



City Planning and Development Department –
Development Services

DATE: October 29, 2015

TO: Marilyn Sanders, City Clerk

FROM: Dion E. Waldon, MPA, P.E., Manager, Land Development Division (LDD)
City Planning and Development

SUBJECT: MO-KAN Teamsters Apprenticeship Training Facility (SD1460)

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

OCT 29 2015



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 10-29-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: MO-KAN TEAMSTERS APPRENTICESHIP
TRAINING FACILITY FIRST PLAT

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **MO-KAN TEAMSTERS APPRENTICESHIP TRAINING FACILITY** Parent
Parcels

KIVA_PIN

52436

46630

46730

46727



Official Tax Payment Receipt

Receipt No.:	8831352	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:00:19 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-910-03-04-02-0-00-000	2014	129	190.75	0.00	A/V Principal- Commercial
	2014	REPL	34.62	0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	225.37

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-910-03-04-02-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-910-03-04-02-0-00-000	2014	BOARD OF DISABLED SERVICES	1.8139
	2014	CITY - INDEPENDENCE	17.8093
	2014	INDEPENDENCE SCHOOL #30	137.3099
	2014	JACKSON COUNTY	12.3844
	2014	KANSAS CITY LIBRARY	12.0447
	2014	MENTAL HEALTH	2.9461
	2014	METRO JUNIOR COLLEGE	5.7188
	2014	REPLACEMENT TAX	34.6200
	2014	STATE BLIND PENSION	0.7227

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-910-03-04-02-0-00-000	SEC 31 TWP 50 RNG 32	1
	PT OF NE 1/4 & SE 1/4 DAF: BEG PT 180' E & 150' N OF SE COR	2
	SW NE 1/4 TH S 699.73' TO N LI WILSON AVE TH E 140' MOL TO W	3
	LI ARVA LAWN SUB TH N ALG W LI TO S LI NE 1/4 TH W 45' MOL	4
	TH N 150' TO INDEPENDENCE CORP LIMIT LI TH W TO POB	5

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Official Tax Payment Receipt

Receipt No.:	8831406	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 11:58:57 AM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-910-03-01-02-0-00-000	2014	129	92.17	0.00	A/V Principal- Commercial
	2014	REPL	16.73	0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	108.90

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-910-03-01-02-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-910-03-01-02-0-00-000	2014	BOARD OF DISABLED SERVICES	0.8765
	2014	CITY - INDEPENDENCE	8.6054
	2014	INDEPENDENCE SCHOOL #30	66.3479
	2014	JACKSON COUNTY	5.9841
	2014	KANSAS CITY LIBRARY	5.8200
	2014	MENTAL HEALTH	1.4236
	2014	METRO JUNIOR COLLEGE	2.7633
	2014	REPLACEMENT TAX	16.7300
	2014	STATE BLIND PENSION	0.3492

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-910-03-01-02-0-00-000	SEC 31 TWP 50 RNG 32	1
	PT OF SE NE 1/4 DAF: BEG PT ON N ROW LI ST JOHN AVE 633' W	2
	OF E ROW LI ABER AVE TH N 74.64' TH NE 58' MOL TO	3
	INDEPENDENCE CORP LIMIT LI TH W ALG LI 245' TH S TO N LI ST	4
	JOHN AVE TH E TO POB	5

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Official Tax Payment Receipt

Receipt No.:	8831407	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:00:59 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-910-03-01-01-2-00-000	2014	001	1,240.05	0.00	A/V Principal- Commercial
	2014	REPL	221.94	0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	1,461.99

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-910-03-01-01-2-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-910-03-01-01-2-00-000	2014	BOARD OF DISABLED SERVICES	11.6301
	2014	CITY - KANSAS CITY	247.0740
	2014	JACKSON COUNTY	79.4029
	2014	KANSAS CITY LIBRARY	77.2251
	2014	KANSAS CITY SCHOOL #33	764.5286
	2014	MENTAL HEALTH	18.8893
	2014	METRO JUNIOR COLLEGE	36.6665
	2014	REPLACEMENT TAX	221.9400
	2014	STATE BLIND PENSION	4.6335

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-910-03-01-01-2-00-000	RNG-32 TWP-50 SEC-31	1
	PT OF NE 1/4 DAF: BEG SE COR SD 1/4 TH N 470' TO S LI ROW	2
	OF RR TH N 64 DEG W 200' TO TRU POB TH CONT NWLY ALG S ROW	3
	LI 670' MOL TH SWLY 210' MOL TH S 625' MOL TH E 245' MOL TH	4
	NLY 150' MOL TH E 381.30' TH NLY 130' TH E 80' MOL TH NELY	5
	175' MOL TO POB	6

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Official Tax Payment Receipt

Receipt No.:	8831403	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:01:25 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-910-03-04-01-0-00-000	2014	001	2,315.10	0.00	A/V Principal- Commercial
	2014	REPL	414.36	0.00	Replacement Tax

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	2,729.46

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-910-03-04-01-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-910-03-04-01-0-00-000	2014	BOARD OF DISABLED SERVICES	21.7127
	2014	CITY - KANSAS CITY	461.2726
	2014	JACKSON COUNTY	148.2404
	2014	KANSAS CITY LIBRARY	144.1747
	2014	KANSAS CITY SCHOOL #33	1427.3297
	2014	MENTAL HEALTH	35.2651
	2014	METRO JUNIOR COLLEGE	68.4542
	2014	REPLACEMENT TAX	414.3600
	2014	STATE BLIND PENSION	8.6505

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-910-03-04-01-0-00-000	RNG-32 TWP-50 SEC-31	1
	PT OF SE 1/4 & NE 1/4 DAF: BEG AT A PT 180' E OF SE	2
	COR SW 1/4 NE 1/4 TH N 150' TH E 95' MOL TH N 625' MOL	3
	TO S LI RD ROW TH WLY ALG SD RR ROW TO ELY ROW I-435	4
	TH S ALG SD ELY ROW TO S LI NE 1/4 TH E ALG SD S LI TO	5
	SE COR SW 1/4 NE 1/4 TH S ALG ELY LI BOOTH AVE 565'	6
	TO N LI WILSON AVE TH E ALG SD N LI WILSON AVE TH E ALG	7
	SD N LI 180' MOL TO K C CORP LIMITS LI TH N ALG SD	8
	CORP LIMIT LI TO POB ALSO INCLUDING TH FOL TR:	9
	MORWOOD LOTS 1 THRU 10 INCL & BEAUMONT LOTS 74 THRU 92	10
	& 105 THRU 130 (EX TH PT OF LOTS IN ROW)	11

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Official Tax Payment Receipt

Receipt No.:	8831366	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:01:51 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-940-07-01-01-0-00-000	2014	001	106.78	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	106.78

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-940-07-01-01-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-940-07-01-01-0-00-000	2014	BOARD OF DISABLED SERVICES	1.0015
	2014	CITY - KANSAS CITY	21.2754
	2014	JACKSON COUNTY	6.8373
	2014	KANSAS CITY LIBRARY	6.6498
	2014	KANSAS CITY SCHOOL #33	65.8331
	2014	MENTAL HEALTH	1.6265
	2014	METRO JUNIOR COLLEGE	3.1573
	2014	STATE BLIND PENSION	0.3990

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-940-07-01-01-0-00-000	BEAUMONT	1
	LOT 44	2

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Official Tax Payment Receipt

Receipt No.:	8831360	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:02:11 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-940-04-02-00-0-00-000	2014	001	228.82	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	228.82

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-940-04-02-00-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-940-04-02-00-0-00-000	2014	BOARD OF DISABLED SERVICES	2.1460
	2014	CITY - KANSAS CITY	45.5913
	2014	JACKSON COUNTY	14.6518
	2014	KANSAS CITY LIBRARY	14.2500
	2014	KANSAS CITY SCHOOL #33	141.0745
	2014	MENTAL HEALTH	3.4855
	2014	METRO JUNIOR COLLEGE	6.7659
	2014	STATE BLIND PENSION	0.8550

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-940-04-02-00-0-00-000	BEAUMONT	1
	LOTS 45 & 46	2

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Receipt No.:	8831354	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:03:11 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-940-06-07-00-0-00-000	2014	001	61.02	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	61.02

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-940-06-07-00-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-940-06-07-00-0-00-000	2014	BOARD OF DISABLED SERVICES	0.5723
	2014	CITY - KANSAS CITY	12.1579
	2014	JACKSON COUNTY	3.9072
	2014	KANSAS CITY LIBRARY	3.8001
	2014	KANSAS CITY SCHOOL #33	37.6207
	2014	MENTAL HEALTH	0.9295
	2014	METRO JUNIOR COLLEGE	1.8043
	2014	STATE BLIND PENSION	0.2280

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-940-06-07-00-0-00-000	MORWOOD	1
	LOT 13	2

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Official Tax Payment Receipt

Receipt No.:	8831357	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:03:25 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-940-06-08-00-0-00-000	2014	001	61.02	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	61.02

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-940-06-08-00-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-940-06-08-00-0-00-000	2014	BOARD OF DISABLED SERVICES	0.5723
	2014	CITY - KANSAS CITY	12.1579
	2014	JACKSON COUNTY	3.9072
	2014	KANSAS CITY LIBRARY	3.8001
	2014	KANSAS CITY SCHOOL #33	37.6207
	2014	MENTAL HEALTH	0.9295
	2014	METRO JUNIOR COLLEGE	1.8043
	2014	STATE BLIND PENSION	0.2280

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-940-06-08-00-0-00-000	MORWOOD	1
	LOT 14	2

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Official Tax Payment Receipt

Receipt No.:	8831353	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:03:38 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-940-06-09-00-0-00-000	2014	001	76.27	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	76.27

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-940-06-09-00-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-940-06-09-00-0-00-000	2014	BOARD OF DISABLED SERVICES	0.7153
	2014	CITY - KANSAS CITY	15.1964
	2014	JACKSON COUNTY	4.8837
	2014	KANSAS CITY LIBRARY	4.7498
	2014	KANSAS CITY SCHOOL #33	47.0228
	2014	MENTAL HEALTH	1.1618
	2014	METRO JUNIOR COLLEGE	2.2552
	2014	STATE BLIND PENSION	0.2850

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-940-06-09-00-0-00-000	MORWOOD	1
	LOT 33	2

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Official Tax Payment Receipt

Receipt No.:	8831356	Date and Time:	12/11/2014 00:00	Print Date:	4/10/2015 12:03:58 PM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
14-940-13-06-00-0-00-000	2014	001	45.76	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	Personal Check	45.76

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
14-940-13-06-00-0-00-000	TRUSTEES OF THE MO-KAN TEAMSTERS APPRENC	4501 EMANUEL CLEAVER II BLVD, KANSAS CITY, MO 64130	06/04/2013	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
14-940-13-06-00-0-00-000	2014	BOARD OF DISABLED SERVICES	0.4292
	2014	CITY - KANSAS CITY	9.1175
	2014	JACKSON COUNTY	2.9301
	2014	KANSAS CITY LIBRARY	2.8497
	2014	KANSAS CITY SCHOOL #33	28.2124
	2014	MENTAL HEALTH	0.6970
	2014	METRO JUNIOR COLLEGE	1.3531
	2014	STATE BLIND PENSION	0.1710

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
14-940-13-06-00-0-00-000	WASHINGTON	1
	N 35' LOT 1 BLK 9	2

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

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

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.**



CHICAGO TITLE INSURANCE COMPANY

File No.: L20153819

SCHEDULE A

1. Effective Date: May 1, 2015 at 8:00 AM

2. Policy or Policies to be issued:

OWNER'S POLICY:

ALTA Owner's Policy 2006 (Amended 6/17/2006)

AMOUNT: \$2,500.00

Proposed Insured:

To Be Determined

3. The estate or interest in the land described or referred to in the Commitment and covered herein is:

Fee Simple

4. Title to the estate or interest in the land is vested in:

Ronald L. Johnson, Scott Ritzinger, Florian Rothbrust and Jeff Shoemaker, as Trustees of the Mo-Kan Teamsters Apprenticeship and Training Fund

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

SEE ATTACHED EXHIBIT "A"

The Commitment is valid only if Schedule B is attached

ALTA Commitment (6/17/06)

RD3

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Exhibit "A"

Tract 1:

Beginning 50 feet West of the southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 50, Range 32, Jackson County, Missouri; thence West 1056.25 feet; thence North 20° West along the East line of the tract conveyed to William H. Lieb in the deed dated June 11, 1887, recorded in Book 160 at page 444, a distance of 369.6 feet; thence North 16° 09' West continuing along the East line of the tract conveyed to William H. Lieb, a distance of 309.3 feet to a point on the South line of the Atchison, Topeka and Santa Fe Railway right of way, thence along the South line of said right of way North 79° 53' East 588 feet; thence North 86° 50' East 365.2 feet; thence East 324.78 feet; thence (leaving said south right of way line) South 760.45 feet to the point of beginning, being part of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 50, Range 32, in Kansas city, Jackson County, Missouri, except that part in Interstate Route I - 435 as the same is now established;

TRACT 2:

Beginning at the Southeast corner of the Northeast 1/4 of Section 31, Township 50, Range 32, Jackson County, Missouri; thence West 885.63 feet; thence North 795.36 feet to the South line of the right of way of the Atchison, Topeka and Santa Fe Railway company; thence North 78° 34' East 110.58 feet to the south line of the right of way of the Chicago and Alton Railway Company; thence South 64° 49' East 861 feet to the East line of said Section 31; thence South 470 feet to the point of beginning, except those parcels thereof described as follows:

First Excepted Parcel

All that part of the Northeast 1/4 of Section 31, Township 50, Range 32, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of the Northwest 1/4 of Section 32, Township 50, Range 32; thence East along the South line of the said Northwest 1/4, 738.35 feet to a point on the West right of way line of Kentucky Avenue as now established; thence North 25° 46' 00" East along said West line 146.57 feet; thence West 430.85 feet; thence North 96.0 feet; thence West 316.43 feet; thence North 32° 25' 00" West, 101.78 feet; more or less, to the point of intersection with the west line of said section 32, which point is the True Point of Beginning of the tract herein excepted; thence continuing North 32° 35' 00" West a distance of 100 feet, more or less, to a point which is 201.78 feet from that point which immediately preceded the True Point of Beginning of the Parcel herein excepted; thence North 83° 40' 00" West 285.19 feet; thence South 06° 20' 00" West 130.0 feet; thence West 381.30 feet; thence South 15° 00' 00" West 208.03 feet; thence South 74.64 feet to a point on the North right of way line of St. John Avenue as now established; thence East along said North line to a point on the East right of way line of Aber Avenue as now established; thence South along said East line 25.0 feet to a point on the South line of the Northeast 1/4 of said section 31; thence East along said South line to the Southwest corner of the Northwest 1/4 of said Section 32; thence North along the West line of the Northwest 1/4 of said section 32 to the True Point of Beginning of the Parcel herein excepted;

Second Excepted Parcel

All that part of the Northeast 1/4 of Section 31, Township 50, Range 32, Jackson county, Missouri, more particularly described as follows: Beginning at the Southeast corner of the Northeast 1/4 of Section 31, Township 50, Range 32; thence North along the East line of said Northeast 1/4, 470 feet, more or less, to the South line of the right-of-way of the Chicago and Alton Railway Company and the True Point of Beginning of the Parcel herein excepted; thence North 64° 49' West a distance of 200 feet to a point; thence Southwesterly at a right angle to the course last described to the point of intersection with the Northerly line of the First Excepted Parcel above described; thence South 83° 40' 00" East to the point of intersection with a line extending North 32° 35' 00" West from the True Point of Beginning of the First Excepted Parcel above described; thence South 32° 35' 00" East 100 feet, more or less, to that point which is the point of intersection with the East line of said Northeast 1/4 and the True Point of Beginning of the First Excepted Parcel above described;

File No.: L20153819

Exhibit A (Continued)

thence North along the East line of said Northeast 1/4 to the True Point of Beginning of the Parcel herein excepted;

Tract 3:

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 50, Range 32, Jackson County, Missouri; thence East 330 feet; thence South parallel with the West line of said 1/4 of 1/4 Section 537 feet to the North line of public road known as Wilson Road, formerly Independence Road; thence South 86° West with the North line of said Wilson Road 330.9 feet to the West line of said 1/4 of 1/4 section; thence North 565 feet to the place of beginning, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 50, Range 32; and

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 50, Range 32, Jackson county, Missouri; thence East 430 feet; thence North parallel to the East line of said Section 795.36 feet to the South Line of the right of way of the Atchison, Topeka and Santa Fe Railway, thence along the South line of said right of way south 78° 25' West 209.42 feet; thence North 87° 0' West 275.22 feet, thence South 760.45 feet to the North line of Southeast 1/4 of said Section; thence East 50 feet to the place of beginning; partly in Independence, partly in Kansas city, and wholly in Jackson County, Missouri.

Tract 4:

Lots 44, 45 and 46, BEAUMONT, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 5

Lots 11, 13 and 14, MORWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 6:

Lot 12, MORWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 7:

Lot 33, MORWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 8:

The North 35 feet of Lot 1, Block 9, WASHINGTON, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 9:

Lots 1, 2, 3 and 4, MORWOOD, a subdivison in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

ALTA Commitment (6/17/06)

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File No.: L20153819

Exhibit A (Continued)

Tract 10:

Lots 5 through 10, MORWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

ALTA Commitment (6/17/06)

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SCHEDULE B

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:

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.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-910-03-01-02-0-00-000

2014 Base Amount: \$108.90, Paid

2014 Assessed Value: \$1,164.00

2014 Mill Levy: 7.9184 (Part SE of NE 31-50-32)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of None shown. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of None shown.

8. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
Not shown
Kansas City, MO 64125



Schedule B (Continued)

9. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-910-03-04-02-0-00-000

2014 Base Amount: \$225.37, Paid

2014 Assessed Value: \$2,409.00

2014 Mill Levy: 7.9184 (Part NE & SE 31-50-32)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Independence. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Independence.

10. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:

8616 E Wilson Rd

Kansas City, MO 64125

11. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-910-03-01-01-2-00-000

2014 Base Amount: \$1,461.99 Paid

2014 Assessed Value: \$15,446.00

2014 Mill Levy: 8.0288 (Part NE 31-50-32)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

12. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:

8516 St. John Avenue

Kansas City, MO 64125

13. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

ALTA Commitment (6/17/06)



File No.: L20153819

Schedule B (Continued)

City, State and County Tax ID No.: 14-910-03-04-01-0-00-000

2014 Base Amount: \$2,729.46, Paid

2014 Assessed Value: \$28,835.00

2014 Mill Levy: 8.0228 (Part NE & SE 31-50-32 & Lots 1-10, Morwood, Lots 74-92 & 105-130, Beaumont)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

14. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:

No address assigned

Kansas City, MO 64125

15. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-07-01-01-0-00-000

2014 Base Amount: \$116.76, Paid

2014 Assessed Value: \$1,330.00

2014 Mill Levy: 8.0288 (Lot 44)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

16. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:

No address assigned

Kansas City, MO 64125

17. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-04-02-00-0-00-000

ALTA Commitment (6/17/06)

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File No.: L20153819

Schedule B (Continued)

2014 Base Amount: \$228.82, Paid
2014 Assessed Value: \$2,850.00
2014 Mill Levy: 8.0288 (Lots 45 & 46)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

18. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
No address assigned
Kansas City, MO 64125

19. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-06-05-00-0-00-000

2014 Base Amount: \$61.02, Paid
2014 Assessed Value: \$760.00
2014 Mill Levy: 8.0288 (Lot 11)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

20. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
301 Marsh Ave
Kansas City, MO 64125

21. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-06-06-00-0-00-000

2014 Base Amount: \$61.02, Paid
2014 Assessed Value: \$760.00
2014 Mill Levy: 8.0288 (Lot 12)

ALTA Commitment (6/17/06)

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Schedule B (Continued)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

22. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
303 Marsh Ave
Kansas City, MO 64125

23. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-06-07-00-0-00-000

2014 Base Amount: \$66.72, Paid
2014 Assessed Value: \$760.00
2014 Mill Levy: 8.0288 (Lot 13)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

24. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
305 Marsh Ave
Kansas City, MO 64125

25. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-06-08-00-0-00-000

2014 Base Amount: \$66.72, Paid
2014 Assessed Value: \$760.00
2014 Mill Levy: 8.0288 (Lot 14)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.



Schedule B (Continued)

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

26. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
307 Marsh Ave
Kansas City, MO 64125

27. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-06-09-00-0-00-000

2014 Base Amount: \$76.27, Paid
2014 Assessed Value: \$950.00
2014 Mill Levy: 8.0288 (Lot 33)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

28. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
8300 Wilson Ave
Kansas City, MO 64125

29. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable November 1, 2015, delinquent January 1, 2016.

City, State and County Tax ID No.: 14-940-13-06-00-0-00-000

2014 Base Amount: \$45.76, Paid
2014 Assessed Value: \$570.00
2014 Mill Levy: 8.0288 (N 35' Lot 1, Blk 9, Washington)

a) We require proof of payment of special assessments and sewer usage fees, if any, due and payable to the City of Kansas City. If unpaid, these charges may become a lien against the property.

Our policy, when issued, will contain the following exception, unless proper proof of payment is provided:



Schedule B (Continued)

Special Assessments, if any, which are DUE AND PAYABLE to the City of Kansas City.

30. FOR YOUR INFORMATION:

According to the tax records, the street address is listed as:
401 Marsh Ave
Kansas City, MO 64125

31. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).

Note: The foregoing exception will not appear in the Policy insuring a purchase-money Mortgage.

Because the proposed loan constitutes purchase-money financing only, the Company has not conducted any search for state court judgments and federal or state tax liens that may exist against the proposed buyer(s). **If the proposed mortgage loan includes any non-purchase-money financing and/or if the proposed mortgage loan amount exceeds the contract purchase price, the Company must be so advised and reserves the right to make additional requirements.**

32. The application for our title insurance does not give the name of the prospective purchaser. When such name is ascertained, the records must be run for possible judgments. If a corporation or partnership is to acquire title, certain additional requirements may be necessary.

33. 1) The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Mo-Kan Teamsters Apprenticeship and Training Fund

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

2) If in the instance the seller operates under a Trust Agreement, furnish for examination a Certificate of Trust executed by the trustee or, if more than one trustee is acting, at least one co-trustee. This commitment is subject to such further exceptions, if any, as may be deemed necessary.

34. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

35. Lot lines, streets and boundaries established by the plat of BEAUMONT, filed January 4, 1890, in Plat Book 4 at Page 30.



Schedule B (Continued)

It has been suggested that portions of the plat of Beaumont have been vacated however our search has not developed a vacation ordinance for said plat or lots and streets therein. None the less, exception is raised for matters arising due to such vacation, if any, including but not limited to utility facilities as may have been established and not vacated and or extinguished.

36. Utility easement over the rear 4 feet of the lot, boundaries and streets all as established by the plat of MORWOOD. (All lots in Morwood subdivision.)
37. Right of way for street granted to Jackson County, Missouri as described by instrument filed February 5, 1910 as Document No. 70885 in Book 271 at Page 617.
38. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. A-186696 in Book B-2497 at Page 19.
39. Easement granted to Kansas City Power & Light Company as described by instrument filed July 12, 1951 as Document No. 580457 in Book 926 at Page 561.
40. Easement granted to Kansas City Power & Light Company as described by instrument filed December 10, 1952, as Document No. 600148 in Book 976 at Page 137.
41. Easement granted to Kansas City Power & Light Company as described by instrument filed September 21, 1961 as Document No. 776451 in Book 1533 at Page 521; including but not limited to rights superseded to as previously established under easement filed as Document No. 632100 in Book 1054 at Page 190.
42. Terms and provisions of the Contract and Agreement for Removal of Road Building Material dated May 9, 1966 by and between the State Highway Commission of Missouri, and Kansas City Quarries, Inc. filed June 29, 1966 as Document No. 889288 in Book 1837 at Page 33.

Furnish to the Company an affidavit, in recordable form, to be recorded at the discretion of the Company, made by some reliable person well acquainted with the facts, avering as to the termination and or non-existence of any quarry operations and removal of road building material, and the continuous, open, exclusive and peaceable possession of the land in question during the last past 10 years.
43. Rights of way, easements, appurtenances, and abutter's rights of direct access all as taken and condemned through action filed in the Circuit Court of Jackson County, Missouri, under Case No. 681116, and as described by the Report of Commissioners filed September 6, 1967, as Document No. 915378 in Book 5993 at Page 1046.
44. Easement granted to Kansas City Power & Light Company as described by instrument filed January 30, 1969 as Document No. I-32269 in Book I-92 at Page 1583.
45. Easement granted to Kansas City Power & Light Company as described by instrument filed January 30, 1969 as Document No. I-32270 in Book I-92 at Page 1586.
46. Easement granted to Kansas City Power & Light Company as described by instrument filed November 5, 1971 as

ALTA Commitment (6/17/06)



Schedule B (Continued)

Document No. I-101175 in Book I-301 at Page 323.

47. Easement for sewer as granted to Kansas City, a municipal corporation, as described by the instrument filed March 30, 1972, as Document No. I-112566 in Book I-333 at Page 485.
48. Reservations as contained in Warranty Deed filed December 15, 1986 as Document No. I-737961 in Book I-1619 at Page 215.
49. Easement granted to Kansas City Power & Light Company as described by instrument filed August 25, 1987 as Document No. I-795490 in Book I-1717 at Page 865.
50. Easement granted to Kansas City Power & Light Company as described by instrument filed August 25, 1987 as Document No. I-795491 in Book I-1717 at Page 867.
51. Sewer easement granted to Kansas City, a Missouri municipality as described in instrument filed April 7, 1988, as Document No. I-836275 in Book I-1788 at Page 103.
52. Terms and provisions of the agreement as to the removal of soil, dirt and rock as contained within the Deed of Trust filed January 20, 1994 as Document No. I-1246713 in Book I-2506 at Page 1686.
53. Terms and provisions of the lease granted, notice of which is contained in the Deed of Trust filed January 20, 1994, as Document No. I-1246713 in Book I-2506 at Page 1686.
54. Easement granted to Kansas City Power & Light Company as described by instrument filed February 28, 1996 as Document No. I-0010885 in Book I-2805 at Page 24.
55. Rights of way, easements, appurtenances and the lack of abutter's right of direct access all as taken and condemned through action filed in the Circuit Court of Jackson County, Missouri under Case No. CV77-2706, the Judgment and Decree Confirming Verdict and Vesting Title filed January 10, 1978 as Document No. I-315816 in Book I-816 at Page 1510.
56. The affect, if any, of the Easement Deed by Court Order in Settlement of Landowner Action, filed in the United States District Court, Western District of Missouri, Western Division, in Civil Action No. 00-cv-00042 and recorded March 18, 2013 as Document No. 2013E0026552.
57. Terms and provisions of Ordinance No. 120875 as may pertain to the land in question.

The Company has been advised the land has been re-platted however our search did not develop new plat to appear on the record. However, we find the above ordinance is in relation to the proposed plat.
58. Consequences, if any, for loss or damage occasioned by the lack of a right of access to and from the surface for the subsurface parcel.

It is our understanding that all quarry, rock, extraction and or other working leases have expired or otherwise been terminated and that there are no active quarrying operations being conducted at this location. Further, that the ownership of all rock, rock materials, stone, timber and the spaces of the underground quarry are in single ownership of the entity shown as vested on Schedule A above. Additionally, that no crops have been grown, are



Schedule B (Continued)

growing or to be grown on the land. Also, that there are no Profits a Pendre, or none that have not been terminated and extinguished. In this regard and as a requirement to remove such items from the Schedule B exceptions the Company must be furnished with an affidavit, in recordable form, to be recorded at the discretion of the Company, made by a reliable person well acquainted with the facts, averring as to the non-existence of such issues/items, as well as the continuous, open, exclusive and peaceable possession of the lands in question during the last past 15 years.

59. Consequences, if any, arising from subsidence. The presence and location of improvements and facilities for an underground quarry including quarry adits/portals/entrances and air shafts whether open or blocked.
60. Rights of the surface and adjacent land owners to lateral and subjacent support.
- Consequences, if any, arising from the lack of distinct and separate tax assessments for the land and or for the estate, interest, spaces thereof or leases if any as to any subsurface area.
61. Railroad rights-of-way, switch tracks, spur tracks, and all easements, licenses or servitudes within, appurtenant to or serving such rights-of-way or easements, including, but not limited to, electric and telephone transmission lines, broadband transmission lines, video and multi-channel video, pipelines and any facilities in support of telephony, communication or transportation.
62. Tenancy rights, either as month to month or by virtue of written leases, of persons now in possession of any part of the Land.
63. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please contact your closer. If your transaction does not involve a closer, please contact the title production office, Chicago Title Insurance Company at (816)833-4117.
- Escrow Closer: Roger Dains at 816-421-5040
64. Request for Special Coverage must be received by the Company for approval at least 15 business days prior to closing.
65. Certain counties in Missouri require that deeds transferring real estate be accompanied by the Real Property Certificate of Value. Presently those counties include Jackson, St. Louis, City of St. Louis and St. Charles. This form must be executed by the buyer/grantee in these transactions. Certain exemptions do apply. The official form can be obtained from the Recorder of Deeds or from our Company.
66. Our Company e-Records in all counties where this service is offered. E-Recording in Jackson County, Missouri is only done upon request or for special circumstances. An additional electronic recording service fee of \$4.00 per document will be assessed by the county at the time of recording.
67. The Company requires full payment of premiums as a condition to the issuance of the policies pursuant to this Commitment. If you request a split of this premium, please contact the title office immediately. Policy will not be issued unless full payment of premium is received.



Schedule B (Continued)

68. In all respects, the Company reserves the right to make such further exceptions and or requirements it deems necessary.
69. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the Policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this Commitment, the amount of the requested Policy will be assumed to be \$2500.00, and the total liability of the Company on account of this Commitment shall not exceed that amount, until such time as the actual amount of the Policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable charges for same shall have been paid.
70. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

