



City Planning and Development Department –  
Development Services

DATE: **January 11**, 2017  
TO: **Marilyn Sanders, City Clerk**  
FROM: **Brett A. Cox, P.E., Division Manager, Land Development Division (LDD)**  
**City Planning and Development**  
SUBJECT: **LAMP / REDISCOVER (SD1513)**

All the requirements of this office have been met.

A handwritten signature in blue ink, appearing to read "Brett A. Cox", written in a cursive style.

Brett A. Cox, P.E.  
Land Development Division  
Division Manager

BAC:prp

RECEIVED BY  
THE CITY CLERK

JAN 12 2017



# PLAT REVIEW GROUP

## TAX CLEARANCE MEMO

Date: 1-11-17

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: LAMP / REDISCOVER

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat    **LAMP REDISCOVER**    Parent Parcels

KIVA\_PIN

126200  
126202  
126203  
126204  
126201  
126214  
126213  
126212  
126211  
126210



## Official Tax Payment Receipt

Receipt No.:	10097472	Date and Time:	12/31/2016 16:08	Print Date:	1/6/2017 9:51:18 AM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-740-09-01-01-0-00-000	2016	001	2,476.12	0.00	A/V Principal- Commercial
	2016	REPL	444.51	0.00	Replacement Tax
29-740-09-01-02-0-00-000	2016	001	7,725.83	0.00	A/V Principal- Commercial
	2016	REPL	1,386.92	0.00	Replacement Tax

### Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109	Electronic Check	12,033.38

### Owner Name and Address Information

Parcel No.	Name	Address	Since	To
29-740-09-01-01-0-00-000	LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109 UNITED STATES	09/12/2014	Current
29-740-09-01-02-0-00-000	LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109 UNITED STATES	09/12/2014	Current

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
29-740-09-01-01-0-00-000	2016	BOARD OF DISABLED SERVICES	22.8285
	2016	CITY - KANSAS CITY	492.0193
	2016	JACKSON COUNTY	155.4380
	2016	KANSAS CITY LIBRARY	152.8087
	2016	KANSAS CITY SCHOOL #33	1534.2429
	2016	MENTAL HEALTH	37.1505
	2016	METRO JUNIOR COLLEGE	72.3521
	2016	REPLACEMENT TAX	444.5100
	2016	STATE BLIND PENSION	9.2799
	29-740-09-01-02-0-00-000	2016	BOARD OF DISABLED SERVICES
2016		CITY - KANSAS CITY	1535.1670
2016		JACKSON COUNTY	484.9877
2016		KANSAS CITY LIBRARY	476.7839
2016		KANSAS CITY SCHOOL #33	4787.0458
2016		MENTAL HEALTH	115.9145
2016		METRO JUNIOR COLLEGE	225.7485
2016		REPLACEMENT TAX	1386.9200
2016	STATE BLIND PENSION	28.9545	

### Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
29-740-09-01-01-0-00-000	ALTAMONT	1
	LOTS 1-3 LOTS 37-41 & TH PT OF LOT 18 DAF BEG AT SW	2
	COR OF SD LOT TH N 41.83' TH NELY ALG CUR TO RIGHT	3
	20' TH ELY 108' TH S 71.32' TH W 134.4' POB	4
29-740-09-01-02-0-00-000	ALTAMONT	1
	ALL LOT 17 & ALL TH PT OF LOT 18 DAF BEG 7.5' S OF NE	2
	COR OF SD LOT TH TH W ALG CUR 23' TO LEFT TH S 50' TH	3
	E 134.4' TH N 62' POB	4

**\*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.

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**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



## Official Tax Payment Receipt

Receipt No.:	9965563	Date and Time:	12/13/2016 00:00	Print Date:	1/6/2017 9:58:27 AM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-740-09-17-00-0-00-000	2016	001	210.45	0.00	A/V Principal-Residential

### Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
REDISCOVER	901 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64086	Personal Check	210.45

### Owner Name and Address Information

Parcel No.	Name	Address	Since	To
29-740-09-17-00-0-00-000	REDISCOVER	901 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64086	08/28/2015	Current

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
29-740-09-17-00-0-00-000	2016	BOARD OF DISABLED SERVICES	1.9402
	2016	CITY - KANSAS CITY	41.8176
	2016	JACKSON COUNTY	13.2110
	2016	KANSAS CITY LIBRARY	12.9875
	2016	KANSAS CITY SCHOOL #33	130.3981
	2016	MENTAL HEALTH	3.1575
	2016	METRO JUNIOR COLLEGE	6.1493
	2016	STATE BLIND PENSION	0.7887

### Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
29-740-09-17-00-0-00-000	ALTAMONT- LOTS 4, 5, 12-16 & N 33.33' OF LOT 6	1

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# Jackson County Missouri

## Official Tax Payment Receipt

Receipt No.:	9604971	Date and Time:	01/28/2016 13:36	Print Date:	4/7/2016 11:46:09 AM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-740-09-01-01-0-00-000	2015	001	2,470.63	0.00	A/V Principal- Commercial
	2015	REPL	444.49	0.00	Replacement Tax

### Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109	Personal Check	2,915.12

### Owner Name and Address Information

Parcel No.	Name	Address	Since	To
29-740-09-01-01-0-00-000	LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109 UNITED STATES	09/12/2014	Current

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
29-740-09-01-01-0-00-000	2015	BOARD OF DISABLED SERVICES	22.8278
	2015	CITY - KANSAS CITY	488.9109
	2015	JACKSON COUNTY	153.2989
	2015	KANSAS CITY LIBRARY	152.5875
	2015	KANSAS CITY SCHOOL #33	1534.1953
	2015	MENTAL HEALTH	37.0565
	2015	METRO JUNIOR COLLEGE	72.4736
	2015	REPLACEMENT TAX	444.4900
	2015	STATE BLIND PENSION	9.2796

### Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
29-740-09-01-01-0-00-000	ALTAMONT	1
	LOTS 1-3 LOTS 37-41 & TH PT OF LOT 18 DAF BEG AT SW	2
	COR OF SD LOT TH N 41.83' TH NELY ALG CUR TO RIGHT	3
	20' TH ELY 108' TH S 71.32' TH W 134.4' POB	4

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# Official Tax Payment Receipt

Receipt No.:	9604972	Date and Time:	01/28/2016 13:36	Print Date:	4/7/2016 11:48:24 AM
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Receipt Details					
Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-740-09-01-02-0-00-000	2015	001	7,708.94	0.00	A/V Principal- Commercial
	2015	REPL	1,386.92	0.00	Replacement Tax

Payer Name and Address Information			
Name	Address	Tender Type	Amount Applied
LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109	Personal Check	9,095.86

Owner Name and Address Information				
Parcel No.	Name	Address	Since	To
29-740-09-01-02-0-00-000	LINWOOD PLACE DEVELOPMENT LLC	3210 MICHIGAN, KANSAS CITY, MO 64109 UNITED STATES	09/12/2014	Current

Distribution to Districts			
Parcel No.	Tax Year	Agency	Amount
29-740-09-01-02-0-00-000	2015	BOARD OF DISABLED SERVICES	71.2280
	2015	CITY - KANSAS CITY	1525.5156
	2015	JACKSON COUNTY	478.3282
	2015	KANSAS CITY LIBRARY	476.1083
	2015	KANSAS CITY SCHOOL #33	4787.0459
	2015	MENTAL HEALTH	115.6249
	2015	METRO JUNIOR COLLEGE	226.1346
	2015	REPLACEMENT TAX	1386.9200
	2015	STATE BLIND PENSION	28.9545

Real Estate Legal Descriptions		
Parcel No.	Legal Line	Line No.
29-740-09-01-02-0-00-000	ALTAMONT	1
	ALL LOT 17 & ALL TH PT OF LOT 18 DAF BEG 7.5' S OF NE	2
	COR OF SD LOT TH TH W ALG CUR 23' TO LEFT TH S 50' TH	3
	E 134.4' TH N 62' POB	4

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# Jackson County Missouri

## Official Tax Payment Receipt

Receipt No.:	9483362	Date and Time:	12/23/2015 00:00	Print Date:	4/7/2016 11:58:44 AM
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### Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
29-740-09-17-00-0-00-000	2015	001	209.99	0.00	A/V Principal-Residential

### Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
REDISCOVER	901 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64086	Personal Check	209.99

### Owner Name and Address Information

Parcel No.	Name	Address	Since	To
29-740-09-17-00-0-00-000	REDISCOVER	901 NE INDEPENDENCE AVE, LEES SUMMIT, MO 64086	08/28/2015	Current

### Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
29-740-09-17-00-0-00-000	2015	BOARD OF DISABLED SERVICES	1.9402
	2015	CITY - KANSAS CITY	41.5547
	2015	JACKSON COUNTY	13.0296
	2015	KANSAS CITY LIBRARY	12.9691
	2015	KANSAS CITY SCHOOL #33	130.3982
	2015	MENTAL HEALTH	3.1496
	2015	METRO JUNIOR COLLEGE	6.1599
	2015	STATE BLIND PENSION	0.7887

### Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
29-740-09-17-00-0-00-000	ALTAMONT- LOTS 4, 5, 12-16 & N 33.33' OF LOT 6	1

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[View Support ID](#)

**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**

Location Address: 1801 E LINWOOD BLVD KANSAS CITY MO 64109

Total Balance: **\$0.00**

Mailing Address: 3210 MICHIGAN KANSAS CITY MO 64109

Owner Name: LINWOOD PLACE DEVELOPMENT LLC

[SPECIAL ASSESSMENTS<sup>0</sup>](#) | [PENDING ASSESSMENTS<sup>0</sup>](#) | [PARCEL DESCRIPTION](#)

[ACTIVE SPECIAL ASSESSMENTS](#) | [HISTORICAL ASSESSMENTS](#)

**There are no active special assessments for this parcel.**



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**NAME AND ADDRESSES**

**PARCEL BALANCE**

Location Address: 3210 MICHIGAN AVE KANSAS CITY MO 64109  
Mailing Address: 3210 MICHIGAN KANSAS CITY MO 64109  
Owner Name: LINWOOD PLACE DEVELOPMENT LLC

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



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**NAME AND ADDRESSES**

**PARCEL BALANCE**

Location Address: 3214 MICHIGAN AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

Total Balance: **\$0.00**

[SPECIAL ASSESSMENTS<sup>0</sup>](#) | [PENDING ASSESSMENTS<sup>0</sup>](#) | [PARCEL DESCRIPTION](#)  
[ACTIVE SPECIAL ASSESSMENTS](#) | [HISTORICAL ASSESSMENTS](#)

There are no active special assessments for this parcel.



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**NAME AND ADDRESSES**

**PARCEL BALANCE**

Location Address: 3216 MICHIGAN AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS<sup>0</sup> | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



Property Search » My Accounts

[View Support ID](#)

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**NAME AND ADDRESSES**

**PARCEL BALANCE**

Location Address: 3223 WOODLAND AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

Total Balance: \$0.00

SPECIAL ASSESSMENTS<sup>0</sup> | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



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**NAME AND ADDRESSES**

**PARCEL BALANCE**

Location Address: 3225 WOODLAND AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



**Important Reminder**

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**NAME AND ADDRESSES**

**PARCEL BALANCE**

Location Address: 3226 MICHIGAN AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS | PENDING ASSESSMENTS<sup>9</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.





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**NAME AND ADDRESSES**

Location Address: 3227 WOODLAND AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

**PARCEL BALANCE**

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS<sup>0</sup> | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



Property Search » My Accounts

[View Support ID](#)

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**NAME AND ADDRESSES**

Location Address: 3234 MICHIGAN AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

**PARCEL BALANCE**

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS<sup>1</sup> | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



Property Search » My Accounts

[View Support ID](#)

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**NAME AND ADDRESSES**

Location Address: 3240 MICHIGAN AVE KANSAS CITY MO 64109  
Mailing Address: 901 NE INDEPENDENCE AVE LEES SUMMIT MO 640865544  
Owner Name: REDISCOVER

**PARCEL BALANCE**

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS<sup>1</sup> | PENDING ASSESSMENTS<sup>0</sup> | PARCEL DESCRIPTION  
ACTIVE SPECIAL ASSESSMENTS | HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



**INFORMATIONAL REPORT**

ISSUED BY

***First American Title Insurance Company***

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this commitment have not been met within six months after the Commitment Date our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The Exceptions in Schedule B-II.

The Conditions on the other side of this page 1.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

FIRST AMERICAN TITLE INSURANCE COMPANY has caused this Commitment to be signed by its authorized officers and the Commitment will become valid when countersigned by an authorized signatory as of Effective Date shown in Schedule A.

***First American Title Insurance Company***

Dennis J. Gilmore  
President

Jeffrey S. Robinson  
Secretary

## Conditions

1. **DEFINITIONS**  
(a) "Mortgage" means, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
2. **LATER DEFECTS**  
The Exceptions in Schedule B Section II may be amended to show any defects, liens or encumbrances that appear for the time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (b) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.
3. **EXISTING DEFECTS**  
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
4. **LIMITATION OF OUR LIABILITY**  
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I

or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**  
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.



***First American Title Insurance Company***  
***National Commercial Services***

1201 Walnut Street, Suite 700, Kansas City, MO 64106  
(816)410-7911 Phone - (866)493-6334 Fax

**INFORMATIONAL REPORT**

**Schedule A**

1. Effective Date: March 29, 2016, at 8:00 AM

FIRST AMENDMENT

2. Policy or policies to be issued:

a. ALTA Owner's Policy (06.17.06)		\$N/A
Proposed Insured:	Premium:	\$N/A
N/A		
b. ALTA Loan Policy (06.17.06)		\$N/A
Proposed Insured:	Premium:	\$N/A
N/A		

3. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

Rediscover, as to Tract 1

Rediscover, a Missouri corporation, as to Tracts 2, 3, 6, 8, 9 and 10

Rediscover, a Missouri nonprofit corporation, as to Tract 7

Linwood Place Development, LLC, a Missouri limited liability company, as to Tracts 4 and 5

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

**Legal Description attached hereto as Exhibit A  
and by this reference incorporated herein.**

**If there are any questions concerning this commitment,  
please contact Robert L. Patterson at [rlpatterson@firstam.com](mailto:rlpatterson@firstam.com).**

## **INFORMATIONAL REPORT**

### **Schedule B - Section I** (Requirements)

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
2. Pay us the premiums, fees and charges for the Policy.
3. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

## INFORMATIONAL REPORT

### Schedule B - Section II (Exceptions)

Schedule B of the policy or policies to be issued will contain the 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 or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary disputes, shortage in area, or any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
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 assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.
7. Taxes and assessments for the year 2016 and subsequent years.

General, state, county and city taxes and assessments for the year 2015 in the amount of \$209.99 are PAID. Parcel No. 29-740-09-02-00-0-00-000 (Tracts 1, 2, 3, 6, 7, 8, 9, 10)

General, state, county and city taxes and assessments for the year 2015 in the amount of \$2,915.12 are PAID. Parcel No. 29-740-09-01-01-0-00-000 (Tract 4)

General, state, county and city taxes and assessments for the year 2015 in the amount of \$9,095.86 are PAID. Parcel No. 29-740-09-01-02-0-00-000 (Tract 5)

8. Location of the land within an economic development district as disclosed by the tax rolls or other recorded instrument, if any, including without limitation, tax liability associated therewith, retroactive and subsequent years.
9. Easements, restrictions and setback lines as per plat, recorded in Plat Book 5, Page 57. (Tracts 1-10)
10. An easement to Kansas City Power & Light Company, a corporation of the State of Missouri in the document recorded February 11, 1931, as Document No. A464852 in Book B3026, Page 353 of Official Records. (Tract 2)

This commitment is invalid unless the insuring provisions and Schedules A and B are attached.



11. An easement granted to Kansas City Power and Light Company in the document recorded December 5, 1980 as Document No. K-470359 in Book K-1047, Page 657 of Official Records. (Tract 4)
12. Water pipeline easement extending from Woodland Avenue across Lot 3 for the benefit of Lot 16, as purportedly set forth in the instrument recorded as Document No. 269475 in Book 631, Page 17 and in the instrument recorded in Book 1997, Page 153. (Tract 4)
13. An easement to Kansas City Power & Light Company in the document recorded February 11, 1931 as Document No. A464838 in Book B3006, Page 152 of Official Records. (Tract 5)
14. An easement to Kansas City Power & Light Company in the document recorded February 27, 1981 as Document No. K478290 in Book K1061, Page 2005 of Official Records. (Tract 5)
15. The following matters disclosed by an ALTA/ACSM survey made by Roark Surveying on April 9, 2014, last revised August 19, 2014, designated Job No. 014-016:
  - a) Encroachment of chain link fence and gate into Linwood Boulevard right-of-way as it now exists;
  - b) Encroachment of chain link fence and concrete steps into Michigan Avenue right-of-way as it now exists;
  - c) Encroachment of concrete sidewalk through the Northeastern most corner of premises.
16. Terms and provisions of an unrecorded lease dated September 12, 2014, by and between ReDiscover, a Missouri nonprofit corporation as lessor and Linwood Place Development, LLC, a Missouri limited liability company as lessee, as disclosed by a Memorandum of Land Lease recorded September 12, 2014 as Document No. 2014E0075603 of Official Records. (Tracts 1, 2 and 3)
17. Terms and provisions of an unrecorded lease dated September 12, 2014, by and between Linwood Place Development, LLC, a Missouri limited liability company as lessor and Linwood Place Development MT, LLC, a Missouri limited liability company as lessee, as disclosed by a Memorandum of Master Lease recorded September 12, 2014 as Document No. 2014E0075605 of Official Records. (Tracts 1, 2, 3, 4 and 5)
18. Terms and Provisions as set forth in Redevelopment Contract, by and between Land Clearance for Redevelopment Authority of Kansas City, Missouri and Linwood Place Development, LLC, a Missouri limited liability company, recorded October 6, 2014 as Document No. 2014E0083566. (Tracts 1-4)
19. An easement to Kansas City Power & Light Company in the document recorded December 10, 2014 as Document No. 2014E0102325 of Official Records. (Tracts 2, 3, 7, 8, 9 and 10)
20. An easement to Kansas City Power & Light Company in the document recorded December 11, 2014 as Document No. 2014E0102599 of Official Records. (Tracts 2, 3, 7, 8, 9 and 10)

21. Fee and Leasehold Deed of Trust, Assignment of Leases and Rents and Security Agreement to secure an original indebtedness of \$9,850,000.00 recorded September 12, 2014 as Document 2014E0075604 of Official Records. (Tracts 1, 2, 3, 4 and 5)
- Dated: September 12, 2014
- Trustor: Linwood Place Development, LLC, a Missouri limited liability company
- Trustee: BC Trustee Services, Inc., a Missouri corporation
- Beneficiary: CBKC Subsidiary CDE XX, LLC, a Missouri limited liability company and KCMO CDE VI, LLC, a Delaware limited liability company

Subordination, Non-Disturbance and Attornment Agreement by and among Linwood Place Development, LLC, a Missouri limited liability company, Linwood Place Development MT, LLC, a Missouri limited liability company, CBKC Subsidiary CDE XX, LLC, a Missouri limited liability company and KCMO CDE VI, LLC, a Delaware limited liability company as lenders, and U.S. Bancorp Community Development Corporation, investor, dated September 12, 2014, recorded September 12, 2014 as Document No. 2014E0075606, and the terms and provisions thereof.

22. This item has been intentionally deleted.
23. Any judgment that may be rendered in pending case filed March 26, 2015, in the U.S. District Court Western District of Missouri (Kansas City), as Case No. 4:15-CV-00219, styled Daryl Jones, Plaintiff(s), vs. ReDiscover, Defendant(s).
24. This item has been intentionally deleted.
25. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.

NOTE: If any requirements shown on Schedule B-Section I of this Commitment are not complied with, then the requirement or the matters constituting the requirement will be shown as an exception or exceptions on the Policy or Policies provided the Company elects to issue such Policy or Policies.

THIS REPORT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, OR ANY FORM OF TITLE INSURANCE. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFORE, AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION IN THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, WHETHER SUCH ERROR OR OMISSION RESULTS FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE. ALL OTHER LIABILITY FOR LOSS OR DAMAGE IS EXPRESSLY DISCLAIMED. RECIPIENT AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE.

**EXHIBIT A****TRACT 1:**

THE NORTH 33 1/3 FEET OF LOT 4, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 2:**

THE SOUTH 16 2/3 FEET OF LOT 4 AND THE NORTH 16 2/3 FEET OF LOT 5, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 3:**

THE SOUTH 33 1/3 FEET OF LOT 5 AND THE NORTH 33 1/3 OF LOT 6, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 4:**

ALL OF LOTS 1, 2 AND 3, AND ALL OF LOTS 37, 38, 39, 40 AND 41, (EXCEPT THAT PART OF SAID LOTS 37 THROUGH 41, IN LINWOOD BOULEVARD), AND ALL THAT PART OF LOT 18, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE EAST LINE 7.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 18, WHICH POINT IS THE SOUTH EDGE OF A CONCRETE DRIVEWAY; THENCE WEST ALONG THE SOUTH EDGE OF SAID DRIVEWAY 108 FEET TO A POINT WHICH IS 2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH EDGE OF SAID DRIVEWAY WHICH CURVES TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A TANGENT TO A POINT IN THE WEST LINE OF AND 10.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 18; ALL IN ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**TRACT 5:**

LOT 17, AND ALL THAT PART OF LOT 18, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE EAST LINE 7.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 18, WHICH POINT IS THE SOUTH EDGE OF A CONCRETE DRIVEWAY; THENCE WEST ALONG THE SOUTH EDGE OF SAID DRIVEWAY 108 FEET TO A POINT WHICH IS 2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH EDGE OF SAID DRIVEWAY WHICH CURVES TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A TANGENT TO A POINT IN THE WEST LINE OF AND 10.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 18, ALL IN ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**TRACT 6:**

LOT 12, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 7:**

LOT 13, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 8:**

LOT 14, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 9:**

LOT 15, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**TRACT 10:**

LOT 16, ALTAMONT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**JOHN R. MCKEAN**  
**PROFESSIONAL LAND SURVEYOR**

10916 NW COUNTY ROAD #15002

DREXEL, MISSOURI 64742

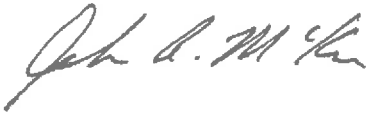
MOBILE 913-558-2956

September 15, 2016

Re: Proposed Right Of Way

This letter is to give notice that no Kansas City power and Light easements are located within the proposed right of way as shown on the Final Plat of Lamp / Rediscover, a subdivision in the Southeast Quarter of Section 16, Township 49 North, Range 33 West.

Sincerely,



John R. McKean P.L.S.

