



City Planning and Development Department –  
Development Services

DATE: December 26, 2017  
TO: Marilyn Sanders, City Clerk  
FROM: Amy S. Bunnell, P.E., Plan Review Supervisor, Land Development Division  
(LDD) City Planning and Development  
SUBJECT: Quinlan Place (SD1563)

All the requirements of this office have been met.

A handwritten signature in blue ink that reads "Amy S. Bunnell".

Amy S. Bunnell, P.E.  
Land Development Division  
Plan Review Supervisor

ASB:prp

RECEIVED BY  
THE CITY CLERK

DEC 22 2017



# PLAT REVIEW GROUP

## TAX CLEARANCE MEMO

**Date:** December 21, 2017  
**To:** Tammy Queen, City Treasurer  
**From:** Pam Powell  
**Subject:** Quinlan Place

The following are the only plat and parcel numbers affecting the above referenced property:

See attached K-PIN

Plat Reviewer: Pam Powell

Proposed Plat

**Quinlan Place**

Parent Parcels

KIVA PIN

11894

11889

11891

11893



# Jackson County Missouri

## Official Tax Payment Receipt

Receipt No.:	10331059	Date and Time:	11/28/2017 14:31	Print Date:	11/28/2017 2:46:36 PM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-120-17-04-00-0-00-000	2017	001	698.49	0.00	A/V Principal- Commercial
	2017	REPL	126.10	0.00	Replacement Tax
29-120-17-05-00-0-00-000	2017	001	1,878.96	0.00	A/V Principal- Commercial
	2017	REPL	339.20	0.00	Replacement Tax
29-120-17-12-00-0-00-000	2017	001	3,629.76	0.00	A/V Principal- Commercial
	2017	REPL	655.27	0.00	Replacement Tax
29-120-17-14-00-0-00-000	2017	001	3,020.98	0.00	A/V Principal- Commercial
	2017	REPL	545.37	0.00	Replacement Tax

### Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
CENTURY APTS LLC	666 DUNDEE RD STE 1102, NORTHBROOK, IL 60062	Electronic Check	10,894.13

### Owner Name and Address Information

Parcel No.	Name	Address	Since	To
29-120-17-04-00-0-00-000	CENTURY APTS LLC	666 DUNDEE RD STE 1102, NORTHBROOK, IL 60062	08/24/2016	Current
29-120-17-05-00-0-00-000	CENTURY APTS LLC	666 DUNDEE RD STE 1102, NORTHBROOK, IL 60062	08/24/2016	Current
29-120-17-12-00-0-00-000	CENTURY APTS LLC	666 DUNDEE RD STE 1102, NORTHBROOK, IL 60062	08/27/2016	Current
29-120-17-14-00-0-00-000	CENTURY APTS LLC	666 DUNDEE RD STE 1102, NORTHBROOK, IL 60062	08/27/2016	Current

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
29-120-17-04-00-0-00-000	2017	BOARD OF DISABLED SERVICES	6.2566
	2017	CITY - KANSAS CITY	140.4527
	2017	JACKSON COUNTY	42.5500
	2017	KANSAS CITY LIBRARY	41.0319
	2017	KANSAS CITY SCHOOL #33	435.2312
	2017	MENTAL HEALTH	10.1790
	2017	METRO JUNIOR COLLEGE	20.1562
	2017	REPLACEMENT TAX	126.1000
	2017	STATE BLIND PENSION	2.6325
	29-120-17-05-00-0-00-000	2017	BOARD OF DISABLED SERVICES
2017		CITY - KANSAS CITY	377.8220
2017		JACKSON COUNTY	114.4608
2017		KANSAS CITY LIBRARY	110.3771
2017		KANSAS CITY SCHOOL #33	1170.7856
2017		MENTAL HEALTH	27.3818
2017		METRO JUNIOR COLLEGE	54.2207
2017		REPLACEMENT TAX	339.2000
2017		STATE BLIND PENSION	7.0815
29-120-17-12-00-0-00-000		2017	BOARD OF DISABLED SERVICES
	2017	CITY - KANSAS CITY	729.8736
	2017	JACKSON COUNTY	221.1144
	2017	KANSAS CITY LIBRARY	213.2256
	2017	KANSAS CITY SCHOOL #33	2261.7144
	2017	MENTAL HEALTH	52.8960
	2017	METRO JUNIOR COLLEGE	104.7432
	2017	REPLACEMENT TAX	655.2700
	2017	STATE BLIND PENSION	13.6800
	29-120-17-14-00-0-00-000	2017	BOARD OF DISABLED SERVICES
2017		CITY - KANSAS CITY	607.4599
2017		JACKSON COUNTY	184.0293

2017	KANSAS CITY LIBRARY	177.4636
2017	KANSAS CITY SCHOOL #33	1882.3817
2017	MENTAL HEALTH	44.0243
2017	METRO JUNIOR COLLEGE	87.1758
2017	REPLACEMENT TAX	545.3700
2017	STATE BLIND PENSION	11.3856

**Real Estate Legal Descriptions**

Parcel No.	Legal Line	Line No.
29-120-17-04-00-0-00-000	RANSON PLACE---W 75' OF S 115' OF N 145' OF LOT 8	1
29-120-17-05-00-0-00-000	MUNFORD COURT	1
	LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & PT PLATTED	2
	AS THE COURT	3
29-120-17-12-00-0-00-000	RANSON PLACE	1
	N 115' OF S 145' OF LOTS 6 & 7 (EX PT IN ROW)	2
29-120-17-14-00-0-00-000	RANSON PLACE	1
	W 67' OF N 115' OF S 145' OF LOT 8	2
	(KNOWN AS TR-1 ON CERT SUR S-5 PG-69)	3

**\*Interest, penalties and fees will be assessed on any unpaid balance amount.** The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

**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:** **This website will close at 11:00 p.m. on December 31.**  
Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

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Home > Home

**Important Reminder**

Assessed value of property is provided for information only and should not be relied upon for a final determination of value. For the most updated assessed value information, please contact the County Assessor for the county in which the property is located.

Name and Addresses	Parcel Balance	View
<b>Location Address:</b> 1508 E 9TH ST KANSAS CITY MO 64106  <b>Mailing Address:</b> 866 DUNDEE RD 1102 STE NORTHBROOK IL 600622735 <b>Owner Name:</b> CENTURY APTS LLC	<b>Total Balance:</b> <b>\$0.00</b>	Parcel Information Pending Assessments Active Assessments Historical Assessments

Assessment Information
There are no active special assessments for this parcel.



Menu Property » Home

**Important Reminder**

Assessed value of property is provided for information only and should not be relied upon for a final determination of value. For the most updated assessed value information, please contact the County Assessor for the county in which the property is located.

Name and Addresses	Parcel Balance	View
<p><b>Location Address:</b> 1516 E 9TH ST KANSAS CITY MO 64106</p> <p><b>Mailing Address:</b> 666 DUNDEE RD 1102 STE NORTHBROOK IL 600622735</p> <p><b>Owner Name:</b> CENTURY APTS LLC</p>	<p><b>Total Balance:</b>     <b>\$0.00</b></p>	<ul style="list-style-type: none"><li>Parcel Information</li><li>Pending Assessments</li><li>Active Assessments</li><li>Historical Assessments</li></ul>
<p> <b>Assessment Information</b></p> <p>There are no active special assessments for this parcel.</p>		

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment Number: 20170213095

SCHEDULE A

1. Effective Date: October 18, 2017 at 08:00 AM
2. Policy or Policies to be issued: Amount
  - (a)  Owner's Policy ( ALTA Own. Policy (06/17/06) ) \$ 13,000,000.00  
Proposed Insured:  
CENTURY APTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY
  - (b)  Loan Policy ( ALTA Loan Policy (06/17/06) ) \$ 9,415,828.00  
Proposed Insured:  
HORIZON BANK, its successors and/or assigns as their respective interests may appear.
3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE.
4. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:  
CENTURY APTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY
5. The land referred to in the Commitment is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:  \_\_\_\_\_  
PREFERRED TITLE OF ST. JOSEPH, L.L.C.

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## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment Number: 20170213095

## SCHEDULE B

## 1. Requirements:

1. INSTRUMENT CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND FILED FOR RECORD, TO-WIT:
2. PAY THE FULL CONSIDERATION TO, OR FOR THE ACCOUNT OF, THE GRANTORS OR MORTGAGORS.
3. PAY ALL TAXES, CHARGES, ASSESSMENTS, LEVIED AND ASSESSED AGAINST SUBJECT PREMISES, WHICH ARE DUE AND PAYABLE.
4. SATISFACTORY EVIDENCE SHOULD BE HAD THAT IMPROVEMENTS AND/OR REPAIRS OR ALTERATIONS THERETO ARE COMPLETED; THAT CONTRACTOR, SUB-CONTRACTORS, LABOR AND MATERIALMEN ARE ALL PAID; AND HAVE RELEASED OF RECORD ALL LIENS OR NOTICE OF INTENT TO PERFECT A LIEN FOR LABOR OR MATERIAL.
5. FURNISH FOR EXAMINATION AN AUTHENTIC COPY OF THE ARTICLES OF ORGANIZATION AND ANY AMENDMENTS THERETO OF CENTURY APTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

ANY AMENDMENT MUST CONFORM TO THE REQUIREMENTS OF [section 347.010, et seq., RSMo] AND MUST BE FILED WITH THE SECRETARY OF STATE OF MISSOURI.

FURNISH A CERTIFICATE OF GOOD STANDING FROM THE SECRETARY OF STATE.

WE RESERVE THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENTS WE DEEM NECESSARY.

6. FURNISH FOR EXAMINATION AN AUTHENTIC COPY OF THE OPERATING AGREEMENT, AND OF ANY AMENDMENTS THERETO, OF CENTURY APTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY.
7. EXECUTE DEED OF TRUST FROM OWNER SECURING THE PROPOSED LOAN. ANY INSTRUMENT EXECUTED BY THE LIMITED LIABILITY COMPANY MUST:
  - (a) BE EXECUTED IN THE LIMITED LIABILITY COMPANY'S NAME; AND
  - (b) BE SIGNED BY ALL OF THE MEMBERS IF MANAGEMENT HAS BEEN RETAINED BY THE MEMBERS, OR BY SUCH MANAGERS OR OTHER PERSONS AS PROVIDED IN THE OPERATING AGREEMENT, IF SAID DOCUMENTS CREATES A LOWER APPROVAL THRESHOLD.
8. EXECUTION BY OWNER, LENDER AND GENERAL CONTRACTOR OF FIDELITY NATIONAL TITLE GROUP UNDERWRITER'S (FNTG) CONSTRUCTION ESCROW AGREEMENT, EXECUTION BY OWNER AND GENERAL CONTRACTOR OF FNTG'S NEW CONSTRUCTION INDEMNITY AGREEMENT; PROVIDE CURRENT AUDITED FINANCIAL STATEMENTS ACCEPTABLE TO FNTG; PROVIDE COPIES OF THE BUDGET, CONTRACTS AND LOAN AGREEMENT FOR OUR REVIEW AND APPROVAL; PRESENTATION FOR EXAMINATION PRIOR TO EACH DRAW OF AN AFFIDAVIT SATISFACTORY TO THE COMPANY FROM BOTH THE

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AMERICAN  
LAND TITLE  
ASSOCIATION



(20170213095.PFD/20170213095/3)

Commitment Number: 20170213095

**SCHEDULE B**  
(Continued)

OWNER AND GENERAL CONTRACTOR LISTING ALL PERSONS WHO HAVE DONE LIENABLE WORK, THE TOTAL AMOUNT OF THEIR CONTRACTS, THE AMOUNTS PAID TO DATE AND THE AMOUNTS TO COME DUE, AND THEIR RESPECTIVE UNCONDITIONAL FINAL LIEN WAIVERS OR LIEN WAIVERS TO DATE. (THE AIA G702/703 APPLICATION FOR PAYMENT AND SCHEDULE OF VALUES, IF UNMODIFIED, DOES NOT COMPLY WITH THIS REQUIREMENT BECAUSE IT DOES NOT PROVIDE THE IDENTITY OF THE LOWER TIERS OR THEIR ACTUAL CONTRACT STATUS, INCLUDING NET AMOUNT OF THIS PAYMENT.)

THIS COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL REQUIREMENTS AND EXCEPTIONS AS IT DEEMS NECESSARY UPON REVIEW OF THE ABOVE LISTED DOCUMENTS.

9. RETURN TO THE UNDERSIGNED THE ATTACHED OWNER'S AFFIDAVIT, PROPERLY FILLED OUT AND EXECUTED.
10. FURNISH TO THE UNDERSIGNED, AN ALTA SURVEY SHOWING ALL OF THE IMPROVEMENTS THEREON FOR SURVEY COVERAGE ON THE POLICIES WHEN ISSUED.
11. CLOSING INFORMATION NOTE: IF THE CLOSING FOR SUBJECT PROPERTY IS TO BE CONDUCTED BY PREFERRED TITLE, L.L.C. WE REQUIRE ALL MONIES DUE FROM THE PURCHASE TO BE IN THE FORM OF A CASHIER'S CHECK, CERTIFIED CHECK OR WIRE TRANSFER. IF THE SALE PROCEEDS OR ANY "PAYOFFS" PURSUANT TO THE CLOSING REQUIRE "GOOD FUNDS", THEN MONIES RECEIVED BY US FOR SUCH MUST BE BANK OR WIRE TRANSFER. THE ABOVE APPLIES TO ALL CLOSINGS UNLESS OTHER SPECIFIC ARRANGEMENTS ARE MADE DUE TO WIDE VARIANCES IN BANKING PRACTICES AND LACK OF CONTROL OVER FUNDS "ON THE WIRE", WE CANNOT ACCEPT FINANCIAL RESPONSIBILITY FOR DELAYS IN THE CLEARING OF FUNDS.
12. NOTE: ANY TAX PRORATION ADJUSTMENT NECESSARY DUE TO A CHANGE IN THE LEVY RATE OR ANY REASSESSMENT OF VALUE OF THE PREMISES IN QUESTION IS THE SOLE RESPONSIBILITY OF THE OWNER AND NOT THE RESPONSIBILITY OF PREFERRED TITLE, L.L.C. FOR THE ADJUSTMENT OR PAYMENT. THE AMOUNTS SHOWN ARE THE LAST TAX FIGURES OF THE TAXING AUTHORITIES/AGENCIES AND MAY BE AMENDED BY SUCH AGENCIES AT ANY TIME.
13. PLEASE READ THE EXCEPTIONS AND TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS, WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.
14. NOTICE: REQUIREMENTS FOR DOCUMENTS TO BE RECORDED IN MISSOURI HAVE BEEN MODIFIED EFFECTIVE JANUARY 1, 2002, IN ACCORDANCE WITH THE PROVISIONS OF SENATE BILL 515 AND HOUSE BILL 606. AS OF THAT DATE, ALL DOCUMENTS MUST COMPLY WITH THEN-ENACTED SECTIONS 59.005, 59.310 AND 59.313, RSMO 2000. SUCH AMENDMENTS INCLUDE, INTERALIA, REQUIREMENTS REGARDING SIZE, CERTIFICATION AND LEGIBILITY. ALL PARTIES INTENDING TO RECORD DOCUMENTS IN MISSOURI SHOULD BECOME FAMILIAR WITH THOSE REQUIREMENTS. THE FULL TEXT OF SAID BILLS MAY BE

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(20170213095.PFD/20170213095/3)

Commitment Number: 20170213095

**SCHEDULE B**  
(Continued)

FOUND ONLINE AT THE FOLLOWING SITES:

HTTP://WWW.SENATE.STATE.MO.US/01INFO/BILLTEXT/TAT/SB515.HTM

HTTP://WWW.HOUSE.STATE.MO.US/BILLS01/BILLTXT01/HBO606T.HTM

15. NOTICE: THE AFORESAID LEGISLATION ALSO AMENDED THE RECORDING CHARGES FOR DOCUMENTS FILED IN MISSOURI, EFFECTIVE JANUARY 1, 2001. THOSE CHANGES INCLUDE:
- a. DOCUMENTS WHICH DO NOT COMPLY WITH THE NEW REQUIREMENTS MAY BE RECORDED FOR AN ADDITIONAL \$25.00 CHARGE.
  - b. IF A DOCUMENT ASSIGNS OR RELEASES MORE THAN ONE INSTRUMENT, AN ADDITIONAL CHARGE OF \$5.00 WILL BE ASSESSED FOR EACH SUCH DOCUMENT LISTED.

BE AWARE THAT, IF IT IS NECESSARY FOR THIS COMPANY TO ATTACH A COVER SHEET TO A DOCUMENT IN ORDER TO CONFORM THAT DOCUMENT TO RECORDING REQUIREMENTS, THE RECORDER WILL ASSESS AN ADDITIONAL \$3.00 RECORDING CHARGE FOR THAT COVER SHEET.

c. eRECORDING IS DEFINED AS THE PROCESS BY WHICH A LENDER, BANK, TITLE OPERATION OR GOVERNMENT AGENCY WORKS WITH THE COUNTY RECORDERS OFFICE TO PROCESS ELECTRONIC DOCUMENTS USING THE INTERNET. OUR COMPANY IS CURRENTLY PARTICIPATING IN eRECORDING FOR BUCHANAN AND JACKSON COUNTIES IN MISSOURI. IF APPLICABLE, AN ADDITIONAL ELECTRONIC RECORDING SERVICE FEE OF \$4.00 PER DOCUMENT WILL BE ASSESSED BY THE COUNTY AT THE TIME OF RECORDING.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
  2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
  3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
  4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
  5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
  6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
  7. THE LIEN FOR TAXES FOR THE YEAR 2017 AND THEREAFTER.

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Commitment Number: 20170213095

**SCHEDULE B**  
(Continued)

8. PARCEL A  
TRACT I  
STATE, COUNTY AND CITY TAXES ARE PAID FOR THE YEAR 2016 IN THE AMOUNT OF \$1,714.44.  
TAX I.D. NO.: 29-120-17-05-00-0-00-000  
NOTE: PER TAX RECORDS THE ADDRESS IS 1507 E. 8TH STREET
- PARCEL A  
TRACT II  
STATE, COUNTY AND CITY TAXES ARE PAID FOR THE YEAR 2016 IN THE AMOUNT OF \$637.32.  
TAX I.D. NO.: 29-120-17-04-00-0-00-000  
NOTE: PER TAX RECORDS THE ADDRESS IS 1601 E. 8TH STREET
- PARCEL B  
TRACT I  
STATE, COUNTY AND CITY TAXES ARE PAID FOR THE YEAR 2016 IN THE AMOUNT OF \$3,776.72.  
TAX I.D. NO.: 29-120-17-12-00-0-00-000  
NOTE: PER TAX RECORDS THE ADDRESS IS 1508 E. 9TH STREET
- PARCEL B  
TRACT II  
STATE, COUNTY AND CITY TAXES ARE PAID FOR THE YEAR 2016 IN THE AMOUNT OF \$3,323.51.  
TAX I.D. NO.: 29-120-17-14-00-0-00-000  
NOTE: PER TAX RECORDS THE ADDRESS IS 1516 E. 9TH STREET
9. EASEMENT OVER A PORTION OF THE PREMISES IN QUESTION, GRANTED TO CITY OF KANSAS CITY, BY THE INSTRUMENT RECORDED IN DOCUMENT NO. K215347 IN BOOK K487 AT PAGE 1476, IN THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI, MORE FULLY DESCRIBED THEREIN.
10. UNRECORDED LEASE BY AND BETWEEN THOMAS R. DEAMOS AND THERESA L. DEAMOS (LANDLORD) AND MO-KAN FASTENER & SUPPLY, INC., (TENANT) NOTICE OF WHICH IS GIVEN IN THE TERMS AND CONDITIONS OF A SUBORDINATION OF LEASE TO MORTGAGE FILED FOR RECORD APRIL 28, 2008 AND RECORDED AS DOCUMENT NO. 2008E0045558, IN SAID RECORDER'S OFFICE.
11. IT IS AGREED BETWEEN THE COMPANY AND THE INSURED THAT PARAGRAPH 8(a) OF THE CONDITIONS IS HEREBY AMENDED BY ADDING THE FOLLOWING: (iii) THE PRESENT VALUE OF THE LAND AS NOW IMPROVED, TO-WIT: \$THE PRESENT VALUE OF THE LAND BUT SHALL AUTOMATICALLY INCREASE BY THE AMOUNT EXPENDED FOR IMPROVEMENTS PLACED THEREON IN GOOD FAITH, AND WITHOUT ACTUAL NOTICE OF ADVERSE CLAIM.
12. PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE MORTGAGE INSURED, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT

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(20170213095.PFD/20170213095/3)

Commitment Number: 20170213095

**SCHEDULE B**  
(Continued)

ACTUALLY DISBURSED, BUT INCREASES AS EACH DISBURSEMENT IS MADE IN GOOD FAITH FOR THE PAYMENT OF CONSTRUCTION COSTS, UP TO THE FACE AMOUNT OF THE POLICY. AT THE TIME OF EACH DISBURSEMENT OF THE PROCEEDS OF THE LOAN, THE TITLE EXAMINATION MUST BE CONTINUED DOWN TO SUCH TIME FOR POSSIBLE LIENS, INCLUDING MECHANICS' LIENS, AND OTHER EXCEPTIONS, INTERVENING BETWEEN THE DATE HEREOF AND THE DATE OF EACH DISBURSEMENT.

13. NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTIONS:

- 1) Rights or claims of parties other than insured in actual possession of any or all of the property.
- 2) Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
- 3) Unfiled mechanic's or materialmen's liens.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Commitment Number: 20170213095

**EXHIBIT A  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

PARCELA

TRACT I:

ALL OF MUNFORD COURT, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: PART OF SECTION 4, TOWNSHIP 49, RANGE 33: BEGINNING AT A POINT IN THE SOUTH LINE OF 8TH STREET THAT IS 275 FEET WEST OF THE WEST LINE OF HIGHLAND AVENUE; THENCE WEST ALONG THE SOUTH LINE OF 8TH STREET 200 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF HIGHLAND AVENUE 115 FEET TO THE NORTH LINE OF ALLEY; THENCE EAST ALONG NORTH LINE OF ALLEY 200 FEET; THENCE NORTH 115 FEET TO BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT II:

THE WEST 75 FEET OF THE SOUTH 115 FEET OF THE NORTH 145 FEET OF LOT 8, RANSON PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

PARCEL B:

TRACT I:


ALL OF LOT 7, RANSON PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING SOUTH OF ALLEY, EXCEPT PARTS TAKEN FOR NINTH STREET AND ALL OF LOT 6, LYING SOUTH OF ALLEY, EXCEPT PARTS TAKEN FOR NINTH STREET AND THE PASEO, AND EXCEPT THAT PART DEEDED TO THE CITY OF KANSAS CITY, MISSOURI BY THE DEED RECORDED DECEMBER 14, 1973, UNDER DOCUMENT NO. K-215347, IN BOOK K-487, AT PAGE 1476.

TRACT II:

THE WEST 67 FEET OF THE NORTH 115 FEET OF THE SOUTH 145 FEET OF LOT 8, SUBDIVISION OF THE RANSON PLACE, A SUBDIVISION COMMONLY CALLED "RANSON PLACE", A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Final Plat of Quinlan Place

This letter is to verify that the property description in the Commonwealth Land Title Insurance Company Commitment Number 20170213095, Effective Date: October 18, 2017 at 8:00 AM completely and accurately describes all the property being platted. This letter also verifies that all of the easements listed on the ownership certificate are shown on the plat drawing.



Ricky E. Gard Mo. L.S. No. 2069  
November 28, 2017



**CITY OF KANSAS CITY, MISSOURI**

98285

Receipt is hereby acknowledged of cash, or other items as described.  
This receipt is issued subject to compliance with all applicable city ordinances or other authority.

RECEIVED FROM BRINGSHORE DEV., LLC

AMOUNT 25,761<sup>00</sup> DESCRIPTION IF OTHER THAN CASH 9030

PURPOSE PARKLAND FEE - SD 1563, 1507 E 8<sup>TH</sup> ST

DATE RECEIVED 11-20-17

**DISTRIBUTION**  
1. White - Payer  
2. Yellow - Optional  
3. Pink - Receipt Book  
1271-319 (Rev 3-01)

PARKS & REC FEES  
Department, Division or other Activity  
[Signature]  
Signature