



City Planning and Development Department –
Development Services

DATE: September 15, 2015
TO: Marilyn Sanders, City Clerk
FROM: Dion E. Waldon, MPA, P.E., Manager, Land Development Division (LDD)
City Planning and Development
SUBJECT: Switzer Apartments (SD1503)

All the requirements of this office have been met.

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

DEW:prp

RECEIVED BY
THE CITY CLERK

SEP 15 2015



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 9-14-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: SWITZER APARTMENTS

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **Switzer Apartments** Parent Parcels

KIVA_PIN

123688

123689

123690

123697

123698



Property Account Summary

Parcel Number	29-410-11-01-01-0-00-000	Property Address	NO ADDRESS ASSIGNED BY CITY , KANSAS CITY, MO
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General Information

Property Description	JARBOE'S ADD---LOT 170 & LOTS 185-192 BLK 7 (EX PT IN ST) & VAC ALLEY ADJ SD LOTS
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	001

Property Characteristics

Property Class	2010
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Parties

Role	Percent	Name	Address
Taxpayer	100	SWITZER APARTMENTS LLC	8201 NW 97TH TER, KANSAS CITY, MO 64153
Owner	100	SWITZER APARTMENTS LLC	8201 NW 97TH TER, KANSAS CITY, MO 64153

Property Values

Value Type	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011	Tax Year 2010
Market Value Total	71,231	71,231	71,231	71,231	75,526
Taxable Value Total	0	0	0	0	0
Assessed Value Total	22,794	22,794	22,794	22,794	24,168

Active Exemptions

E07 Schools	
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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) 881-3232.

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

Distribution of Current Taxes

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

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Events Found					

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



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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

Location Address: 1936 SUMMIT ST KANSAS CITY MO 64108
Mailing Address: 8201 NW 97TH TER KANSAS CITY MO 641531822
Owner Name: SWITZER APARTMENTS LLC

PARCEL BALANCE

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS¹ PENDING ASSESSMENTS⁰ 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: 1820 MADISON AVE KANSAS CITY MO 64108
 Mailing Address: 8201 NW 97TH TER KANSAS CITY MO 641531822
 Owner Name: SWITZER APARTMENTS LLC

PARCEL BALANCE

Total Balance: \$0.00

SPECIAL ASSESSMENTS⁰ PENDING ASSESSMENTS⁰ 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: 1810 MADISON AVE KANSAS CITY MO 64108
Mailing Address: 8201 NW 97TH TER KANSAS CITY MO 641531822
Owner Name: SWITZER APARTMENTS LLC

PARCEL BALANCE

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS⁰ PENDING ASSESSMENTS⁰ PARCEL DESCRIPTION
ACTIVE SPECIAL ASSESSMENTS HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.



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Important Reminder

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NAME AND ADDRESS

Location Address: 1801 BELLEVIEW AVE KANSAS CITY MO 64108
Mailing Address: 8201 NW 97TH TER KANSAS CITY MO 641531822
Owner Name: SWITZER APARTMENTS LLC

PARCEL BALANCE

Total Balance: **\$0.00**

SPECIAL ASSESSMENTS¹ PENDING ASSESSMENTS² PARCEL DESCRIPTION
ACTIVE SPECIAL ASSESSMENTS HISTORICAL ASSESSMENTS

There are no active special assessments for this parcel.

**ASSURED QUALITY TITLE COMPANY
1001 WALNUT
KANSAS CITY, MO 64106
(816)221-2880**

SCHEDULE A

1. Commitment Date: **January 26, 2015 at 08:00 AM** **MJ104397**
Title Report

2. Policy or Policies to be issued: Amount
 () ALTA Owner's Policy: (ALTA Own. Policy 06/17/06)
 Proposed Insured:

 () ALTA Loan Policy: (ALTA Loan Policy 06/17/06) Amount
 Proposed Insured:

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:
 Switzer Apartments, 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. Upon the customer's request, this is a report only. This Company is under no obligation to issue a policy.

FOR YOUR INFORMATION:

Tract I:

2013 and prior years State, County and City Taxes are Exempt.

2014 Taxable Value: .00

Tax I.D. No. 29-410-11-01-02

Tract I:

2013 and prior years State, County and City Taxes are Exempt.

2014 Taxable Value: .00

Tax I.D. No. 29-410-11-01-03

Tract I:

2013 and prior years State, County and City Taxes are Exempt.

2014 Taxable Value: .00

Tax I.D. No. 29-410-12-05-02

Tracts II Tract XIV:

2013 and prior years State, County and City Taxes are Exempt.

2014 Taxable Value: .00

Tax I.D. No. 29-410-12-05-01

Tracts II through XIII:

2013 and prior years State, County and City Taxes are Exempt.

2014 Taxable Value: .00

Tax I.D. No. 29-410-11-01-01

Commitment Prepared For:

Foutch Brothers, LLC - Karla Jones-Wilson

Assured Quality Title Company

ASSURED QUALITY TITLE COMPANY

MJ104397

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

02/10/2015

/sl

**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 2014 and all subsequent years.
8. Easements, if any, for public utilities installed in, under or upon the vacated alley prior to the vacation thereof, and for which no notice appears in the Office of the Recorder of Deeds.
9. Easements, if any, for public utilities installed in, under or upon the vacated alley as set forth in Document No. A274465 in Book B 2636 at Page 125, prior to the vacation thereof.
10. Utility Easements reserved by Kansas City over that part of the premises in question in vacated alley as set forth in Ordinance No. 21102 filed January 22, 1957 as Document B221515 in Book B7028 at Page 54.
11. The Company does not insure that the tax exempt status will remain in effect after the effective date of this title report, and retroactive assessments, penalties and interest arising due to termination of the exempt status are hereby excepted from coverage.
12. Any discrepancy between the actual boundaries of the land and the apparent boundaries indicated by the rock walls and chain link fences as shown on the Survey by Lovelace & Associates dated December 15, 2015 as Project No. 14464.
13. Overhead Power Lines and Underground Tunnel lying outside the boundary of any known recorded easement as shown on the Survey by Lovelace & Associates dated December 15, 2015 as Project No. 14464.
14. Encroachment of the Building, Building Face and Doorways over the West boundary line as shown on the survey by Lovelace & Associates dated December 15, 2015 as Project No. 14464.
15. Encroachment of the Underground Tunnel under the Street right of way as shown on the Survey by Lovelace & Associates dated December 15, 2015 as Project No. 14464.

Assured Quality Title Company

ASSURED QUALITY TITLE COMPANY

MJ104397

16. Encroachment of an 18 inch Rock Wall over the East boundary line as shown on the survey by Lovelace & Associates dated December 15, 2015 as Project No. 14464.
17. Encroachment of the Concrete Parking Area over the South and West boundary lines as shown on the survey by Lovelace & Associates dated December 15, 2015 as Project No. 14464.
18. Right of First Refusal granted to The School District of Kansas City 33 Doing Business as Kansas City Public Schools as contained in the Corporation Special Warranty Deed filed January 9, 2015 as Document No. 2015E0002590.
19. Terms and provisions of the Property Tax Abatement Restriction filed January 9, 2015, notice given by the Corporation Special Warranty Deed filed as Document No. 2015E0002590, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
20. Terms and provisions of the Property Use Restriction Agreement by and between Switzer Apartments, LLC and The School District of Kansas City 33 Doing Business as Kansas City Public Schools filed January 9, 2015 as Document No. 2015E0002603, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
21. Terms and Provisions of the Right to Repurchase Agreement by and between Switzer Apartments, LLC and The School District of Kansas City 33 Doing Business as Kansas City Public Schools, filed January 9, 2015 as Document No. 2015E0002613.
22. 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.
23. 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 165 thru 174 and 188 thru 192 and all that part of Lots 185 thru 187, Block 7 and all of the alley vacated by Ordinance Number 21102 filed January 22, 1957 as Document Number B221515 in Book B7028 at Page 54, and all of Lots 202 thru 217 and all that part of Lots 201 and 218, Block 8 and all of the alley vacated by Ordinance filed March 8, 1926 as Document Number A274465 in Book B2636 at Page 125 and all of the vacated alley lying between and adjacent to said Lots 203 thru 210, JARBOE'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, all of the above being situated in the Northeast Quarter of Section 7, Township 49 North, Range 33 West and more particularly described as follows: BEGINNING at the Northwest corner of Lot 192, Block 7 of said JARBOE'S ADDITION; thence South $87^{\circ}29'17''$ East along the North line of said Block 7 and the South line of 18th Street as now established a distance of 283.54 feet to the Northeast corner of said Lot 165; thence South $02^{\circ}28'53''$ West along the East line of said Block 7 and the West line of Madison Avenue as now established a distance of 134.75 feet; thence South $87^{\circ}29'17''$ East along the Westerly prolongation of and the North line of the South 10.00 feet of said Lot 218 a distance of 176.12 feet to the East line of said Lot 218; thence South $02^{\circ}28'53''$ West along the East line of said Lots 212 thru 218 a distance of 237.91 feet; thence South $87^{\circ}29'17''$ East along the Westerly prolongation of and the North line of the South 13.00 feet of said Lot 201 a distance of 142.12 feet to the East line thereof; thence South $02^{\circ}28'53''$ West along the East line of said Block 8 and the West line of Summit Street as now established a distance of 238.27 feet to the Southeast corner of said Lot 206; thence North $87^{\circ}29'17''$ West along the South line of said Block 8 and the North line of 20th Street as now established a distance of 268.24 feet to the Southwest corner of said Lot 207; thence North $02^{\circ}28'53''$ East along the West line of said Block 8 and the East line of said Madison Avenue a distance of 185.08 feet; thence North $87^{\circ}29'17''$ West along the Easterly prolongation of and the South line of said Lot 174 a distance of 185.97 feet to the Southwest corner thereof; thence North $02^{\circ}26'48''$ East along the West line of said Lots 173 and 174 a distance of 80.16 feet to the Northwest corner of said Lot 173; thence North $87^{\circ}29'17''$ West along the Easterly prolongation of and the South line of said Lot 185 a distance of 93.51 feet to the Easterly right-of-way line of West Pennway Avenue as now established; thence North $27^{\circ}41'21''$ West along said Easterly right-of-way line a distance of 106.86 feet to the West line of said Block 7; thence North $02^{\circ}24'47''$ East along the West line of said Block 7 and the East line of Belleview Avenue as now established a distance of 253.34 feet to the POINT OF BEGINNING. Except that part dedicated as public right-of-way for Madison Avenue.

The above described tract contains a gross square footage of 214,843 square feet or 4.9321 acres more or less and a net square footage of 200,289 square feet or 4.5980 acres more or less.

Note: The above description is shown for convenience only, it contains a portion of an alley to be vacated with the recording of the final plat of "Switzer Apartments"



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.

186406

RECEIVED FROM Foutch Brothers

AMOUNT 16,725.53 DESCRIPTION IF OTHER THAN CASH 10680

PURPOSE PKLO FEE - SD 1503

DATE RECEIVED 8-25-15

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

Parks & Rec, Food Services
 Department, Division or other Activity
[Signature]
 Signature