

AN ORDINANCE APPROVING A ZONING CHANGE FROM "C" COMMERCIAL TO "PD" PLANNED DEVELOPMENT AND APPROVING LAND USE REGULATIONS FOR PLANNED DEVELOPMENT PD-2005-007 FOR PROPERTY KNOWN AS BRANSON HILLS DEVELOPMENT AND LOCATED IN BRANSON HILLS, BRANSON, MISSOURI

WHEREAS, the City of Branson by Ordinance No. 682 adopted and established certain zoning districts and classifications for the City of Branson; and

WHEREAS, Section 89.010 to 89.060 inclusive, RSMo, as amended, provides that a city of the fourth class may amend and change from time to time the boundaries of zoning districts; and

WHEREAS, notice of the proposed zoning was published in the Branson Daily News no less than fifteen days prior to public hearing before the Planning and Zoning Commission of the City of Branson; and

WHEREAS, the Branson Planning and Zoning Commission held a public hearing on November 1, 2005, and recommends approval of the Land Use Regulations for PD-2005-007 and zoning to "PD" Planned Development for property known as Branson Hills Development, Branson, Missouri.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, THE FOLLOWING:

Section 1. That the tract of land situated in Branson, Missouri, as described on Exhibit 'A', is hereby zoned as Planned Development Number PD-2005-007, subject to the Land Use Regulations, which are attached hereto as Exhibit 'B' and incorporated herein by reference and are made a part hereof as if set forth herein.

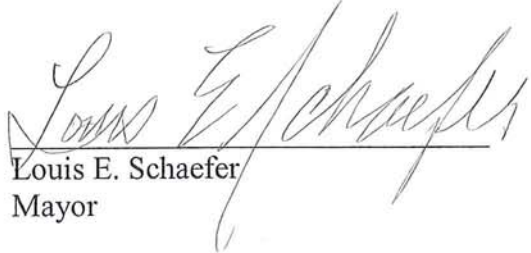
Section 2. The Official Zoning Map of the City of Branson is hereby amended in respect to the changes in the zoning district of the area described above, and that Title IV of the Branson Municipal Code is hereby amended to add the Land Use Regulations, attached hereto as Exhibit 'B' and incorporated herein by reference, as the land use regulations for the area described above.

Section 3. Severability Clause. If any section, subsection, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or major sections, sentences, clauses or phrases be declared invalid.

Section 4: This ordinance shall be in full force and effect from and after its passage and approval.

Read this first time on this 28th day of November, 2005.

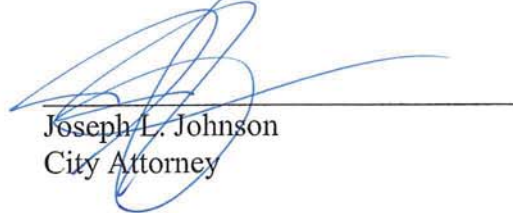
Read this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, Missouri, on this 12th day of December, 2005.


Louis E. Schaefer
Mayor

ATTEST:


Lisa K. Westfall
City Clerk

APPROVED AS TO FORM:


Joseph L. Johnson
City Attorney

BRANSON HILLS DEVELOPMENT

A tract of land situated in part of Sections 17, 18, 19 and 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing Sand Stone marking the quarter corner of said Sections 19 and 20; Thence S 00°05'19" E, along the West line of the NW1/4 of the SW1/4 of Section 20, a distance of 1319.47 feet to an existing Lime Stone marking the Southwest corner of the NW1/4 of the SW1/4 of Section 20 for a Point of Beginning; Thence N 89°47'26" W, a distance of 1326.72 feet to an existing 1/2" iron pin marking the Southwest corner of the NE1/4 of the SE1/4 of Section 19; Thence N 00°18'51" E, along the West line of the NE1/4 of the SE1/4 of Section 19, a distance of 708.45 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 89°39'43" E, leaving the West line of the NE1/4 of the SE1/4, a distance of 449.95 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 37°29'26" E, a distance of 237.12 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 51°48'20" W, a distance of 669.48 feet; Thence Northwesterly along a 12.8755 degree curve to the left, 77.58 feet (said curve having a radius of 445.00 feet) to a point on the West line of the E1/2 of the NE1/4 of Section 19; Thence S 00°00'10" W, along the non-tangent, West line of the E1/2 of the NE1/4 of Section 19, a distance of 28.36 feet to an existing 1/2" iron pin marking the Northwest corner of the NE1/4 of the SE1/4 of said Section 19; Thence N 89°56'22" W, along the South line of the SW1/4 of the NE1/4 of Section 19, a distance of 1005.22 feet; Thence N 00°14'44" E, leaving the South line of the SW1/4 of the NE1/4, a distance of 71.81 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 12.8755 degree segment of a curve to the left, 203.81 feet (said segment having a chord bearing and distance of S 61°47'04" W, 202.03 feet and having a radius of 445.00 feet); Thence S 48°39'50" W, a distance of 183.29 feet to a point on the West line of the NW1/4 of the SE1/4 of Section 19; Thence N 00°29'26" E, along the West line of the NW1/4 of the SE1/4 of Section 19, a distance of 53.68 feet; Thence S 48°39'50" W, leaving the West line of the NW1/4 of the SE1/4, a distance of 569.06 feet; Thence S 52°44'24" W, a distance of 172.97 feet; Thence N 00°33'40" W, a distance of 87.30 feet; Thence N 52°44'24" E, a distance of 118.30 feet; Thence N 48°39'50" E, a distance of 629.18 feet to a point on the west line of the W1/2 of the NE1/4 of Section 19; Thence N 00°04'36" W along the west line of the NE1/4 of said Section 19, a distance of 253.69 feet; Thence N 89°36'51" E, leaving the west line of the NE1/4 of Section 19, a distance of 317.33 feet to a point on a curve; Thence Northerly along a 10.6103 degree segment of a curve to the right, 39.97 feet (said segment having a chord bearing and distance of N 07°31'16" E, 39.96 feet and a radius of 540.00 feet); Thence N 09°38'29" E, a distance of 204.93 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 84°43'48" W, a distance of 358.77 feet to a point on the west line of the NE1/4 of Section 19; Thence N 00°04'36" W, along the west line of the NE1/4 of said Section 19, a distance of 271.01 feet; Thence S 80°23'39" E, leaving the west line of the NE1/4 of Section 19, a distance of 402.87 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 09°36'16" E, a distance of 133.49 feet to an existing 5/8" iron pin set by RLS 1918; Thence Northerly along a 8.2440 degree curve to the left, 321.83 feet (said curve having a radius of 695.00 feet) to a point of reverse curvature; Thence Northerly along a 7.1175 degree curve to the right, 723.40 feet (said curve having a radius of 805.00 feet) to an existing 5/8" iron pin set by RLS 1918; Thence N 55°26'20" W, along a non-tangent line a distance of 110.13 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 89°55'18" W, a distance of 417.14 feet to a point on the west line of the NE1/4 of said Section 19; Thence N 00°04'36" W, along the west line of the NE1/4 of Section 19, a distance of 392.79 feet; Thence S 87°05'39" E, leaving the West line of the NE1/4 of Section 19, a distance of 57.31 feet; Thence S 47°41'04" E, a distance of 69.92 feet; Thence S 70°45'07" W, a distance of 30.42 feet; Thence N 88°48'05" E, a distance of 30.02 feet; Thence N 67°07'10" E, a distance of 26.98 feet; Thence N 88°48'53" E, a distance of 49.30 feet;

Thence S 65°56'52" E, a distance of 233.33 feet; Thence S 87°33'48" E, a distance of 122.78 feet; Thence S 69°19'09" E, a distance of 235.51 feet to a point on a non-tangent curve; Thence northeasterly along a non-tangent 7.1175 degree segment of a curve to the right, 352.69 feet (said segment having a chord bearing and distance of N 70°11'38" E, 349.88 feet and having a radius of 805.00 feet); Thence N 82°44'43" E, a distance of 321.88 feet; Thence N 41°36'28" W, a distance of 104.17 feet; Thence N 58°33'18" W, a distance of 535.18 feet; Thence N 14°31'55" W, a distance of 30.78 feet to a point on the North line of the NW1/4 of the NE1/4 of Section 19; Thence N 89°54'30" W, along the North line of the NW1/4 of the NE1/4 of Section 19, a distance of 855.88 feet to an existing sand stone marking the Northwest corner of the NW1/4 of the NE1/4 of Section 19; Thence N 00°14'58" E, along the West line of the SW1/4 of the SE1/4 of said Section 18, a distance of 1332.70 feet to an existing lime stone marking the Northwest corner of the SW1/4 of the SE1/4 of Section 18; Thence S 89°38'00" W, along the South line of the N1/2 of the fractional SW1/4 of said Section 18, a distance of 699.91 feet to a point on the Easterly right-of-way line of M.S.H.D. Route 248, said point being on a non-tangent curve; Along the Easterly right-of-way line of M.S.H.D. Route 248 as follows: Thence northerly along a non-tangent 5.7562 degree segment of a curve to the left, 52.39 feet (said segment having a chord bearing and distance of N 06°13'02" E, 52.38 feet and having a radius of 995.37 feet) to Sta 378+02 and 40 feet left of center line; Thence S 85°17'25" E, along a non-tangent line a distance of 5.00 feet to Sta 378+02 and 45 feet left of center line, said point being on a non-tangent curve; Thence Northerly along a non-tangent 5.7275 degree segment of a curve to the left, 106.80 feet (said segment having a chord bearing and distance of N 01°39'04" E, 106.75 feet and having a radius of 1000.37 feet) to Sta 377+00 and 45 feet left of center line; Thence N 88°35'33" E, along a non-tangent line, a distance of 25.00 feet to Sta 377+00 and 70 feet left of center line, said point being on a non-tangent curve; Thence Northerly along a non-tangent 5.5878 degree segment of a curve to the left, 11.27 feet (said segment having a chord bearing and distance of N 01°43'21" W, 11.27 feet and having a radius of 1025.37 feet) to PC Sta 376+89.5 and 70 feet left of center line; Thence N 02°02'14" W, a distance of 89.50 feet to Sta 376+00 and 70 feet left of center line; Thence S 87°57'46" W, a distance of 30.00 feet to Sta 376+00 and 40 feet left of center line; Thence N 02°02'14" W, a distance of 90.30 feet to PT Sta 375+12.9 and 40 feet left of center line; Thence Northerly along a 8.4659 degree curve to the right, 369.19 feet (said curve having a radius of 676.78 feet) to PC Sta 371+22.3 and 40 feet left of center line; Thence N 29°13'04" E, a distance of 83.73 feet; Thence N 89°48'24" E, leaving the Easterly right-of-way line of M.S.H.D. Route 248, a distance of 459.30 feet; Thence N 00°11'36" W, a distance of 327.98 feet; Thence N 72°12'54" W, a distance of 246.10 feet to a point on the Easterly right-of-way line of M.S.H.D. Route 248, said point being on a non-tangent curve; Thence Northeasterly along a non-tangent 13.5432 degree segment of a curve to the left, 124.78 feet (said segment having a chord bearing and distance of N 14°57'41" E, 124.32 feet and having a radius of 423.06 feet) to a point on the North line of the fractional SW1/4 of Section 18; Thence N 89°48'24" E, along the north line of the fractional SW1/4 of Section 18, a distance of 317.95 feet to the Northwest corner of the NW1/4 of the SE1/4 of Section 18; Thence N 89°05'54" E, a distance of 1324.62 feet to an existing wagon tire iron marking the Northeast corner of the NW1/4 of the SE1/4 of Section 18; Thence N 00°01'02" E, a distance of 1319.59 feet to the Northwest corner of SE1/4 of the NE1/4 of Section 18; Thence S 89°30'30" E, a distance of 1314.29 feet to an existing wagon tire iron marking the Northeast corner of the SE1/4 of the NE1/4 of Section 18; Thence N 00°30'09" E, along the West line of NW1/4 of the NW1/4 of said Section 17, a distance of 1288.73 feet to a point on Southerly right-of-way line of existing Buchanan Road, said point being on a non-tangent curve; Along the original South right-of-way of Buchanan Road as follows: Thence easterly along a non-tangent 2.9626 degree segment of a curve to the right, 268.70 feet (said segment having a chord bearing and distance of S 80°24'07" E, 268.48 feet and having a radius of 1933.99 feet); Thence S 76°25'18" E, a distance of 341.87 feet; Thence Easterly along a 6.0720 degree curve to the right, 306.70 feet (said curve having a radius of 943.60 feet); Thence S 57°47'56" E, a distance of 166.58 feet; Thence Southeasterly along a 11.0019 degree curve to the left, 106.62 feet (said curve having a radius of 520.78 feet); Thence S 69°31'44" E, a distance of 130.02 feet; Thence Easterly along a 16.5762 degree curve to the left, 72.34 feet (said curve having a radius of 345.65 feet) to a point on the west line of the NE1/4 of the NW1/4 of Section 17; Thence S 00°20'19" W, along the west line of the NE1/4 of the NW1/4 of Section 17, a distance of

851.52 feet to an existing wagon tire marking the Southwest corner of the NE1/4 of the NW1/4 of Section 17; Thence S 00°05'44" E, along the west line of the SE1/4 of the NW1/4 of Section 17, a distance of 997.04 feet; Thence S 89°41'35" E, a distance of 1316.14 feet to a point on the east line of the SE1/4 of the NW1/4 of Section 17; Thence N 00°04'15" W, along the east line of the SE1/4 of the NW1/4 of Section 17, a distance of 1000.45 feet to an existing wagon tire iron marking the Southeast corner of the NE1/4 of the NW1/4 of Section 17; Thence N 00°04'14" E, along the east line of the NE1/4 of the NW1/4 of Section 17, a distance of 664.53 feet to an existing 1/2 iron pin; Thence N 67°31'54" W, leaving the east line of the NE1/4 of the NW1/4 of Section 17, a distance of 1021.27 feet to a point on new southerly right-of-way line of Buchanan Road, said point being on a non-tangent curve; Along the new southerly right-of-way line of Buchanan Road as follows: Thence northeasterly along a non-tangent 7.2161 degree segment of a curve to the left, 138.98 feet (said segment having a chord bearing and distance of N 63°09'18" E, 138.81 feet and having a radius of 794.00 feet); Thence N 58°08'25" E, a distance of 84.80 feet; Thence Easterly along a 7.8060 degree curve to the right, 411.09 feet (said curve having a radius of 734.00 feet); Thence S 89°46'12" E, a distance of 910.18 feet; Thence southeasterly along a 5.9068 degree curve to the right, 386.20 feet (said curve having a radius of 970.00 feet); Thence S 66°57'30" E, a distance of 925.04 feet; Thence southeasterly along a 36.1830 degree curve to the right 370.01 feet (said curve having a radius of 158.35 feet); Thence S 42°35'11" E, a distance of 87.39 feet; Thence easterly along a 48.6423 degree curve to the left, 230.01 feet, (said curve having a radius of 117.79 feet); Thence S 73°54'56" E, a distance of 78.96 feet to a point on the outer road of M.S.H.D. Route 65; Thence southwesterly along the outer road right-of-way line along a 4.8111 degree segment of a curve to the left, 133.64 feet (said segment having a chord bearing and distance S 10°31'03" W, 133.57 feet and having a radius of 1190.92 feet); Thence N 80°17'54" W, leaving the right-of-way line of the existing outer road, a distance of 821.95 feet to a point on the east line of the W1/2 of the NE1/4 of Section 17; Thence S 00°03'59" W, along the east line of the W1/2 of the NE1/4, a distance of 1936.93 feet to an existing 5/8" iron pin marking the Southeast corner of the W1/2 of the NE1/4 of Section 17; Thence S 00°14'29" W, along the east line of the NW1/4 of the SE1/4 of Section 17, a distance of 1318.63 feet to an existing wagon tire iron marking the Southeast corner of the NW1/4 of the SE1/4; Thence S 00°09'31" E, a distance of 1326.10 feet to the Southeast corner of the SW1/4 of the SE1/4 of Section 17; Thence S 89°31'21" E, along the North line of the NE1/4 of the NE1/4 of said Section 20, a distance of 297.20 feet; Thence S 00°27'54" E, parallel with the east line of the property described in General Warranty Deed recorded in Book 237, at Page 1169 of the records of Taney County, Missouri, a of 1309.54 feet, to a point on the south line of said Book 237, at Page 1169; Thence S 89°23'34" W, along the south line of the parcel described in Book 237, at Page 1169, a distance 301.93 feet, to a point on the east line of the NW1/4 of the NE1/4 of said Section 20; Thence S 00°15'27" E, along the east line of the NW1/4 of the NE1/4 of said Section 20, a distance of 7.99 feet to an existing lime stone marking the Southeast corner of the NW1/4 of the NE1/4 of Section 20; Thence S 00°03'06" E, a distance of 1333.47 feet to an existing stone marking the Southeast corner of the SW1/4 of the NE1/4 of Section 20; Thence S 89°39'15" E, along the south line of the SE1/4 of the NE1/4 of Section 20, a distance of 654.93 feet; Thence S 00°01'07" W, leaving the South line of the SE1/4 of the NE1/4 of Section 20, a distance of 102.88 feet; Thence S 18°17'50" E, a distance of 237.32 feet; Thence S 26°40'54" E, a distance of 335.06 feet; Thence S 19°33'59" E, a distance of 256.63 feet; Thence N 89°59'14" W, a distance of 412.95 feet; Thence South, a distance of 222.30 feet to a point on the North line of Lot 14 Branson Hills, a subdivision plat recorded in Plat Book/Slide "D", at Pages 414 through 432 of the records of Taney County, Missouri; Along the north line of Lots 14, 13-1, 13-2, and 13-3 of Branson Hills as follows: Thence West, a distance of 848.83 feet to the Northwest corner of Lot 13-2; Thence N 45°10'12" W, a distance of 352.51 feet; Thence S 87°56'11" W, a distance of 1105.72 feet to existing 5/8" iron pin set by RLS 1918 marking the Northwest corner of Lot 13-3; Thence S 89°56'22" W, a distance of 79.91 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 68°17'10" W, a distance of 641.65 feet; Thence S 35°34'09" W, a distance of 33.29 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 73°30'33" W, a distance of 266.95 feet to a point on a non-tangent curve; Thence Southeasterly along

a non-tangent 3.9514 degree segment of a curve to the left, 266.78 feet (said segment having a chord bearing and distance of S 41°27'21" E, 266.40 feet and having a radius of 1450.00 feet); Thence S 46°43'36" E, a distance of 531.04 feet; Thence Southeasterly along a 8.8147 degree curve to the left, 376.93 feet (said curve having a radius of 650.00 feet), to a point on a non-tangent curve; Thence Westerly along a non-tangent 9.4704 degree segment of a curve to the right, 9.01 feet (said segment having a chord bearing and distance of N 82°48'55" W, 9.01 feet and having a radius of 605.00 feet); Thence along a radial line S 07°36'41" W, along a non-tangent line, a distance of 110.00 feet to a point on a non-tangent curve; Thence Westerly along a non tangent 8.0134 degree segment of a curve to the right, 445.03 feet (said segment having a chord bearing and distance of N 64°33'27" W, 437.88 feet and having a radius of 715.00 feet); Thence N 46°43'36" W, a distance of 363.87 feet; Thence N 38°52'59" W, a distance of 164.87 feet; Thence Northwesterly along a non tangent 3.6965 degree segment of a curve to the right, 197.72 feet (said curve having a chord bearing and distance of N 43°04'20" W, 197.59 feet and having a radius of 1550.00 feet) to a point on a non tangent curve; Thence Westerly along a non tangent 6.3310 degree segment of a curve to the right, 29.12 feet (said segment having a chord bearing and distance of N 71°07'27" W, 29.12 feet and having a radius of 905.00 feet); Thence S 01°47'43" E, along a non-tangent line, a distance of 409.59 feet to an existing 3/8" iron pin marking the Southeast corner of the NW1/4 of the SW1/4 of Section 20; Thence S 89°38'27" W, along the South line of the NW1/4 of the SW1/4 of Section 20, a distance of 1301.41 feet to the New Point of Beginning; Subject to all easements and restrictions of record.

Except:

A tract of land situated in the part of the SW1/4 of the SW1/4 of Section 17, the SE1/4 of the SE1/4 of Section 18, the NE1/4 of the NE1/4 of Section 19 and the NW1/4 of the NW1/4 of Section 20, all in Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing sand stone marking the Southwest corner of the NW1/4 of said Section 20; Thence N 00°01'12" W, along the West line of the NW1/4 of Section 20, a distance of 1850.40 feet, to the Point of Beginning; Thence N 26°31'24" W, a distance of 67.47 feet; Thence Northwesterly along a 5.9068 degree curve to the left, 204.10 feet (said curve having a radius of 970.00 feet), to a point of reverse curvature; Thence Northwesterly along a 12.0742 degree curve to the right, 211.67 feet (said curve having a radius of 474.53 feet); Thence S 76°58'41" W, along a non-tangent line, a distance of 191.51 feet; Thence N 00°17'46" E, a distance of 178.51 feet; Thence West, a distance of 337.89 feet; Thence N 00°17'46" E, a distance of 886.48 feet; to a point on a non-tangent curve; Thence Southeasterly along a non-tangent 7.6394 degree segment of a curve to the left, 382.89 feet (said segment having a chord bearing and distance of S 63°33'21" E, 378.75 feet and having a radius of 750.00 feet); Thence S 78°10'53" E, a distance of 765.58 feet; Thence Easterly along a 8.8147 degree curve to the right, 606.41 feet (said curve having a radius of 650.00 feet); Thence S 24°43'39" E, a distance of 605.31 feet; Thence S 65°16'21" W, a distance of 379.08 feet; Thence S 27°31'40" W, a distance of 613.09 feet; to a point on a non tangent curve; Thence Westerly along a non-tangent 11.9366 degree segment of a curve to the right, 395.67 feet (said segment having a chord bearing and distance of N 50°08'17" W, 384.56 feet and having a radius of 480.00 feet); Thence N 26°31'24" W, a distance of 282.17 feet, to the Point of Beginning; Containing 40.91 acres of land, more or less, Subject to all easements and restrictions of record.

Also, Except Pinnacle Lots 18-21 described as follows:

A tract of land situated in the W1/2 of the SE1/4 of Section 18, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20, Township 23, Range 21 West; Thence N 89°40'51" W, a distance of 1317.54 feet to an existing 1/2" iron pin marking the Southeast corner of the SW1/4 of the NE1/4 of Section 19; Thence N 89°56'22" W, a distance of 1319.32 feet to an existing 1/2" iron pin set by RLS 1258, marking the Southwest corner of the SW1/4 of the NE1/4 of Section 19; Thence N 00°04'36" W, along the West line of the W1/2 of the NE1/4 of Section 19, a distance of 2648.46 feet to an existing sand stone marking the Southwest corner of the W1/2 of the SE1/4 of Section 18; Thence S 89°54'30" E, along the South line of the W1/2 of the SE1/4 of Section 18, a distance of 450.04 feet; Thence N 00°05'59" E, a distance of 936.30 feet to the New Point of Beginning; Thence N 23°30'14" E, a distance of 434.83 feet to a point on a non-tangent curve; Thence Southeasterly along a non tangent 10.9135 degree segment of a curve to the left, 104.90 feet (said segment having a chord bearing and distance of S 70°49'39" E, 104.73 feet and having a radius of 525.00 feet); Thence S 76°33'07" E, a distance of 170.17 feet; Thence Easterly along a 37.8515 degree curve to the left, 54.57 feet (said curve having a radius of 151.37 feet) to a point of reverse curvature; Thence Easterly along a 58.6206 degree curve to the right, 141.09 feet (said curve having a radius of 97.74 feet) to a point of reverse curvature; Thence Southerly along a 4.5367 degree curve to the left, 211.39 feet (said curve having a radius of 1262.95 feet) to a point of reverse curvature; Thence Southeasterly along a 381.9719 degree curve to the right, 23.47 feet (said curve having a radius of 15.00 feet); Thence S 65°34'09" W, a distance of 17.62 feet; Thence Southwesterly along a 32.7404 degree curve to the left, 139.62 feet (said curve having a radius of 175.00 feet) to a point of reverse curvature; Thence Southerly along a 45.8366 degree curve to the right, 221.42 feet (said curve having a radius of 125.00 feet); Thence N 58°39'08" W, a distance of 81.06 feet; Thence Northwesterly along a 25.4648 degree curve to the left, 139.26 feet (said curve having a radius of 225.00 feet) to a point of reverse curvature; Thence Westerly along a 32.7404 degree curve to the right, 126.20 feet (said curve having a radius of 175.00 feet) to a point of reverse curvature; Thence Northwesterly along a 15.8644 degree curve to the left 58.83 feet (said curve having a radius of 361.16 feet) to the New Point of Beginning; Containing 5.55 acres of land, more or less, Together with and subject to all easements and restrictions of record.

Also, Except:

A tract of land situated in the SW1/4 of the SE1/4 of Section 18, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20 of Township 23 North, Range 21 West; Thence N 89°40'51" W, a distance of 1317.54 feet to an existing 1/2" iron pin marking the Southwest corner of the E1/2 of the NE1/4 of Section 19; Thence N 00°00'10" E, along the West line of the E1/2 of the NE1/4 of Section 19, a distance of 2647.74 feet to an existing 5/8" iron pin marking the Southeast corner of the SW1/4 of the SE1/4 of Section 18 for a New Point of Beginning; Thence N 89°54'30" W, along the South line of the SW1/4 of the SE1/4, a distance of 467.11 feet; Thence N 16°29'08" W, a distance of 33.78 feet to an existing 5/8" iron pin set by 1918; Thence N 16°45'19" W, a distance of 43.68 feet to an existing 5/8" iron pin set by 1918; Thence N 22°49'03" W, a distance of 29.10 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 37°20'38" W, a distance of 32.35 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 35°02'47" W, a distance of 27.54 feet to an 5/8" iron pin set by RLS 1918; Thence N 51°42'51" E, a distance of 230.82 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 00°08'20" E, a distance of 198.72 feet to a point on a non-tangent curve; Thence Easterly along a non-tangent 114.5916 degree segment of a curve to the left, 55.20 feet (said segment having a chord bearing and distance of N 58°24'55" E, 52.44 feet and having a radius of 50.00 feet); Thence S 89°30'25" E, a distance of 313.82 feet to a point on the East line of the SW1/4 of the SE1/4 of Section 18; Thence S 00°27'26" W, along the East line of the SW1/4 of the SE1/4, a distance of 516.58 feet to the New Point of Beginning; Containing 5.00 acres of land, more or less, Together with and subject to all easements and restrictions of record.

Also, Except Parcel W:

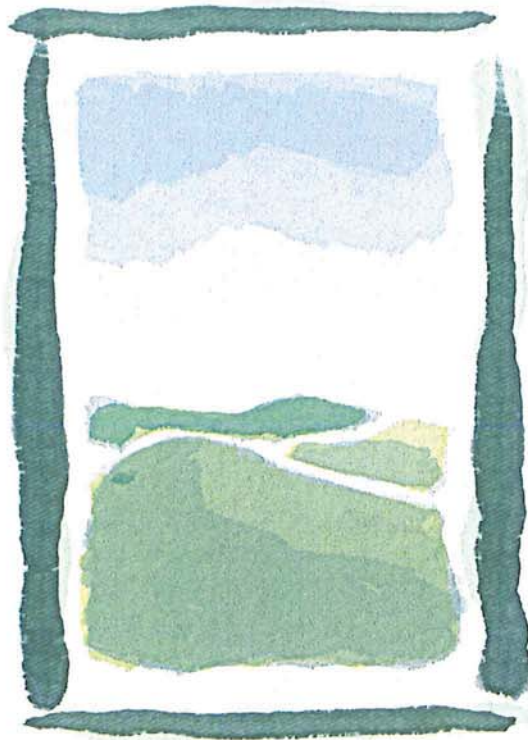
A tract of land situated in the E1/2 of the NE1/4 of Section 19 and the W1/2 of the NW1/4 of Section 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20; Thence N 00°01'12" W, along the West line of the NW1/4 of Section 20, a distance of 709.89 feet to a point on the Southerly boundary of the exception for a New Point of Beginning; Thence N 45°52'05" W, a distance of 47.93 feet; Thence N 09°27'44" W, a distance of 151.65 feet; Thence N 36°11'09" W, a distance of 711.64 feet; Thence N 30°57'50" E, a distance of 402.48 feet; Thence N 55°58'50" W, a distance of 242.62 feet; Thence N 11°11'09" E, a distance of 285.68 feet; Thence N 76°58'41" E, a distance of 191.51 feet; to a point on a non-tangent curve; Thence Southerly along a non-tangent 12.0742 degree segment of a curve to the left, 211.67 feet (said segment having a chord bearing and distance of S 25°48'02" E, 209.92 feet and having a radius of 474.53 feet) to a point of reverse curvature; Thence Southeasterly along a 5.9068 degree curve to the right, 204.10 feet (said curve having a radius of 970.00 feet); Thence S 26°31'24" E, a distance of 349.64 feet; Thence Southeasterly along a 11.9366 degree curve to the left, 652.99 feet (said curve having a radius of 480.00 feet) to a point of reverse curvature; Thence Easterly along a 13.6419 degree curve to the right, 251.88 feet (said curve having a radius of 420.00 feet); Thence S 07°20'04" W, along a non-tangent line, a distance of 591.85 feet; Thence S 20°13'30" W, a distance of 462.17 feet; Thence S 78°41'24" W, a distance of 72.17 feet; Thence N 64°26'59" W, a distance of 426.58 feet; Thence N 45°52'05" W, a distance of 323.10 feet to the New Point of Beginning; Containing 29.20 acres of land, more or less, Together with and Subject to all easements and restrictions of record.

And, Except Parcel O, O-1, O-2, O-3, O-4:

A tract of land situated in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 19 and the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20; Thence N 00°01'12" W, along the NW1/4 of Section 20, a distance of 143.61 feet to a point on the Northerly boundary of parcel O for a New Point of Beginning; Thence S 82°27'38" E, a distance of 142.15 feet; Thence S 59°11'20" E, a distance of 302.55 feet; Thence S 01°41'06" E, a distance of 400.62 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 8.1271 degree segment of a curve to the left, 374.16 feet (said segment having a chord bearing and distance of S 81°51'18" W, 369.79 feet and having a radius of 705.00 feet) to a point of reverse curvature; Thence Southwesterly along a 8.2440 degree curve to the right, 746.75 feet (said curve having a radius of 695.00 feet); Thence N 51°47'15" W, a distance of 645.97 feet; Thence N 34°59'31" E, a distance of 181.16 feet; Thence S 64°29'45" E, a distance of 98.01 feet; Thence N 85°56'24" E, a distance of 776.95 feet; Thence S 82°27'38" E, a distance of 200.82 feet; to the New Point of Beginning; Containing 18.46 acres of land, more or less, Together with and subject to all easements and restrictions of record.



Branson Hills

DEVELOPMENT COMPANY LLC

LAND USE REGULATIONS

LAND USE REGULATIONS INDEX

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9916-001/39794.7
TJR 10/11/05

Land Use Regulations

Branson Hills Planned Development

These LAND USE REGULATIONS for Branson Hills are hereby promulgated by BRANSON HILLS DEVELOPMENT COMPANY, L.L.C., a Missouri limited liability company (the "Developer") as approved by the City of Branson, of the State of Missouri, in accordance with §410.070 of the Branson City Code, as of the day and year set forth, and the ordinance (the "Ordinance") amending the zoning ordinance by these Land Use Regulations for the Branson Hills Planned Development District (the "PD").

1.0 REGULATIONS GENERALLY APPLICABLE TO ALL PROPERTY WITHIN THE BRANSON HILLS PLANNED DEVELOPMENT

1.01 DEVELOPMENT PLAN. Branson Hills shall be developed on that certain real property described on Exhibit "A" attached hereto (the "Property"). The Property contains approximately 1,100 acres. It is situated between State Highway 65 on the east, Buchanan Road on the north, Branson Hills Parkway on the south and Highway 248 on the west. The Property is currently owned by the Developer. The development on the Property will be called "Branson Hills".

1.02 PLANNED DEVELOPMENT "PD" DISTRICT. The Planned Development District created by the Ordinance (the "PD District") replaces the current commercial zoning as it exists on the Property.

1.03 MASTER PLAN. The Master Plan attached hereto as Exhibit "B" (the "Master Plan") shall be considered a permanent part of these Land Use Regulations. The Master Plan reflects the primary view for the entire Branson Hills, illustrating an 18-hole golf course contained within a mixed-use development. Exhibit "C" attached hereto shows a topographical contour map of the Property (the "Topo Map").

The Developer intends to provide a pleasant environment for mixed-use residential, golf, retail, recreation, and other related activities. The Developer desires to manage and prevent congestion on streets, promote the health and general welfare of the community, provide adequate air, light, and greenspace, prevent overcrowding of the land, avoid undue concentration of the population and preserve the existing topographical beauty of the area. The Developer further desires to enhance the character of Branson Hills by the provision and location of transportation, water, sewer, other utility systems as well as other public uses such as schools and parks.

The Master Plan and these Land Use Regulations have been prepared to permit the construction of the development as it is currently envisioned in the Master Plan, as well as to provide for future modifications without significant limitations. The goal of these Land Use Regulations is to establish regulations that will provide quality development standards without unreasonable limits on development flexibility and marketability.

1.04 MINOR MODIFICATIONS TO THE MASTER PLAN. Approval of the Branson Planning and Zoning Commission and the Board of Aldermen for the City of Branson shall be required for any modification to the Master Plan involving a change in 1) additions to the land uses identified in Section 2 on a particular parcel, or 2) a change in the intensity of use affecting more than a 15% increase in the total number of lots.

1.05 PHASED DEVELOPMENT AND MULTIPLE PROJECTS. The Developer shall act as the "Master Developer" of Branson Hills and anticipates that development will occur in multiple projects by a number of different developers (each, a "Project"). The Developer also anticipates that each Project may be developed over time in various phases (each, a "Phase"). Each Project and Phase may encompass one or more lots, parcels or tracts within Branson Hills or any portion thereof.

1.06 DEFINITIONS AND INCORPORATION. These Land Use Regulations hereby incorporate all of the defined terms set forth in §410.070 et. seq. Branson City Code (the "Code"). Terms herein that are defined in the Code shall have the meaning ascribed to those terms in the Code, unless the context herein otherwise dictates.

Prior to the development of Branson Hills, the owners of the Property negotiated, executed and entered into that certain Branson Hills Annexation Agreement dated August 11, 2003 with the City of Branson (the "Annexation Agreement"). These Land Use Regulations hereby incorporate all of the terms and conditions of the Annexation Agreement. Capitalized terms used herein shall have the meanings ascribed to those terms in the Annexation Agreement unless the context herein otherwise dictates. In the event of a conflict between the Annexation Agreement and these Land Use Regulations, the terms and conditions of the Annexation Agreement shall govern.

1.07 ZONING. This PD District replaces the current zoning on the Property. The zoning designation for the Property shall be "PD"-Planned Development. The development of the Property shall be conducted under the terms and guidelines included in these Land Use Regulations and the Master Declaration. For specific items not covered in these Land Use Regulations, the Zoning Regulations in the Code shall apply; PROVIDED, HOWEVER, that any land use must also comply with the approved uses as set forth herein.

The general listing of land use categories referred to in these Land Use Regulations fall within the general zoning classification "C" Commercial District. The General Land Use Map attached hereto as Exhibit "D" (the "General Land Use Map"), illustrates the approximate limitations of each land use and parcel as shown on the Master Plan. Though each land use area is zoned C-Commercial, for the purposes of these Land Use Regulations, the General Land Use Map will assist in defining the authorized uses as they are envisioned by the Developer. Specific uses permitted within Branson Hills and those which are included in the C-Commercial category will be listed under Section 2.0. The flexibility afforded by the "PD" District zoning designation will help the Developer ensure the accomplishment of the Development Plan.

1.08 DEVELOPMENT SUBMITTALS. All Development Plans for Projects within Branson Hills shall require approval by the Planning and Development Department prior to construction. Each Phase and Project within Branson Hills, regardless of the number of lots, parcels or tracts contained therein, shall be developed in accordance with these Land Use Regulations.

The Master Plan shall serve as an approved Development Plan allowing construction to commence through the normal permitting process. If the Master Plan, or any portion thereof is materially altered prior to development (so that approval of the Branson Planning and Zoning Commission and the Board of Aldermen for the City of Branson, Missouri is required, a new Development Plan or an amendment to the Master Plan shall be presented), then a new Development Plan (or an amendment to the Master Plan) shall be presented to the Planning and Zoning Commission for review and approval and shall be attached hereto. Specific details of the Master Plan may change over time in the course of the development of the Property. Provided that the intensity of use or density does not exceed a 15% increase, then any revision of the Master Plan can be approved by the Director of the Planning Department without the review and approval of the Planning and Zoning Commission or the Board of Aldermen, and construction can commence through the normal permitting process.

1.09 NUMBER OF DEVELOPMENT TRACTS. Each of the development parcels is identified on the Master Plan. It is anticipated that though the parcels, while defined separately, will not appear as separate, disconnected Projects or Phases, but rather as integrated components of the Branson Hills planned community.

1.10 STREET CLASSIFICATIONS. Both public streets and private drives shall be allowed within Branson Hills. The specific design standards for each classification shall be as follows:

PUBLIC STREET STANDARDS. There may be six types of public streets developed within Branson Hills. They are: arterial commercial parkways, commercial streets, commercial collector streets, local commercial streets, residential collector streets and local residential streets. The general standards for these streets are as follows:

COMMERCIAL PARKWAYS. It is anticipated that the only Commercial Parkway to be constructed within the Property is the currently existing Branson Hills Parkway, as depicted and labeled on the Master Plan.

COMMERCIAL STREETS. This classification of street may be used within the Town District (identified on the Master Plan) that are not Commercial Collectors. Within a sixty-foot (60') Right of Way ("ROW"), the pavement cross section shall be constructed to provide for thirty-six feet (36') from back of curb to back of curb for a two-lane roadway. Parking will be permitted on both sides of the street depending on the particular Development Plan; parking spaces may be constructed at parallel, 45°, or 90° angles from the curb line. A four-foot (4') sidewalk may be constructed on either side of the street within the ROW. No grass area between the curb and the sidewalk will be required. The final design of these street improvements shall be determined and illustrated at the time of final platting. Street trees may be placed outside of the curb and within the ROW. This classification of street shall be constructed at a fifteen percent (15%) maximum grade.

COMMERCIAL COLLECTOR STREETS. This classification of street may be used in those areas within Branson Hills connecting Commercial Streets to Commercial Parkways, as depicted on the Master Plan. Within a fifty foot (50') ROW, the pavement cross section shall be constructed to provide for a minimum twenty eight foot (28') from back of curb to back of curb for a two-lane roadway. Parking may be permitted on one side of these streets. A four-foot (4') sidewalk may be constructed on either side of the street within the ROW. No grass area between the curb and the sidewalk will be required. The final design of these streets shall be determined and illustrated at the time of final platting. Street trees may be required within the ROW on both sides of the street. This classification of street may be constructed at a fifteen percent (15%) maximum grade.

LOCAL COMMERCIAL STREETS. This classification of street may be used within parcels developed as single-family residential condominium or timeshare units, and shall be used to provide direct access to those condominium and timeshare units from other Commercial Streets. Within a fifty-foot (50') ROW, the pavement cross section shall be constructed to provide for a minimum of twenty-eight feet (28') from back of curb to back of curb for a two lane roadway. Parking may be allowed on one side of the street. A four-foot (4') sidewalk may be constructed on either or both sides of these streets within the ROW. The final design of these streets shall be determined and illustrated at the time of final platting. This classification of street may be constructed at a fifteen percent (15%) maximum grade.

RESIDENTIAL COLLECTOR STREETS. This classification of street may be used within Branson Hills to connect Local Residential Streets to Commercial Streets. Within a sixty foot (60') ROW, the pavement cross section shall be constructed to provide for a minimum of twenty eight feet (28') from back of curb to back of curb for a two lane roadway. No parking will be permitted on these Residential Collector Streets. A four-foot (4') sidewalk may be constructed on either and/or both sides of the street within the ROW, leaving a grass area. The final design of these street improvements shall be determined and illustrated

at the time of final platting. Street trees may be required within the ROW on both sides of the street. This classification of street may be constructed at a 15% maximum grade.

LOCAL RESIDENTIAL STREET. This classification of street may only be used within the areas of Branson Hills where residential development may occur. They shall be designed to provide direct access to residential units developed within the Property. Within a fifty-foot (50') ROW, the pavement cross section shall be constructed to provide for a minimum of twenty-eight feet (28') from back of curb to back of curb for a two lane roadway. Parking may be allowed on one side of Local Residential Streets. A four-foot (4') sidewalk may be constructed on either and/or both sides of Local Residential Streets within the ROW. The final design of these street improvements shall be determined and illustrated at the time of final platting. Street trees may be allowed. This classification of street may be constructed at a 15% maximum grade.

PRIVATE DRIVE STANDARDS. The private drives developed within Branson Hills shall meet the following standards and shall be of three types: 1) a city standard: those with curb and gutter; 2) a rural standard: those without curb and gutter, but constructed with a borrow ditch on both sides of the street; and 3) a one-way street. All private drives will remain private and the City of Branson will not be responsible for any maintenance, cleaning, repair or other improvements.

1. The "city standard" private drives may be used within areas of Branson Hills designated for condominium use shall be constructed with a minimum width of twenty feet (20') from back of curb to back of curb. Parking is allowed, but shall only be provided in defined parking areas consisting of multiple parking spaces constructed at a forty-five degree (45°) or ninety-degree (90°) angle from the curb line. Four-foot (4') sidewalks may be constructed on both sides of the drive at the ROW line. Trees may be provided along both sides of the drive within the grass strip where possible.

2. The "rural standard" private drives shall be constructed with a minimum width of twenty feet (20') without a curb. A borrow ditch shall be constructed on either side of the drive unless it is determined by the project engineer that sheet drainage from the pavement would better serve the project and minimize future erosion. Parking is allowed, but shall only be provided in defined parking areas consisting of multiple parking spaces constructed at a forty-five degree (45°) or ninety-degree (90°) angle from the pavement line. Sidewalks will not be allowed along this type of roadway; however, trees may be provided along both sides of the drive where possible.

3. The "one-way standard" private drives shall be permitted in certain areas of the Property, provided that the layout and grades will appropriately accommodate emergency vehicles. When a one-way private drive is used, the pavement width shall be constructed to a minimum of fourteen feet (14'). Parking is allowed, but only in defined parking areas consisting of multiple parking spaces constructed at a forty-five or sixty degree (45° or 60°) angle from the pavement line.

1.11 SETBACKS. Front yard setbacks for all permanent structures shall be measured from the ROW of any adjacent public streets and from the curb or pavement line of any adjacent private drives. The following minimum setbacks shall apply:

Commercial uses along any Commercial Parkway	25 feet
Highway 65 and 248 frontage	25 feet, except as noted on the setback map exhibit
Commercial uses facing other Public Streets	25 feet
Residential uses if constructed on the Commercial Parkway	25 feet
Residential uses on Local public Residential Streets (measured from the ROW line)	15-25 feet
*See Note below.	
Residential lots on private drives (measured from curb line, or pavement edge) (does not include Multi-Family uses)	20-30 feet
Multifamily uses on private drives	10 feet from curb line or 20 feet from edge of pavement if curbs do not exist.
Commercial buildings if separated	0 feet
Space between Residential buildings	10 feet measured at the over hang
Setback from Development boundaries, except where noted	50 feet

Note: Variable front yard setbacks will be allowed and encouraged to provide for a variety in building placements and a reduction in monotony of the streetscape. For streets with curb and gutter, setbacks can be varied from 15 to 25 feet, provided that the setback of the garage portion of any stand-alone single-family residence, patio home or town home is not reduced below 20 feet. For streets or drives with no curb and gutter, the setbacks may vary from 25 to 35 feet.

In addition to these minimum setbacks, additional requirements may be imposed by the Master Declaration on setbacks of permanent structures.

1.12 LOT SIZES. Minimum lot sizes for all permanent structures constructed within Branson Hills shall be as approved on the final plat(s) for each parcel and as determined during the final platting process. This condition does not preclude smaller lots than permitted by the Subdivision Regulations for the City of Branson, provided that the density for the parcel being platted, as set forth in these Land Use Regulations, is not exceeded. The purpose of this provision is to allow for variety in design, the creation of larger open space areas and adoption of new concepts in housing as they evolve. Provisions for cluster housing, patio homes, zero lot line homes and so-called Z-lot homes are included within the single-family designation. When those land use options are exercised, the minimum lot size shall be 5,000 square feet.

Any parcel that allows Commercial uses may be i) platted as individual lots with sufficient land area to satisfy setback requirements, or ii) platted as condominium unit lots encompassing a

permanent structure footprint with the balance of the land to be a common element of that condominium. For the parcels upon which residential uses are allowed (excluding timeshare, fractionals or condominiums) the parcel of land containing the minimal land area necessary to satisfy the setback requirements may be platted as individual lots. For those parcels upon which timeshares, fractionals or condominiums uses are allowed, setback requirements shall not apply to individual units, but to the main structure containing those units.

Open space and/or pedestrian walkways shall be platted either as individual lots, as special easements defining the precise use, as common areas, or on parcels where condominium time share or fractional use is allowed, as common elements of that condominium.

1.13 HEIGHT. Since the project contains many different land use groups, the height restrictions within Branson Hills will vary according to the topography and the type of land use. The maximum height permitted within Branson Hills will be measured from the finish floor elevation of the floor that exists directly upon the uphill side of any lot (other than Condominium Units). That height restriction shall be limited to fifty feet (50') for stand-alone, single-family structures, one hundred feet (100') for Commercial, seventy five feet (75') for Multi-Family Lots, and two hundred feet (200') for Condominium and Hotel Towers, subject to the recorded Master Declaration.

1.14 VEGETATION BUFFERS. An undisturbed natural vegetation buffer may be required by the Developer between all parcels upon which commercial and residential land uses are permitted, and between parcels upon which multi-family and single family residential land uses are permitted.

1.15 SIDEWALKS. Any sidewalks shall be constructed in general conformance with City of Branson standards; PROVIDED, HOWEVER, that sidewalks may deviate from these standards if an alternative plan is presented and approved by the City of Branson Planning Department at the time of permitting. In addition, a distinction between paved sidewalks and unpaved trails and walkways will be identified on the sidewalk plan submitted during the permitting process. Any sidewalk within a public street ROW shall be paved in concrete; however, other "all weather" materials may be used as an accent material. Sidewalks may be constructed along the commercial streets during the street construction process and sidewalks on residential streets may be constructed as homes are built on individual lots adjacent to such streets, unless otherwise noted within these Land Use Regulations. Any trails and walkways within the open space areas of Branson Hills may be constructed utilizing materials appropriate for and coordinating with the nearby land uses. For example, natural earth may be used for equestrian trails, and asphalt, bark or synthetic mulch may be used for wilderness trails (see Required Minimum Improvements, §430.130).

1.16 LANDSCAPING. Except as specifically stated herein to the contrary, the development of all parcels within Branson Hills shall be subject to the current applicable City of Branson Landscaping ordinance; provided, however, that all development shall be subject to and follow the provisions of Paragraph 6.1 of the Annexation Agreement. Street trees may be provided along all streets where possible within the development.

1.17 LOCAL CODES AND ORDINANCES. In addition to any of the standards listed within these Land Use Regulations, all construction within Branson Hills shall be subject to local codes and ordinances as adopted by the City.

1.18 FIRE SAFETY REQUIREMENTS. All structures and improvements shall be required to follow all applicable codes and ordinances.

1.19 PARKING LOT INTERIOR GREENSPACE. The greenspace within the interior portion of all parking areas (excluding "on-street" parking on streets or drives) within commercial or multi-family use parcels within Branson Hills shall include a maximum of 10% interior green for the development, as per the Landscape ordinance or as otherwise approved by the City of Branson

Planning and Zoning planning department. Greenspace located on the perimeter of any parking area shall be included in the calculation of the required 10% interior green area.

1.20 TREE SAVING AND CLEARING. Trees designated by the Developer to remain on a particular parcel are shown either on the Branson Hills Undisturbed Area Map attached hereto as Exhibit "E" (the "Undisturbed Area Map"). The Master Plan generally identifies the intent of the Developer to save as many trees on the Property as possible, especially the trees around the perimeter of the Golf Course. The precise areas that will be left undisturbed will be determined during the building permit process for each Project or Phase.

The Tree Clearing Regulation described in Section 6.1 of the Annexation Agreement shall be in effect during the development of the Property.

1.21 STORM WATER DETENTION. As a whole, the entire Property shall comply with City of Branson storm water detention requirements (the "Water Detention Requirements"). The final design of detention facilities may include lakes, ponds, various pools and other water detention methods, as well as park areas ("Detention Areas"). Park areas may be dedicated to the City of Branson at the Developer's discretion. Detention Areas may also be utilized by the Golf Course as a source of water for irrigation.

A storm water detention plan (the "Detention Plan") shall be prepared and submitted with each Development Plan and/or plat. The Developer may allow so-called "Area Wide" detention facilities, whereby the detention requirements of multiple tracts, parcels, Projects and Phases may be satisfied on a coordinated basis by a single Detention Area or by the combination of Detention Areas, even if the Detention Area(s) is located in whole or in part on other lots, tracts, parcels, Projects or Phases. If the Development Plan of a particular lot, tract, parcel, Project or Phase does not satisfy the Water Detention Requirements, on its own, it may be deemed to satisfy the Water Detention Requirements if on an Area Wide basis the Water Detention Requirements are satisfied. Therefore, Area Wide Detention Areas may be constructed to satisfy the detention requirements of several development Projects or Phases (even if represented by several plats) provided that the Detention Plan addresses how the Water Detention Requirements are satisfied. A large Project creating significant storm water run-off may potentially damage downstream properties and may trigger the construction of an Area Wide Detention Area on other lots, tracts, parcels, Projects or Phases even if that Detention Area is outside the boundaries of that particular Project. In such event, easements may be required to be granted by the owner of the burdened property and shown on the Development Plan as well as the preliminary and final plats of that Project. The plats shall also show any Detention Areas and other improvements required to satisfy the Water Detention Requirements that are outside the boundaries of that Project.

Where possible, the natural drainage ways within the Property shall be left in their natural condition; PROVIDED, HOWEVER, that this provision does not in any way prevent the construction of the Golf Course, lakes, Detention Areas, nor the crossing of any such drainage ways by trails and/or sidewalks.

1.22 OFF STREET PARKING. All off-street parking contained within the Property shall adhere to the following general guidelines. All parcels used for Retail Space shall have a maximum of 4 spaces per 1,000 square feet.

Parking stalls not located within streets or drives shall be a minimum of nine feet (9') wide by nineteen feet (19') long with a twenty-three foot (23') drive permitted between two rows of 90 degree parking. Provisions for up to 10% of all parking may be designed for compact cars.

The specific parking requirements for each particular land use allowed within the Branson Hills shall be as follows:

Hotel	1 space per room plus one space for each employee of the largest shift
Office	1 space per 1000 gross floor area
Timeshare	1-1/2 spaces per dwelling unit If a lock out is provided, the standard then increases to 1 space per bedroom, including the lock out
Residential Cabins connected to the hotel or the Golf Club	1-1/2 spaces per cabin
Apartment and Condos	Current City Code
All other residential uses	2 spaces per dwelling unit

1.23 ACCESS AND SPECIAL USE EASEMENTS GRANTED. It is anticipated that cross access easements providing for various future owners of the lots, parcels or tracts within Branson Hills will be created so that various individual owners of a lot, parcel or tract will have access across other lots, parcels or tracts owned by other parties for pedestrian foot travel, vehicular access and other access and easement as required herein or in the Master Declaration. These easements shall be on all final plats and may be included in specific recorded easement agreements.

1.24 UTILITIES. All utilities must be installed underground except for existing primary transmission lines (should they occur) on or adjacent to the development.

1.25 SIGNAGE REGULATIONS. The signs used within Branson Hills shall follow the regulations of the City of Branson, with the following exceptions: the Developer may create a specific sign ordinance governing the placement, design and size of each sign utilized within Branson Hills. The Developer hereby reserves this section of the Land Use Regulations until a more precise design concept regarding the development of the Property can be prepared. This sign ordinance may address "Way-finding" signage to permit limited off-premise signs to be utilized to direct visitors to uses in remote sections of the Property. It is not the intent to allow off-premise signs for a use or business that is located outside of the Property. At that time, the sign ordinance for the Property will be brought before the Board of Aldermen for review and approval, after which, it shall become part of these Land Use Regulations by reference as if it was part of these Land Use Regulations when adopted and may modify the City's general sign ordinance.

2.0 REGULATIONS SPECIFIC TO EACH TRACT OF LAND

2.01 ZONING USES. These Land Use Regulations restrict the full range of uses normally allowed within a Commercial or other zoning district. The uses that are permitted in each parcel within the Property are listed below and identified by parcel. Uses not listed but deemed by the Board of Aldermen to be in character with the PD-Planned Development and zoning district and with other approved uses within the parcel shall also be allowed. Uses allowed by entitlement in these Land Use Regulations are as follows:

2.02 SPECIFIC USES PER TRACT

Parcel 1

C-Commercial Uses (Commercial/Retail Parcel).

1. Any use permitted in the R-3 Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU per acre. Includes patio homes, zero lot line homes and z-lot homes.
2. Accessory structures to serve the project.
3. Amusement parlors, arcades, or any other tourist-intensive recreational use.
4. Animal hospital, kennel, pet shop.
5. Antique shop.
6. Appliance store.
7. Arts and crafts (including galleries).
8. Bakery/delicatessen.
9. Bank and financial institution.
10. Barber and beauty shop.
11. Brewing of alcoholic beverages (including on-site consumption).
12. Clothing and shoe store.
13. Clubhouse and related recreation facilities; food preparation facilities for residents only and meeting rooms.
14. Commercial recreational facilities (including golf courses and country clubs).
15. Convenience store with fuel dispensing.
16. Daycare facilities.
17. Department store.
18. Drug store.
19. Entertainment facilities including supper clubs.
20. Fast food restaurants.
21. Florist.
22. Furniture store.
23. General merchant, department and variety store.
24. Gifts and souvenirs.
25. Grocery store.
26. Hardware store.
27. Hotel and motel.
28. Hospitals, rest and nursing homes.
29. Laundry and dry cleaners, both plant and pick up facilities.
30. Maintenance facility.
31. Movie exhibition.
32. Music store and studio.
33. Museums, including car museums and car sales.
34. Newspaper publishing.
35. Newsstand.
36. OPC Centers.
37. Package Liquor stores.
38. Parking facilities including garages and auto maintenance facilities.
39. Photography studios.
40. Professional and general offices.
41. Project offices, including sales office.
42. Public utility offices.
43. Radio and TV broadcasting facilities.
44. Restaurants (with and without liquor consumption).
45. Self-service laundry.
46. Service station and auto repair.

47. Sporting goods store and boat sales and repair facilities.
48. Timeshare, including fractional sales. Allowed density: 32 DU/acre (including timeshare sales office).
49. Whole ownership nightly rental condos, cabins or houses. Allowed density: 16 DU/acre.
50. Wholesale (sales, office and storage) operations.

Parcel 2

C-Commercial Uses (Commercial/Retail Parcel).

1. Any use permitted in the R-3 Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU per acre.
2. Accessory structures to serve the project.
3. Amusement parlors, arcades, or any other tourist-intensive recreational use.
4. Antique shop.
5. Arts and crafts (including galleries).
6. Bakery/delicatessen.
7. Bank and financial institution.
8. Barber and beauty shop.
9. Brewing of alcoholic beverages.
10. Clothing and shoe store.
11. Clubhouse and related recreation facilities; food preparation facilities for residents only and meeting rooms.
12. Commercial recreational facilities.
13. Daycare facilities.
14. Department store.
15. Drug store.
16. Entertainment facilities including supper clubs.
17. Florist.
18. Gifts and souvenirs.
19. Golf clubhouse and related facilities.
20. Hotel and motel.
21. Hospitals, sanitariums, rest and nursing homes.
22. Laundry and dry cleaners pick up location.
23. Maintenance facility.
24. Movie exhibition.
25. Music store and studio.
26. Museums, including car museums and car sales.
27. Newsstand.
28. Nightclub and dancing facilities.
29. OPC Centers.
30. Package liquor stores.
31. Parking facilities including garages.
32. Photography studios.
33. Professional and general offices.
34. Project offices, including sales office.
35. Public buildings, assembly halls, auditoriums and amphitheater.
36. Public utility offices.
37. Radio and TV broadcasting facilities.
38. Restaurants.
39. Sporting goods store.
40. Theater, coliseum, arena, convention facilities.
41. Timeshare, including fractional sales. Allowed density: 32 DU/acre (including timeshare sales office).
42. Water slides, pools and other water related recreational facilities.

43. Whole ownership nightly rental condos, cabins or houses. Allowed density: 16 DU/acre.

Parcel 3

Multifamily uses.

1. Accessory structures to serve project.
2. Any use permitted in the Multiple Family Residential District of the Branson Municipal Code. Allowed density: 16 DU/acre.
3. Clubhouse and related recreational facilities, food preparation facilities for residents only and meeting rooms.
4. Churches.
5. Cluster single-family housing.
6. Condo sales and nightly rental.
7. Daycare facilities.
8. Maintenance facility.
9. One-family residences.
10. Other supporting recreational uses and facilities limited to guests (e.g. pavilions, workout facilities, pools, etc.)
11. Park and recreation facilities.
12. Patio homes.
13. Self-service laundry.
14. Schools, public and private.
15. Timeshare, including fractional sales. Allowed density: 32 DU/acre.
16. Timeshare sales center.
17. Golf and Club Villas.
18. Z-lot homes.

Parcel 4

Single Family Residential Uses.

1. Accessory structures to serve project.
2. Any use permitted in the Single Family Residential District of the Branson Municipal Code. Allowed density: 4 DU/acre unless otherwise specified herein.
3. Churches.
4. Cluster single-family housing (6 DU/acre).
5. Clubhouse and related recreational facilities, food preparation facilities for residents only and meeting rooms.
6. Day care centers.
7. Maintenance facilities.
8. Other supporting recreational uses and facilities limited to guests.
9. Patio homes (6 DU/acre).
10. Park, recreation and open space facilities.
11. Private swimming pools including indoor pools.
12. Zero lot line homes (6 DU/acre).
13. Z-lot homes (6 DU/acre).

Parcel 5

Parks and Open Space Uses.

1. Accessory structures to serve project.
2. Court and field games.
3. Day care facilities.
4. Gazebos, picnic shelters, parking, recreational and garden activities.
5. Golf Course expansion.
6. Hiking and biking trails.
7. Maintenance facilities.

8. Noncommercial accessory structures.
9. Open space facilities.
10. Other supporting recreational uses and facilities limited to guests.
11. Parks.
12. Park shelter/gazebo.
13. Picnic facilities.
14. Playgrounds.
15. Public Facilities.
16. Swimming Pools.
17. OPC.

Parcel 6

Golf Course.

1. Golf Course with all related structural and technical requirements, including Driving Range and Cart Maintenance facilities.
2. Maintenance facilities.

Parcel 7

Out Parcels to be added at a later date.

2.03 PROHIBITED USES—ALL PHASES

1. Agriculture/livestock.
2. Rendering plants.
3. Adult video, bookstores, sex-toy retail.

3.0 REGULATIONS SPECIFIC TO INFRASTRUCTURE CONSTRUCTION

3.01 PLATTING REQUIREMENTS. Since Branson Hills may be developed over a number of years and accomplished through numerous Phases or Projects, final platting will be accomplished in concert with the development's timing requirements. Final plats will be prepared in accordance with the current Subdivision Regulations and Codes for the City of Branson in force at the time of platting. Each Final Plat shall indicate all lots, ROW's, Easements, open space, parks and property dedicated. Platting may occur in phases and may include individual lots or multiple lots as a final plat.

3.02 INFRASTRUCTURE CONSTRUCTION. The Branson Hills Parkway ROW (see Branson Hills Parkway Legal Description attached to this document) shall be dedicated to the City of Branson per the terms and conditions specified in the Branson Hills Annexation Agreement and all conditions of that agreement are also made a part of this document by reference.

On a phase-by-phase basis, all infrastructure shown on the Master Plan, including but not limited to streets, drives, curbs and gutters, sidewalks, sewer, water, storm drainage, etc., shall be installed, inspected and approved by the City Engineering Department prior to approval of any building occupancy permit within each phase. The construction of these improvements shall coincide with the final platting for each phase as determined throughout the life of these Land Use Regulations.

The phasing of the Public Streets and Private Drives shall generally follow the sequence identified within these Land Use Regulations; however, the precise order of the phases may be altered at the Developer's discretion. Each phase and the limits of roadway to be constructed within any such phase shall be submitted to the City of Branson Planning Commission for their review of the conformance with the provisions of these Land Use Regulations.

3.03 PROPERTY PHASING. Phasing for the Property shall consist of multiple phases to be determined later at the Developer's discretion. As each Project and/or Phase must satisfy the Water Detention Requirements as set forth in Section 1.21 above, the sanitary sewer mains, the water mains, electrical, telephone, gas (if available) and cable service shall be installed in

accordance with the Development Plan of a particular Project or Phase. The intent is to provide all infrastructure items for each Project or Phase within Branson Hills, thereby making them available for sale and for obtaining building permits.

3.04 PARKS AND OPEN SPACE DEDICATION. Since the Master Plan has been prepared showing large tracts of land that will later be subdivided and platted, it may not indicate the precise location for park and open space land with these parcels. The exception is the Recreational Center Complex (city Park), which has been contributed to the City of Branson as part of the Annexation Agreement. (See Legal Description for City Park attached to this document.) Adjacent park land, linear parks and open space areas may be identified and platted later may be dedicated to the City as each plat is accepted and recorded at Taney County, or at other times as mutually agreed by the Developer and the City. At that time, the Developer may deed to the City of Branson, the park and open space lands intended for general public use. This provision does not preclude the Developer from retaining portions of the park and open space properties identified on the final plats for private use and to be under private ownership and maintained by various Home Owner's Associations or a Master Owner's Association.

3.05 WATER WELL ENTITLEMENT. As specified and regulated in the Annexation Agreement, the Developer shall be entitled to drill, construct, install and operate two (2) water wells, (including appropriate pumping and distribution facilities and systems) within the Property for the purposes of irrigation of the Golf Course, greenspaces, green areas, green belts, open areas, landscaping, vegetation buffers and other purposes as the Developer sees fit throughout the Property.

EXHIBIT A
LEGAL DESCRIPTION

Description:

A tract of land situated in part of Sections 17, 18, 19 and 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing Sand Stone marking the quarter corner of said Sections 19 and 20; Thence S 00°05'19" E, along the West line of the NW1/4 of the SW1/4 of Section 20, a distance of 1319.47 feet to an existing Lime Stone marking the Southwest corner of the NW1/4 of the SW1/4 of Section 20 for a Point of Beginning; Thence N 89°47'26" W, a distance of 1326.72 feet to an existing 1/2" iron pin marking the Southwest corner of the NE1/4 of the SE1/4 of Section 19; Thence N 00°18'51" E, along the West line of the NE1/4 of the SE1/4 of Section 19, a distance of 708.45 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 89°39'43" E, leaving the West line of the NE1/4 of the SE1/4, a distance of 449.95 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 37°29'26" E, a distance of 237.12 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 51°48'20" W, a distance of 669.48 feet; Thence Northwesterly along a 12.8755 degree curve to the left, 77.58 feet (said curve having a radius of 445.00 feet) to a point on the West line of the E1/2 of the NE1/4 of Section 19; Thence S 00°00'10" W, along the non-tangent, West line of the E1/2 of the NE1/4 of Section 19, a distance of 28.36 feet to an existing 1/2" iron pin marking the Northwest corner of the NE1/4 of the SE1/4 of said Section 19; Thence N 89°56'22" W, along the South line of the SW1/4 of the NE1/4 of Section 19, a distance of 1005.22 feet; Thence N 00°14'44" E, leaving the South line of the SW1/4 of the NE1/4, a distance of 71.81 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 12.8755 degree segment of a curve to the left, 203.81 feet (said segment having a chord bearing and distance of S 61°47'04" W, 202.03 feet and having a radius of 445.00 feet); Thence S 48°39'50" W, a distance of 183.29 feet to a point on the West line of the NW1/4 of the SE1/4 of Section 19; Thence N 00°29'26" E, along the West line of the NW1/4 of the SE1/4 of Section 19, a distance of 53.68 feet; Thence S 48°39'50" W, leaving the West line of the NW1/4 of the SE1/4, a distance of 569.06 feet; Thence S 52°44'24" W, a distance of 172.97 feet; Thence N 00°33'40" W, a distance of 87.30 feet; Thence N 52°44'24" E, a distance of 118.30 feet; Thence N 48°39'50" E, a distance of 629.18 feet to a point on the west line of the W1/2 of the NE1/4 of Section 19; Thence N 00°04'36" W along the west line of the NE1/4 of said Section 19, a distance of 253.69 feet; Thence N 89°36'51" E, leaving the west line of the NE1/4 of Section 19, a distance of 317.33 feet to a point on a curve; Thence Northerly along a 10.6103 degree segment of a curve to the right, 39.97 feet (said segment having a chord bearing and distance of N 07°31'16" E, 39.96 feet and a radius of 540.00 feet); Thence N 09°38'29" E, a distance of 204.93 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 84°43'48" W, a distance of 358.77 feet to a point on the west line of the NE1/4 of Section 19; Thence N 00°04'36" W, along the west line of the NE1/4 of said Section 19, a distance of 271.01 feet; Thence S 80°23'39" E, leaving the west line of the NE1/4 of Section 19, a distance of 402.87 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 09°36'16" E, a distance of 133.49 feet to an existing 5/8" iron pin set by RLS 1918; Thence Northerly along a 8.2440 degree curve to the left, 321.83 feet (said curve having a radius of 695.00 feet) to a point of reverse curvature; Thence Northerly along a 7.1175 degree curve to the right, 723.40 feet (said curve having a radius of 805.00 feet) to an existing 5/8" iron pin set by RLS 1918; Thence N 55°26'20" W, along a non-tangent line a distance of 110.13 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 89°55'18" W, a distance of 417.14 feet to a point on the west line of the NE1/4 of said Section 19; Thence N 00°04'36" W, along the west line of the NE1/4 of Section 19, a distance of 392.79 feet; Thence S 87°05'39" E, leaving the West line of the NE1/4 of Section 19, a distance of 57.31 feet; Thence S 47°41'04" E, a distance of 69.92 feet; Thence S 70°45'07" W, a distance of 30.42 feet; Thence N 88°48'05" E, a distance of 30.02 feet; Thence N 67°07'10" E, a distance of 26.98 feet; Thence N 88°48'53" E, a distance of 49.30 feet;

Thence S 65°56'52" E, a distance of 233.33 feet; Thence S 87°33'48" E, a distance of 122.78 feet; Thence S 69°19'09" E, a distance of 235.51 feet to a point on a non-tangent curve; Thence northeasterly along a non-tangent 7.1175 degree segment of a curve to the right, 352.69 feet (said segment having a chord bearing and distance of N 70°11'38" E, 349.88 feet and having a radius of 805.00 feet); Thence N 82°44'43" E, a distance of 321.88 feet; Thence N 41°36'28" W, a distance of 104.17 feet; Thence N 58°33'18" W, a distance of 535.18 feet; Thence N 14°31'55" W, a distance of 30.78 feet to a point on the North line of the NW1/4 of the NE1/4 of Section 19; Thence N 89°54'30" W, along the North line of the NW1/4 of the NE1/4 of Section 19, a distance of 855.88 feet to an existing sand stone marking the Northwest corner of the NW1/4 of the NE1/4 of Section 19; Thence N 00°14'58" E, along the West line of the SW1/4 of the SE1/4 of said Section 18, a distance of 1332.70 feet to an existing lime stone marking the Northwest corner of the SW1/4 of the SE1/4 of Section 18; Thence S 89°38'00" W, along the South line of the N1/2 of the fractional SW1/4 of said Section 18, a distance of 699.91 feet to a point on the Easterly right-of-way line of M.S.H.D. Route 248, said point being on a non-tangent curve; Along the Easterly right-of-way line of M.S.H.D. Route 248 as follows: Thence northerly along a non-tangent 5.7562 degree segment of a curve to the left, 52.39 feet (said segment having a chord bearing and distance of N 06°13'02" E, 52.38 feet and having a radius of 995.37 feet) to Sta 378+02 and 40 feet left of center line; Thence S 85°17'25" E, along a non-tangent line a distance of 5.00 feet to Sta 378+02 and 45 feet left of center line, said point being on a non-tangent curve; Thence Northerly along a non-tangent 5.7275 degree segment of a curve to the left, 106.80 feet (said segment having a chord bearing and distance of N 01°39'04" E, 106.75 feet and having a radius of 1000.37 feet) to Sta 377+00 and 45 feet left of center line; Thence N 88°35'33" E, along a non-tangent line, a distance of 25.00 feet to Sta 377+00 and 70 feet left of center line, said point being on a non-tangent curve; Thence Northerly along a non-tangent 5.5878 degree segment of a curve to the left, 11.27 feet (said segment having a chord bearing and distance of N 01°43'21" W, 11.27 feet and having a radius of 1025.37 feet) to PC Sta 376+89.5 and 70 feet left of center line; Thence N 02°02'14" W, a distance of 89.50 feet to Sta 376+00 and 70 feet left of center line; Thence S 87°57'46" W, a distance of 30.00 feet to Sta 376+00 and 40 feet left of center line; Thence N 02°02'14" W, a distance of 90.30 feet to PT Sta 375+12.9 and 40 feet left of center line; Thence Northerly along a 8.4659 degree curve to the right, 369.19 feet (said curve having a radius of 676.78 feet) to PC Sta 371+22.3 and 40 feet left of center line; Thence N 29°13'04" E, a distance of 83.73 feet; Thence N 89°48'24" E, leaving the Easterly right-of-way line of M.S.H.D. Route 248, a distance of 459.30 feet; Thence N 00°11'36" W, a distance of 327.98 feet; Thence N 72°12'54" W, a distance of 246.10 feet to a point on the Easterly right-of-way line of M.S.H.D. Route 248, said point being on a non-tangent curve; Thence Northeasterly along a non-tangent 13.5432 degree segment of a curve to the left, 124.78 feet (said segment having a chord bearing and distance of N 14°57'41" E, 124.32 feet and having a radius of 423.06 feet) to a point on the North line of the fractional SW1/4 of Section 18; Thence N 89°48'24" E, along the north line of the fractional SW1/4 of Section 18, a distance of 317.95 feet to the Northwest corner of the NW1/4 of the SE1/4 of Section 18; Thence N 89°05'54" E, a distance of 1324.62 feet to an existing wagon tire iron marking the Northeast corner of the NW1/4 of the SE1/4 of Section 18; Thence N 00°01'02" E, a distance of 1319.59 feet to the Northwest corner of SE1/4 of the NE1/4 of Section 18; Thence S 89°30'30" E, a distance of 1314.29 feet to an existing wagon tire iron marking the Northeast corner of the SE1/4 of the NE1/4 of Section 18; Thence N 00°30'09" E, along the West line of NW1/4 of the NW1/4 of said Section 17, a distance of 1288.73 feet to a point on Southerly right-of-way line of existing Buchanan Road, said point being on a non-tangent curve; Along the original South right-of-way of Buchanan Road as follows: Thence easterly along a non-tangent 2.9626 degree segment of a curve to the right, 268.70 feet (said segment having a chord bearing and distance of S 80°24'07" E, 268.48 feet and having a radius of 1933.99 feet); Thence S 76°25'18" E, a distance of 341.87 feet; Thence Easterly along a 6.0720 degree curve to the right, 306.70 feet (said curve having a radius of 943.60 feet); Thence S 57°47'56" E, a distance of 166.58 feet; Thence Southeasterly along a 11.0019 degree curve to the left, 106.62 feet (said curve having a radius of 520.78 feet); Thence S 69°31'44" E, a distance of 130.02 feet; Thence Easterly along a 16.5762 degree curve to the left, 72.34 feet (said curve having a radius of 345.65 feet) to a point on the west line of the NE1/4 of the NW1/4 of Section 17; Thence S 00°20'19" W, along the west line of the NE1/4 of the NW1/4 of Section 17, a distance of

851.52 feet to an existing wagon tire marking the Southwest corner of the NE1/4 of the NW1/4 of Section 17; Thence S 00°05'44" E, along the west line of the SE1/4 of the NW1/4 of Section 17, a distance of 997.04 feet; Thence

S 89°41'35" E, a distance of 1316.14 feet to a point on the east line of the SE1/4 of the NW1/4 of Section 17; Thence N 00°04'15" W, along the east line of the SE1/4 of the NW1/4 of Section 17, a distance of 1000.45 feet to an existing wagon tire iron marking the Southeast corner of the NE1/4 of the NW1/4 of Section 17; Thence N 00°04'14" E, along the east line of the NE1/4 of the NW1/4 of Section 17, a distance of 664.53 feet to an existing 1/2 iron pin; Thence

N 67°31'54" W, leaving the east line of the NE1/4 of the NW1/4 of Section 17, a distance of 1021.27 feet to a point on new southerly right-of-way line of Buchanan Road, said point being on a non-tangent curve; Along the new southerly right-of-way line of Buchanan Road as follows: Thence northeasterly along a non-tangent 7.2161 degree segment of a curve to the left, 138.98 feet (said segment having a chord bearing and distance of N 63°09'18" E, 138.81 feet and having a radius of 794.00 feet); Thence N 58°08'25" E, a distance of 84.80 feet; Thence Easterly along a 7.8060 degree curve to the right, 411.09 feet (said curve having a radius of 734.00 feet); Thence S 89°46'12" E, a distance of 910.18 feet; Thence southeasterly along a 5.9068 degree curve to the right, 386.20 feet (said curve having a radius of 970.00 feet); Thence S 66°57'30" E, a distance of 925.04 feet; Thence southeasterly along a 36.1830 degree curve to the right 370.01 feet (said curve having a radius of 158.35 feet); Thence S 42°35'11" E, a distance of 87.39 feet; Thence easterly along a 48.6423 degree curve to the left, 230.01 feet, (said curve having a radius of 117.79 feet); Thence S 73°54'56" E, a distance of 78.96 feet to a point on the outer road of M.S.H.D. Route 65; Thence southwesterly along the outer road right-of-way line along a 4.8111 degree segment of a curve to the left, 133.64 feet (said segment having a chord bearing and distance S 10°31'03" W, 133.57 feet and having a radius of 1190.92 feet); Thence N 80°17'54" W, leaving the right-of-way line of the existing outer road, a distance of 821.95 feet to a point on the east line of the W1/2 of the NE1/4 of Section 17; Thence S 00°03'59" W, along the east line of the W1/2 of the NE1/4, a distance of 1936.93 feet to an existing 5/8" iron pin marking the Southeast corner of the W1/2 of the NE1/4 of Section 17; Thence S 00°14'29" W, along the east line of the NW1/4 of the SE1/4 of Section 17, a distance of 1318.63 feet to an existing wagon tire iron marking the Southeast corner of the NW1/4 of the SE1/4; Thence S 00°09'31" E, a distance of 1326.10 feet to the Southeast corner of the SW1/4 of the SE1/4 of Section 17; Thence

S 89°31'21" E, along the North line of the NE1/4 of the NE1/4 of said Section 20, a distance of 297.20 feet; Thence S 00°27'54" E, parallel with the east line of the property described in General Warranty Deed recorded in Book 237, at Page 1169 of the records of Taney County, Missouri, a distance of 1309.54 feet, to a point on the south line of said Book 237, at Page 1169; Thence S 89°23'34" W, along the south line of the parcel described in Book 237, at Page 1169, a distance 301.93 feet, to a point on the east line of the NW1/4 of the NE1/4 of said Section 20; Thence S 00°15'27" E, along the east line of the NW1/4 of the NE1/4 of said Section 20, a distance of 7.99 feet to an existing lime stone marking the Southeast corner of the NW1/4 of the NE1/4 of Section 20; Thence S 00°03'06" E, a distance of 1333.47 feet to an existing stone marking the Southeast corner of the SW1/4 of the NE1/4 of Section 20; Thence S 89°39'15" E, along the south line of the SE1/4 of the NE1/4 of Section 20, a distance of 654.93 feet; Thence

S 00°01'07" W, leaving the South line of the SE1/4 of the NE1/4 of Section 20, a distance of 102.88 feet; Thence S 18°17'50" E, a distance of 237.32 feet; Thence S 26°40'54" E, a distance of 335.06 feet; Thence S 19°33'59" E, a distance of 256.63 feet; Thence N 89°59'14" W, a distance of 412.95 feet; Thence South, a distance of 222.30 feet to a point on the North line of Lot 14 Branson Hills, a subdivision plat recorded in Plat Book/Slide "D", at Pages 414 through 432 of the records of Taney County, Missouri; Along the north line of Lots 14, 13-1, 13-2, and 13-3 of Branson Hills as follows: Thence West, a distance of 848.83 feet to the Northwest corner of Lot 13-2; Thence N 45°10'12" W, a distance of 352.51 feet; Thence S 87°56'11" W, a distance of 1105.72 feet to existing 5/8" iron pin set by RLS 1918 marking the Northwest corner of Lot 13-3; Thence S 89°56'22" W, a distance of 79.91 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 68°17'10" W, a distance of 641.65 feet; Thence S 35°34'09" W, a distance of 33.29 feet to an existing 5/8" iron pin set by RLS 1918; Thence S 73°30'33" W, a distance of 266.95 feet to a point on a non-tangent curve; Thence Southeasterly along

a non-tangent 3.9514 degree segment of a curve to the left, 266.78 feet (said segment having a chord bearing and distance of S 41°27'21" E, 266.40 feet and having a radius of 1450.00 feet); Thence S 46°43'36" E, a distance of 531.04 feet; Thence Southeasterly along a 8.8147 degree curve to the left, 376.93 feet (said curve having a radius of 650.00 feet), to a point on a non-tangent curve; Thence Westerly along a non-tangent 9.4704 degree segment of a curve to the right, 9.01 feet (said segment having a chord bearing and distance of N 82°48'55" W, 9.01 feet and having a radius of 605.00 feet); Thence along a radial line S 07°36'41" W, along a non-tangent line, a distance of 110.00 feet to a point on a non-tangent curve; Thence Westerly along a non tangent 8.0134 degree segment of a curve to the right, 445.03 feet (said segment having a chord bearing and distance of N 64°33'27" W, 437.88 feet and having a radius of 715.00 feet); Thence N 46°43'36" W, a distance of 363.87 feet; Thence N 38°52'59" W, a distance of 164.87 feet; Thence Northwesterly along a non tangent 3.6965 degree segment of a curve to the right, 197.72 feet (said curve having a chord bearing and distance of N 43°04'20" W, 197.59 feet and having a radius of 1550.00 feet) to a point on a non tangent curve; Thence Westerly along a non tangent 6.3310 degree segment of a curve to the right, 29.12 feet (said segment having a chord bearing and distance of N 71°07'27" W, 29.12 feet and having a radius of 905.00 feet); Thence S 01°47'43" E, along a non-tangent line, a distance of 409.59 feet to an existing 3/8" iron pin marking the Southeast corner of the NW1/4 of the SW1/4 of Section 20; Thence S 89°38'27" W, along the South line of the NW1/4 of the SW1/4 of Section 20, a distance of 1301.41 feet to the New Point of Beginning; Subject to all easements and restrictions of record.

Except:

A tract of land situated in the part of the SW1/4 of the SW1/4 of Section 17, the SE1/4 of the SE1/4 of Section 18, the NE1/4 of the NE1/4 of Section 19 and the NW1/4 of the NW1/4 of Section 20, all in Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Commencing at an existing sand stone marking the Southwest corner of the NW1/4 of said Section 20; Thence N 00°01'12" W, along the West line of the NW1/4 of Section 20, a distance of 1850.40 feet, to the Point of Beginning; Thence N 26°31'24" W, a distance of 67.47 feet; Thence Northwesterly along a 5.9068 degree curve to the left, 204.10 feet (said curve having a radius of 970.00 feet), to a point of reverse curvature; Thence Northwesterly along a 12.0742 degree curve to the right, 211.67 feet (said curve having a radius of 474.53 feet); Thence S 76°58'41" W, along a non-tangent line, a distance of 191.51 feet; Thence N 00°17'46" E, a distance of 178.51 feet; Thence West, a distance of 337.89 feet; Thence N 00°17'46" E, a distance of 886.48 feet, to a point on a non-tangent curve; Thence Southeasterly along a non-tangent 7.6394 degree segment of a curve to the left, 382.89 feet (said segment having a chord bearing and distance of S 63°33'21" E, 378.75 feet and having a radius of 750.00 feet); Thence S 78°10'53" E, a distance of 765.58 feet; Thence Easterly along a 8.8147 degree curve to the right, 606.41 feet (said curve having a radius of 650.00 feet); Thence S 24°43'39" E, a distance of 605.31 feet; Thence S 65°16'21" W, a distance of 379.08 feet; Thence S 27°31'40" W, a distance of 613.09 feet, to a point on a non tangent curve; Thence Westerly along a non-tangent 11.9366 degree segment of a curve to the right, 395.67 feet (said segment having a chord bearing and distance of N 50°08'17" W, 384.56 feet and having a radius of 480.00 feet); Thence N 26°31'24" W, a distance of 282.17 feet, to the Point of Beginning; Containing 40.91 acres of land, more or less, Subject to all easements and restrictions of record.

Also, Except Pinnacle Lots 18-21 described as follows:

A tract of land situated in the W1/2 of the SE1/4 of Section 18, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20, Township 23, Range 21 West; Thence N 89°40'51" W, a distance of 1317.54 feet to an existing 1/2" iron pin marking the Southeast corner of the SW1/4 of the NE1/4 of Section 19; Thence N 89°56'22" W, a distance of 1319.32 feet to an existing 1/2" iron pin set by RLS 1258, marking the Southwest corner of the SW1/4 of the NE1/4 of Section 19; Thence N 00°04'36" W, along the West line of the W1/2 of the NE1/4 of Section 19, a distance of 2648.46 feet to an existing sand stone marking the Southwest corner of the W1/2 of the SE1/4 of Section 18; Thence S 89°54'30" E, along the South line of the W1/2 of the SE1/4 of Section 18, a distance of 450.04 feet; Thence N 00°05'59" E, a distance of 936.30 feet to the New Point of Beginning; Thence N 23°30'14" E, a distance of 434.83 feet to a point on a non-tangent curve; Thence Southeasterly along a non tangent 10.9135 degree segment of a curve to the left, 104.90 feet (said segment having a chord bearing and distance of S 70°49'39" E, 104.73 feet and having a radius of 525.00 feet); Thence S 76°33'07" E, a distance of 170.17 feet; Thence Easterly along a 37.8515 degree curve to the left, 54.57 feet (said curve having a radius of 151.37 feet) to a point of reverse curvature; Thence Easterly along a 58.6206 degree curve to the right, 141.09 feet (said curve having a radius of 97.74 feet) to a point of reverse curvature; Thence Southerly along a 4.5367 degree curve to the left, 211.39 feet (said curve having a radius of 1262.95 feet) to a point of reverse curvature; Thence Southeasterly along a 381.9719 degree curve to the right, 23.47 feet (said curve having a radius of 15.00 feet); Thence S 65°34'09" W, a distance of 17.62 feet; Thence Southwesterly along a 32.7404 degree curve to the left, 139.62 feet (said curve having a radius of 175.00 feet) to a point of reverse curvature; Thence Southerly along a 45.8366 degree curve to the right, 221.42 feet (said curve having a radius of 125.00 feet); Thence N 58°39'08" W, a distance of 81.06 feet; Thence Northwesterly along a 25.4648 degree curve to the left, 139.26 feet (said curve having a radius of 225.00 feet) to a point of reverse curvature; Thence Westerly along a 32.7404 degree curve to the right, 126.20 feet (said curve having a radius of 175.00 feet) to a point of reverse curve; Thence Northwesterly along a 15.8644 degree curve to the left 58.83 feet (said curve having a radius of 361.16 feet) to the New Point of Beginning; Containing 5.55 acres of land, more or less, Together with and subject to all easements and restrictions of record.

Also, Except:

A tract of land situated in the SW1/4 of the SE1/4 of Section 18, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20 of Township 23 North, Range 21 West; Thence N 89°40'51" W, a distance of 1317.54 feet to and existing 1/2" iron pin marking the Southwest corner of the E1/2 of the NE1/4 of Section 19; Thence N 00°00'10" E, along the West line of the E1/2 of the NE1/4 of Section 19, a distance of 2647.74 feet to an existing 5/8" iron pin marking the Southeast corner of the SW1/4 of the SE1/4 of Section 18 for a New Point of Beginning; Thence N 89°54'30" W, along the South line of the SW1/4 of the SE1/4, a distance of 467.11 feet; Thence N 16°29'08" W, a distance of 33.78 feet to an existing 5/8" iron pin set by 1918; Thence N 16°45'19" W, a distance of 43.68 feet to an existing 5/8" iron pin set by 1918; Thence N 22°49'03" W, a distance of 29.10 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 37°20'38" W, a distance of 32.35 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 35°02'47" W, a distance of 27.54 feet to an 5/8" iron pin set by RLS 1918; Thence N 51°42'51" E, a distance of 230.82 feet to an existing 5/8" iron pin set by RLS 1918; Thence N 00°08'20" E, a distance of 198.72 feet to a point on a non-tangent curve; Thence Easterly along a non-tangent 114.5916 degree segment of a curve to the left, 55.20 feet (said segment having a chord bearing and distance of N 58°24'55" E, 52.44 feet and having a radius of 50.00 feet); Thence S 89°30'25" E, a distance of 313.82 feet to a point on the East line of the SW1/4 of the SE1/4 of Section 18; Thence S 00°27'26" W, along the East line of the SW1/4 of the SE1/4, a distance of 516.58 feet to the New Point of Beginning; Containing 5.00 acres of land, more or less, Together with and subject to all easements and restrictions of record.

Also, Except Parcel W:

A tract of land situated in the E1/2 of the NE1/4 of Section 19 and the W1/2 of the NW1/4 of Section 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

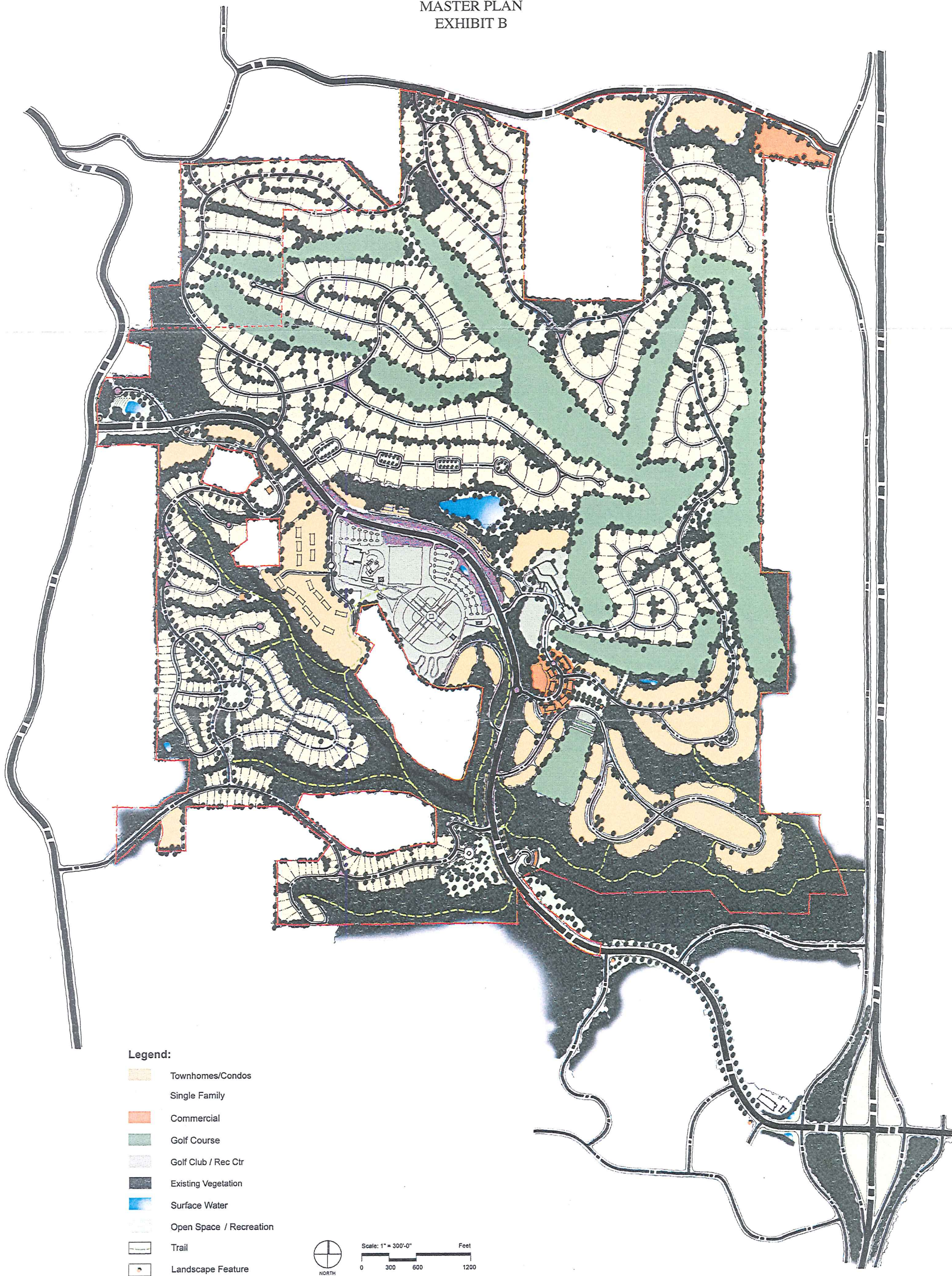
Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20; Thence N 00°01'12" W, along the West line of the NW1/4 of Section 20, a distance of 709.89 feet to a point on the Southerly boundary of the exception for a New Point of Beginning; Thence N 45°52'05" W, a distance of 47.93 feet; Thence N 09°27'44" W, a distance of 151.65 feet; Thence N 36°11'09" W, a distance of 711.64 feet; Thence N 30°57'50" E, a distance of 402.48 feet; Thence N 55°58'50" W, a distance of 242.62 feet; Thence N 11°11'09" E, a distance of 285.68 feet; Thence N 76°58'41" E, a distance of 191.51 feet; to a point on a non-tangent curve; Thence Southerly along a non-tangent 12.0742 degree segment of a curve to the left, 211.67 feet (said segment having a chord bearing and distance of S 25°48'02" E, 209.92 feet and having a radius of 474.53 feet) to a point of reverse curvature; Thence Southeasterly along a 5.9068 degree curve to the right, 204.10 feet (said curve having a radius of 970.00 feet); Thence S 26°31'24" E, a distance of 349.64 feet; Thence Southeasterly along a 11.9366 degree curve to the left, 652.99 feet (said curve having a radius of 480.00 feet) to a point of reverse curvature; Thence Easterly along a 13.6419 degree curve to the right, 251.88 feet (said curve having a radius of 420.00 feet); Thence S 07°20'04" W, along a non-tangent line, a distance of 591.85 feet; Thence S 20°13'30" W, a distance of 462.17 feet; Thence S 78°41'24" W, a distance of 72.17 feet; Thence N 64°26'59" W, a distance of 426.58 feet; Thence N 45°52'05" W, a distance of 323.10 feet to the New Point of Beginning; Containing 29.20 acres of land, more or less, Together with and Subject to all easements and restrictions of record.

And, Except Parcel O, O-1, O-2, O-3, O-4:

A tract of land situated in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4 of Section 19 and the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 20, Township 23 North, Range 21 West, Taney County, Missouri, Being more particularly described as follows:

Beginning at an existing sand stone marking the quarter corner of Sections 19 and 20; Thence N 00°01'12" W, along the NW1/4 of Section 20, a distance of 143.61 feet to a point on the Northerly boundary of parcel O for a New Point of Beginning; Thence S 82°27'38" E, a distance of 142.15 feet; Thence S 59°11'20" E, a distance of 302.55 feet; Thence S 01°41'06" E, a distance of 400.62 feet to a point on a non-tangent curve; Thence Westerly along a non-tangent 8.1271 degree segment of a curve to the left, 374.16 feet (said segment having a chord bearing and distance of S 81°51'18" W, 369.79 feet and having a radius of 705.00 feet) to a point of reverse curvature; Thence Southwesterly along a 8.2440 degree curve to the right, 746.75 feet (said curve having a radius of 695.00 feet); Thence N 51°47'15" W, a distance of 645.97 feet; Thence N 34°59'31" E, a distance of 181.16 feet; Thence S 64°29'45" E, a distance of 98.01 feet; Thence N 85°56'24" E, a distance of 776.95 feet; Thence S 82°27'38" E, a distance of 200.82 feet; to the New Point of Beginning; Containing 18.46 acres of land, more or less, Together with and subject to all easements and restrictions of record.

MASTER PLAN
EXHIBIT B



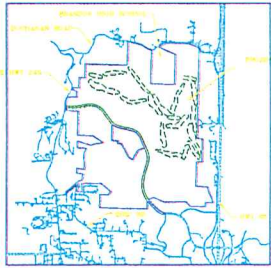
TOPO MAP
EXHIBIT C

PRELIMINARY PLAT OF
BRANSON HILLS DEVELOPMENT
SECTION 20, TOWNSHIP 23 NORTH, RANGE 21 WEST,
OF THE FIFTH PRINCIPLE MERIDIAN,
CITY OF BRANSON, TANEY COUNTY, MISSOURI

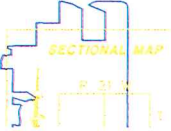
LINE	LENGTH	BEARING
1	28.36'	S 00°30'10" W
2	78.81'	N 00°24'44" E
3	163.92'	S 40°10'10" W
4	53.68'	N 00°20'20" E
5	89.30'	N 00°14'40" E
6	116.80'	N 00°24'24" E
7	204.93'	N 00°10'20" E
8	108.22'	N 04°14'40" E
9	402.52'	S 00°21'10" E
10	133.49'	N 08°36'16" E
11	110.23'	N 05°20'20" W
12	52.31'	S 02°30'10" E
13	69.82'	S 47°43'04" E
14	30.40'	S 70°48'00" W
15	10.00'	N 88°48'00" E
16	26.66'	N 87°30'10" E
17	49.30'	N 86°48'00" E
18	203.13'	S 65°36'22" E
19	120.20'	S 07°13'56" E
20	216.51'	S 00°10'10" E
21	321.88'	N 00°24'43" E
22	104.12'	N 01°10'20" W
23	30.20'	N 14°10'50" W
24	5.00'	S 05°23'00" E
25	25.00'	N 80°10'50" E
26	89.50'	N 00°10'14" W
27	10.00'	S 87°27'40" E
28	90.80'	N 00°10'14" W
29	64.20'	N 00°10'14" E
30	166.40'	S 07°13'56" E
31	150.00'	S 00°10'10" E
32	162.84'	S 00°10'10" W

LINE	LENGTH	BEARING
141	202.12'	N 20°11'24" W
142	120.12'	S 20°11'20" E
143	12.82'	S 00°24'10" W
144	81.00'	N 00°10'00" W
145	33.20'	N 00°10'00" W
146	43.60'	N 10°50'10" W
147	26.10'	N 22°40'10" W
148	32.30'	N 22°40'10" W
149	27.54'	N 10°20'42" W
150	47.83'	N 43°30'05" E
151	110.60'	N 00°20'44" W
152	142.10'	S 02°22'40" E
153	100.20'	S 09°11'20" E
154	101.10'	N 14°20'10" E
155	98.00'	S 04°10'40" E
156	200.80'	S 02°22'40" E
157	70.80'	S 22°24'50" E
158	87.30'	S 42°25'11" E

CURVE	LENGTH	RADIUS	CHD. DIST.	CHD. BOMS.	DEGREE
C2	18.47'	540.00'	59.96'	N 0°20'10" E	10.6103°
C3	302.69'	895.00'	349.88'	N 20°11'10" E	7.1175°
C4	52.30'	965.37'	52.30'	N 0°21'10" E	5.7560°
C5	106.80'	1050.37'	106.79'	N 01°10'10" E	5.7278°
C6	11.22'	1095.17'	11.22'	N 01°10'10" E	5.5879°
C7	369.19'	626.20'	369.19'	S 00°24'10" E	8.4659°
C8	204.20'	1533.00'	204.20'	S 00°24'10" E	2.9625°
C9	306.20'	843.00'	306.20'	S 00°24'10" E	6.0720°
C10	106.62'	502.20'	106.62'	S 00°24'10" E	11.0078°
C11	25.14'	345.00'	25.14'	S 00°24'10" E	16.2193°
C12	0.01'	605.00'	0.01'	N 0°24'55" W	8.4704°
C13	162.20'	1250.00'	162.20'	N 4°10'40" W	3.8863°
C14	20.15'	905.00'	20.15'	N 71°10'10" W	6.3310°
C15	104.90'	525.00'	104.74'	S 20°49'10" E	10.8135°
C16	84.57'	161.37'	84.57'	S 20°49'10" E	7.2515°
C17	144.00'	67.54'	144.00'	S 20°49'10" E	50.6200°
C18	211.19'	1262.00'	211.19'	S 20°49'10" E	4.5167°
C19	24.47'	175.00'	24.47'	S 20°49'10" E	37.7404°
C20	320.42'	125.00'	320.42'	S 20°49'10" E	45.8366°
C21	138.26'	225.00'	138.26'	S 20°49'10" E	75.4640°
C22	126.20'	125.00'	126.20'	S 20°49'10" E	32.7404°
C23	56.83'	301.18'	56.83'	S 20°49'10" E	19.8644°
C24	55.20'	50.00'	55.24'	N 50°24'55" E	16.5916°
C25	211.67'	474.53'	208.80'	S 22°40'10" E	12.0742°
C26	204.19'	870.00'	204.19'	S 22°40'10" E	5.3068°
C27	193.62'	480.00'	194.56'	N 50°08'10" W	11.3366°
C28	170.01'	148.35'	167.14'	S 54°41'54" E	36.1630°
C29	120.01'	117.79'	118.97'	S 50°13'54" E	46.8423°



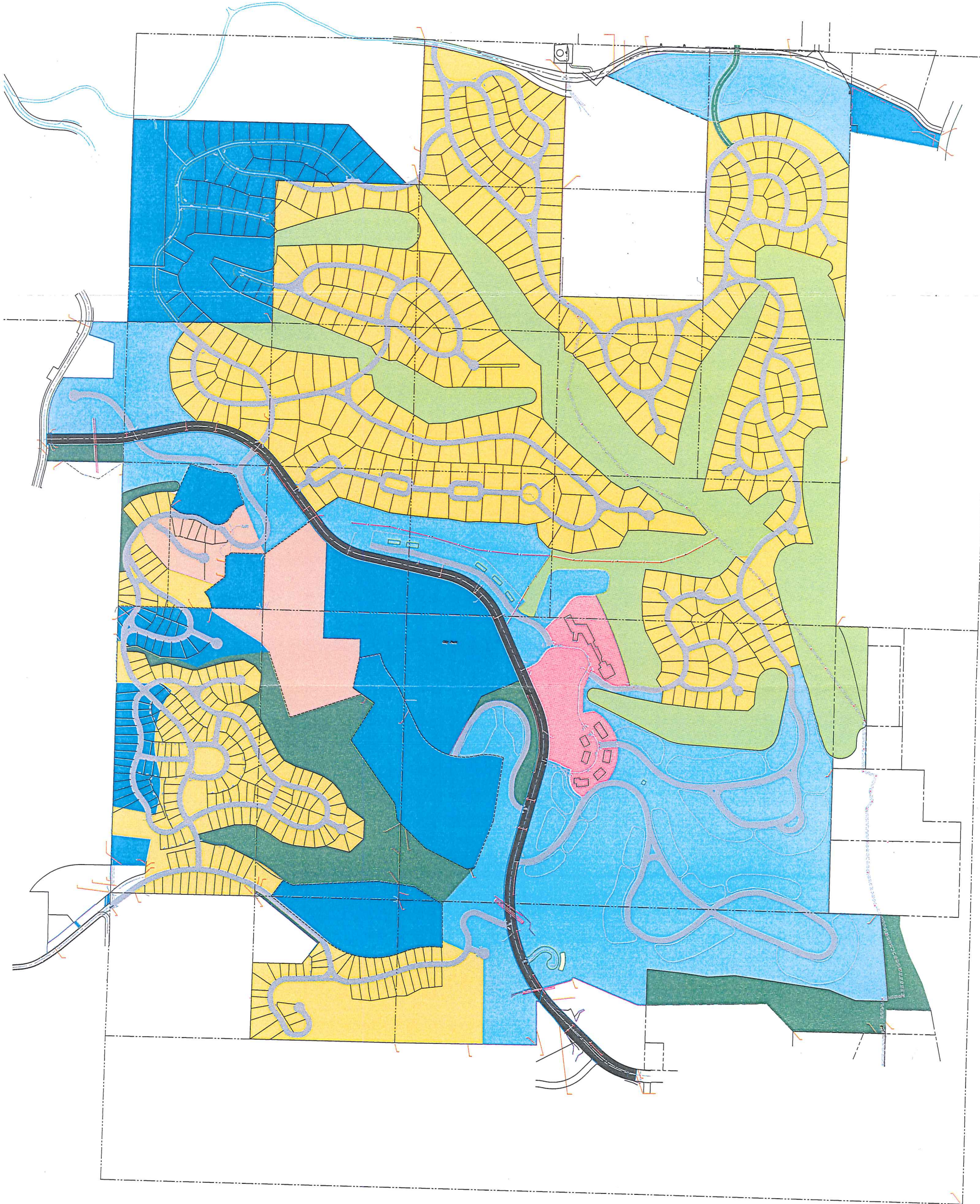
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT AT THE REQUEST OF
HOWELL, I HAVE MADE AN ACCURATE
AND COMPLETE SURVEY OF THE LAND DESCRIBED HEREIN
AND FOUND THE CONDITIONS TO BE AS INDICATED IN MY
DRAWING. THIS SURVEY WAS PERFORMED IN ACCORDANCE
WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR
PROPERTY BOUNDARY SURVEYS.







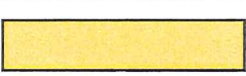



LEGEND
● - East 1/2 1/2" wide
○ - 1/2" wide
□ - 1/2" wide

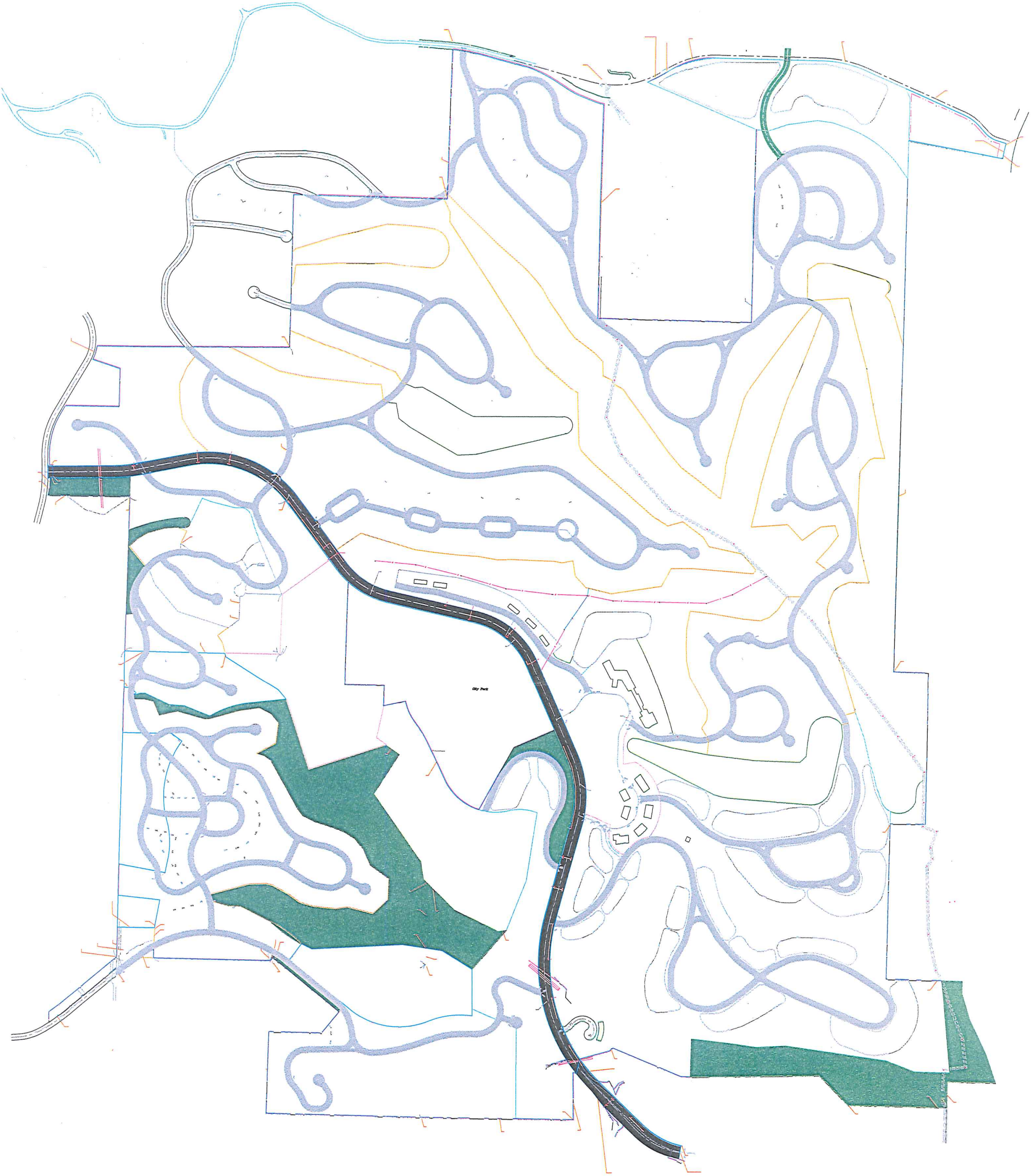
DIANE KAY DIBOLD L.S. 2424
KENNETH J. BUCHANAN L.S. 2340, P.L.S. 1337
SUNSHINE SURVEYING & CONSULTING, INC.
P.O. BOX 111
BRANSON, MISSOURI 64401
ROZELL SURVEY CO.
Diane K. D. L.S.

GENERAL LAND USE MAP
EXHIBIT D



PARCEL 1: COMMERCIAL		PARCEL 5: GREEN SPACE	
PARCEL 2: COMMERCIAL/RETAIL (Town Center & Clubhouse)		PARCEL 6: GOLF COURSE	
PARCEL 3: MULTI FAMILY		PARCEL 7: OUT PARCELS TO BE ADDED AT LATER DATE	
PARCEL 4: SINGLE FAMILY		COMMERCIAL PARKWAY	

UNDISTURBED LAND MAP
EXHIBIT E



BRANSON HILLS
DEVELOPMENT



- | | | | |
|------------------|------------------|---------------------|-----------------------------|
| Subject Property | Multi-Family | Downtown | Wilderness Area |
| Single-Family | Mobile Home Park | Planned Development | Outside Branson City Limits |
| Two-Family | Commercial | Agricultural | |

