

CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri City Planning & Development Department <u>www.kcmo.gov/cpc</u>

January 2, 2024

Project Name West Bottoms Flats- Alley Vacation

Docket #4

Request

CD-ROW-2023-00044 Vacation of Public Right of Way

Applicant

Jerry Riffel Lathrop GPM LLP

Location	
Area	
Zoning	
Council District	
County	
School District	

1525 W 9th About 6800 SF DX-10 4th Jackson KANSAS CITY MISSOURI 110

Surrounding Land Uses

North:West Bottom Flats, Zoned DX-10South:West Bottom Flats, Zoned DX-10East:West Bottom Flats, Zoned DX-10West:West Bottom Flats, Zoned DX-10

Major Street Plan

The City's Major Street does not identify the requested right of way to be vacated

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on October 13, 2023. Vacations require consent from multiple utility companies. The applicant uploaded all required documents on December 1, 2023.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The existing alley is improved and within the existing West Bottom Flats Development. The development surrounds the alley on all sides. This alley does not serve any structure or lot other than West Bottoms Flats.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approve a vacation of public right of way of about 6800 Square Feet generally located at the southeast corner of West 9th Street and Wyoming Street.

CONTROLLING CASE

There is no Controlling Case for the referenced property.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: Approval Subject to Conditions

VACATION REVIEW

The alley requested to be vacated is currently an improved alley which is within the West Bottom Flats development. It does not serve any other structure outside of the development. The applicant is requesting the vacation of the alley in order to maintain the alley, program it for events within the development, and secure the area.

STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

All adjacent property owners will retain legal access to public right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

The alley in question does not serve any current or future public purpose.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network or reduce physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley, as the proposed vacation eliminates a dead-end alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval Subject to Conditions as stated in the conditions report.

Respectfully Submitted,

The

Matthew Barnes Planner

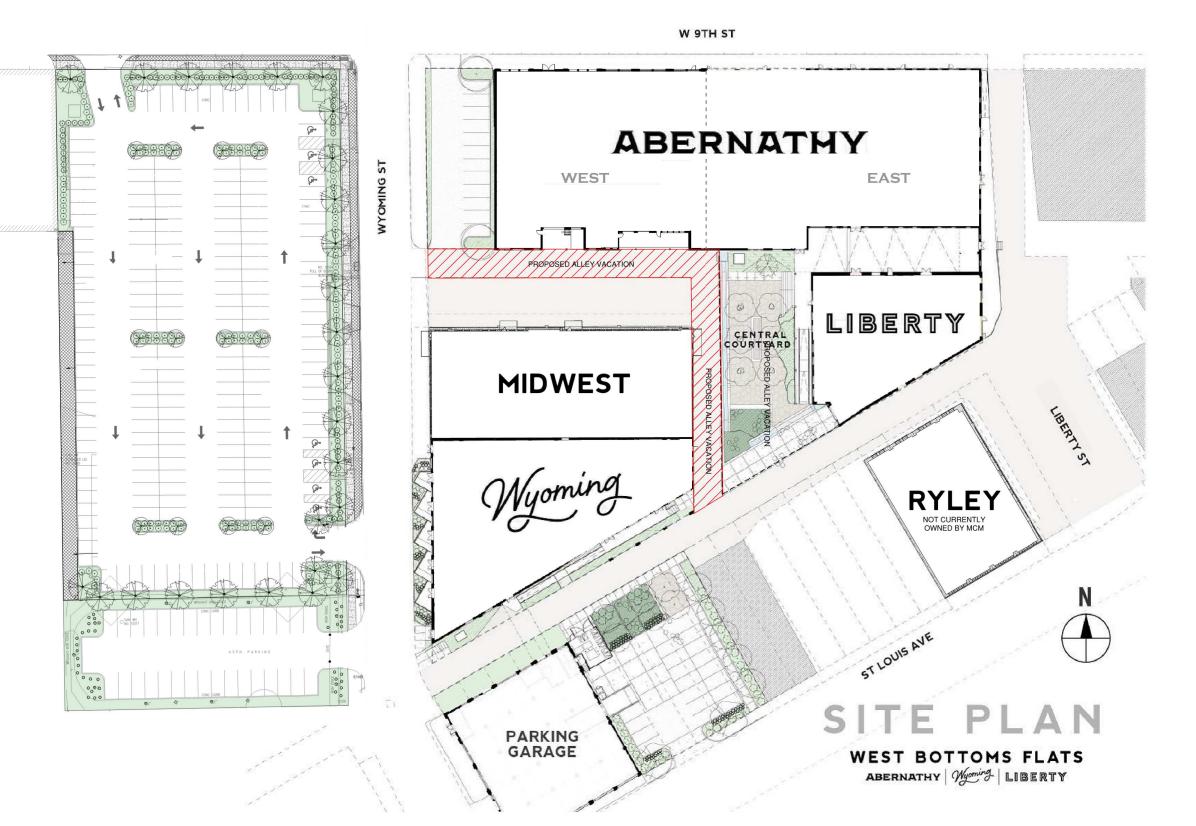


Plan Conditions

Report Date: December 27, 2023 Case Number: CD-ROW-2023-00044 Project: West Bottom Flats

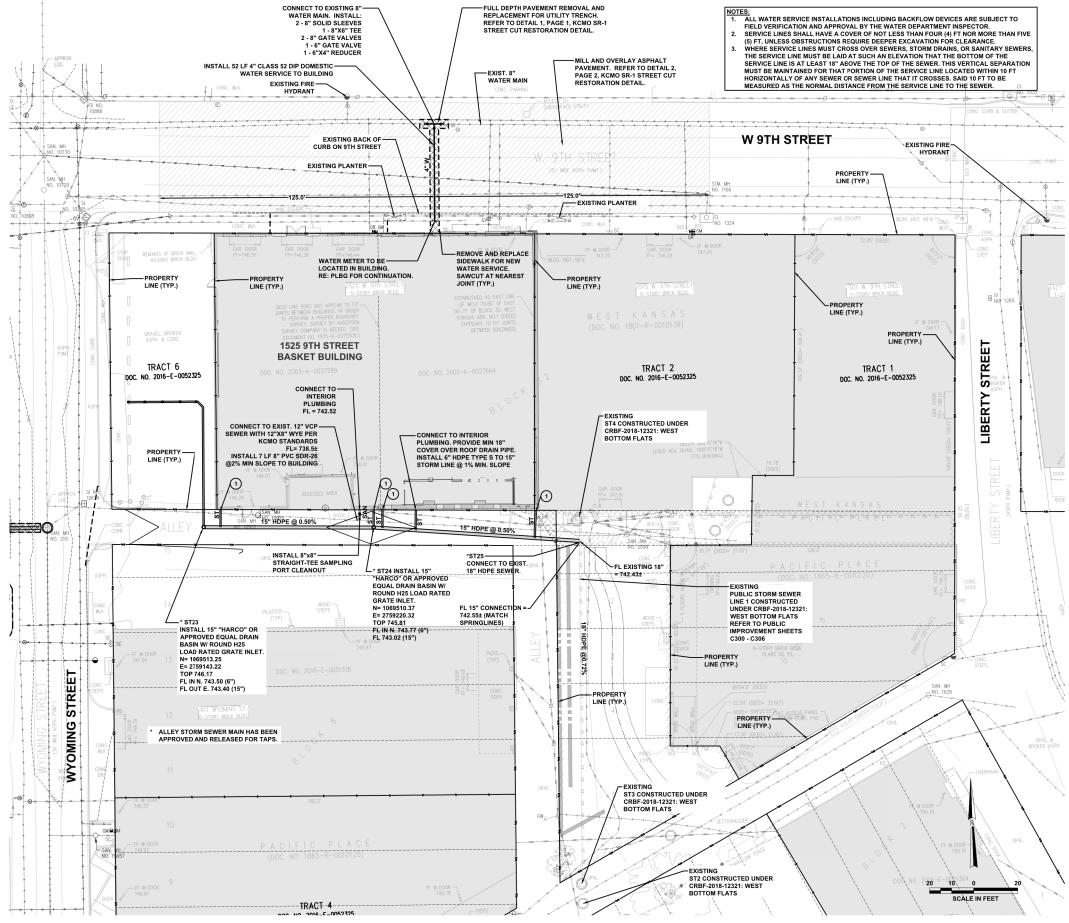
Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

- 1. That AT&T will waive objections to the vacation of right of way subject to the retention of the existing utility easement, protection of existing facilities, and ensuring that the existing AT&T fiber will not be damaged.
- 2. That Evergy will waive objections to the vacation of right of way subject to the retention of existing utility easement and protection of existing facilities.
- 3. That KCMO Water Services will waive objections to the vacation of right of way subject to the retention of existing utility easement and protection of existing facilities.

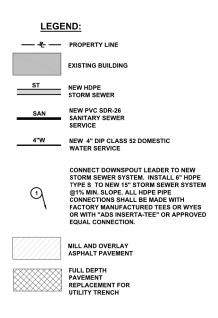


M_{PANY INC.} 2425 W 11th St, Cleveland OH 44113 | 216.302.3500

Site Plan



2425 W 11th St, Cleveland OH 44113 | 216.302.3500



First American Title commitment No. NCS-775670-KCTY - Schedule "A" Property Description:

TRACT 1: ALL THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID BUILDING: THENCE NORTH 89° 15' 18" EAST ALONG SAID CENTER LINE 18.78 FEET THENCE NORTH 0° 52' 34" EAST ALONG SAID CENTER LINE 108.41 FEET TO THE SOUTH LINE OF SAID 9TH STREET; THENCE SOUTH 89° 16' 25" EAST ALONG THE SOUTH LINE OF SAID 9TH STREET 72.85 FEET TO THE POINT OF BEGINNING

SUCH LINE OF SAID SHI STREET 72:83 FEET TO THE FOINT OF BEGINNING. TRACT 2: THE EAST 261.71 FEET OF BLOCK 32 AND THE EAST 74.29 FEET OF THE WEST 122:29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND AND LOTS 1 THRU 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH ALL OF THE VACATED ALLEV LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF STH STREET 48.0 FEET EAST OF THE EAST LINE OF WYOMING STREET, AS BOTH STREET S ARE NOW ESTABLISHED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WYOMING STREET 12:542 FEET (MEASURED-125:00 FEET PLAT) TO THE SOUTH LINE OF BLOCK 321 NA KANSAS ADDITION NO. 1; THENCE EAST ALONG SAID SOUTH LINE 15:400 FEET; THENCE SOUTH ALONG THE NORTHWESTERLY AND ALONG SAID WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAID PACIFIC PLACE, AND ALONG SAID WEST LINE 16:90.35 FEET TO THE NORTHWESTERLY LINE OF THE 20-FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SID PACIFIC PLACE; THENCE NORTHEASTRENLY ALONG SAID NORTHWESTERLY LINE OF THE 20-FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIF. TO FLACE; THENCE MORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 207.33 FEET TO THE WEST LINE OF LIBERTY STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID WEST LINE 109, 11 FEET TO THE SOUTH LINE OF SAID 9TH STREET. THENCE WEST ALONG SAID SOUTH LINE 336.45 FEET (DEED 336.00 FEET) TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED TRACTS: ALL THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 3, IN SAID PACIFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 3, IN SAID PACIFIC PLACE, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 32, BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF 9TH STREET AND THE WEST LINE OF LIBERTY STREET, AS SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH '38' 33' WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 10,01 THERT OT THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 3 IN SAID PACIFIC PLACE; THENCE SOUTH 69' 25' WEST ALONG SAID NORTHWESTERLY LINE OF AN EXISTING & STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH WEST FLACH AC NOTH BRICK BUILDING 17.45 FEET; THENCE SOUTH WEST STALONG THE SOUTH LINE OF SAID LINE OF SAID BLOCK 32 AND 3 IN SAID PACIFIC PLACE; THENCE SOUTH 109' 25' WEST ALONG STHEN STERLY LINE OF AN EXISTING & STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH WEST FLACH AN CONTH HEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG AND ALONG THE WEST FLACY PROLONGATION THEREOF, AND 8 IN SAID PACIFIC PLACE; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OF SAID 51H S INEET; THENCE SOUTH SOUTH SOUTH CONTO FEBORINNICA. AND SOUTH LINE OF SAID 51H STREET 72.8F FEET TO THE FONT OF BEGINNING. AND THE WEST 70.80 FEET OF THE EAST 261.71 FEET, BLOCK 32, AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

THE WEST 48 FEET OF BLOCK 32, WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

Civil Drawing

SURVEYOR'S NOTES

TH'UE TON'S INVEST. THIS SUPPLY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SUPPLYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A PRO FORMA COMMINDENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NC: NCS-918017-A-KCTY, POLICY NO, 918017-A L

SURVEY RELATED SCHEDULE B. PART I ITEMS:

8 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 1, PAGE 139. (WEST KANSAS ADDITION NO. 1): NONE SHOWN ON THE RECORDED PLAT.

9 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK R1, PAGE 118 AND PLAT BOOK R1, PAGE 120. (PACIFIC PLACE): NONE SHOWN ON THE RECORDED PLAT.

III AN EASEMENT GRANTED TO MISSOURI PACIFIC RALROAD COMPANY IN THE DOCUMENT RECORDED MAY 20, 1918 AS DOCUMENT IN 1918/15/2019 IN BOOK BIBBB, PACE 32 OF OFFICIAL RECORDS. RIGHT OF WAY OF SUCH WOTH AS MAY EE RECESSARY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A STAMDARD GAUGE RALROAD SYML LOCATION OF SPUR TRACK IS APPROXIMATE, AS SHOWN BY PHENOLOS SURVEYS. TRACKS NO LONGER DISTS. AFFECTS TRACT 2 AS SHOWN ON SHELT 2 OF 3.

13 A RIGHT-OF-WAY GRANTED TO NATHAN GOLDSTEIN AND RHETTA GOLDSTEIN IN THE DOCUMENT RECORDED AS DOCUMENT NO. 1975K0275508 IN BOOK K631, PAGE 1123 OF OFFICIAL RECORDS: AFFECTS TRACT 2 AS SHOWN ON SHEET 2 OF 3.

[15] GRANT EASEMENT TO MISSOURI PACIFIC RAILROAD COMPANY IN THE DOCUMENT RECORDED FEBRUARY 15, 1923 AS DOCUMENT NO. A-100132, IN BOOK B-2260, PAGE 630 OF OFFICIAL RECORDS: AFFECTS TRACT 3 AS SHOWN ON SHEET 3 OF 3. 16 GRANT EASEMENT TO MISSOURI PACIFIC RAIROAD COMPANY IN THE DOCUMENT RECORDED SEPTEMBER 25, 1925 AS DOCUMENT NO. A-253902, IN BOOK B-2623, PAGE 227 OF OFFICIAL RECORDS: AFFECTS TRACT 3 AS SHOWN ON SHEET 3 OF 3.

[21] EASEMENTS RESERVED BY THE CITY OF KANSAS CITY IN ORDINANCE NO. 100564 RECORDED SEPTEMBER 20, 2010 AS DOCUMENT NO. 2010E0090992, VACATING NERO STREET: AFFECTS TRACT 5 AS SHOWN ON SHEET 3 OF 3.

A RALEOAD RIGHTS-OF-WAY, SWITCH TRACKS, SPUR TRACKS, AND ALL EASEMENTS, LICENSES OR SERVITURES WITHIN, PRIVIETRANAT TO OR SERVING SUCH RIGHTS-OF-WAY OR EASEMENTS, INCLUMENT BUT NOT LIMITED TO, ELECTING TELEPHONE TRANSMISSION LIVES, SPONDBAND TRANSMISSION LIVES, MORO AND UNIT-CHANNEL WICE PREVENS AND ANY FADULTES IN SUPPORT OF TELEPHONY, COMMUNICATION OR TRANSPORTATION: BLANKET IN NATURE, THEREFORE NOT PLOTTED LIVENT

25 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TELECOMMUNICATION EASEMENT AND LEASE ASSIGNMENT AGREEMENT* RECORDED SEPTEMBER 25, 2013 AS DOCUMENT NO. 2013E0101158 OF OFFICIAL RECORDS. BY AND BETWEEN PJSJ INVESTWENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND LAND LEASES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

ASSIGNMENT AND ASSUMPTION OF EASEMENT AND LEASE DOCUMENTS RECORDED NOVEMBER 10, 2014 AS DOCUMENT NO. 2014E0033730 AND RECORDED NOVEMBER 12, 2014 AS DOCUMENT NO. 2014E0034094, BY AND BETWEEN LAND LEASES, LLC, A DELAWRE LIMITE UNBLITY COMPANY NOL L. (A13, LLC, A DELAWRE LIMITED JUBLITY COMPANY.

AFFECTS TRACT 3 AS SHOWN ON SHEET 3 OF 3. NON-EXCLUSIVE UTILITY EASEMENT AND NON-EXCLUSIVE ACCESS EASEMENT SPACE IS BLANKET IN NATURE FOR PLACEMENT OF CARLES, WIRING, ETC., AND INGRESS AND CREESS EQUIPADENT ON ROOF AND IN EQUIPAENT FORM ON AUX PLOAD OF FUEL MONG AT 937 WORNING STREET. SUBJECT TO TERMS AND PROVISIONS OF UNRECORDED LEASE AGREEMENT DATED OCTOBER 3, 1997 AND AMENDED JANUARY 13, 2003 (NOT PROVIDED FOR EXAMINATION).

26 TERMS AND PROVISIONS OF AN UNRECORDED SITE LEASE AGREEMENT DATED OCTOBER 3, 1997, BY AND BETWEEN WAGNER I June and inventees of an operational still lease areasement dated of core 3, 1997, BY AND BETWEEN WARKER INUSTRES, ING. SK ESSOR AND CAMP PARTNERS, A DELWMER PARTNERSHOP D/S/A CELLUARONE AS LISSER AND CAMPADD BY THAT CERTAIN AMENIMENT TO STIE LASE AGREEMENT DATED JAWJARY 13, 2003 BY AND BETWEEN WARKER INUSTRES. ING. AND VERZION WRELTSS (VMR) LOD JO/A VERZION WRELTSS F/A/C AND FARTNERS D/A/C ACLULARONE, AS DISCASED BY A TELECOMMUNICATION ESSENTIATIO LOS/A VERZION WRELTSS F/A/C AND FARTNERS D/A/C ACLULARONE, AS DISCASED BY A TELECOMMUNICATION ESSENTIATIO LEASE ASSIGNMENT AGREEMENT RECORDED SEPTEMERS 25, 2013 AS DOCUMENT NO. 20130101158 OF CFGAL RECORDS.

ASSIGNMENT AND ASSIANTION OF LEASE AND/OR RENTS RECORDED SEPTEMBER 25, 2013 AS DOCUMENT NO. 2013ED101159. BY AND BETWEEN LAND LEASES, LC, A DELAWARE LIMITED LIABLITY COMPANY AND PLSJ INVESTMENTS, LLC, A MISSOURI LIMITED LIABULTY COMPANY.

ASSIGNMENT AND ASSUMPTION OF LEASE AND/OR RENTS RECORDED FEBRUARY 5, 2014 AS DOCUMENT NO. 2014E0009336. BY AND BETWEEN LAND LEASES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WAGNER INDUSTRIES, INC., A MISSOURI CORPORATION.

ASSIGNMENT AND ASSUMPTION OF EASEMENT AND LEASE DOCUMENTS RECORDED NOVEMBER 10, 2014 AS DOCUMENT NO 2014E0093730 AND RECORDED NOVEMBER 12, 2014 AS DOCUMENT NO. 2014E0094094. BY AND BETWEEN LAND LEASES, LLC, A VELAWARE LIMITED LIABILITY COMPANY AND LL Q413, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

AFFECTS TRACT 3 AS SHOWN ON SHEET 3 OF 3. SUBJECT TO TERMS AND PROVISIONS OF UNRECORDED LEASE AGREEMENT DATED OCTOBER 3, 1997 AND AMENDED JANUARY 13, 2003 (NOT PROVIDED FOR EXAMINATION).

27 AN EASEMENT TO LANDMARKS HISTORIC TRUST CORPORATION, A MISSOURI NOT-FOR-PROFIT CORPORATION, FOR HISTORIC PRESERVATION AND CONSERVATION RECORDED NOVEMBER 8, 2018 IN DOCUMENT NO. 2018E0097193: CONSERVATION EASEMENT PUELS TO THE ENTRE EXTERIOR AND THE AIR SPACE ABOVE THE BUILDINGS ON TRACTS 1, 2, 3 AND 4 TO ASSURE THAT THE BUILDING FACADES WILL BE RETAINED AND MAINTAINED IN THEIR EXISTING CONDITION.

BULLING FACAGES INL DE REJARDE DRU MANIMUSE AND AND ADDRESS DATED NOVEMBER 1, 2016, BY AND BETWEEN THE PLANNED INDUSTRIAL EPANSION AUTHORIT OF KANASS CITY, MISSIOR, A PLANNED INDUSTRIAL EPANSION AUTHORIT/ ORGANIZED UNIER THE LAWS OF THE STATE OF MISSIOR, AS LISSOR AND WEST BOTTOM FLATS, LLC, AN OHIO LUMEDT ORGANIZED UNIER THE LAWS DESCUSED DE 1 A BEUGRAUND OF LIASE ADDRESS TEOTOM FLATS, LLC, AN OHIO LUMEDT (DREANIZED UNIER THE LAWS DESCUSED DE 1 A BEUGRAUND OF LIASE ADDRESSIN FEOTOM FLATS, LLC, AN OHIO LUMEDT (DREANIZED UNIER THE LAWS DESCUSED DE 1 A BEUGRAUND OF LIASE ADDRESSINT FEOTOM FLATS, LLC, AN OHIO LIMBELT COMPANY. AS LISSOR OFFICIAL RECORDS: BLANKET IN NATURE AFFECTIVE TRACTS 1, 2, 3, 4, 5 AND 6, THEREFORE NOT PLOTED HERCON.

29) ALL RIGHTS ACCURED BY PUBLIC OR PRIVATE UTILITIES IN THE VACATED ALLEYS PRIOR TO THE VACATION THEREOF: AFFECTS TRACES 1 AND 2 AS SHOWN ON SHEET 2 OF 3. A PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 7343 RECORDED JULY 1, 1986 IN BOOK B-058 AT FACE 76.

2. THIS SURVEY IS BASED ON THE DESCRIPTIONS CONTAINED IN SCHEDULE A OF THE ABOVE STATED PRO FORMA TITLE COMMITMENT.

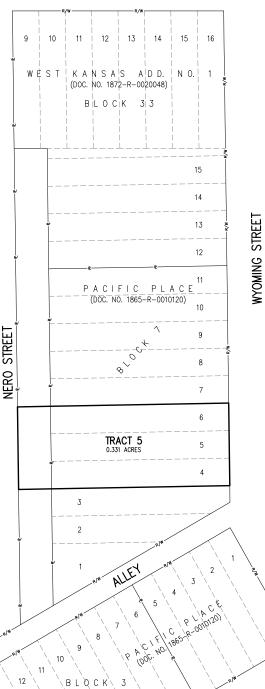
3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS 2016-E-0052325.

- 4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH WAY DISCLOSE.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM OPS OBSERVATIONS.

6 ACCURACY STANDARD: TYPE URBAN

- PARCEL MERGE REQUEST FORM HAS BEEN SUBMITTED TO JACKSON COUNTY, MISSOURI, DEPARTMENT OF GEOGRAPHIC INFORMATION SYSTEMS TO MERGE TRACTS 1 AND 2 INTO A SINGLE PARCEL FOR TAX PURPOSES. EFFECTIVE TAX YEAR: 2019.
- 8. TRACTS 3, 5 AND 6 TO BE USED FOR PARKING PER WEST BOTTOMS FLATS OVERALL SITE PLAN, SHEET C101, ISSUED OCT. 2, 2018

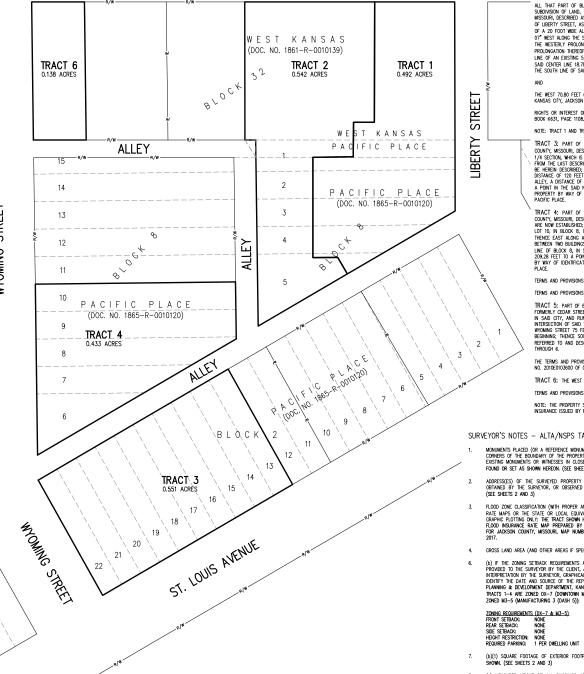




ALTA / NSPS LAND TITLE SURVEY

PART OF BLOCK 32. WEST KANSAS AND PART OF BLOCKS 2, 7 AND 8, PACIFIC PLACE KANSAS CITY, JACKSON COUNTY, MISSOURI

W. 9TH STREET



SHOWN. (SEE SHEETS 2 AND 3) (c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED: AS SHOWN, (SEE SHEETS 2 AND 3)

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (E.G., PARKING LOTS, BILLBOARDS, SIONS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS

WEST BOTTOMS FLATS

2425 W 11th St, Cleveland OH 44113 | 216.302.3500

PROPERTY DESCRIPTION:

TRACT 1: ALL THAT PART OF BLOOK 32, WEST KANSAS ADDITION ND. 1. A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BDTH INCLUSINE, BLOCK 8, PAOFIC PLACE, A SUBDIVISION OF LAND, TOGETHER WITH PART OF THE VIGATED ALLEY LIVING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PAOFIC PLACE, ALL IN KANSAS DITY, AKDISON COUNTY, MISSION, DESCRIEGT AS FOLLOWS: BEGINNING AT THE NORTHERST CORRER OF SAID BLOCK 32, BEING THE POINT OF INTERCETION OF THE SOUTH LINE OF 91 STREET AND THE WEST LINE OF LOD TO THE ALLEY LIVING BETWEEN BLOCK 32 AND 8 IN SAID PAOFIC PLACE, DESCRIPTION OF THE SOUTH LINE OF 91 STREET AND THE WEST LINE OF A 20 FOOT INDEA ALLEY LIVING BETWEEN BLOCK 32 AND 8 IN SAID PAOFIC PLACE, THENCE SOUTH 607 25 WEST ALLONG AND NORTHWESTERLY LINE OF A 20 FOOT INDEA ALLEY LIVING BETWEEN BLOCK 32 AND 8 IN SAID PAOFIC PLACE, THENCE SOUTH 607 25 WEST ALLONG AND NORTHWESTERLY LINE 1122 FEET; THENCE NORTH 25 407 "WEST ALLONG AND NORTHWEISTURIE (THE CONSTING & STORY BROCK BUILDING 17: AS STAL ALLONG THE WEST LINE OF A AD DERIN'T PLACE NORTH 32 407 "WEST ALLONG AND INTERCE, JUSC OF EXET, THENCE NORTH 07: 407 26 SECONDS EAST ALLONG THE WEST LINE OF A CONCRETE DOOK FOR SAID BUILDING AND ALLONG THE WEST LINE OF A LOTING 5 STORY BROCK BUILDING, 31:52 ZEET TO THE CONTH INCE NORTH 05 405 STORY BROCK BUILDING, 31:52 ZEET TO THE CONTH USE ALLEY LIVING FOR AD SAID GENERAL STORY BROCK BUILDING, 31:52 ZEET TO THE CONTH LINE 05 A STORY BROCK BUILDING, 31:52 ZEET TO THE CONTER LINE OF AND ADID 6 STORY BROCK BUILDING, 31:52 ZEET TO THE CONTER LINE OF AND 530 DE STORY BROCK BUILDING, 31:52 ZEET TO THE CONTER LINE OF AND ADID 6 STORY BROCK BUILDING, 31:52 ZEET TO THE CONTER LINE OF SAID 5 STORY BROCK BUILDING, 31:52 ZEET TO THE CONTER LINE OF AND ADID 6 STORY BROCK BUILDING, 31:52 ZEET TO THE CONTER LINE OF AND ADID 6 STORY BROCK BUILDING, THENE HORTH USE 32'S ZEET TO THE CONTER LINE OF SAID 5 STORY BROCK BUILDING, THENE MORTH AS 31 TO SEET TO THE SOUTH LINE OF SAID DUBLING, THENCE MORTH B9' 16' 25' EAST ALLONG THE WEST LINE OF AND

RIGHTS OR INTEREST OF THE ADJOINING OWNERS IN AND RELATING TO A PARTY WALL, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1975K0275504 IN BOOK K631 PAGE 1108

TRACT 2: THE EAST 281.71 FEET OF BLOCK 32 AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAD BLOCK 32, WEST KANSAS ADDITION NO. 1. A SUBDIVISION OF LAND AND LOTS THRU 5, BOTH MULLIVE, BLOCK 8, PAGINC PLACE, A SUBDIVISION OF LAND. TOGETHER WITH ALL OF THE VACATED ALLEY TIME NORTH OF AND AUXONING 101 1, BLOCK 8, IN SAD PAGINC PLACE, ALL IN KANSAS OF LIN, MACSING CONTIN, WISSION, AND ALL BEING MORE PARTICILLARY DESTRED AS FOLLOWS: BEGINNEN AT A POINT ON THE SOTIUL HUE OF 971 STREET 48.0 FEET FAST TO FTHE EAST LINE OF WIDNING STREET, AS BOTH STREETS ARE MON ESTREADISTIC, THENCE SOUTH AND IN THE SOTIUL HUE OF 971 STREET 48.0 FEET FAST TO FTHE EAST LINE OF WIDNING STREET, AS BOTH STREETS ARE MON ESTREADISTIC, THENCE SOUTH AUXON THE NORTHERX PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAD PACINC FLACE, AND ALONG SAD WEST HUE 154.00 FEET, THENCE SOUTH AUXON THE NORTHERX PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAD PACINC FLACE, AND ALONG SAD WEST HUE 154.00 FEET, THENCE SOUTH AUXON THE NORTHERX PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAD PACINC FLACE, AND ALONG SAD WEST HUE 154.00 FEET, THENCE SOUTH AUXON THE NORTHERX PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAD PACINC FLACE, AND ALONG SAD WEST HUE 154.00 FEET, THENCE SOUTH AUXON THE NORTHERX PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAD PACINC FLACE, AND ALONG SAD WEST HUE 164.00 FEET TO THE WEST LINE OF 162.0-FOOT WELLEY LINE OF ENTERNING. SAU DAD BA SAND PACINC PLACE, HURCH NORTHER LINE 104.00 FEET TO THE WEST LINE OF 162.0-FOOT WELLEY LINE OF GEFORALING. SAU DAD WEST HUE 105.00 FEET TO THE WEST ALONG SAU SOUTH LINE 356.45 FEET 104.00 FEET THE TO THE WEST WELL ALONG SAU WEST HUE 105.00 FEET TO THE WEST ALONG SAU SOUTH LINE 356.45 FEET 104.00 FEED FEET HUE TO THE SECTION FEET TO THE WEST ALONG SAU SET HUR SET TO THE WEST ALONG SAU SOUTH LINE 356.45 FEET (DEED 336.00 FEET) TO THE POINT OF REGINNING

EXCEPT THE FOLLOWING DESCRIBED TRACTS:

LI THAT PART OF BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION OF LAND, AND ALL THAT PART OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, BLOCK 8, PAORIC PLACE, A SUBDIVISION OF LAND, TODETHER WITH PART OF THE VACATED ALLY LYING HORTH OF AND ADJOINNEL (D1 1, BLOCK 8, INSO PAORIC PLACE, ALL IN KANSAS OTY, ADXSON COUNTY, MISSIOUR, DESCREDE AS FOLLOWS: EXEMINING AT THE WACHTED ALLY LYING HORTH OF SAD BLOCK 3, BLOR THE POINT OF INTERSECTION OF THE WEST THE OF LIBERTY STREET, AS SAD STREETS ARE NOW ESTABLISHED; THENCE SOUTH OF 3% 33 WEST ADNOT THE WEST LINE OF SAD BLORX STREET 14011 FEET TO THE MORTHWESTERY LINE OF LIBERTY STREET, AS SAD STREETS ARE NOW ESTABLISHED; THENCE SOUTH OF 3% 33 WEST ADNOT THE WEST LINE OF SAD BLORX STREET 14011 FEET TO THE MORTHWESTERY LINE OF A 20 FOOT WEST LAND, THENE BLOCK 25 AND 8 IN SAD PAORIC PLACE, THENCE SOUTH 60° 25' 25' WEST ALONG THE SOUTH LINE OF SAD BUORNS AND ALONG OF WEST ALONG THE SOUTHWESTERVEL LINE OF AN EXISTING & STORY BRICK BUILDING 17.45 FEET; THENCE MORTH OF 25' 25' WEST ALONG THE SOUTH LINE OF SAD BUILDING AND ALONG THE WISSTERV FRACING THEREOF, 23.60 TEET; THENCE MORTH OF 40' 28' SAST ALONG THE SOUTH 80° 25' 25' WEST ALONG THE SOUTH LINE OF SAD BUILDING AND ALONG THE WISSTERV FRACING THE STORE THEORE MORTH B° 27' 10° CAST ALONG THE ADVICE WEST LINE OF A DONORTHWESTERY LINE OF SAD BUILDING AND ALONG THE SOUTH LINE OF AND ALONG THE SOUTH LINE OF 30' 10° CAST ALONG THE WEST LINE OF A DONORTHWESTERY LINE OF SAD BUILDING AND ALONG THE SOUTH LINE OF AND ALONG THE SOUTH LINE OF 30' 10° CAST ALONG THE WEST LINE OF A DONORTHWESTER DOOK FOR SAD BUILDING AND ALONG THE SOUTH LINE OF AND STORE BRICK BUILDING, 31.52 FEET THENCE MORTH B° 27' 10° CAST ALONG THE WEST LINE OF AN EXISTING S STORY BRICK BUILDING, 31.52 FEET TO THE CONTER INFO AND EXISTING BRICK MULLING SOUTH BING 31.51 FEET FUNCE NORTH B° 15' 18' EAST ALONG THE SOUTH LINE OF SAD 9TH STREET 72.85 FEET TO THE CONTER INFO AND EXISTING BRICK MALL IN SAD S STORY BRICK BUILDING, THENCE NORTH B° 15' 18' EAST ALONG THE SOUTH LINE O

THE WEST 70.80 FEET OF THE EAST 261.71 FEET, BLOCK 32, AND THE EAST 74.29 FEET OF THE WEST 122.29 FEET OF SAID BLOCK 32, WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

RIGHTS OR INTEREST OF THE ADJOINING OWNERS IN AND RELATING TO A PARTY WALL, AS MORE FULLY SET FORTH IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 1975K0275504 IN ROCK K631 PAGE 1108

NOTE: TRACT 1 AND TRACT 2 ARE CONTIGUOUS WITHOUT ANY GAPS, STRIPS OR GORES.

TRACT 3: PART OF BLOCK 2, PACIFIC PLACE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 49, RANKE 33, IN KANSAS CTY, JACKSON COUNTY, MISSOURI, DESORBED AS FOLLOWS: COMMENDIG AT THE SOUTHWEST CORRER OF SAD 1/4 1/4 SECTION MOR DIMENSION IN THE SOUTHWEST CORRER OF SAD 1/4 1/4 SECTION MOR DIMENSION IN THE SOUTHWEST CORRER OF SAD 1/4 1/4 SECTION MOR DIMENSION IN THE SOUTHWEST WILL OF SAD 1/4 SECTION MORE INSTITUTION COMPLEXITIES TO THE RORT OF SAD 1/4 1/4 SECTION MORE INSTITUTION FOR COMPLEXITIES TO THE RORT OF SAD 1/4 T/4 SECTION MORE INSTITUTION TO THE OWNERS AND MISSION IN THE SOUTHWEST CORRER OF SAD 1/4 1/4 SECTION MORE INSTITUTION TO THE OWNERS AND MISSION IN THE SOUTHWESTER VALON OF UNE SAD MISSION OF THE TRACT OF LAND TO FROM THE LIST DESORBED COURSE AND WHOLI UNE IS THE NORTHERLY INFO OF ST. LOUIS AVENUE, A DISTANCE OF 101424 PETER VALION OF A CERTAN INFO-BE HEREIN DESORBED. THENCE NORTHWESTER VALON OF A PUBLIC ALLY? O FEET IN WOTH, THENCE SOUTHWESTER VALON OF A CERTAN INFO-SOUTHWESTER VALON OF A DIA THE AND THE FRONC MORTHWESTER VALON OF A SECTION TO THE MISTER VALON OF A DIA THAN THE SOUTHWESTER VALON OF SOUTHWESTER VALON OF A DIA THAN THE SAD NORTHER VALON OF THE ASTER VALON OF A DIA THAN THE SAD NORTHER VALON OF THE ASTER VALON OF A DIA THAN THE SAD NORTHER VALON OF SOUTHWESTER VALON OF A DIA THAN THE SAD NORTHER VALON OF SOUTHWESTER VALON OF THE ASTER VALON OF SOUTHWESTER VALON OF THE ASTER VALON OF SOUTHWESTER VALON OF SOUTHWESTER VALON OF THE ASTER VALON OF SOUTHWESTER VALON OF THE ASTER VALON OF THE ASTER VALON OF SOUTHWESTER VALON OF THE ASTER VALON OF TH

TRACT 4: PART OF BLOCK B, PACIFIC PLACE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESORBED AS FOLLOWS. COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF WITHONING STREET WITH THE SOUTH LINE OF 9TH STREET, OF SAID STREET S ARE NOW ESTABLISHED, THEADE SOUTH ACKING THE EAST LINE OF WYDAING STREET, A JOISTANCE OF 28.655 FEET TO A POINT WIND IS 6.55 FEET SOUTH OF THE NORTHNESS CORRED OF LOT 10, IN BLOCK, OF SAID APACIP FLACE, ACCOUNT OF THE CRORADED PLAT THEREOF, MAD THE FILE POINT OF DECIMING OF THE TRACT OF LAND TO BE HEREIN BESCREED; CUT IN, IN ECONS OF SUMPORT CHARGE ADDODATION TO THE RECORDED FOUNT INFERDING, NOT THE TOTE FOUNT OF RECORDED OF THE INST. TO CARD TO BE CONTROL ON THE INST. TO CARD TO BE CONTROL OF DECONTROL OF 25 TO THE FORT TO THE CONTROL OF DECONTROL OF DECONTROL ON THE INST. TO CARD TO BE CONTROL OF DECONTROL ON THE INST. TO CARD TO BE CONTROL ON THE INST. TO CARD TO BE CONT

TERMS AND PROVISIONS OF A PARTY WALL AGREEMENT RECORDED DECEMBER 9, 1904 AS DOCUMENT NO. 507774 IN BOOK 8-930, PAGE 171

TERMS AND PROVISIONS OF A PARTY WALL AGREEMENT RECORDED JANUARY 10, 1911 AS DOCUMENT NO. 795053, IN BOOK B-1287, PAGE 427.

TRACT 5: PART OF BLOCK 7, IN PADRIC PLACE, A SUBDIVISION IN KANSAS OTY, JACKSON COUNTY, MISSOURI, DESCREED AS FOLLOWS: BEGINNING IN THE EAST LINE OF NERO STREET, FORMERY CEDAR STREET, AT A POINT TOGE FEET NORTH OF THE SOUTHWEST CORRER OF SAD BLOCK AND ASAGA FEET SOLITH OF OF THE SOUTH LINE OF PHOT STREET, NAD OTY, AND DRINNING HINDRY, EASTI NA STRANGARI LINE 162 FEET NORTH IN MORE OR LESS. TO A POINT IN THE WEST LINE OF MORE THE SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET NORTH IS LAB FEET NORTH IS LINE OF MORE OR LESS. TO A POINT IN THE MEST LINE OF MORE THE SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET NORTH IS LINE OF MORE THE SOLITH AND AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND AND ASAGA FEET SOLITH AND ASAGA FEET ASAGAA ASAGA FEET SOLITH AND ASAGA FEET ASAGAA ASAGA FEET SOLITH AND ASAGA FEET ASAGAA ASAGAA FEET SOLITH AND ASAGA FEET SOLITH ASAGA FEET SOLITH ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGA FEET SOLITH AND ASAGAA FEET SOLITH ASAGA FEET SOLITH ASAGAA FEET SOLITH ASAGAA FEET SOLITH ASAGAA FE REFERENCE TO AND DESCRIBED AS LOTS 4 THROUGH 6, BLOCK 7, PACIFIC PLACE, ALONG WITH THE EAST 1/2 OF VACATED NERO STREET LYING WEST OF AND ADJACENT TO SAID LOTS 4

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REOPROCAL NON-EXCLUSIVE SHARED ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 22, 2010 AS DOCUMENT NO. 2010/E0103800 OF OFFICIAL RECORDS.

TRACT 6: THE WEST 48 FEET OF BLOCK 32, WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOUF

TERMS AND PROVISIONS OF A PARTY WALL AGREEMENT RECORDED SEPTEMBER 13, 1910 AS DOCUMENT NO, 787613 IN BOOK B1273, PAGE 398,

NOTE: THE PROPERTY SURVEYED AND SHOWN HEREON IS BASED ON THE ABOVE LEGAL DESCRIPTIONS AND IS THE SAME PROPERTY DESCRIBED IN EXHIBIT A OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-918017-A-KCTY WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2018.

SURVEYOR'S NOTES - ALTA/NSPS TABLE A OPTIONAL REQUIREMENTS:

MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR MUNUMENTS FURCE) OW A REFERENCE MUNUMENT OR WITHESS TO THE OWNERY AT ALL MAURE CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS AREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER: ALL CORNERS ARE FOUND OR SET AS SHOWN HEREON. (SEE SHEETS 2 AND 3)

ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBSTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: AS SHOWN.

FLOOD ZONE CLASSFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PICTURING ONLY. THE FRANCT SHOWN HEREON LIES IN TODO SCH AN AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL DEREGENCY MANAGEMENT ACREV FLOOD OUTLY. MASSION, MAP NUMBER 2056/2051G, EFFECTIVE DATE: JANNARY 20,

GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT): AS SHOWN.

(b) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN PROVIDED 10 THE SUPPERTOR BY THE CLIDIN, AND IT HOSE REQUERTING DO AND REQUER AN INTERPERTATION BY THE SUPPERTOR CAPATIONAL TO PERTOR TO A LITTLE PER ZONNE REPORT FROM CITY PLANNER & DEVELOPMENT DEPARTMENT, KANSAS CITY, MISSOUR, DATE NOUMBER 27, 2018 TRACTS 1-4 ARE ZOMED DA-7 (DOMINOW MORE) USE (DASH 7)) AND TRACTS 5 AND 6 ARE ZONDU JA-5 (MANHERCHTING 30 ASH 5)):

(b)(1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: AS

NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIARILE PARKING SPACES ON SUFFACE PARKING AREAS, LOTS AND IN PARKING AREAS, STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING AREAS PARKING AREAS AND LOTS: THERE ARE NO MARKED PARKING SPACES.

PRAVIDUATION FREDUNDES DESTINGUE ARE HOU MININGUE PRAVING SPACES. LOCATION OF FUILTIESS DESTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY DESTRED EVIDENCE, ENDERGE FROM PLAKE REQUESTED BY THE SURVEYED AND FORTANED RAM UTULTY COMPANIES, OR PROVIDED BY CLEENT (WITH REFERENCE AS TO THE SOURCES) NOTMANTION, AND MARKINGS REQUESTED BY THE SURVEYED REQUENT TO AN BIL UTULTY LOCATE OR SUMULA REQUEST. THE WOMANTON CONCENNIE THE LOCATION OF INDERGROUD UTULTY COMPANIES, OR PROVIDED BY CLEENT (WITH REFERENCE AS TO THE SOURCES) UTULTY COMPANIES, OR PROVIDED BY CLEENT (WITH REFERENCE AS TO THE SOURCES) UTULTY COMPANIES, OR PROVIDED BY CLEENT (WITH REFERENCE AS TO THE SOURCES) UTULTY COMPANIES, OR THE WOMANTON CONCENNIES THE LOCATION OF INDERGROUD UTULTY COMPANIES, THE WOMANTON CONCENNIES THE LOCATION AREA TO THE DOWNTRIED AS ACCURATE OR LOCATION OF MERSION FOR ANY CONCENTRATION AND REAL THE LOCATIONS EXPRESSIONES SOU UTULTY COMPANIES, TRADERISTING AND TO BY DOWNTRIED AS ACCURATE OR LOCATION HERE SURVEYED AND THE DISCOMPTION (AREA THE DISCOMPTION AND THE DISCOMP LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. (SEE SHEETS 2

MISSOURI ONE CALL WAS NOTFED JANUARY 30, 2018, TICKET NUMBERS 180300405, 18030047-180300410, 180300788-180300791, THE FOLLOWING COMPANES WERE NOTFED: A TH DISTRIBUTION, GOLG F BERC, GTY OF KANSS, GTY WIRTE-SYREF.TRAFTG-STREET, SPRE MO WEST, MCI, KANSAS GTY POWER & LIGHT, TIME WARNER CABLE TV, UNITE PRIVATE NETWORKS.

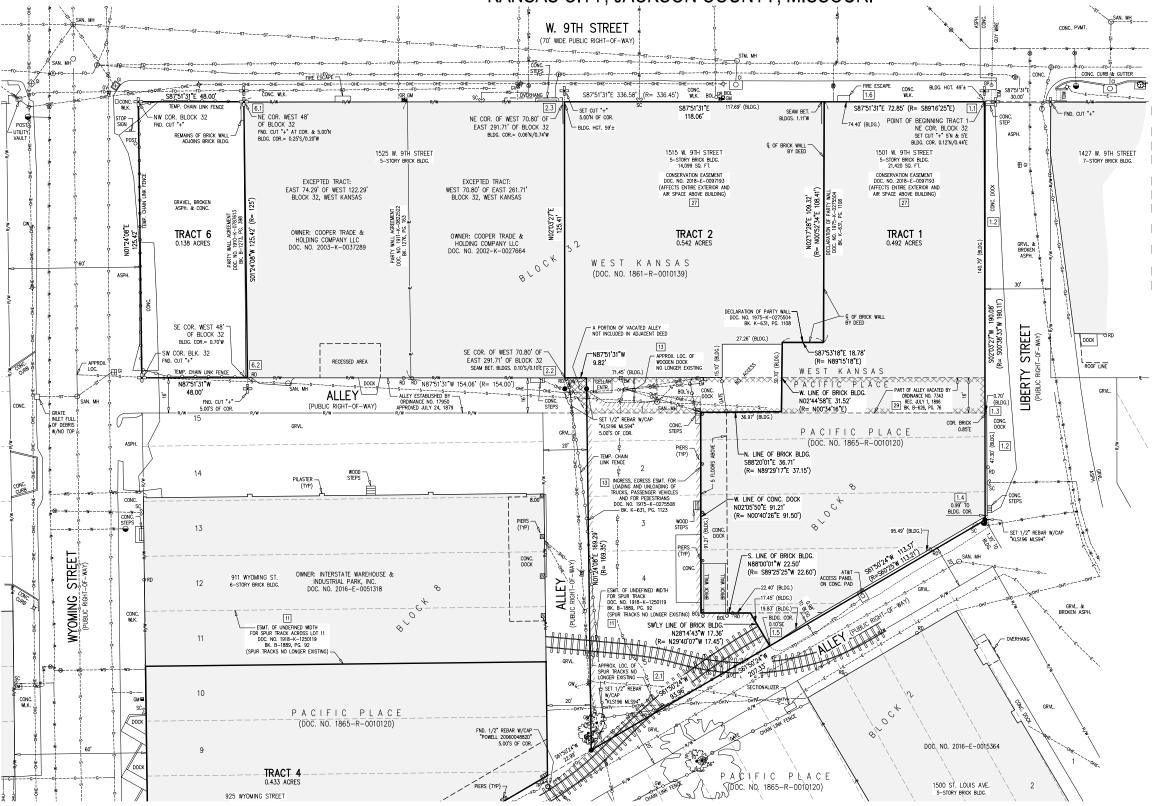
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL": AS SHOWN. (SEE SHEETS 2 AND 3)
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET: THE SURVEYED PROPERTIES PHYSICALLY ABUT AND HAVE DIRECT ACCESS TO PUBLICLY DEDICATED RIGHTS-OF-WAY.
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: THE BUILDINGS ON TRACTS 1, 2, 3 AND 4, ARE CURRENTLY UNDERGOING INTERIOR DEMOLITION ACTIVITIES FOR BUILDING OBSERVED IN 1 AND 4 ARE RENOVATIONS.
- INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY: OFFSITE EASEMENT DOCUMENTATION NOT PROVIDED. 19.

PREPARED FOR: MCM COMPANY INC. 2425 WEST 11TH STREET, SUITE 5 CLEVELAND, OH 44113

ALTA Survey

ALTA / NSPS LAND TITLE SURVEY

PART OF BLOCK 32, WEST KANSAS AND PART OF BLOCKS 2, 7 AND 8, PACIFIC PLACE KANSAS CITY, JACKSON COUNTY, MISSOURI



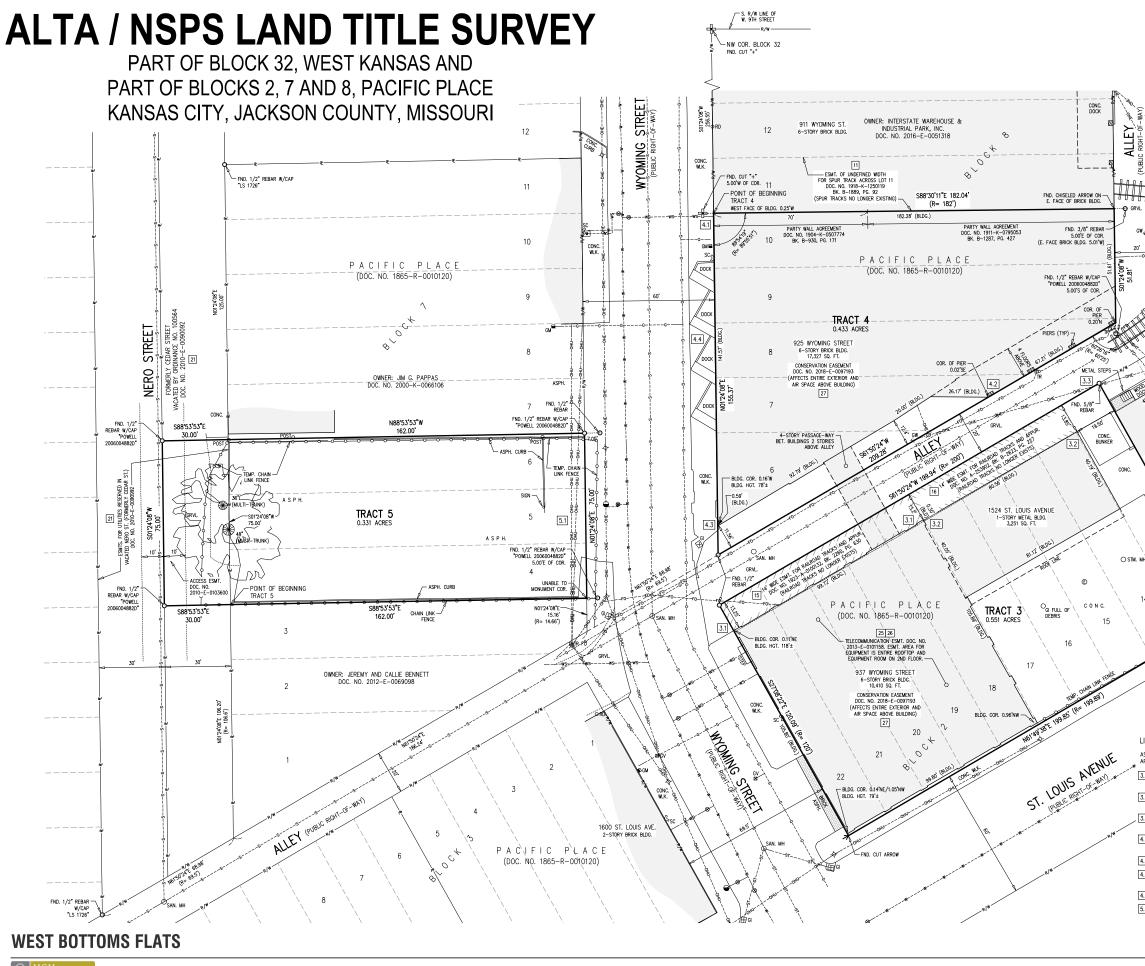
WEST BOTTOMS FLATS

EIST OF ENCROACHMENTS:

- AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE: I.I. NORTHEAST CORNER OF BRICK BUILDING ENCROACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.12' AND ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.44'.
- 1.2 CONCRETE DOCK ENCROACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET.
- 1.3 CORNER OF BRICK BUILDING ENCROACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.85
- 1.4 SOUTHEAST CORNER OF BRICK BUILDING ENCROACHES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.99'.
- 1.5 SOUTHERLY CORNER OF BRICK BUILDING ENCROACHES ONTO ALLEY RIGHT-OF-WAY, 0.10
- 1.6 FIRE ESCAPE ENCROACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET.
- $\fbox{2.1}$ overhead and underground utilities servicing other properties crossing through the south side of tract 2.
- 2.2 SOUTH FACE OF BRICK AT JOINT BETWEEN BUILDINGS ENCROACHES ONTO ALLEY RIGHT-OF-WAY, 0.10.
- [2.3] NORTHWEST CORNER OF BRICK BUILDING ENCROACHES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.06' AND ONTO ADJOINING PROPERTY, 0.74'.
- 6.1 NORTHWEST CORNER OF BRICK BUILDING ENCROACHES ONTO TRACT 6, 0.20'.
- 6.2 SOUTHWEST CORNER OF BRICK BUILDING ENCROACHES ONTO TRACT 6, 0.70'.

LEGEND		
BOL	BOLLARD	
CI CI	CURB IN FT	
EM	ELECTRIC METER	
FF	FINISH FLOOR	
GI	GRATE INLET	
GM	GAS METER	
GP	GUY POLE	
GR	GAS REGULATOR	
GV	GAS VALVE	
GW	GUY WIRE ANCHOR	
MH	MANHOLE	
PVC	POLYVINYL CHLORIDE	
RCP	REINFORCED CONC. PIPE	
R	RECORD BEARING AND/OR DIST.	
RD	ROOF DRAIN	
R/W	RIGHT-OF-WAY	
SAN.	SANITARY	
SC	SIAMESE CONNECTION	
STM.	STORM	
TDM	TRUNCATED DOME MAT	
TR	TELEPHONE RISER	
UNK	UNKNOWN	
	UNDERGROUND ELECTRIC	
F0		
G		
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	OVERHEAD CABLE TV	
	OVERHEAD UTILITIES PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SANITARY SEWER	
s		
	UNDERGROUND COMMUNICATION	
W		
Ô	WATER SERVICE ELECTRIC MANHOLE WATER METER	
ň	WATER METER	
	TELEPHONE MANHOLE	
ă	UTILITY POLE	
φ	LIGHT POLE	
ě	FIRE HYDRANT	
ø	WATER VALVE	
-		

ALTA Survey



2425 W 11th St, Cleveland OH 44113 | 216.302.3500

ALTA Survey

- 4.4 LOADING DOCKS ENCROACH ONTO RIGHT-OF-WAY OF WYOMING STREET. 5.1 OVERHEAD UTILITY LINES SERVICING OTHER PROPERTIES CROSSING OVER EAST SIDE OF TRACT 5.
- 4.3 CORNER OF BUILDING ENCROACHES ONTO RIGHT-OF-WAY OF WYOMING STREET
- 4.2 CORNER OF PIER ENCROACHES ONTO ALLEY RIGHT-OF-WAY, 0.02'.
- [4.1] WEST FACE OF BUILDING ENCROACHES ONTO RIGHT-OF-WAY OF WYOMING STREET,
- 3.2 NORTHWESTERLY FACE OF BUILDING ENCROACHES ONTO EASEMENT, 0.50' AT WESTERLY CORNER OF BUILDING AND 0.15' AT NORTHERLY CORNER OF BUILDING. $\fbox{3.3}$ overhead electric line servicing other properties crossing over the northerly corner of tract 3, 0.5 \pm south of corner.
- 3.1 NORTHWESTERLY FACE OF BUILDING ENCROACHES ONTO EASEMENT, 0.75 AT WESTERLY CORNER OF BUILDING AND 0.80' AT NORTHERLY CORNER OF BUILDING.
- LIST OF ENCROACHMENTS: AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:

			/
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	BOLO BOLO RD		AT THE CRAFT OF WAY
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APROX. LOC. OF SUPERIOR			R
онту		CTIONALIZER	12
	TEN TOT	CHANN UNK FENCE	
	TOC. N	FIC PLACE 0.1865-R-0010120)	
- ONE CHIE			
0 (000) 40.14 (000)	DOC. NO.	TRACT 1 1996-K-0024185	
OWNER: ADAM C. & NOORI C. JONES TRACT 2, DOC. NO.		12	6
1996-K-0024185		8) C+	7
1703-50 W 17	A THE REAL PROPERTY OF THE REA	9	RIN
1996-K-0024185	10	- sla	
18.18 18.18	11		
MH BOL 1524	ST. LOUIS AVE. ORY BRICK BLDG.	[.]	
POINT OF BEGINNING TRACT 3 BLDG. COR. 0.13' SE'LY	ADIE (RUG)		
FND. CUT "+" 5.00'SE\ OF COR.	FOOT ROOF LINE CONC. STEPS	BOL	GEND BOLLARD
		Strand Ci EM FF Ci Ci	CURB INLET ELECTRIC METER FINISH FLOOR GRATE INLET GAS METER
	A The L	GP GR GV GW	GUY POLE GAS REGULATOR GAS VALVE GUY WIRE ANCHOR
W		MH PVC ROP R	Manhole Polyvinyl Chloride Reinforced Conc. Pipe Record Bearing and/or dist.

LEGE	IND
BOL.	BOLLARD
CI	CURB INLET
EM	ELECTRIC METER
FF	FINISH FLOOR
GI	GRATE INLET
GM	GAS METER
GP	GUY POLE
	GAS REGULATOR
	GAS VALVE
	GUY WIRE ANCHOR
	MANHOLE
	POLYVINYL CHLORIDE
RCP	REINFORCED CONC. PIPE
R	RECORD BEARING AND/OR DIST.
RD	ROOF DRAIN
	RIGHT-OF-WAY
	SANITARY
	SIAMESE CONNECTION
STM.	STORM
	TRUNCATED DOME MAT
TR	TELEPHONE RISER
	UNKNOWN
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Ň	WATER METER
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ă	UTILITY POLE
ě.	WATER SERVICE ELECTRIC WANHOLE WATER METER TELEPHONE MANHOLE UTILITY POLE LIGHT POLE FIRE HYDRANT WATER VALVE
è	FIRE HYDRANT
ā	WATER VALVE





PANY INC. 2425 W 11th St, Cleveland OH 44113 | 216.302.3500

BEFORE AND AFTER PHOTOS



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BEFORE AND AFTER PHOTOS





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BEFORE AND AFTER PHOTOS



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8

BEFORE AND AFTER PHOTOS



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed, 20_		
City Clerk	by Deputy	



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
West Bottom Flats II LLC	See attached Exhibit A.	2425 W 11th St, Cleveland, OH 44113
Twain GL XXI LLC	See attached Exhibit A.	2200 Washington, St. Louis, MO 63103
West Bottoms Midwest LLC	See attached Exhibit A.	2425 West 11th St, Cleveland, OH 44113

Petitioner

STATE OF OHIO

COUNTY OF CUYAHOGA

On this $\underline{9^{\prime\prime}}^{\prime\prime}$ day of $\underline{0cr0BER}$ in the year 2023 before me, a Notary Public in and for said state, personally appeared <u>REUSSAFERMILL SWING05</u>, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this $\underline{q^{\tau}}^{H}$ day of $\underline{\mathcal{OCTOBCR}}$ 2023

) ss.

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 7/24/24



LESLIE CORY NOTARY PUBLIC, STATE OF OHIO CUYAHOGA COUNTY My Comm. Expires July 24, 2024 Case No.

EXHIBIT A

Legal Description of Property Owned by West Bottoms Flats II, LLC:

1525 W 9th St:

WEST KANSAS ADD #1W 70.80' OF E 261.71' OF BLK 32

1527 W 9th St:

WEST KANSAS ADDITION #1E 74.29' OF W 122.29' OF BLK 32

Legal Description of Property Owned by Twain GL XXI, LLC:

1515 W 9TH ST:

WEST KANSAS ADD # 1 BEG 72.85' W OF SW COR OF INTERSEC 9TH ST LIBERTY ST TH CONT W 118.06' TH S 132' TO C/L VAC ALLEY TH E ALG C/L 8.91' TH S 150.45' ALG W LI LOTS 1-5 PACIFIC PL TH NE ALG SELY LOT 597.27' TH NWLY 17.45' TH N 91.5' TH E 37.15' TH N 31.52' TH E 18.78' TH N 108.41' TO POB BEING PT OF BLK 32 WEST KANSAS ADD # 1 & PT OF LOTS 1 THRU 5 BLK 8 PACIFIC PLACE

1529 W 9TH ST:

WEST KANSAS ADD #1 W 48' OF BLK 32 & N 1/2 VAC ALLEY S & ADJ

Legal Description of Property Owned by West Bottoms Midwest LLC:

911 Wyoming St:

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street at the intersection of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County Missouri; thence East along the South line of said subdivision 182 feet, more or less, to the intersection of the produced West line of an alley; thence South along said produced West line and along the West line of said alley 54.24 feet; thence in a Westerly direction on a straight line to a point in the East line of Wyoming Street 56.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street to the Point of Beginning (except the part thereof condemned for public alley, 16 feet wide, by Ordinance of Kansas City, Missouri, No.17950, approved July 26, 1879); said premises being further described as all of Lots 14 and 15, except the part thereof in alley, in Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County Missouri.

and

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street which is 56.48 feet South of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County, Missouri; thence Easterly in a straight line 182 feet, more or less, to a point on the West line of an alley, which point is 54.24 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence South along the West line of said alley, 75 feet; thence West in a straight line to a point on the East line of Wyoming Street which is 131.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street 75 feet to the Point of Beginning, said premises being further described as all of Lots 11, 12 and 13, Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County, Missouri.



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Case No.

In the matter of the vacation of:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID 16.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed,	20	
City Clerk	by Deputy	



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CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
Owner's name West Bottom Flats II LLC By: WBF II Manager LLC, its managing member By: Name: Melissa Ferchill Swingos Title: Manager	Legal description of property See attached Exhibit A.

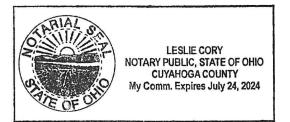
STATE OF OHIO

COUNTY OF CUVAHOGA

On this <u>9</u> day of <u>OCTOBER</u>, 2023 before me, a Notary Public in and for said state, personally appeared <u>ACCESS FERCULL SWIM</u> the being by me duly sworn did say that he/she is the managing member of <u>WBFTT MAJAGER</u>, a <u>MISSOURI</u> limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this \underline{q}^{TH} day of <u>OCTOBER</u>, 2023

) ss.



Notary Public in and for Said County and State

otary Public



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
Twain GL XXI, LLC By: Name: Jela Dilber Title: Authorized Person	See attached Exhibit A.
appeared Jela Dilber who being Twain GL XXI, LLC a Missouri limite and sealed in behalf of said li acknowledged said instrument to the purposes therein stated.) ss. , before me, a Notary Public in and for said state, personally by me duly sworn did say that she is an Authorized Person of d liability company, and that the within instrument was signed imited liability company by authority of its members, and be the free act and deed of said limited liability company for efore me on this <u>M</u> day of <u>M</u> , 2072. Notary Public in and for Said County and State
KELLY A. TROUT Notary Public - Notary Seal St Louis County - State of Missouri Commission Number 13447449 My Commission Expires Dec 18, 2026	Notary Public



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CONSENT OF LIMITED LIABILITY COMPANIES

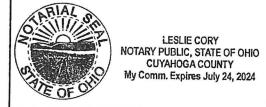
Case No.

Owner's name	Legal description of property
West Bottoms Midwest LLC By: Name: Melissor Ferchill Swingos Title: Member	See attached Exhibit A.

STATE OF OHIO) COUNTY OF CUYAHOGA) SS.

On this <u>9</u> day of <u>*OCTOBER*</u>, 20,23 before me, a Notary Public in and for said state, personally appeared Melissa Ferchill Swingos, who being by me duly sworn did say that she is the managing member of West Bottoms Midwest LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this $9^{t^{\prime\prime}}$ day of <u>OCTOBCR</u>, 2023



Notary Public in and for Said County and State

Notary Public

EXHIBIT A

Legal Description of Property Owned by West Bottoms Flats II, LLC:

1525 W 9th St:

WEST KANSAS ADD #1W 70.80' OF E 261.71' OF BLK 32

1527 W 9th St:

WEST KANSAS ADDITION #1E 74.29' OF W 122.29' OF BLK 32

Legal Description of Property Owned by Twain GL XXI, LLC:

1515 W 9TH ST:

WEST KANSAS ADD # 1 BEG 72.85' W OF SW COR OF INTERSEC 9TH ST LIBERTY ST TH CONT W 118.06' TH S 132' TO C/L VAC ALLEY TH E ALG C/L 8.91' TH S 150.45' ALG W LI LOTS 1-5 PACIFIC PL TH NE ALG SELY LOT 597.27' TH NWLY 17.45' TH N 91.5' TH E 37.15' TH N 31.52' TH E 18.78' TH N 108.41' TO POB BEING PT OF BLK 32 WEST KANSAS ADD # 1 & PT OF LOTS 1 THRU 5 BLK 8 PACIFIC PLACE

1529 W 9TH ST:

WEST KANSAS ADD #1 W 48' OF BLK 32 & N 1/2 VAC ALLEY S & ADJ

Legal Description of Property Owned by West Bottoms Midwest LLC:

911 Wyoming St:

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street at the intersection of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County Missouri; thence East along the South line of said subdivision 182 feet, more or less, to the intersection of the produced West line of an alley; thence South along said produced West line and along the West line of said alley 54.24 feet; thence in a Westerly direction on a straight line to a point in the East line of Wyoming Street 56.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street to the Point of Beginning (except the part thereof condemned for public alley, 16 feet wide, by Ordinance of Kansas City, Missouri, No.17950, approved July 26, 1879); said premises being further described as all of Lots 14 and 15, except

the part thereof in alley, in Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County Missouri.

and

All that part of the West Half of the Northwest Fractional Quarter of Section 6, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at a point on the East line of Wyoming Street which is 56.48 feet South of the South line of WEST KANSAS ADDITION NO. 1, a subdivision in Kansas City, Jackson County, Missouri; thence Easterly in a straight line 182 feet, more or less, to a point on the West line of an alley, which point is 54.24 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence South along the West line of said alley, 75 feet; thence West in a straight line to a point on the East line of Wyoming Street which is 131.48 feet South of the South line of said WEST KANSAS ADDITION NO. 1; thence North along the East line of Wyoming Street 75 feet to the Point of Beginning, said premises being further described as all of Lots 11, 12 and 13, Block 8, PACIFIC PLACE, a subdivision in Kansas City, Jackson County, Missouri.



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CASE NO. CD-ROW-2023-00044

UTILITY CO. <u>AT&T</u>

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

1. Our utility/agency has facilities or interest within this right of way:

☑ Yes (proceed to #2)
☑ No (form complete)

2. Our utility/agency:

- \Box has no objections
- □ objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 - Relocate facilities
 - X Other: existing att fiber will not be damaged
- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Jeremy Watson	11/1/2023
Authorized Representative	Date
Return this form to:	
Alex Reed, Lathrop GPM LLP (on behalf of WBF Applicant Name	816.460.5539 Phone
2345 Grand Blvd, Suite 2200, Kansas City, MO 64108 Address	alex.reed@lathropgpm.com Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

CASE NO. CD-ROW-2023-00044

UTILITY CO._____KCMO Water Services Department

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO SAID LOTS 11.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO SAID LOTS 10 FOOT ALLEY; THENCE NORTH ALONG SAID LOTS 9 THRU 15, TO SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO SAID LOTS 10.00 FOOT ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 16.00 FOOT ALLEY, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

1. Our utility/agency has facilities or interest within this right of way:

Yes (proceed to #2)

□ No (form complete)

- 2. Our utility/agency:
 - has no objections
 - objects to the vacation and will not waive objection under any conditions (describe below)
 - will waive objections subject to the following conditions (describe below)
 - Relocate facilities

Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.

Please return this form to the applicant within 30 days. 1 Authorized Representative Return this form to: Alex Reed, Lathrop GPM LLP (on behalf of WBF) 816.460.5539 Applicant Name Phone

2345 Grand Blvd, Suite 2200, Kansas City, MO 64108 Address

<u>alex.reed@lathropgpm.com</u> Email

[□] Other:____



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

CASE NO. CD-ROW-2023-00044

UTILITY CO.	KCMO Public Works Department
	Streets and Traffic Division

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, THENCE WEST ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

1. Our utility/agency has facilities or interest within this right of way:

 \Box Yes (proceed to #2)

X No (form complete)

2. Our utility/agency:

- 🗙 has no objections
- □ objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 Relocate facilities
 - □Other:____
- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

10/18/2023
Date
816.460.5539 Phone
alex.reed@lathropgpm.com Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

CASE NO. CD-ROW-2023-00044

UTILITY CO.	KCMO Public Works Department
	Street Lighting Division

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

1. Our utility/agency has facilities or interest within this right of way:

 \Box Yes (proceed to #2)

X No (form complete)

2. Our utility/agency:

- □ has no objections
- □ objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 Relocate facilities
 - □Other:____
- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Authorized Representative	10/18/2023 Date
Return this form to:	
Alex Reed, Lathrop GPM LLP (on behalf of WBF)	816.460.5539
Applicant Name	Phone
<u>2345 Grand Blvd, Suite 2200, Kansas City, MO 64108</u>	<u>alex.reed@lathropgpm.com</u>
Address	Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

CASE NO. CD-ROW-2023-00044

UTILITY CO. Spectrum Charter

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL THAT PART OF THE 16.00 FOOT ALLEY LYING BETWEEN BLOCK 32, WEST KANSAS, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI AND LOT 15, BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE AND THAT PART OF THE 20.00 FOOT ALLEY LYING BETWEEN LOTS 1 THRU 5 AND LOTS 9 THRU 15, SAID BLOCK 8, PACIFIC PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF WYOMING STREET, AS NOW ESTABLISHED, WITH THE NORTH LINE OF SAID 16.00 FOOT ALLEY; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOTS 1 THRU 5; THENCE SOUTH ALONG SAID WEST LINE AND NORTHERELY PROLONGATION THEREOF, TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT BEING ON THE NORTHWEST LINE OF AN EXISTING 20.00 FOOT ALLEY; THENCE SOUTHWEST ALONG SAID NORTHWEST LINE, TO THE EAST LINE OF SAID LOTS 9 THRU 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO THE SOUTH LINE OF SAID LOTS 9 THRU 15, THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 9 THRU 15, TO SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYOMING STREET, TO THE POINT OF BEGINNING.

for the following purpose: For traffic control and for the use of the alley as a public gathering place for tenants of the West Bottom Flats development, including the Abernathy, Wyoming, Liberty lofts and the forthcoming Midwest lofts which surround the alley.

1. Our utility/agency has facilities or interest within this right of way:

2. Our utility/agency:

- □ has no objections
- □ objects to the vacation and will not waive objection under any conditions (describe below)
- □ will waive objections subject to the following conditions (describe below)

□Retain utility easement and protect facilities □Relocate facilities □Other:

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Delbert Kimbrough, Jr	10/17/23
Authorized Representative	Date
Return this form to:	
Alex Reed, Lathrop GPM LLP (on behalf of WBF) Applicant Name	<u>816.460.5539</u> Phone
<u>2345 Grand Blvd, Suite 2200, Kansas City, MO 64108</u> Address	<u>alex.reed@lathropgpm.com</u> Email



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CASE NO. CD-ROW-2023-00044

UTILITY CO.____KCMO Fire Department

Be it known that West Bottoms Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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1. Our utility/agency has facilities or interest within this right of way:

Yes (proceed to #2) Xo (form complete)

2. Our utility/agency:

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- objects to the vacation and will not waive objection under any conditions (describe below)
- \hfill will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 Relocate facilities
 Other:
- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

10/25/2023
Date
816.460.5539 Phone
alex.reed@lathropgpm.com Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | <u>www.kcmo.gov/planning</u>

UTILITY CO. Evergy

CASE NO.

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✓ Yes (proceed to #2) □ No (form complete)

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- Please return this form to the applicant within 30 days.

AMAR CHEEMA	11/15/2023
(EVERGY) Authorized Représentative	Date
Return this form to:	
<u>Alex Reed, Lathrop GPM LLP (on behalf of WBF)</u>	816.460.5539
Applicant Name	Phone
2345 Grand Blvd, Suite 2200, Kansas City, MO 64108	alex.reed@lathropgpm.com
Address	Email
62442583v1	