

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:) In Proceedings Under Chapter 11
)
MIDWEST CHRISTIAN VILLAGES, INC.,) Case No. 24-42473-659
et al.,¹) Jointly Administered
Debtors.) Honorable Kathy Surratt-States
)
)
) Related Doc #504

MOTION TO CORRECT SCRIVENER'S ERROR IN EXHIBIT 2 TO THE ORDER (I) APPROVING THE ASSET PURCHASE AGREEMENT BETWEEN THE DEBTORS AND THE SUCCESSFUL BIDDER; (II) AUTHORIZING THE SALE OF SUBSTANTIALLY ALL OF THE DEBTORS' ASSETS OF WASHINGTON VILLAGE ESTATES, LLC, WABASH ESTATES, LLC, WABASH CHRISTIAN VILLAGE APARTMENTS, LLC, SPRING RIVER CHRISTIAN VILLAGE, AND RISEN SON CHRISTIAN VILLAGE FREE AND CLEAR OF LIENS, CLAIMS, INTERESTS AND ENCUMBRANCES, EXCEPT FOR CERTAIN ASSUMED LIABILITIES; (III) AUTHORIZING THE ASSUMPTION AND ASSIGNMENT OF CERTAIN EXECUTORY CONTRACTS AND UNEXPIRED LEASES IN CONNECTION THEREWITH; AND (IV) GRANTING RELATED RELIEF

COME NOW, the above-captioned debtors and debtors-in-possession (the "Debtors"), by and through their counsel, respectively state as follows in support of this motion (the "Motion"):

1. On July 16, 2024, the Debtors filed voluntary petitions for relief pursuant to chapter 11 of the Bankruptcy Code.

¹ The address of the Debtors headquarters is 2 Cityplace Dr, Suite 200, Saint Louis, MO 63141-7390. The last four digits of the Debtors' federal tax identification numbers are: (i) Midwest Christian Villages, Inc. [5009], (ii) Hickory Point Christian Village, Inc. [7659], (iii) Lewis Memorial Christian Village [3104], (iv) Senior Care Pharmacy Services, LLC [1176], (v) New Horizons PACE MO, LLC [4745], (vi) Risen Son Christian Village [9738], (vii) Spring River Christian Village, Inc. [1462], (viii) Christian Homes, Inc. [1562], (ix) Crown Point Christian Village, Inc. [4614], (x) Hoosier Christian Village, Inc. [3749], (xi) Johnson Christian Village Care Center, LLC [8262], (xii) River Birch Christian Village, LLC [7232], (xiii) Washington Village Estates, LLC [9088], (xiv) Christian Horizons Living, LLC [4871], (xv) Wabash Christian Therapy and Medical Clinic, LLC [2894], (xvi) Wabash Christian Village Apartments, LLC [8352], (xvii) Wabash Estates, LLC [8743], (xviii) Safe Haven Hospice, LLC [6886], (xix) Heartland Christian Village, LLC [0196], (xx) Midwest Senior Ministries, Inc. [3401]; (xxi) Shawnee Christian Nursing Center, LLC [0068]; and (xxii) Safe Haven Hospice, LLC [6886].



2. On November 27, 2024, this Court entered the above referenced order approving the sale of certain assets to RNG BEH CN CL MG LLC (the “Buyer”) (Docket No. 504) (referred to herein as the “Sale Order”).

3. The Sale Order included an Exhibit 1 (the Asset Purchase Agreement pertaining to the assets being sold) and Exhibit 2 (a Memorandum of the Sale Order).

4. The purpose of the Memorandum of the Sale Order was to permit the title company closing the sale to record an abbreviated document without having to file the voluminous entire Sale Order with Exhibits.

5. While the body of the Sale Order had no typographical errors, Exhibit 2, the Memorandum of the Sale Order, contained two inadvertent and non-material errors. Specifically, the Memorandum of the Sale Order indicated the Buyer was RNB BEH CN CL MG LLC, when it should have stated that the Buyer was RNG BEH CN CL MH LLC. In addition, Exhibit 2 indicated that the Court entered the Sale Order on November 25, 2024, whereas the correct date of the entry of the Sale Order was November 27, 2024.

6. In order to finalize and conclude all components of the sale, the title company is requesting a corrected Memorandum of the Sale Order. Consequently, Debtors are bringing this Motion to correct Exhibit 2 to the Sale Order, which will permit the title company to record a certified copy of the corrected document. A redline document reflecting the proposed changes are set forth on Exhibit A to this Motion. The changes are reflected only on page one of Exhibit 2, which is the reason only the first page is attached. A clean version of the proposed Exhibit 2 in its entirety, with the legal descriptions of the real property being sold, is attached as Exhibit B to this Motion.

7. Clerical or scrivener’s errors can be corrected under Rule 9024 of the Federal Rules of Bankruptcy Procedure (incorporating most of Rule 60 of the Federal Rules of Civil Procedure), which permits a court to modify an order to correct such inadvertent and non-material mistakes and oversights. The Debtors are requesting such correction without notice and hearing in order to finalize all components of the sale without further delay and are requesting that the entry of an order approving this Motion be deemed as if the scrivener’s error had never occurred. The entry of the requested relief would not prejudice any creditor or party-in-interest and would promote the interests of these bankruptcy estates.

WHEREFORE, Debtors request that this Court enter its Order modifying and correcting the Sale Order only to the extent of correcting Exhibit 2, the Memorandum of the Sale Order, as contained in Exhibit B to this Motion, as if the clerical or scrivener's error had not occurred, that the Court enter its Order without further notice, hearing or delay, and that the Court grant such other and further relief as is just and proper.

Dated: February 12, 2025

Respectfully submitted,

/s/ David A. Sosne

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EXHIBIT "A"

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:	§	Chapter 11
	§	
MIDWEST CHRISTIAN VILLAGES,	§	Case No. 24-42473-659
INC. <i>et al</i> ,	§	
	§	Jointly Administered
Debtors.	§	
	§	Related Docket Nos. 13, 90, 102, 159 and 488

**MEMORANDUM OF ORDER AUTHORIZING SALE OF SUBSTANTIALLY ALL
ASSETS OF WASHINGTON VILLAGE ESTATES, LLC, WABASH ESTATES, LLC,
WABASH CHRISTIAN VILLAGE APARTMENTS, LLC., RISEN SON CHRISTIAN
VILLAGE AND SPRING RIVER CHRISTIAN VILLAGE, INC.
FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES**

On July 16, 2024, each of the above-captioned Debtors filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code.

On July 16, 2024, the Debtors filed *Debtors' Motion For The Entry of: (A) An Order: (1) Approving Auction Sale Format and Bidding Procedures; (2) Approving Process For Discretionary Selection of Stalking Horse Bidder and Bid Protections; (3) Approving Form of Notice To Be Provided To Interested Parties; (4) Scheduling A Court Hearing To Consider Approval of The Sale To The Highest and Best Bidder; and (5) Approving Procedures Related To The Assumption of Certain Executory Contracts and Unexpired Leases; and (B) An Order Authorizing The Sale of Property Free and Clear of All Claims, Liens And Encumbrances* [Docket No. 13] (the "Motion").³

On November ~~25~~27, 2024, the United States Bankruptcy Court for the Eastern District of Missouri entered an order (the "Sale Order") approving the sale of substantially all of the assets of Debtors Washington Village Estates, LLC ("Washington Village"), Wabash Estates, LLC ("Wabash Estates"), and Wabash Christian Village Apartments, LLC ("Wabash Apartments"), Risen Son Christian Village ("Risen Son"), Spring River Christian Village, Inc. ("Spring River"), and together with Washington Village, Wabash Estates, Wabash Apartments and Risen Son, the "Assets") from Washington Village, Wabash Estates, Wabash Apartments, Risen Son and Spring River (collectively, the "Seller") to ~~RNB~~RNB~~RNG~~RNG BEH CN CL MG LLC (the "Buyer").

³ Capitalized terms used but not otherwise defined herein have the meaning ascribed to them in the Motion or the APA, as applicable.

EXHIBIT “B”

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:	§	Chapter 11
	§	
MIDWEST CHRISTIAN VILLAGES,	§	Case No. 24-42473-659
INC. <i>et al</i> ,	§	
	§	Jointly Administered
Debtors.	§	
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ASSETS OF WASHINGTON VILLAGE ESTATES, LLC, WABASH ESTATES, LLC,
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VILLAGE AND SPRING RIVER CHRISTIAN VILLAGE, INC.
FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES**

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On November 27, 2024, the United States Bankruptcy Court for the Eastern District of Missouri entered an order (the "Sale Order") approving the sale of substantially all of the assets of Debtors Washington Village Estates, LLC ("Washington Village"), Wabash Estates, LLC ("Wabash Estates"), and Wabash Christian Village Apartments, LLC ("Wabash Apartments"), Risen Son Christian Village ("Risen Son"), Spring River Christian Village, Inc. ("Spring River"), and together with Washington Village, Wabash Estates, Wabash Apartments and Risen Son, the "Assets") from Washington Village, Wabash Estates, Wabash Apartments, Risen Son and Spring River (collectively, the "Seller") to RNG BEH CN CL MG LLC (the "Buyer").

Among other things, the Sale Order approved the sale of the Assets free and clear of any liens, claims, and encumbrances, other than Assumed Liabilities (including without limitation, the

¹ Capitalized terms used but not otherwise defined herein have the meaning ascribed to them in the Motion or the APA, as applicable.

HUD Debt to the extent assumed in accordance with the APA). The Sale Order approved the Debtors' entry into and performance under the APA, substantially in the form attached as **Exhibit 1** to the Sale Order. The Sale Order also approved the assumption and assignment of the Assigned Contracts. The Motion, Sale Order and other filings in the bankruptcy cases can be accessed at <https://veritaglobal.net/mcv>, the website established by Verita for the Debtors' chapter 11 cases.

The Sale Order moreover approved the filing of this *Memorandum of Order Authorizing Sale Free and Clear of All Liens, Claims, and Encumbrances* as notice to all parties of the nature of the sale. The legal description of the real property being sold pursuant to the Sale Order is as follows:

Legal Descriptions

SEE ATTACHED LEGAL DESCRIPTIONS

Wabash Estates – White County, Illinois

LOTS 37, 38 AND 39, EXCEPT 38 FEET OF EVEN WIDTH OFF THE WEST SIDE OF SAID LOT 39, IN
WILMAR RESTORIUM SECOND SUBDIVISION TO THE CITY OF CARMI, WHITE COUNTY, ILLINOIS.

For APN/Parcel ID(s): 13-24-103-003, 13-24-103-004 and 13-24-103-013

Wabash Christian Village Apartments – White County, Illinois

LOTS NUMBER 40, 41, 42 AND 38 FEET OF EVEN WIDTH OFF OF THE WEST SIDE OF LOT NUMBER 39, ALL IN WILMAR RESTORIUM SECOND SUBDIVISION TO THE CITY OF CARMI, WHITE COUNTY, ILLINOIS.

For APN/Parcel ID(s): 13-24-102-012, 13-24-102-013, 13-24-102-011 and 13-24-103-012

Washington Village Estates – Tazewell County, Illinois

TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, 1576.14 FEET TO THE SOUTHWEST CORNER OF LOT 35 IN THE SOUTHWEST QUARTER OF SAID SECTION 14 (SAID LOT 35 SHOWN ON PLAT BOOK I, PAGE 169, IN THE OFFICE OF THE RECORDER OF DEEDS OF TAZEWELL COUNTY); THENCE SOUTH 87 DEGREES 09 MINUTES EAST, ALONG THE SOUTH LINE OF SAID LOT 35, 378.79 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 58 SECONDS WEST, 24.41 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 13 MINUTES 21 SECONDS EAST, 290.40 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 58 SECONDS WEST, 300.00 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 21 SECONDS WEST, 290.40 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 58 SECONDS EAST, 300.00 FEET TO THE POINT OF BEGINNING, SITUATED AND BEING IN THE COUNTY OF TAZEWELL AND STATE OF ILLINOIS.

TRACT 3:

A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST (BEARING ASSUMED FOR PURPOSE OF DESCRIPTION ONLY), ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, 1576.14 FEET TO THE SOUTHWEST CORNER OF LOT 35 IN THE SOUTHWEST QUARTER OF SAID SECTION 14 (SAID LOT 35 SHOWN ON PLAT BOOK I, PAGE 169, IN THE OFFICE OF THE RECORDER OF DEEDS OF TAZEWELL COUNTY); THENCE SOUTH 87 DEGREES 09 MINUTES EAST, ALONG THE SOUTH LINE OF SAID LOT 35, 378.79 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 58 SECONDS WEST, 24.41 FEET; THENCE SOUTH 88 DEGREES 13 MINUTES 21 SECONDS EAST, 290.40 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 13 MINUTES 21 SECONDS EAST, 450.00 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 58 SECONDS WEST, 300 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 21 SECONDS WEST, 450 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 58 SECONDS EAST 300 FEET TO THE POINT OF BEGINNING, SITUATED IN TAZEWELL COUNTY, ILLINOIS.

For APN/Parcel ID(s): 02-02-14-300-023

Legal Description

Risen Son – Pottawattamie County, Iowa

PARCEL 1:

Tract I

A tract of land located in part of Lot 4, Auditor's Subdivision of part of the South Half of the Southwest Quarter of Section 4, and part of the North Half of the Northwest Quarter of Section 9, all located in Township 74 North, Range 43 West, 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest corner of said North Half of the Northwest Quarter of Section 9; thence along the West line of said Lot 4, North 00 degrees 44 minutes 59 seconds East 450 feet to the point of beginning; thence South 89 degrees 15 minutes 01 seconds East, 170.00 feet; thence North 59 degrees 16 minutes 56 seconds East, 297.43 feet; thence South 44 degrees 25 minutes 31 seconds East, 360.00 feet; thence South 89 degrees 43 minutes 48 seconds East, 400.10 feet; thence North 25 degrees 05 minutes 23 seconds East, 292.80 feet; thence North 36 degrees 29 minutes 09 seconds West a distance of 144.80 feet; thence North 88 degrees 07 minutes 17 seconds West, a distance of 115.72 feet; thence North 01 degree 54 minutes 25 seconds East, a distance of 184.53 feet; thence North 46 degrees 16 minutes 23 seconds East, a distance of 274.61 feet to a point on the East line of said Lot 4; thence North 00 degrees 19 minutes 37 seconds East along said East line a distance of 22.22 feet to a point on the Southerly right of way line of a frontage road lying South of the centerline of Iowa Highway No. 92; thence along said Southerly right of way line the following bearings and distances: North 87 degrees 57 minutes 26 seconds West, 62.48 feet; North 68 degrees 42 minutes 09 seconds West, 147.43 feet; North 44 degrees 20 minutes 29 seconds West, 113.63 feet; South 88 degrees 12 minutes 21 seconds West, 259.33 feet; South 41 degrees 55 minutes 53 seconds West, 138.00 feet; North 86 degrees 32 minutes 03 seconds West, 179.58 feet; South 38 degrees 03 minutes 22 seconds West, a distance of 570.40 feet; thence North 58 degrees 56 minutes 29 seconds West, a distance of 46.20 feet to a point on the West line of said Lot 4; thence South 00 degrees 44 minutes 59 seconds West along said West line of Lot 4 a distance of 284.40 feet to the point of beginning.

NOTE: The South line of the North Half of the Northwest Quarter of said Section 9 is assumed to bear South 89 degrees 43 minutes 48 seconds East for this description.

EXCEPTING THEREFROM THE FOLLOWING:

Legal description for Risen Son Christian Village exception parcel for proposed site of medical clinic:

A parcel of land located within Risen Son complex located in part of Lot 4, Auditor's Subdivision of part of the South Half of the Southwest Quarter of Section 4 and part of the North Half of the Northwest Quarter of Section 9, all in Township 74 North, Range 43 West, 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Commencing at the Southwest corner of said North Half of the Northwest Quarter of Section 9, Township 74 North, Range 43 West; thence along the South line of said Lot 4, South 89 degrees 43 minutes 48 seconds East, 922.02 feet; thence North 25 degrees 05 minutes 23 seconds East, 673.78 feet; thence North 36 degrees 29 minutes 09 seconds West, 144.80 feet; thence North 88 degrees 07 minutes 17 seconds West, 115.72 feet; thence North 1 degree 54 minutes 25 seconds East, 184.53 feet; thence North 46 degrees 16 minutes 23 seconds East, 52.00 feet to the point of beginning; thence North 90 degrees 00 minutes West, 113.55 feet; thence North 19 degrees 09 minutes 33 seconds West, 46.39 feet; thence North 23 degrees 23 minutes 06 seconds West, 30.81 feet; thence North 35 degrees 26 minutes 24 seconds West, 63.25 feet; thence North 31 degrees 02 minutes 43 seconds East, 180.85 feet to the Southerly right of way of a frontage road along Iowa Highway No. 92; thence along said right of way South 44 degrees 20 minutes 29 seconds East, 65.29 feet; thence continue along said right of way South 68 degrees 42 minutes 09 seconds East, 147.43 feet; thence continue along said right of way South 87 degrees 57 minutes 26 seconds East, 62.48 feet; thence departing said right of way South 0 degrees 19 minutes 37 seconds West, 22.22 feet; thence South 46 degrees 16 minutes 23 seconds West, 222.61 feet to the point of beginning. Said parcel exclusive of any public right of way.

NOTE: Bearings are based upon recorded boundary plat recorded in Book 85, Page 15851.

AND

Tract II

A tract of land located in part of Lot 4, Auditor's Subdivision of part of the South Half of the Southwest Quarter of Section 4, and part of the North Half of the Northwest Quarter of Section 9, all located in Township 74 North, Range 43 West, 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest corner of said North Half of the Northwest Quarter of Section 9 and point of beginning; thence South 89 degrees 43 minutes 48 seconds East along the South line of said Lot 4 a distance of 922.02 feet; thence North 25 degrees 05 minutes 23 seconds East a distance of 380.98 feet; thence North 89 degrees 43 minutes 48 seconds West, 400.10 feet; thence North 44 degrees 25 minutes 31 seconds West, 360.00 feet; thence South 59 degrees 16 minutes 56 seconds West, 297.43 feet; thence North 89 degrees 15 minutes 01 second West, 170.00 feet to a point on the West line of said Lot 4; thence South 00 degrees 44 minutes 59 seconds West along said West line of Lot 4 a distance of 450.00 feet to the point of beginning.

NOTE: The South line of the North Half of the Northwest Quarter of said Section 9 is assumed to bear South 89 degrees 43 minutes 48 seconds East for this description.

AND

Tract III

A parcel of land located within Risen Son complex located in part of Lot 4, Auditor's Subdivision of part of the South Half of the Southwest Quarter of Section 4, and part of the North Half of the Northwest Quarter of Section 9, all in Township 74 North, Range 43 West, 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Commencing at the Southwest corner of said North Half of the Northwest Quarter of Section 9, Township 74 North, Range 43 West; thence along the South line of said Lot 4, South 89 degrees 43 minutes 48 seconds East, 922.02 feet; thence North 25 degrees 05 minutes 23 seconds East, 673.78 feet; thence North 36 degrees 29 minutes 09 seconds West, 144.80 feet; thence North 88 degrees 07 minutes 17 seconds West, 115.72 feet; thence North 1 degree 54 minutes 25 seconds East, 184.53 feet; thence North 46 degrees 16 minutes 23 seconds East, 52.00 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West, 113.55 feet; thence North 19 degrees 09 minutes 33 seconds West, 46.39 feet; thence North 23 degrees 23 minutes 06 seconds West, 30.81 feet; thence North 35 degrees 26 minutes 24 seconds West, 63.25 feet; thence North 31 degrees 02 minutes 43 seconds East, 180.85 feet to the Southerly right of way of a frontage road along Iowa Highway No. 92; thence along said right of way South 44 degrees 20 minutes

29 seconds East, 65.29 feet; thence continue along said right of way South 68 degrees 42 minutes 09 seconds East, 147.43 feet; thence continue along said right of way South 87 degrees 57 minutes 26 seconds East, 62.48 feet; thence departing said right of way South 0 degrees 19 minutes 37 seconds West, 22.22 feet; thence South 46 degrees 16 minutes 23 seconds West, 222.61 feet to the point of beginning. Said parcel exclusive of any public right of way.

NOTE: Bearings are based upon recorded boundary plat recorded in Book 85, Page 15851.

Pottawattamie County, Iowa

PARCEL 2:

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 74 North, Range 43 West, 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 8, Township 74 North, Range 43 West; thence along the East line of the Southeast Quarter of the Northeast Quarter South 00 degrees 08 minutes 39 seconds East, 839.09 feet to the intersection of an East-West fence; thence along said fence South 88 degrees 11 minutes 21 seconds West, 497.48 feet to an angle point in said fence; thence continuing along said fence and the prolongation thereof, South 89 degrees 10 minutes 10 seconds West, 840.73 feet to the West line of the Southeast Quarter of the Northeast Quarter; thence along said line North 00 degrees 11 minutes 38 seconds West, 845.04 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter; thence North 00 degrees 10 minutes 02 seconds East, 194.66 feet; thence along Iowa D.O.T. R.O.W North 63 degrees 11 minutes 27 seconds East, 102.98 feet; thence continue along said R.O.W. North 3 degrees 19 minutes 23 seconds East, 263.25 feet; thence departing said R.O.W. North 84 degrees 12 minutes 08 seconds East, 284.71 feet; thence along Maguire Subdivision North 88 degrees 42 minutes 37 seconds East, 658.51 feet; thence continue along Maguire Subdivision the following courses: North 16 degrees 34 minutes 09 seconds East, 137.19 feet; North 55 degrees 23 minutes 58 seconds East 212.02 feet; thence South 59 degrees 47 minutes 18 seconds East, 84.63 feet to the East line of the Northeast Quarter of the Northeast Quarter; thence along said line South 00 degrees 11 minutes 43 seconds East, 734.85 feet to the point of beginning.

NOTE: Bearings are assumed: The South line of the Northeast Quarter is assumed to bear North 89 degrees 01 minutes 54 seconds East.

Pottawattamie County, Iowa

Legal Description

Spring River – Jasper County, Missouri

The Land is described as follows:

Tract 1:

All of East Half (E1/2) of the Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SWFrct1/4) of Section 6, Township 27, Range 32, in the City of Joplin, Jasper County, Missouri.

Tract 2:

All of that land lying Southwest of the center line of Turkey Creek in the Southwest Quarter (SW1/4) of the Northeast Fractional Quarter (NEFrct1/4) of Section 6, Township 27, Range 32, in the City of Joplin, Jasper County, Missouri.

Tract 3:

All that part of Lot Numbered One (1) in the Northwest Fractional Quarter (NWFrct1/4) in Section 6, Township 27, Range 32, in the City of Joplin, Jasper County, Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 6, thence South 89°57'34" West along the South line of the Northwest Quarter 85.0 feet to the point of beginning, thence South 89°57'34" West 541.47 feet, thence North 0°03'44" West 226.58 feet, thence North 89°57'35" East 626.42 feet, more or less, to the East line of the Northwest Quarter, thence South 0°04'26" East 141.58 feet, thence South 44°56'34" West 120.17 feet to the point of beginning.

Tract 4:

Beginning at the Southeast corner of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 6, Township 27, Range 32, thence North 85 feet, thence South 45° West to a point of intersection of the South line of said Quarter, thence East along said Quarter Section line 85 feet to the point of beginning, being in the City of Joplin, Jasper County, Missouri.