

**DOUGLAS
HAUN
HEIDEMANN**

December 9, 2016

Via Personal Delivery to City Hall



City of Bolivar, MO
ATTN: Gail Noggle
PO Box 9
Bolivar, MO 65613

RE: Opinion Regarding Clear Title to the Bolivar
Industrial Park
DHH No. 1-001
DHH Client: City of Bolivar

Dear Gail:

I am writing this letter in response to a request for a legal opinion about the status of the title to the "Bolivar Industrial Park" located in Bolivar, Missouri. Upon review of the title work for the Bolivar Industrial Park, please see my opinion below:

1. The "Bolivar Industrial Park" encompasses the real estate located in Polk County, Missouri and described in Exhibit "A" attached hereto (minus the "sell offs" as set forth below).
2. The real estate commonly referred to as the "Bolivar Industrial Park" is owned by the Bolivar, Missouri Industrial Development Authority (the "IDA") in fee simple absolute via free and clear title, with only the following exceptions and prior sell-offs:
3. There is a waterline easement in favor of the City of Bolivar, MO over the real estate identified in Exhibit "B" as attached hereto.
4. There is a sewer easement in favor of the City of Bolivar, MO over the real estate identified in Exhibit "C" as attached hereto.
5. The IDA has sold off a portion of the Bolivar Industrial Park via Warranty Deed as set forth in Exhibit "D" as attached hereto.
6. The IDA has sold off a portion of the Bolivar Industrial Park via Warranty Deed as set forth in Exhibit "E" as attached hereto.

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7. The IDA has sold off a portion of the Bolivar Industrial Park via Warranty Deed as set forth in Exhibit "F" as attached hereto.

Conclusion

The real estate encompassing the current "Bolivar Industrial Park" (i.e. the parts that have not been sold off as set forth in Exhibits D, E, and F attached hereto) is held by the Industrial Development Authority in fee simple absolute and with clear title, subject only to the waterline and sewer easements (Exhibits B and C attached hereto) that are in favor of the City of Bolivar, MO.

Thank you for your time in reviewing this correspondence, and please let me know if you have any questions or concerns.



Yours truly,

DOUGLAS, HAUN & HEIDEMANN, P.C.

By


Donald M. Brown

DMB

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