



City Planning and Development Department –
Development Services

DATE: October 21, 2015
TO: Marilyn Sanders, City Clerk
FROM: Dion E. Waldon, MPA, P.E., Manager, Land Development Division (LDD)
City Planning and Development
SUBJECT: 29 Gillham (SD1126A)

All the requirements of this office have been met.

A handwritten signature in blue ink, appearing to read "Dion E. Waldon".

DEW
Dion E. Waldon, P.E., MPA
Land Development Division
Division Manager

DEW:prp

RECEIVED BY
THE CITY CLERK

OCT 21 2015



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 10-21-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: 29 GILLHAM

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **29 GILLHAM** Parent Parcels

KIVA PIN

228126

250771



Official Tax Payment Receipt

Receipt No.:	8963863	Date and Time:	12/29/2014 00:00	Print Date:	10/14/2015 4:22:17 PM
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Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-810-27-02-01-0-00-000	2014	001	297.47	0.00	A/V Principal-Residential

Payer Name and Address Information			
Name	Address	Tender Type	Amount Applied
2901 GILLHAM ROW LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112	Personal Check	297.47

Owner Name and Address Information				
Parcel No.	Name	Address	Since	To
29-810-27-02-01-0-00-000	2901 GILLHAM ROW LLC	5200 WYANDOTTE ST, KANSAS CITY, MO 64112 UNITED STATES	08/27/2013	Current

Distribution to Districts			
Parcel No.	Tax Year	Agency	Amount
29-810-27-02-01-0-00-000	2014	BOARD OF DISABLED SERVICES	2.7899
	2014	CITY - KANSAS CITY	59.2695
	2014	JACKSON COUNTY	19.0476
	2014	KANSAS CITY LIBRARY	18.5252
	2014	KANSAS CITY SCHOOL #33	183.3993
	2014	MENTAL HEALTH	4.5313
	2014	METRO JUNIOR COLLEGE	8.7958
	2014	STATE BLIND PENSION	1.1115

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
29-810-27-02-01-0-00-000	COLEMAN PLACE---LOTS 41-48 BLK 3 (EX PT IN ROW) (KNOWN AS PT TRACT 1 CERT SUR T-40 PG-17)	1

*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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Version 1.0.5228.20119

Agent for: **FIRST AMERICAN TITLE INSURANCE COMPANY**
1001 WALNUT
KANSAS CITY, MO 64106
(816)221-2880

SCHEDULE A

Customer Ref: 53625
Commitment No **MJ99832B**
Revision No. **1**

1. Commitment Date: **May 22, 2015 at 08:00 AM**

2. Policy or Policies to be issued:

Amount

() ALTA Owner's Policy: (ALTA Own. Policy 06/17/06)

Proposed Insured:

(X) ALTA Loan Policy: (ALTA Loan Policy 06/17/06)

Amount

T.B.D.

Proposed Insured:

Lead 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 and covered herein is:
Fee Simple

4. Title to the estate or interest in said land is at the effective date hereof vested in:

2901 Gillham Row, LLC, a Missouri limited liability company

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

SEE ATTACHED EXHIBIT A

SCHEDULE B 1 - REQUIREMENTS

The following are the requirements to be complied with:

1. (a) Pay the agreed amounts for the interest in the land or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - a. This commitment is being issued to provide an update on title since the filing of the original Deed of Trust on July 7, 2014.
 - b. Properly executed Modification of the Construction Deed of Trust executed by 2901 Gillham Row, LLC, a Missouri limited liability company, to Roger H. Templin & Deborah K. Wood, Trustee for Lead Bank, Dated June 24, 2014 and Filed July 7, 2014 as Document No. 2014E0054355, securing future advances in the original amount of \$2,265,000.00, and all other obligations secured thereby, to increase the loan amount to \$2,400,000.00.
 - c. Any instrument to be executed by 2901 Gillham Row, LLC, a Missouri limited liability company, must:
 - a. Be executed in the Limited Liability Company name.
 - b. Be signed by all authorized members or managers.

Furnish for our examination, an authentic copy of the Articles of Organization of said Limited Liability Company and of any amendments thereto, if any.

Furnish certificate for our file executed by the Secretary of State of its formation evidencing that 2901 Gillham Row, LLC, a Missouri limited liability company is now in good standing in said State.

Furnish for our examination, a duly executed copy of the "Operating Agreement" of 2901 Gillham Row, LLC, a Missouri limited liability company.

Furnish for our file a certified copy of the Resolution of the Members of 2901 Gillham Row, LLC, a Missouri limited liability company, authorizing the proposed encumbrance of said property.

We reserve the right to make any additional requirements if deemed

Assured Quality Title Company

necessary.

- d. If this transaction will involve new construction, and if the proposed lender will require mechanic's lien coverage, then we must be furnished with a current financial statement and income statement for the prior and current year of the owner and the contractor. If approved, we must be furnished with a satisfactory indemnity agreement from the owner and the contractor.

Because we may make additional requirements, the above items should be furnished to us promptly so we may begin our review.

- e. 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 Clay, Cass and Jackson County 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.

FOR YOUR INFORMATION:

Per the tax records the address is: 2901 Gillham Rd, Kansas City, MO

2014 and prior years State, County and City Taxes are paid.

2014 Amount - \$297.47 paid.

2014 Assessed Value: \$3,705.00

2013 Millage: 8.0288%

Tax I.D. No. 29-810-27-02-01

Commitment Prepared For:

Lead Bank - John Blatz and/or Celia Jeffries

For questions regarding closings, please call Karen Siewert at Assured Quality Title Co.

(816) 221-2880 Fax: (816) 221-2884

E-Mail Address: KSiewert@AQTC.com

1001 Walnut St., Kansas City, MO 64106

06/08/2015

jc/K

REV 1 08/05/2015 K

**Pursuant to 20 CSR 500-7.050 Disclosure of Premiums and Charges, the risk rate shown on Schedule A of this title commitment must be disclosed on lines 1103 and 1104 of the HUD-1 Settlement Statement and the title fee disclosed on a separate HUD-1 line.

End of Schedule B1

Assured Quality Title Company

SCHEDULE B 2 - EXCEPTIONS

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 hereof but prior to the date the proposed insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

2. Rights or claims of parties in possession not shown by the Public Record.
3. Easements, or claims of easements, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection 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 Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

SPECIAL EXCEPTIONS:

7. All assessments and taxes for the year 2015 and all subsequent years.
8. Construction Deed of Trust executed by 2901 Gillham Row, LLC, a Missouri limited liability company, to Roger H. Templin & Deborah K. Wood, Trustee for Lead Bank, Dated June 24, 2014 and Filed July 7, 2014 as Document No. 2014E0054355, securing future advances in the original amount of \$2,265,000.00, and all other obligations secured thereby.
9. Assignment of Rents executed by 2901 Gillham Row, LLC, a Missouri limited liability company, to Lead Bank, dated June 24, 2014 and filed July 7, 2014 as Document No. 2014E00584356.
10. Property for Boulevard and Parkway purposes as part of Gillham Road, as conveyed by three instruments, all filed for record on September 27, 1971 as Document No. K-132694 in Book K-291 at Page 945, also in Document No. K-132695 in Book K-291 at Page 947, and in Document No. K-132696 in Book K-291 at Page 949, as accepted by Ordinance No. 40149, passed September 3, 1971.

NOTE: Although Gillham Road was excepted in the descriptions of said tracts, this exception is made to help clarify the extent of the most recent acquisition by the city.

11. All matters as shown on the Minor Subdivision Lot Line Adjustment filed May 13, 2014 as Document No. 2014E0037895 in Book T40 at Page 17-19.
12. Terms and provisions of the Memorandum of a Water and Sewer Submetering Sales and Service Agreement by and between Compugas Inc and Bridger Management, LLC, filed December 29, 2014 as Document No. 2014E0107195.

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13. Easement granted to Kansas City Power and Light Company by the instrument filed January 15, 2015 as Document No. 2015E0004274, over a portion of the premises in question, as more fully described therein.
14. Conveyance of Easement for Pedestrian Right-of-Way filed May 5, 2015 as Document No. 2015E0037810.
15. Terms and provisions of Conveyance of Easement for BMPs filed May 5, 2015 as Document No. 2015E0037811.
16. If there has been construction, improvements or repairs to or on the property in the last 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing. If the property is 1-4 family residential and we are being asked to extend mechanic's lien coverage (through date downs or otherwise) on a construction loan, a Mechanic's Lien Indemnity Agreement secured by a satisfactory Letter of Credit will need to be furnished to the company. If the transaction is not a residential construction loan, either the aforesaid secured indemnity or satisfactory financial statements, indemnities, affidavits and possibly lien waivers, will need to be furnished to the company. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.
17. PLEASE READ THE EXCEPTIONS AND THE 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.

End of Schedule B2

EXHIBIT A

All of Lots 41 thru 48 inclusive, Block 3, COLEMAN PLACE and a portion of the Northerly 30.50 feet of 30 GILLHAM ROW CONDOMINIUM, both being more subdivisions in the Northeast quarter of Section 17 Township 49, Range 33, in Kansas City, Jackson County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of Lot 48, Block 3, COLEMAN PLACE, a subdivision in the City of Kansas City, Jackson County, Missouri; thence S 02° 19' 41" S, along the West line of a 14 foot wide alley, a distance of 234.18 feet to a point that is 30.51 feet South of the Southeast corner of Lot 41 of said Block 3; thence N 86° 38' 39" W, a distance of 87.24 feet; thence N 19' 25" E, a distance of 4.97 feet; thence N 87° 43' 54" W, a distance of 27.11 feet to a point on the East right of way line of Gillham Road as established by Corporation Warranty Deed filed at the Recorder of Deeds, Jackson County, Missouri in Book K 291 at page 945; thence N 02° 15' 55" E, along the East right-of-way line of said Gillham Road, a distance of 228.92 feet to the intersection of the East right-of-way line of said Gillham Road and the North line of Lot 48, Block 3 of said COLEMAN PLACE; thence S 87° 02' 50" E, along the North line of Lot 48, Block 3 of said COLEMAN PLACE a distance of 114.51 feet to the point of beginning.

And shown as Tract 1 on the MINOR SUBDIVISION LOT LINE ADJUSTMENT, Lots 41 through 48, Block 3, COLEMAN PLACE, a subdivision in Kansas City, Jackson County, Missouri and 30 GILLHAM ROW CONDOMINIUM, a subdivision in Kansas City, Jackson County, Missouri, filed for record May 13, 2014 as Document No. 2014E0037895 in Book T40 at Page 17.



CITY OF KANSAS CITY, MISSOURI

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.

186291

RECEIVED FROM 2901 Gillham Row LLC
 AMOUNT 2,961.15 DESCRIPTION IF OTHER THAN CASH 1019
 PURPOSE PARKING FEE - 2901 G. (HAW RD)
 DATE RECEIVED 7/16/15
 DISTRIBUTION
 1. White - Payer
 2. Yellow - Optional
 3. Pink - Receipt Book
 1271-319 (Rev 3-01)

P&P F&D SCS
 Department, Division or other Activity
Mh C... ..
 Signature



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