



LAND BANK OF KANSAS CITY, MISSOURI
PROPERTY PURCHASE APPLICATION
INDIVIDUALS

To purchase a LBKCM owned property AS IS, with or without a structure, complete this form and return it to the Land Bank of Kansas City, Missouri. If you wish to purchase more than one property, use a separate application for each property.

There is a \$25.00 non-refundable application fee, payable by cashier's check or money order.

CONTACT INFORMATION

Name of Applicant: CALEB BULAND

Mailing Address: 6112 DOUBLE EAGLE CT

City, State, Zip: PARKVILLE, MO 64152

Daytime Phone #: [redacted] Alternate Phone #:

Email Address: CALEB@EXACTARCHITECTS.COM

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PROPERTY INFORMATION

Address: 913 W 29TH STREET Parcel ID#: JA29910111401000000

OFFER: \$ 10,000

BRIEF STATEMENT OF PLANS FOR THE PROPERTY:

REDEVELOP PROPERTY INTO NEW HOMES

Note: The LBKCM may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed improvements/renovations are completed to LBKCM standards. This lien will be in the form of a deed of trust. You will be given a special warranty deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

To the best of my knowledge, the information provided in this application is true and in compliance with LBKCM Policies and Procedures. I do not own other property that has delinquent taxes, unpaid special assessments, or unremediated code violations and I am not delinquent in other taxes. I have not been convicted of crimes involving the sale of illegal drugs, prostitution, operating a nuisance business, and I am not required to be registered as a sex offender. I understand that the LBKCM staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing LBKCM and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the LBKCM to transfer property.

Signature of Applicant: [Handwritten Signature]

Date: June 18, 2015

Please submit this application, a background check form, and the application fee to the Land Bank of Kansas City, Missouri, 4900 Swope Parkway, 2nd Floor, Kansas City, Missouri 64130. Phone: (816) 513-9020. Please allow at least 30 days for your application to be processed.



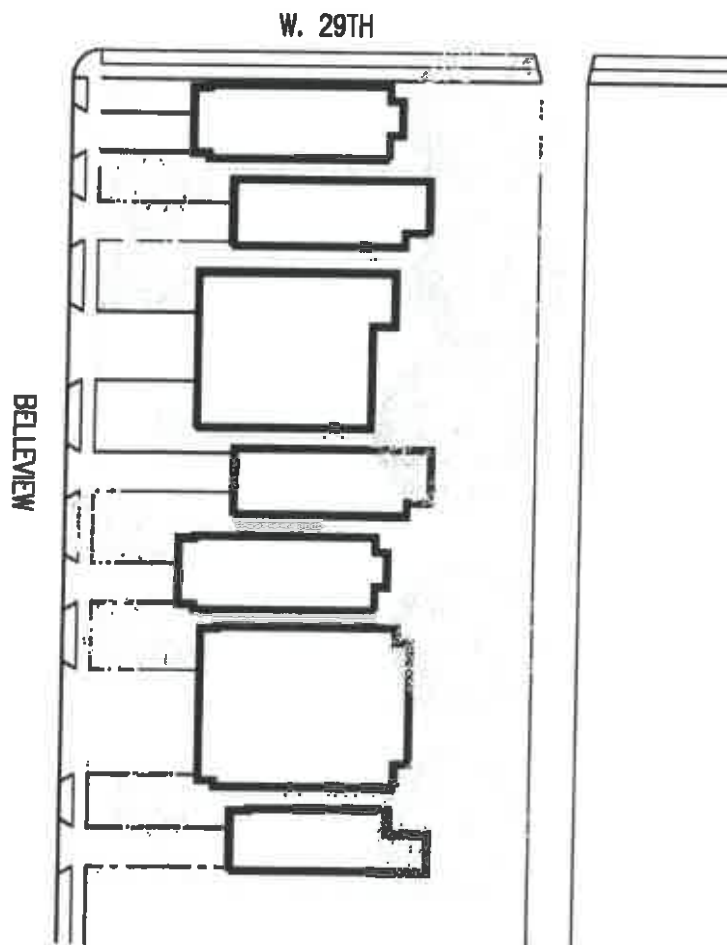
## Summary

### Homes and Lofts at 29<sup>th</sup> and Belleview

We propose to purchase the vacant land, accept control, taxes, and maintenance on the property to begin development that will work earnestly to fit in with current zoning as 6-9 new market rate residential homes that will be open to all.

Caleb Buland, AIA will lead the project effort and act as the owner. He has extensive experience developing in Kansas and Missouri. He has completed over 50 Million in work as the architect or developer on similar projects. His background with Business, Real Estate, Preservation, and Architecture give the group great range and flexibility in making projects a success.

### Proposed concept plan.





**Proposed look and feel.**





**June 16, 2015**

**Ted Anderson, Executive Director  
Kansas City Land Bank  
Neighborhoods and Housing Services  
4900 Swope Parkway  
Kansas City, Missouri 64131  
(816) 513-9049**

**Mr. Anderson;**

**I would like to purchase the listed property at 913 W 29<sup>th</sup> Street in Kansas City, MO for the purpose of development. Please treat our correspondence on the Intent of the project confidential, as my team is still acquiring properties for the project. I will be working to build new housing and renovate existing businesses on the block of Bellevue.**

**Attached, I am providing a purchase contract for 10,000 with a commitment in the contract to clear the debris, shrubbery, etc. from this site so that it may be maintained as the final plat comes together. A purchase order from my contractor, GFEG, Inc. for land clearing work needed is attached as well. As the buyer, I will pay my portion of the closing and title costs for the transfer of this property. Please let me know what else I may provide for you to consider this offer.**

**Thank you.**

**Caleb Buland, AIA  
Partner  
Exact Architects**

**Exact Architects**

**RE: Development Site, 30<sup>th</sup> and Belleview Ave**

**Mr. Buland:**

**Per your request we have bid the work to remove the debris, shrubbery, overgrowth on the building lots. We will not include the large tree removal and curb repair work and plan to build that into the cost of future construction. We guarantee that the site will meet holding standards for the City and be visually open for security. We will bill you the total subcontractor costs of 7,300 plus our fee of 7% for this work.**

**Regards,**

**Kyle Greenfield**

# REAL ESTATE SALES CONTRACT

1 **PARTIES:** This contract ("Contract") is made between:

2 **SELLER:** The Land Bank of Kansas City Missouri, and **BUYER:** Caleb Buland and or entity to be designated, and is effective as of  
3 the date of acceptance on the last signature on this Contract (the "Effective Date").  
4

5 **2. PROPERTY:** Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the real estate described in Exhibit A  
6 (Legal Description) attached hereto, such to be verified by the Title Company, all of which is commonly known and numbered as  
7 913 W 29<sup>th</sup> Street, in the City of Kansas City in Jackson County, State of Missouri. Such real estate and other property shall be  
8 collectively referred to in this Contract as the "Property".  
9

10 **3. EXCEPTIONS:** The Property shall be subject, however, to the Permitted Exceptions (as defined in the paragraph entitled "Title  
11 Insurance"), zoning ordinances and laws.  
12

13 **4. PURCHASE PRICE:** The Purchase Price is Ten Thousand and no/100 DOLLARS (\$10,000.00) which Buyer agrees to pay  
14 as follows:  
15

16 a. Ten Thousand and no/100 DOLLARS (\$10,000.00) to be paid in the following manner: Balance in guaranteed funds or  
17 cashier's check at Closing (as defined in this Contract), adjusted at Closing for pro-rations, closing costs and other agreed  
18 expenses.  
19

20 **5. CLOSING AND POSSESSION DATE(S):** Subject to all the provisions of this Contract, the closing of this Contract (the  
21 "Closing") shall take place at the offices of Continental Title Company within the 30<sup>th</sup> day following the last signature on this  
22 Contract, or prior thereto by mutual consent, and possession shall be delivered upon closing.  
23

24 **6. EXISTING FINANCING:** Unless otherwise provided in this Contract, Seller shall make any payments required on existing  
25 mortgages or deeds of trust until Closing. If this Contract provides that the Property is being sold subject to any existing mortgage  
26 or deed of trust, Buyer shall, at Closing, reimburse Seller for any principal reductions not already considered in computing  
27 payments of purchase price and for any deposits held by the holder of the mortgage or deed of trust that are transferred to Buyer.  
28

29 **7. PRORATIONS:** The rents, income and expenses from the Property, and the interest on any existing mortgages or deeds of  
30 trust to which this sale is made subject, shall be prorated between Seller and Buyer as of Closing. Seller shall pay all general fees,  
31 real estate taxes levied and assessed against the Property, and all installments of special assessments for the years prior to the  
32 calendar year of Closing. All such taxes and installments of special assessments becoming due and accruing during the calendar  
33 year of Closing shall be prorated between Seller and Buyer on the basis of such calendar year, as of Closing. If the amount of any  
34 tax or special assessment cannot be ascertained at Closing, pro-ratio shall be computed on the amount for the preceding year's  
35 tax or special assessment. Buyer shall assume and pay all such taxes and installments of special assessments accruing after the  
36 Closing.  
37

38 **8. TITLE INSURANCE:** Buyer shall pay for Title Insurance. Seller shall provide documentation for owner's title insurance policy  
39 insuring marketable fee simple title in Buyer's name in the amount of the Purchase Price as of the time and date of recording of  
40 Seller's Warranty Deed (the "Deed") and pay for the costs of transferring said Deed, subject only to the Permitted Exceptions  
41 defined below. Seller shall, as soon as possible and not later than seven (7) days after the Effective Date of this Contract, cause to  
42 be furnished to Buyer a current commitment to issue the title policy (Title Commitment), to be issued through Continental Title  
43 Company (the "Title Company"). Buyer shall have five (5) days after receipt of the Title Commitment (the "Title Review Period") in  
44 which to notify Seller in writing of any objections Buyer has regarding any matters shown or referred to in the Title Commitment.  
45 Any matters which are set forth in the Title Commitment and to which Buyer does not object within the Review Period shall be  
46 deemed to be permitted exceptions to the status of Seller's title (the "Permitted Exceptions"). With regard to items to which Buyer  
47 does object within the Review Period, Seller shall have three (3) days after receipt of Buyer's written notice of objections to cure  
48 such objections ("Title Cure Period").

49 If Seller does not cure the objections by the end of the Title Cure Period or if Seller and Buyer have not agreed to extend the Title  
50 Cure Period by amending this Contract, then this Contract shall automatically be terminated unless Buyer waives the objections no  
51 later than two (2) days after the end of the Title Cure Period.  
52

53 **9. INSPECTIONS:** Seller shall grant Buyer full and complete access to the Property after the Effective Date of this Contract (the  
54 "Inspection Period") for the purpose of inspecting the physical condition of the Property. If the Buyer finds the property to be  
55 unacceptable for the Buyer's purposes for any reason, Buyer will provide notice in writing by the 30<sup>th</sup> day of the Due Diligence  
56 Period, and this Contract will be cancelled with no further obligations by either party. In addition, Buyer, or Buyer's representatives,  
57 may re-inspect the Property before Closing upon reasonable notice to Seller  
58

59 **10. DUE DILIGENCE:** Buyer will have thirty (30) days after the Effective Date of this Contract to perform due diligence (the "Due  
60 Diligence Period") for the purpose of exploring and obtaining approval of governmental authorities for the intended purpose of the  
61 Property and any changes in zoning, if necessary.  
62

63 **11. REPRESENTATIONS:** Buyer acknowledges that neither Seller nor any party on Seller's behalf has made, nor do they hereby  
64 make, any representations as to the past, present or future condition, income, expenses, operation or any other matter or thing

65 affecting or relating to the Property except as expressly set forth in this Contract. Buyer agrees to assume full responsibility for  
66 completing Buyer's Due Diligence in such a manner as to answer all questions necessary to make the decision to purchase the  
67 Property. However, the Seller does represent that there is not any ongoing or open lien, litigation, investigation, assessment  
68 change, tax change, compliance finding, or regulatory finding against the property.  
69

70 **12. REAL ESTATE BROKER:** Seller and Buyer agree that there is no real estate broker involved in this transaction.  
71

72 **13. DELIVERY OF DEED; PAYMENT; DISBURSEMENT OF PROCEEDS:** At or before Closing, Seller agrees to properly  
73 execute and deliver into escrow the Deed, a Bill of Sale for any non-realty portion of the Property, and all other documents and  
74 funds necessary to complete the Closing. The Deed shall convey to Buyer marketable fee simple title to the Property, free and  
75 clear of all liens and encumbrances, other than the Permitted Exceptions. At or before the Closing, Seller and Buyer each agree to  
76 deliver into escrow a cashier's check or guaranteed funds sufficient to satisfy their respective obligations under this Contract. Seller  
77 understands that, unless otherwise agreed, disbursement of proceeds will not be made until after the Deed or the instrument of  
78 conveyance, and, if applicable, the mortgage/deed of trust have been recorded and the Title Company can issue the title policy with  
79 only the Permitted Exceptions.  
80

81 **14. INSURANCE; MAINTENANCE; CASUALTY; CONDEMNATION; CHANGE OF CONDITION:** Seller agrees to maintain  
82 Seller's current fire and extended coverage insurance, if any, on the Property until Closing. Seller shall do ordinary and necessary  
83 maintenance, upkeep and repair to the Property through Closing. If, before Closing, all or any part of the Property is taken by  
84 eminent domain, or if a condemnation proceeding has been filed or is threatened against the Property or any part thereof, or if all or  
85 any part of the Property is destroyed or materially damaged after the Inspection Period, Seller shall promptly provide written notice  
86 to Buyer of any such event. UPON NOTICE OF SUCH OCCURRENCE, Buyer may re-inspect the Property and may, by written  
87 notice to Seller within ten (10) days after receiving Seller's notice, terminate this Contract.  
88

89 **15. FOREIGN INVESTMENT:** Seller represents that Seller is not a foreign person as described in the Foreign Investment in Real  
90 Property Tax Act.  
91

92 **16. TERMINATION:** If this Contract is terminated by either party pursuant to a right expressly given in this Contract neither party  
93 shall have any further rights or obligations under this Contract except as otherwise stated in this Contract. The Seller may not,  
94 however, fail to execute on this Contract or Sale in order to sell or lease the property to another Buyer or Entity for a period of One  
95 year after the last date of this agreement unless the Buyer first withdraws or defaults on this Contract.  
96

97 **17. DEFAULT AND REMEDIES:** Seller or Buyer shall be in default under this Contract if either fails to comply with any material  
98 covenant, agreement or obligation within any time limits required by this Contract. Following a default by either Seller or Buyer  
99 under this Contract, the other party shall have the following remedies, subject to the provisions of the paragraph entitled  
100 "DISPOSITION OF EARNEST MONEY DEPOSIT AND OTHER FUNDS AND DOCUMENTS" in this Contract:

101 (a) If Seller defaults, Buyer may (i) specifically enforce this Contract or (ii) terminate this Contract by written notice to Seller.  
102

103 (b) If Buyer defaults, Seller may terminate this Contract by written notice to Buyer as single and sole remedy (the parties  
104 recognizing that it would be extremely difficult to ascertain the extent of actual damages caused by Buyer's breach. If, as a  
105 result of a default under this Contract, either Seller or Buyer employs an attorney to enforce its rights, the defaulting party shall,  
106 unless prohibited by law, reimburse the non-defaulting party for all reasonable attorneys' fees, court costs and other legal  
107 expenses incurred by the non-defaulting party in connection with the default.  
108

109 **18. ENTIRE AGREEMENT AND MANNER OF MODIFICATION:** This Contract, and any attachments or addenda hereto,  
110 constitute the complete agreement of the parties concerning the Property, supersede all other agreements and may be modified  
111 only by initialing changes in this Contract or by written agreement.  
112

113 **19. NOTICES:** All notices, consents, approvals, requests, waivers, objections or other communications (collectively "notices")  
114 required under this Contract shall be in writing and shall be served by hand delivery, by prepaid U. S. Postal Service certified mail,  
115 return receipt requested, or by reputable overnight delivery service guaranteeing next-day delivery and providing a receipt. All  
116 notices shall be addressed to the parties at the respective addresses as set forth below, except that any party may, by notice in the  
117 manner provided above, change this address for all subsequent notices. Notices shall be deemed served and received upon the  
118 earlier of the third day following the date of mailing (in the case of notices mailed by certified mail) or upon delivery (in all other  
119 cases). A party's failure or refusal to accept service of a notice shall constitute delivery of the notice.  
120

121 **21. DEADLINE FOR ACCEPTANCE:** Buyer's offer to purchase the Property from Seller shall expire if Seller has not accepted  
122 this Contract by signing and delivering a fully executed copy to Buyer, on or before the earlier of (i) Ten (10) days after the first date  
123 of this agreement, or (ii) Buyer delivering written notice to Seller that Buyer's offer to enter into this Contract is withdrawn.  
124

125 **22. TIME AND EXACT PERFORMANCE ARE OF THE ESSENCE UNDER THIS CONTRACT.**  
126

127 **23. ADDENDA:** The following Addenda (riders, supplements, etc.) are attached hereto and are a part of this Contract (*Check*  
128 *Those Which Are Applicable*):

141 **Exhibit A**

142 **Legal Description**

143  
144 **Legal Description: VAN DYKE PLACE—LOTS 1 THRU 9**  
145 **Commonly known as 913 W 29<sup>th</sup> Street, Kansas City, Jackson County, Missouri.**  
146

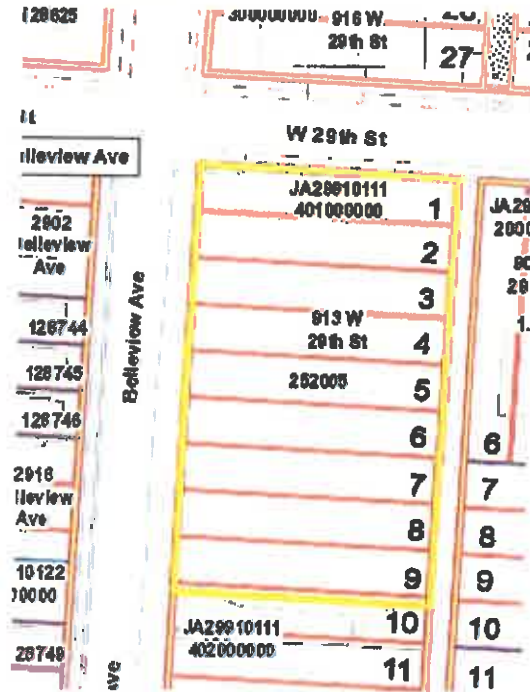






1.

**Subject property, Van Dyke Place Lots 1-9**



2.

**Concept infill housing for subject property.**





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[Search Results](#) > [Property Summary](#)

### Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	29-910-11-14-01-0-00-000	Property Address	913 W 29TH ST , KANSAS CITY, MO 64108
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<b>General Information</b>	
Property Description	VAN DYKE PLACE---LOTS 1-9
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	001

<b>Property Characteristics</b>	
Property Class	1000

<b>Parties</b>			
Role	Percent	Name	Address
Taxpayer	100	LAND BANK OF KANSAS CITY MISSOURI	C/O % DAVID PARK, EXEC DIR, 4900 SWOPE PKWY, KANSAS CITY, MO 64130
Owner	100	LAND BANK OF KANSAS CITY MISSOURI	C/O % DAVID PARK, EXEC DIR, 4900 SWOPE PKWY, KANSAS CITY, MO 64130

<b>Property Values</b>					
Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	27,009	27,009	27,009	27,009	27,009
Taxable Value Total	0	0	0	5,132	5,132
Assessed Value Total	5,132	5,132	5,132	5,132	5,132

<b>Events</b>			
Effective Date	Entry Date-Time	Type	Remarks
11/28/2007	11/28/2007 09:33	Created by Seg/Merge	Created by Seg/Merge 017288, Effective: 01/01/2008 by dyeshe

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 681-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

<b>Distribution of Current Taxes</b>	
District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

<b>Receipts</b>					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

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**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

**ATTENTION:**