. All of Missouri and Arkansas properties EXCEPT Webb Creek Campsites, and Redford Pines and will be serviced by GTE Inc. P.O. Box 408, West Plains, MO. (417)256-8181 or 211 S. 3rd St., Branson, MO. (417)334-2121. Their policy is to give the first half mile of service free with a standard \$21 fee. Additionally, the most remote parcels at TABLE ROCK PROPERTIES, LORELEI TRAILS, and SHADY RIDGE [JJS2] (Parcel A in each instance) would require another \$165 deposit because these furthest parcels are more than one half mile from service at the time of this writing. At CHRISTINA'S COVE, where service will have to be brought 1 1/4 miles to Parcel J, the deposit would be \$660. These deposits are returned to the customer in fourths over a five year period. Webb Creek Campsites, and Redford Pines are served by Ellington Telephone Company, P.O. Box 400, Ellington, Missouri 63638 (573)663-2203 SPAVINAW BLUFFS parcels are served by the Salina-Spavinaw Telephone Company, P.O. Box 600, Salina, Oklahoma 74365. Installation to the outside of a new home there costs \$17.50

## **FUEL OR OTHER ENERGY SOURCE**

Propane gas is the most commonly used fuel for heating and cooking in the areas covered by This Report and is broadly available from a number of suppliers. A typical cost for a one-year lease on a 250 gallon propane tank is \$36 per year. Propane currently sells for 88.9 cents per gallon.

## **FINANCIAL INFORMATION**

A copy of our financial statement for the period ended February 28, 1999, and subsequent statements are available from us upon request.

# LOCAL SERVICES

## **FIRE PROTECTION**

There are fire protection districts set up to serve residents in all the areas where our sites are located. These districts operate year-round and most require membership dues ranging from \$27 to \$45 per year.

## **POLICE PROTECTION**

In addition to the Missouri State Highway Patrol, the Sheriff's Department in each county provides police protection as follows:

CHERRY CREEK is served by the Rolla Office of the Missouri State Highway Patrol (573) 368-2345 and the Phelps County Sheriff's Department (573) 364-3860

JESSICA SPRINGS and SYCAMORE SPRINGS are served by the Douglas County Sheriff's Office out of Ava, (417) 683-1020

DIXON'S CROSSING, SHADY RIDGE, LORELEI TRAILS, LILLIUM BROOK, MOONEY BRANCH are served by the Texas County Sheriff's Office 417-967-4165.

ALTON WOODS, ALTON MEADOWS, HAWTHORNE BEND and RIVERTON are served by the Oregon County Sheriff's Office out of Alton, (417) 778-6611.

SAFFRON MOUNTAIN, MEADOW-WOOD, RHYMER FOREST and BLUE SPRING are served by the Shannon County Sheriff's Office out of Eminence, (573) 226-3615.

WHITEOAK SHORES and HERON POINT are served by the Ozark County Sheriff's out of Gainesville, (417) 679-4633.

QUAIL HOLLOWS and QUAIL RIDGE are served by the Dallas County Sheriff's Office out of Buffalo, (417) 345-2441

SPAVINAW BLUFFS is served by the Mayes County Sheriff's Office out of Pryor (918) 825-3535

CHRISTINA'S COVE is served by the Marion County Sheriff's Office out of Yellville, (501) 449-4236.

TABLE ROCK PROPERTIES are served by the Barry County Sheriff's Office out of Cassville (417) 847-3121.

ORIGANNA WOODS is served by the Laclede County Sheriff's Office out of Lebanon, (417) 532-2311.

SYLVAN OAKS and WILDERNESS PARK are served by the Howell County Sheriff's Office out of West Plains, (417) 256-4261.

FOREST NIANGUA, CEDAR HILL, MANDRAKE PONDS, FOGGY RIDGE and WHITLEY FARM are served by the Wright County Sheriff's Office out of Hartville, (417) 741-7576.

CAMDEN WEALD, OSAGE FOREST, CHALK RIDGE, and PARMLEY HOLLOW are served by the Camden County Sheriff's Office out of Camdenton, (573) 346-2243

WHITETAIL DRAW, REDFORD PINES, WEBB CREEK CAMPSITES, and UPLAND MISTS are served by the Reynolds County Sheriff's Office out of Centerville, (573) 648-2491

## **SCHOOLS**

In all cases, elementary, junior high and high schools are available to residents of these sites. In all cases, school bus transportation is available, but in some cases not from within the land divisions. School bus pickup and delivery of children is as follows:

ALTON WOODS, ALTON MEADOWS, HAWTHORNE BEND, RIVERTON 1/2 mile north at Highway 160.

BLUE SPRING: 1 1/4 mile north of the property.

CHRISTINA'S COVE: While there is, at present, no bus, nor any need for one, to this property, the Lutie school Board will make every effort to bring a bus to this location to pick up children if the need arises.

CEDAR HILL: in front of the property at the intersection of Highway Z and Road #256

CHERRY CREEK Parcels 1-34 are located in the Licking School District. Elementary and High School Students will attend Licking Schools 573-674-2711. Parcels 35-82 are located in the Edgar Springs School District Elementary students will attend Edgar Springs school facilities (Phelps Co. R-3, 1-573-435-6293 ) and High School students have the option of attending

either Licking or Rolla high schools. In either case school bus pickup and delivery is available at the front gate that accesses Highway K.

- CHRISTOPHER PINES: at the south entrance.
- CHALK RIDGE: on Lake Road 7-9 1.7 miles east of the property
- CAMDEN WEALD: on Lake Road 7-9 .3 miles east of the property
- DIXON'S CROSSING on the county road (Stillhouse Road) in front of the property.
- FOREST NIANGUA: in front of each parcel.
- FOGGY RIDGE: on the county road in front of the property
- HERON POINT: in front of each parcel.
- JESSICA SPRINGS on Douglas County Road #14-253 in front of the property.
- LILLIUM BROOK: at Highway 137 1/4 mile east of the east entrance.
- LORELEI TRAILS: 1 mile east of the property at county road 4580.
- MOONEY BRANCH: directly in front of the property on county road 2910
- MANDRAKE PONDS: at the front of the property on Road #289
- MEADOW-WOOD: on Highway H 1/4 mile west of the property.
- OSAGE FOREST: on Lake Road 7-9 just east of the property
- ORIGANNA WOODS: on Highway TT 400 feet east of the land division.
- PARMLEY HOLLOW: on Lake Road 7-9 .3 mile west of the property
- QUAIL HOLLOW 1/2 mile northwest of the land division at Highway YY.
- QUAIL RIDGE in front of each parcel on Highway YY.
- RHYMER FOREST: 1/2 mile east of the property on the county road.
- REDFORD PINES: 1/4 mile west of the property on the county road.
- SAFFRON MOUNTAIN: on east end of property at Highway 19.
- SHADY RIDGE: 1 mile west of the property on the county road.
- SPAVINAW BLUFFS 1/2 mile east of the property on the State blacktop
- SYCAMORE SPRINGS: directly in front of the property on county road AJ-435
- SYLVAN OAKS on the Howell County Road #129 1/4 mile south of the property.
- TABLE ROCK PROPERTIES: at the county road 1/2 mile south of the land division.
- UPLAND MISTS: on Highway 72 on the property's south side.
- WEBB CREEK CAMPSITES: on Highway HH 1/4 mile east of the property.
- WHITETAIL DRAW: on the county road 1/2 mile west of the property
- WHITEOAK SHORES: on Highway 125 1 1/2 miles west of the land division.
- WHITLEY FARM: on Highway BB 5/8 mile northwest of the land division.
- WILDERNESS PARK: at Highway 142 at the south entrance.

## HOSPITALS

The nearest hospitals, each with ambulance service provided by the hospital, are:

For DIXON'S CROSSING, SYLVAN OAKS, CHRISTOPHER PINES, BLUE SPRING , MEADOW-WOOD, RHYMER FOREST and SAFFRON MOUNTAIN; Saint Francis Hospital, Mountain View, MO.

for ALTON MEADOWS, ALTON WOODS, HAWTHORNE BEND, RIVERTON, JESSICA SPRINGS and WILDERNESS PARK; Ozarks Medical Center, West Plains, MO.

for CHRISTINA'S COVE, HERON POINT and WHITEOAK SHORES; Baxter County Regional Hospital, Mountain Home, AR

for SYCAMORE SPRINGS; Skaggs Community Hospital, Branson

for CHERRY CREEK, LILLIUM BROOK, LORELEI TRAILS, MOONEY BRANCH, DIXON'S CROSSING AND SHADY RIDGE; Texas County Memorial Hospital, Houston, MO.

for FOREST NIANGUA, QUAIL HOLLOW, QUAIL RIDGE, CEDAR HILL, MANDRAKE PONDS, WHITLEY FARM, CAMDEN WEALD, OSAGE FOREST, CHALK RIDGE, PARMLEY HOLLOW and ORIGANNA WOODS; Breech Medical Center, Lebanon, MO.

for REDFORD PINES, WEBB CREEK CAMPSITES, and UPLAND MISTS, Reynolds County Memorial Hospital, Ellington, Mo.

for TABLE ROCK PROPERTIES; South Barry County Memorial Hospital, Cassville, MO.

for SPAVINAW BLUFFS; Grand Valley Hospital, Pryor, Okla. Ambulance provided through Mayes Emergency Service Trust Authority.

## **PHYSICIANS AND DENTISTS**

The nearest physicians' and dentists' offices to the land divisions are located in the following communities:

for CHRISTOPHER PINES, SYLVAN OAKS AND SHADY RIDGE, Willow Springs.

for DIXON'S CROSSING, Mtn. View

for BLUE SPRING and RHYMER FOREST, Mountain View.

for MEADOW-WOOD, Winona.

for SAFFRON MOUNTAIN, Eminence.

for FOGGY RIDGE, Mountain Grove

for REDFORD PINES, WEBB CREEK CAMPSITES, and UPLAND MISTS, Ellington

for CAMDEN WEALD, OSAGE FOREST, CHALK RIDGE and PARMLEY HOLLOW, Camdenton

for SPAVINAW BLUFFS, Pryor

for ALTON WOODS, ALTON MEADOWS, HAWTHORNE BEND and RIVERTON, Alton.

for WILDERNESS PARK, Thayer

for JESSICA SPRINGS, West Plains

for SYCAMORE SPRINGS, Ava

for CHRISTINA'S COVE AND HERON POINT, Theodosia

for WHITEOAK SHORES, Forsyth.

for LILLIUM BROOK and LORELEI TRAILS, Houston.

for FOREST NIANGUA, MANDRAKE PONDS and ORIGANNA WOODS, Lebanon.

for TABLE ROCK PROPERTIES, Cassville.

for CHERRY CREEK and MOONEY BRANCH, Licking

for QUAIL HOLLOW, and QUAIL RIDGE, Buffalo

for CEDAR HILL and WHITLEY FARM, Hartville

## **SHOPPING FACILITIES**

Springfield, Rolla, West Plains and Mountain Home offer the major shopping facilities one associates with larger communities. Additionally, there are nearby shopping locations near each land division where you will find grocery stores, hardware stores, banks, service stations, restaurants and entertainment. The following is a summary of the nearest available facilities to each division.

for CHRISTOPHER PINES, SYLVAN OAKS AND SHADY RIDGE, Willow Springs.

for DIXON'S CROSSING, BLUE SPRING and RHYMER FOREST, Mountain View.

for MEADOW-WOOD, Winona.

for SAFFRON MOUNTAIN, Eminence.

for ALTON WOODS, ALTON MEADOWS, HAWTHORNE BEND and RIVERTON, Alton.

for WILDERNESS PARK, Thayer  
for JESSICA SPRINGS, West Plains  
for SYCAMORE SPRINGS, Ava  
for CHRISTINA'S COVE AND HERON POINT, Theodosia  
for WHITEOAK SHORES, Forsyth.  
for LILLIUM BROOK and LORELEI TRAILS, Houston.  
for FOREST NIANGUA, MANDRAKE PONDS and ORIGANNA WOODS, Lebanon.  
for TABLE ROCK PROPERTIES, Cassville.  
for CHERRY CREEK and MOONEY BRANCH, Licking  
for QUAIL HOLLOWES and QUAIL RIDGE, Buffalo  
for SPAVINAW BLUFFS, Spavinaw  
for CEDAR HILL and WHITLEY FARM, Hartville  
for CAMDEN WEALD, OSAGE FOREST, CHALK RIDGE and PARMLEY HOLLOW, Camdenton  
for FOGGY RIDGE, Mountain Grove  
for REDFORD PINES, WEBB CREEK CAMPSITES, and UPLAND MISTS, Ellington  
for WHITETAIL DRAW, Salem

## **MAIL SERVICE**

You may receive mail delivery to any property located on a county or state maintained roadway. If your parcel does not front on a county or state road, you may establish a mail box at the nearest county or state road to your parcel.

## **PUBLIC TRANSPORTATION**

There is no public transportation within or to any of these sites. The nearest public transportation services available will be bus lines running along state highways and taxi services in the larger towns.

## **RECREATIONAL FACILITIES**

There are no recreational facilities provided or contemplated by us for any of the land divisions covered in this Report.

# LAND CHARACTERISTICS AND CLIMATE

Here we discuss various natural conditions in and around the land divisions and their influence upon same.

## **GENERAL TOPOGRAPHY**

Following are descriptions of the general topography and the major physical characteristics of the land in these various scattered sites. There is no part of any of the subdivisions which is to remain as natural open space or developed parkland.

**SOME OF THE PARCELS IN THESE LAND DIVISIONS HAVE A SLOPE OF 20% OR GREATER. THIS MAY AFFECT THE TYPE AND COST OF CONSTRUCTION. THESE PARCELS ARE IDENTIFIED BELOW.**

Even though some of the parcels are characterized with slopes of 20% or more within their perimeters, there is sufficient level ground within every parcel, except Saffron Mountain GG, for normal building and construction without the need of special techniques. If your parcel has a slope of 20% or more and you choose to build on the slope, you should be aware that special techniques, such as cantilever construction or building in tiers, may be required.

**ALTON MEADOWS:** The parcels at Alton Meadows are a mix of hardwood forest and meadow land on gently rolling terrain.

**ALTON WOODS:** Most of the parcels here are covered with hardwood forest with small clearings on Parcels A,G,T and U. There is a small wet-weather stream running parallel to the road on Parcels M through S. Some provision will be needed for crossing this on rainy days. The terrain rolls gently.

**BLUE SPRING:** All parcels are covered with Oaks and Pines. Parcels B through G have some areas with greater than 20% slope.

**CHRISTINA'S COVE:** All of the parcels will have some areas of greater than 20% slope. All are covered with a mixture of oaks and junipers.

**CHERRY CREEK** The parcels which have a slope of 20% or greater within their boundaries are: Parcels 1, 2, 3, 4, 5, 6, 7, 8; 21,22, 23, 24, 25, 26, 27, 28, 29; 34, 35, 36, 37; 43,44,51, 52, 53, 54, 59, 60, 61, 62 and 67. These parcels are covered with a mixture of hardwoods, predominantly oak, hickory, walnut, maple and black cherry. Additionally, Parcels 67, 68; 79, 80, 81 and are predominately open, level meadow with woods on the perimeters. Parcels 1, 2, 3, 4, 5, 6, 7, 8; 20, 21,22, 23, 24, 25, 26, 27, 28, 29; 35, 36, 37, 38, 39, 40, 41, 42; 59, 60, 61, 62; 67, 68, 69, 70 and 71 have frontage on small, spring-fed streams. Outcroppings of Robideaux sandstone occur frequently near these streams

**CEDAR HILL:** Parcels G,I,K and M have some areas of greater than 20% slope. The other Parcels are nearly level and all are covered with a mixture of Oaks, Hickories and Eastern Red Cedar.

**CHRISTOPHER PINES:** All the parcels here, excepting Parcels C,O,P and Q have areas with 20% or greater slope. All are covered with pine and hardwoods on rolling terrain and Parcels I,J and K have small amounts of open ground.

**CHALK RIDGE:** All of the parcels will have some areas of greater than 20% slope. All are covered mature hardwoods, predominately White Oaks. A wet-weather stream crosses the northeast corner of Parcel B.

**CAMDEN WEALD:** All but Parcels D,V, and W will have some areas of greater than 20% slope. All are covered mature hardwoods, predominately White Oaks. Small streams cross Parcels F,G,K, and L.

**DIXON'S CROSSING** is gentle terrain covered with hardwood forestation – approximately one and one-half acres are cleared meadow.

**FOGGY RIDGE:** Parcels A to H and M to O have some areas of greater than 20% slope. Parcels A to J are covered with hardwoods, predominately Black Oaks. Parcels K to S have a combination of open meadow and hardwoods.

**FOREST NIANGUA:** All parcels are nearly level and covered with hardwood forestation.

**HAWTHORNE BEND:** The parcels at Hawthorne Bends are a mix of hardwood forest and meadow land on gently rolling terrain.

**HERON POINT:** All the parcels at Heron Point are almost level along the road frontage and slope down toward the lake at about a 20% slope on the back. Parcels G,H,I,J,K and L have some limestone outcroppings, and all are covered with Juniper and Oak.

**JESSICA SPRINGS** is gently rolling terrain and all parcels will have some areas of are no areas of greater than 20% slope. Vegetation consists of hardwood forest, predominately Black Oak species. Additionally, Parcels A,B,C, E, F, I, J and K. have tall fescue meadow, and Parcels F and L have some glade areas.

LILLIUM BROOK: All parcels here are gently rolling meadow. Parcels A through J have a small creek running through and Parcels A through F have some hardwood timber.

LORELEI TRAILS: All parcels are covered with hardwoods and all parcels will have some areas with 20% or greater slope.

MEADOW-WOOD: Parcels C,K,H,I,L,M,N and O have some areas of greater than 20% slope. Parcels G,H,I,L,M,N and O have a mixture of open land and forest, the other parcels are completely forested.

MOONEY BRANCH: These parcels are covered with a mixture of Oak and Pine, the Pine overtaking the Oak. Parcels A to V are predominantly high ground with little slope. Parcel W to AL all have some level bottom land, an intermittent stream and some areas in slopes of greater than 20%. The lowest point in the land division is approximately 1040 feet above sea level and the highest point is approximately 1170 feet.

OSAGE FOREST: All of the parcels will have some areas of greater than 20% slope. All are covered mature hardwoods, predominately White Oaks. A wet-weather stream crosses Parcels E and F.

PARMLEY HOLLOW: Both of the parcels will have areas of greater than 20% slope. Both are covered mature hardwood, predominately White Oaks. A wet-weather stream crosses both parcels

ORIGANNA WOODS: Parcels M, A1, B1 and H1 have slopes of about 20%. The terrain is level to rolling on all the parcels. Parcels I through Q have some open land, the balance of the acreage is in hardwoods.

MANDRAKE PONDS: All parcels are nearly level and covered with hardwood forestation.

QUAIL HOLLOW: These parcels are covered with hardwood forestation, predominantly Oak. Nearly all of the parcels will have a small percentage of their surface areas in slopes of around 20%. In no case, however, does this area amount to as much as 50 per cent of the parcel. The lowest point in the land division is approximately 940 feet above sea level and the highest point is approximately 1100 feet. Parcels on or near the two intermittent streams will have a larger percentage of sloping land. The parcels which include one of the intermittent streams within their boundaries are: I,L,O,Q,R and T.

QUAIL RIDGE: These parcels are covered with hardwood forestation, predominantly Oak, with some hay meadow on Parcels D and E. Parcels A,B, C and D have a small percentage of their surface areas in slopes of around 20%. In no case, however, does this area amount to as much as 50 per cent of the parcel. The lowest point in the land division is approximately 975 feet above sea level and the highest point is approximately 1080 feet

SPAVINAW BLUFFS: All these parcels are covered in oak forestation. Parcels A through D are fairly level on the back side of each and slope sharply down to the lake on their front sides. These slopes will be well in excess of 20% Parcels E,F and G are nearly level and Parcel H has approximately 30% of its area in a slope of about 20%.

SYLVAN OAKS: All of the parcels are covered with hardwoods, predominately Oaks and all parcels will have some areas of greater than 20% slope.

RHYMER FOREST: All of the parcels are covered with hardwoods and have some areas of greater than 20% slope. Parcels B,C,D,F,G and H have some level, open ground.

RIVERTON: The parcels at Riverton are covered with Oak and Hickory and have gentle terrain. Parcels 6 and 7 also have areas of greater than 20% slope.

REDFORD PINES: All of these parcels will have areas of greater than 20% slope. All are covered in young pines 30-50 feet tall, and undergrowth of Pine and Oak.

SAFFRON MOUNTAIN: All the parcels here have areas with slopes of greater than 20% and are covered with hardwood forestation.

SYCAMORE SPRINGS: All the parcels here have small areas with slopes of greater than 20% and are covered with hardwood forestation.

SHADY RIDGE: All of the Parcels are covered with hardwoods and have some areas of greater than 20% slope.

TABLE ROCK PROPERTIES: All of the parcels are covered with hardwoods and have some areas of greater than 20% slope.

UPLAND MISTS: All of these parcels will have areas of greater than 20% slope. All are covered in young pines 30-50 feet tall, and undergrowth of Pine and Oak.

WEBB CREEK CAMPSITES: All of these parcels will have areas of greater than 20% slope. All are covered in young pines 30-50 feet tall, and a mixture of Oaks.

WHITETAIL DRAW: All of these parcels will have areas of greater than 20% slope. All are covered in young pines 30-50 feet tall, and undergrowth of Pine and Oak.

WHITEOAK SHORES: All the parcels except F have some areas of greater than 20% slope. Parcels F,I and J have some old field, the rest of the acreage is in hardwood forest. Parcels A through E, G3 and H3 have some limestone outcroppings.

WHITLEY FARM: Only Parcels S, T, U, V, I and J do not have some areas of greater than 20% slope. Parcels A and B are part wooded in hardwood forest and part high, grassy meadow. Parcels I, J and L have the same hardwood forestation plus an acre or so each of old Plum Thicket. Parcels E, F, and G each have some open, grassy bottom land. The balance of the land is in hardwood forest predominated by several species of Oak

WILDERNESS PARK: Parcels having 20% slope or greater are: A,B,C,D,G,H,I,L,M,N,P,Q,R,S,T,U,V,W, AA,BB and CC. All have leveler ground on which to build except parcels R and S. All parcels are covered with Oaks and Hickories.

## **WATER COVERAGE**

While some of the parcels at Cherry Creek, Whitley Farm, Jessica Springs, Sylvan Oaks, Sycamore Springs, Parmley Hollow, Camden Weald, Osage Forest, Whitetail Draw, Christopher Pines, Meadow-Wood, Origanna Woods, Mooney Branch, Quail Hollows and Lillium Brook have frontage on, or are crossed by small streams or intermittent streams, none of the parcels in these land divisions are covered by water at any time during the year, with the possible exception of approximately one-half acre at WHITLEY FARM parcel K, that immediately adjoins Hodges Branch.

It would be advisable to build at least 8 feet of elevation above the stream-bed of any of these small streams.

Dixon's Crossing fronts on the South Jack's Fork River and all but about one – two acres may flood from time to time.

## **DRAINAGE AND FILL**

None of the parcels require drainage or fill prior to being used.

## **FLOOD PLAIN**

None of these land divisions are located within a flood plain, or an area designated by any Federal, State or local agency as being flood prone, although, as noted above it is our experience that all but 1-2 acres of Dixon's Crossing may flood during wet years.

Flood insurance is available for this property through FEMA's National Flood Insurance Program although it is not a requirement in financing improvements to the land. The estimated cost of \$124,270 worth of insurance on a single-family residence is \$411 per year.

## **FLOODING AND SOIL EROSION**

Should a problem arise regarding soil erosion, sedimentation or periodic flooding on any parcel, we bear responsibility for the control of same through mulching, seeding, or construction of silt basins, diversion channels, ditches, outlet channels, or waterway stabilizers as may be appropriate. This program will be implemented in conjunction with our road-building and maintenance program immediately after a problem has been demonstrated. There are no governmental bodies which regulate the control of erosion on areas of less than 5 acres so our erosion control methods have not been approved by any governmental official or officials. Since no appropriate government officials have approved of our flood or erosion control program, the measures being taken may not be sufficient to prevent property damage or health and safety hazards.

## **NUISANCES**

There are no known nuisances in or around these land divisions, other than the right-of-way and utility easements described in "Easements" herein.

## **HAZARDS**

There are no known hazardous conditions in or around these land divisions.

## CLIMATE

Average summer temperature range .....58.5 - 81.2 mean temperature.....69.9

Average winter temperature range.....31.6 - 49.8 mean temperature.....40.7

Average annual rainfall.....39.47 inches

Average annual snowfall.....16.1 inches

Figures given are according to the National Weather Service at Springfield, MO. (417) 869-4491.

## OCCUPANCY

As of March 1, 1997, the number of homes within the boundaries of the land developments which were occupied on a full or part-time basis were:

- at Alton Meadows, two
- at Christina's Cove, one
- at Origanna Woods, seven
- at Forest Niangua, two
- at Table Rock Properties, three
- at Meadow-Wood, three
- at Lorelei Trails, three
- at Heron Point, two
- at Saffron Mountain, one
- at Wilderness Park, seven
- at Shady Ridge, three
- at Camden Weald, two
- at Parmley Hollow, one
- at Redford Pines, one
- at Quail Hollows, three
- at Quail Ridge, one
- at Mooney Branch, three
- at Cedar Hill, three
- at Whitley Farm, five

at Alton Woods, Lillium Brook, Hawthorne Bend, Cherry Creek, Dixon's Crossing, Riverton, Whiteoak Shores, Blue Spring, Chalk Ridge, Foggy Ridge, Osage Forest, Upland Mists, Webb Creek Campsites, Whitetail Draw, Spavinaw Bluffs, Quail Ridge, Sycamore Springs, and Mandrake Ponds there were no homes occupied on either a full or part-time basis as of the above date.

# **ADDITIONAL INFORMATION**

## **PROPERTY OWNER'S ASSOCIATION**

There is no Property Owner's Association, separately or collectively, for any of the land divisions covered in this Report, and there are no plans for forming any Property Owner's Association.

## **TAXES**

Your obligation to pay property taxes begins the day that you purchase your property. However, since county governments are sometimes quite lax at proper billing, and because local real estate taxes are fairly insignificant, we will pay your tax bill for the first calendar year of your ownership. Thereafter taxes are due November 1st of each year and penalties are assessed if they are not paid by December 31. The tax office will be notified of your new ownership by January of each year and you should receive the tax notices thereafter. The fact that you do not receive the notice does not relieve you of the responsibility to pay your annual property taxes before they become delinquent.

Taxes are paid to the County Collector at the courthouse in the county seat where your property is located.

The 1996 taxes on parcels in our land divisions ranged from \$1.29 for Parcel 18 at Cherry Creek, to \$25.96 for Parcel D at Spavinaw Bluffs. Per acre, taxation ranges from \$0.39 per acre at Cherry Creek to \$5.50 per acre at Spavinaw Bluffs.

## **RESALE OR EXCHANGE PROGRAM**

We do not broker properties which we have sold or other properties, however, we will assist you in finding a local broker for your property in the event you wish to sell it, and we will allow your buyer to assume the Contract for Deed or Deed of Trust under the same terms and interest without charge

If, during the time your Contract or Trust Deed is in force, you wish to exchange your equity in your property, exclusive of interest, for equal dollar equity in any other property in our inventory at that time, for whatever reason, you may do so, so long as your balance is current and the property is clean and in essentially the same condition as when you purchased it.

## **EQUAL OPPORTUNITY IN LOT SALES**

We do not discriminate on the basis of race, color, religion, sex or national origin in advertising, marketing, rendering of lot services, where applicable or in providing terms or conditions in sales of our parcels.

# LISTING OF PARCELS

Below is a listing of all the parcels covered in this Report, by land division and by parcel letter or number

Alton Meadows - Oregon County, Mo. \* C,D,F,F1,G  
Alton Woods - Oregon County, Mo. \* A,B,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,V  
Blue Spring - Shannon County, Mo. \* A,B,D,E,F,G  
Cherry Creek - Phelps County, Mo. 8 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,  
26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,  
59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82.  
Christina's Cove - Marion County, Ark. \* A,B,D,G,H,I,J,K,L,M,N,O,P, Upper 1,2, Lakeside 1,2,3  
Cedar Hill - Wright County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M  
Christopher Pines - Texas County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P  
Chalk Ridge - Camden County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N  
Camden Weald - Camden County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V  
Dixon's Crossing - Texas County, Mo. \* A  
Forest Niangua - Wright County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,  
Foggy Ridge - Wright County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S  
Hawthorne Bend - Oregon County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O  
Heron Point - Ozark County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L  
Jessica Springs, Douglas County, Mo. \* A,B,C,D,E,F,G,H,I,L,M  
Lillium Brook - Texas County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L  
Lorelei Trails - Texas County, Mo. A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z,AA,BB,CC,DD,EE,FF  
Meadow-Wood - Shannon County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,  
Mandrake Ponds - Wright County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X  
Mooney Branch - Texas County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z,AA,AB,AC,AD,AE,AF,  
AG,AH,AI,AJ,AK,AL  
Osage Forest - Camden County, Mo.\* A,B,C,D,E,F,G,H  
Origanna Woods - Laclede County, Mo. \* A,B,C,D,E,G,H,I,J,K,L,M,N,O,P,Q,A1,B1,C1,D1,E1,F1,G1,H1,J1,K1,L1,  
M1,N1,O1,P1  
Parmley Hollow - Camden County, Mo.\* A,B  
Rhymer Forest - Shannon County, Mo. \* A,B,C,D,F,G,H  
Redford Pines - Reynolds County, Mo.\* A,B,C,D,E,F,G,H,I,J,K,L,M  
Riverton - Oregon County, Mo. \* 1,2,3,4,6  
Saffron Mountain - Shannon County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z,AA,BB,CC,DD,  
EE,FF,GG  
Shady Ridge - Texas County, Mo. \*1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,  
32,33,34,35,36,37,38,39,40,41,42,43,44,45,46  
Sycamore Springs - Douglas County, Mo. \* A,B,C,D,E,F,G  
Sylvan Oaks - Howell County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N  
Spavinaw Bluffs - Mayes County, Ok. \* A,B,C,D,E,F,G,H  
Quail Hollows - Dallas County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X  
Quail Ridge - Dallas County, Mo. \* A,B,C,D,E,F  
Table Rock Properties - Barry County, Mo. \* A,B,C,D,E,F,G,I,J,K,L,M  
Upland Mists, - Reynolds County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N  
Webb Creek Campsites - Reynolds County, Mo.\* A,B,C,D,E,F,G,H,I,J,K,L,M  
Whitetail Draw - Reynolds County, Mo.\* A,B,C,D,E,F,G,H,I,J,K,L,M  
Whiteoak Shores - Ozark County, Mo. \* A,B,C,D,E,F,G1,G2,G3,H1,H2,H3,I,J  
Whitley Farm - Wright County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U  
Wilderness Park - Howell County, Mo. \* A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z,AA,BB,CC