



City Planning and Development Department –
Development Services

DATE: **March 3, 2015**

TO: **Marilyn Sanders, City Clerk**

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

SUBJECT: **KCI Auto Auction, Plat 3 (SD1290C)**

All the requirements of this office have been met.

JN

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

DEW:prp

**RECEIVED BY
THE CITY CLERK**

MAR 03 2015



PLAT REVIEW GROUP

TAX CLEARANCE MEMO

Date: 3-3-15

To: Tammy Queen, City Treasurer

From: PAM POWELL

Subject: KCI AUTO AUCTION, PLAT 3

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

See attached K-PIN

Plat Reviewer: Pamela Powell

Proposed Plat **KCI AUTO AUCTION, PLAT 3** Parent Parcels

KIVA PIN

250372

256871

250371

244290



PLATTE COUNTY TAX RECEIPT

2014 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151

PARCEL ID#: 17-7.0-25-100-000-001.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 5,057,000

Property Description

LOT 1			
KCI AUTO AUCTION 2ND			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	1,573	0	1,573
Commercial	509,440	1,104,606	1,614,046
SUBTOTALS	511,013	1,104,606	1,615,619
TOTAL ASSESSED VALUATION			1,615,619

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	484.69
County	0.0600	969.37
Health Department	0.0800	1,292.50
PC Board of Svcs for Dev Disabled	0.1300	2,100.30
Mental Health	0.1000	1,615.62
Mid-Continent Public Library	0.3200	5,169.98
Senior Citlzen Levy	0.0500	807.81
Park Hill School	5.5650	89,909.20
Platte City Special Road	0.2150	3,473.58
Kansas City	1.5997	25,845.06
Metropolitan Community Colleges	0.2374	3,835.48
M&M Replacement Tax	0.3600	5,810.57
		141,314.16

Date Printed: 02/20/2015

PAID

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/22/2014 AMOUNT PAID: 141,314.16 TRANSACTION #: 849520

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



PLATTE COUNTY TAX RECEIPT

2014 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

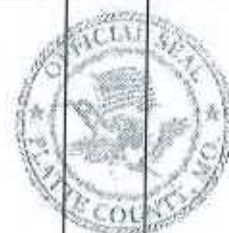
GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151

PARCEL ID#: 17-7.0-25-100-000-002.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 102,000

Property Description

TRACT A			
KCI AUTO AUCTION			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	0	0	0
Commercial	20,160	12,480	32,640
SUBTOTALS	20,160	12,480	32,640
TOTAL ASSESSED VALUATION			32,640

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	9.79
County	0.0600	19.58
Health Department	0.0800	26.11
PC Board of Svcs for Dev Disabled	0.1300	42.43
Mental Health	0.1000	32.64
Mid-Continent Public Library	0.3200	104.45
Senior Citizen Levy	0.0500	16.32
Park Hill School	5.5650	1,816.42
Platte City Special Road	0.2150	70.18
Kansas City	1.5997	522.14
Metropolitan Community Colleges	0.2374	77.49
M&M Replacement Tax	0.3600	117.50
		2,855.05



Date Printed: 02/20/2015

PAID

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/22/2014 AMOUNT PAID: 2,855.05 TRANSACTION #: 849517

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



PLATTE COUNTY TAX RECEIPT

2014 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151

PARCEL ID#: 17-7.0-25-100-000-003.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 2,500

Property Description

TRACT B			
KCI AUTO AUCTION			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	0	0	0
Commercial	800	0	800
SUBTOTALS	800	0	800
TOTAL ASSESSED VALUATION			800

PAID

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	0.24
County	0.0600	0.48
Health Department	0.0800	0.64
PC Board of Svcs for Dev Disabled	0.1300	1.04
Mental Health	0.1000	0.80
Mid-Continent Public Library	0.3200	2.56
Senior Citizen Levy	0.0500	0.40
Park Hill School	5.5650	44.52
Platte City Special Road	0.2150	1.72
Kansas City	1.5997	12.80
Metropolitan Community Colleges	0.2374	1.90
M&M Replacement Tax	0.3600	2.88
		69.98

Date Printed: 02/20/2015

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/22/2014 AMOUNT PAID: 69.98 TRANSACTION #: 849521

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



PLATTE COUNTY TAX RECEIPT

2014 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151

PARCEL ID#: 17-7.0-25-100-000-004.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 3,000

Property Description

TRACT C			
KCI AUTO AUCTION 2ND			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	0	0	0
Commercial	960	0	960
SUBTOTALS	960	0	960
TOTAL ASSESSED VALUATION			960

PAID

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	0.29
County	0.0600	0.58
Health Department	0.0800	0.77
PC Board of Svcs for Dev Disabled	0.1300	1.25
Mental Health	0.1000	0.96
Mid-Continent Public Library	0.3200	3.07
Senior Citizen Levy	0.0500	0.48
Park Hill School	5.5650	53.42
Platte City Special Road	0.2150	2.06
Kansas City	1.5997	15.36
Metropolitan Community Colleges	0.2374	2.28
M&M Replacement Tax	0.3600	3.46
		83.98

Date Printed: 02/20/2015

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/22/2014 AMOUNT PAID: 83.98 TRANSACTION #: 849518

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



PLATTE COUNTY TAX RECEIPT

2014 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

DMGD LLC
6715 NW 102ND TER
KANSAS CITY MO 64154

PARCEL ID#: 17-7.0-25-100-000-005.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 1,597,850

Property Description

NE-25-52-34 LYING N & E OF KCI AUTO AUCTION 2ND

	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	1,542	0	1,542
Commercial	268,800	238,400	507,200
SUBTOTALS	270,342	238,400	508,742
TOTAL ASSESSED VALUATION			508,742

PAID

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	152.62
County	0.0600	305.25
Health Department	0.0800	406.99
PC Board of Svcs for Dev Disabled	0.1300	661.36
Mental Health	0.1000	508.74
Mid-Continent Public Library	0.3200	1,627.97
Senior Citizen Levy	0.0500	254.37
Park Hill School	5.5650	28,311.49
Platte City Special Road	0.2150	1,093.80
Kansas City	1.5997	8,138.35
Metropolitan Community Colleges	0.2374	1,207.75
M&M Replacement Tax	0.3600	1,825.92
		44,494.61

Date Printed: 02/20/2015

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/22/2014 AMOUNT PAID: 44,494.61 TRANSACTION #: 849519

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



PLATTE COUNTY TAX RECEIPT

2013 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

**GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151**

PARCEL ID#: 17-7.0-25-100-000-001.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 5,057,000

Property Description			
LOT 1			
KCI AUTO AUCTION 2ND			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	1,573	0	1,573
Commercial	509,440	1,104,606	1,614,046
SUBTOTALS	511,013	1,104,606	1,615,619
TOTAL ASSESSED VALUATION			1,615,619

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	484.69
County	0.0100	161.56
Health Department	0.0800	1,292.50
PC Board of Svcs for Dev Disabled	0.1300	2,100.30
Mental Health	0.1000	1,615.62
Mid-Continent Public Library	0.3200	5,169.98
Senior Citizen Levy	0.0500	807.81
Park Hill School	5.5324	89,382.51
Platte City Special Road	0.2150	3,473.58
Kansas City	1.5932	25,740.04
Kansas City Community College	0.2369	3,827.40
M&M Replacement Tax	0.3600	5,810.57
		139,866.56



Date Printed: 10/09/2014

PAID

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/20/2013 AMOUNT PAID: 139,866.56 TRANSACTION #: 548379

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



PLATTE COUNTY TAX RECEIPT

2013 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151

PARCEL ID#: 17-7.0-25-100-000-003.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 2,500

Property Description			
TRACT B			
KCI AUTO AUCTION			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	0	0	0
Commercial	800	0	800
SUBTOTALS	800	0	800
TOTAL ASSESSED VALUATION			800

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	0.24
County	0.0100	0.08
Health Department	0.0800	0.64
PC Board of Svcs for Dev Disabled	0.1300	1.04
Mental Health	0.1000	0.80
Mid-Continent Public Library	0.3200	2.56
Senior Citizen Levy	0.0500	0.40
Park Hill School	5.5324	44.26
Platte City Special Road	0.2150	1.72
Kansas City	1.5932	12.75
Kansas City Community College	0.2369	1.90
M&M Replacement Tax	0.3600	2.88
		69.27



Date Printed: 10/09/2014

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PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/20/2013 AMOUNT PAID: 69.27 TRANSACTION #: 548379

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PLATTE COUNTY TAX RECEIPT

2013 REAL ESTATE

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Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

GDDM LLC
11101 N CONGRESS
KANSAS CITY MO 64151

PARCEL ID#: 17-7.0-25-100-000-004.000
SEC, TWN, RNG: 25-52-34
ACRES: 0.00
TAX DISTRICT#: 12
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS:
TOTAL APPRAISED: 3,000

Property Description			
TRACT C			
KCI AUTO AUCTION 2ND			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	0	0
Agricultural	0	0	0
Commercial	960	0	960
SUBTOTALS	960	0	960
TOTAL ASSESSED VALUATION			960

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	0.29
County	0.0100	0.10
Health Department	0.0800	0.77
PC Board of Svcs for Dev Disabled	0.1300	1.25
Mental Health	0.1000	0.96
Mid-Continent Public Library	0.3200	3.07
Senior Citizen Levy	0.0500	0.48
Park Hill School	5.5324	53.11
Platte City Special Road	0.2150	2.06
Kansas City	1.5932	15.29
Kansas City Community College	0.2369	2.27
M&M Replacement Tax	0.3600	3.46
		83.11

PAID

Date Printed: 10/09/2014

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/20/2013 AMOUNT PAID: 83.11 TRANSACTION #: 548379

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

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

SCHEDULE A

1. Commitment Date: **February 5, 2015 at 08:00 AM**

**MP100610
Revision No. 2
Title Report**

2. Policy or Policies to be issued:

Amount

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

Proposed Insured:

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

Amount

Proposed Insured:

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

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

**GDDM, LLC, a Missouri limited liability company and
DMGD, LLC, a Missouri limited liability company**

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

SEE ATTACHED EXHIBIT A

SCHEDULE B 1 - REQUIREMENTS

The following are the requirements to be complied with:

1. (a) Pay the agreed amounts for the interest in the land or the mortgage to be insured.
(b) Pay us the premiums, fees and charges for the policy.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:
 - a. Upon the customer's request, this is a report only. This Company is under no obligation to issue a policy.

FOR YOUR INFORMATION:

Lot 1 - KCI Auto Auction 2nd Plat
2014 and prior years State, County and City Taxes are paid.
2014 Annual Amount - \$141,314.16, paid
Tax I.D. No. 17-7.0-25-100-000-001-000

Tract A - KCI Auto Auction
2014 and prior years State, County and City Taxes are paid.
2014 Annual Amount - \$2,855.05, paid
Tax I.D. No. 17-7.0-25-100-000-002-000

Tract B - KCI Auto Auction
2014 and prior years State, County and City Taxes are paid.
2014 Annual Amount - \$69.98, paid
Tax I.D. No. 17-7.0-25-100-000-003-000

Tract C - KCI Auto Auction 2nd Plat
2014 and prior years State, County and City Taxes are paid.
2014 Annual Amount - \$83.98, paid
Tax I.D. No. 17-7.0-25-100-000-004-000

Part of NE 1/4 25-52-34
2014 and prior years State, County and City Taxes are paid.
2014 Annual Amount - \$44,494.61, paid
Tax I.D. No. 17-7.0-25-100-000-005-000

Commitment Prepared For:

Powell and Associates LLC - Jeremy Powell

Assured Quality Title Company

Stevart Law Firm, L.C. - Shawn E. Steward

For questions regarding closings, please call Karen Siewert at Assured Quality Title Co.
(816) 221-2880 Fax: (816) 221-2884
E-Mail Address: KSiewert@AQTC.com
1001 Walnut St., Kansas City, MO 64106

06/24/2013

/sl

09/12/2014

R1/sl

02/20/2015

R2/sl

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

End of Schedule B1

SCHEDULE B 2 - EXCEPTIONS

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

2. Rights or claims of parties in possession not shown by the Public Record.
3. Easements, or claims of easements, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

SPECIAL EXCEPTIONS:

7. All assessments and taxes for the year 2015 and all subsequent years.
8. Deed of Trust executed by GDDM, LLC and DMGD, LLC, to Norman E. Fretwell, Trustee for UMB Bank, n.a., Dated October 7, 2010 and Filed October 26, 2010 as Document No. 2010013502, securing an original amount of \$4,800,000.00, and all other obligations secured thereby.
(Includes other property)

First Amendment to Deed of Trust executed by GDDM, LLC and DMGD, LLC, to Norman E. Fretwell, Trustee for UMB Bank, n.a., Dated October 7, 2010 and Filed October 26, 2010 as Document No. 2010013529.

Subordination Agreement filed May 16, 2013 as Document No. 2013007688 in Book 1211 at Page 409.

9. Terms and provisions of the Memorandum of Lease by and between DMGD, LLC, a Missouri limited liability company, Grantor, and Kansas City Independent Auto Auction, Inc., a Missouri corporation, Grantee, filed November 17, 2008 as Document No. 2008 015769 in Book 1131 at Page 440.
10. Terms and provisions of the Memorandum of Lease by and between GDDM, LLC, a Missouri limited liability company, Grantor, and Kansas City Independent Auto Auction, Inc., a Missouri corporation, Grantee, filed November 17, 2008 as Document No. 2008 015770 in Book 1131 at Page 441.
11. Terms and provisions of the Subordination Agreement by and between DMGD, LLC, a Missouri limited liability company, Owner, and Kansas City Independent Auto Auction, Inc., Assured Quality Title Company

a Missouri corporation, Tenant to and for the benefit of Enterprise Bank & Trust, Lender, filed November 17, 2008 as Document No. 2008 015771 in Book 1131 at Page 442.

12. Terms and provisions of the Subordination Agreement by and between GDDM, LLC, a Missouri limited liability company, Owner, and Kansas City Independent Auto Auction, Inc., a Missouri corporation, Tenant to and for the benefit of Enterprise Bank & Trust, Lender, filed November 17, 2008 as Document No. 2008 015772 in Book 1131 at Page 443.
13. Terms and provisions of the Agreement, filed May 23, 1966 in Book 287 at Page 449.
Modified by the instrument filed in Book 711 at Page 611.
14. Terms and provisions of the Boundary Line Agreement filed June 9, 1970 in Book 343 at Page 208.
15. Easement granted to Missouri Public Service Company by the instrument filed in Book 480 at Page 779, over a portion of the premises in question, as more fully described therein.
16. Easement granted to Kansas City, Missouri by the instrument filed in Book 599 at Page 53, over a portion of the premises in question, as more fully described therein.
17. Easement granted to Kansas City, Missouri by the instrument filed in Book 599 at Page 57, over a portion of the premises in question, as more fully described therein.
18. Easement granted to Missouri Public Service Company by the instrument filed in Book 622 at Page 307, over a portion of the premises in question, as more fully described therein.
19. Easement granted to Kansas City, Missouri by the instrument filed in Book 622 at Page 312, over a portion of the premises in question, as more fully described therein.
20. Easement granted to Kansas City, Missouri by the instrument filed in Book 622 at Page 317, over a portion of the premises in question, as more fully described therein.
21. Easement granted to Kansas City, Missouri by the instrument filed in Book 628 at Page 756, over a portion of the premises in question, as more fully described therein.
22. Aviation Easement granted to Kansas City, Missouri by the instrument filed June 27, 2007 as Document No. 10273 in Book 1106 at Page 363, over a portion of the premises in question, as more fully described therein.
23. Right of way granted to Missouri Gas Energy, a Division of Southern Union Company by the instrument filed February 20, 2008 as Document No. 2315 in Book 1118 at Page 040, over a portion of the premises in question, as more fully described therein.
24. Covenant to maintain Storm Water Detention Facility by the instrument filed May 7, 2008 as Document No. 6646 in Book 1122 at Page 356.
25. Storm Drainage Easement granted to Kansas City, by the instrument filed October 4, 2007 as Document No. 15869 in Book 1111 at Page 929, over a portion of the premises in question, as more fully described therein.
26. Utility and Drainage Easement as shown on the plat.
27. Ingress-Egress Easement as shown on the plat, of KCI Auto Auction & KCI Auto Auction, Plat 2.
28. Building set-back lines as shown on the plat, of KCI Auto Auction & KCI Auto Auction, Plat 2.
29. Right of Entrance as shown on the plat, of KCI Auto Auction & KCI Auto Auction, Plat 2.
30. Obligation to maintain Tracts A & B as set forth on the plat, of KCI Auto Auction.

31. Obligation to maintain Tract C as set forth on the plat, KCI Auto Auction & of KCI Auto Auction, Plat 2.
32. Rapid transit easement as as shown and set forth on plat, KCI Auto Auction & of KCI Auto Auction, Plat 2.
33. Building Height Restriction as set forth on the plat, KCI Auto Auction & of KCI Auto Auction, Plat 2.
34. Right of way of granted to Missouri Gas Energy over a portion of the premises in question, filed November 16, 2010 as Document No. 2010014675 in Book 1166 at Page 87.

Assignment of Easement and Right-of-Way filed September 3, 2013 as Document No. 2013014072 in Book 1217 at Page 771.

35. Conveyance of Easement for Surface Drainage granted to the City of Kansas City, Missouri, by the instrument filed August 14, 2012 as Document No. 2012011989 in Book 1195 at Page 795, as more fully described therein.
36. Aviation and Noise Easement granted to the City of Kansas City, Missouri, by the instrument filed August 14, 2012 as Document No. 2012011990 in Book 1195 at Page 794, as more fully described therein.
37. Conveyance of Easement for Surface Drainage granted to the City of Kansas City, Missouri, by the instrument filed December 3, 2012 as Document No. 2012018353 in Book 1202 at Page 146, as more fully described therein.
38. Covenant to Maintain Storm Water Detention filed May 16, 2013 as Document No. 2013007687 in Book 1211 at Page 408.
39. Conveyance of Easement for BMP's filed September 2, 2014 as Document No. 2014009689 in Book 1232 at Page 709.
40. Rights of parties in possession under unrecorded leases.
41. If there has been construction, improvements or repairs to or on the property in the last 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing. If the property is 1-4 family residential and we are being asked to extend mechanic's lien coverage (through date downs or otherwise) on a construction loan, a Mechanic's Lien Indemnity Agreement secured by a satisfactory Letter of Credit will need to be furnished to the company. If the transaction is not a residential construction loan, either the aforesaid secured indemnity or satisfactory financial statements, indemnities, affidavits and possibly lien waivers, will need to be furnished to the company. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.
42. PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

End of Schedule B2

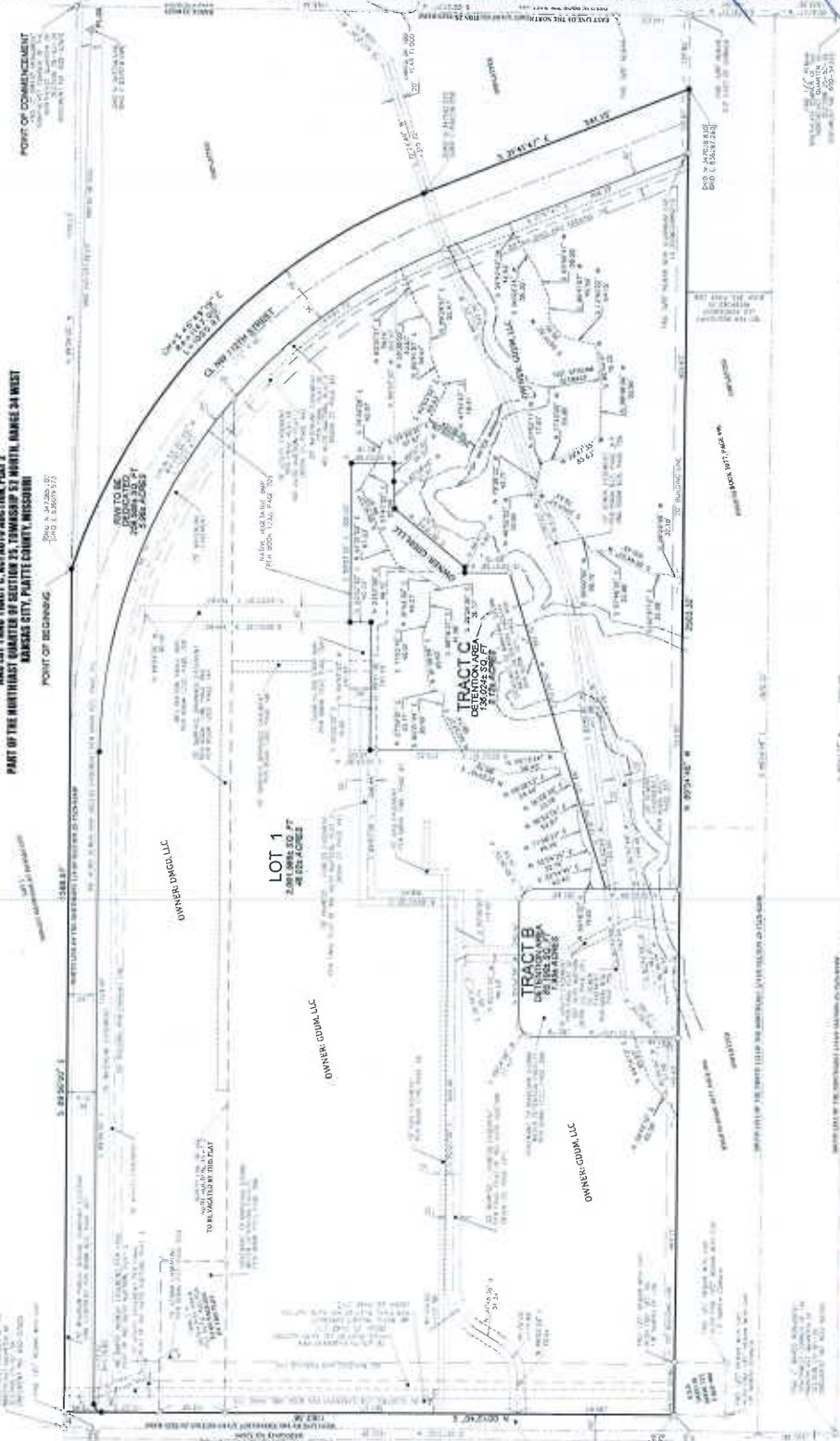
EXHIBIT A

A TRACT OF LAND LOCATED IN PART OF THE NORTH 70 ACRES OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE FIFTH PRINCIPAL MERIDIAN, KANSAS CITY, PLATTE COUNTY, MISSOURI, SUBJECT TO AND WITH THE BENEFIT OF TERMS AND PROVISIONS OF THE BOUNDARY LINE DESCRIPTION AGREEMENT RECORDED IN BOOK 343, PAGE 208 OF THE PLATTE COUNTY RECORDS, AND BEING ALL OF TRACTS A AND B, KCI AUTO AUCTION, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND BEING ALL OF LOT 1 AND TRACT C, KCI AUTO AUCTION, PLAT 2, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, NORTH 89°56'00" WEST, 1059.23 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CURVE LENGTH OF 1005.97 FEET, AND A RADIUS OF 1147.00 FEET, WITH A CHORD BEARING OF SOUTH 46°49'19" EAST; THENCE SOUTH 21°41'47" EAST, 541.15 FEET TO A POINT LYING 165.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, AS DESCRIBED BY THE BOUNDARY LINE DESCRIPTION AGREEMENT RECORDED IN BOOK 343, PAGE 208 OF THE PLATTE COUNTY RECORDS; THENCE NORTH 89°54'48" WEST ALONG SAID LINE, 165.00 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, 2503.32 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH CONGRESS AVENUE, AS NOW ESTABLISHED, SAID POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°12'40" EAST, 1167.38 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID POINT BEING 30.00 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, SOUTH 89°56'00' EAST, 1588.67 FEET TO THE POINT OF BEGINNING

FINAL PLAN
KCI AUTO ABCTON, PLAT 3
 A REPLAT OF TRACTS 1 AND 2, KCI AUTO ABCTON
 AND LOT 1 AND TRACT C, RE-UNITED ABCTON, PLAT 2
 PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 24 WEST
 KANSAS CITY, PLATTE COUNTY, MISSOURI



UTILITY EASEMENT DEDICATION:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING UTILITY EASEMENTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

WATER MAIN EASEMENT:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING WATER MAIN EASEMENTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

RAPID TRANSIT CORRIDOR (RTC) EASEMENT DEDICATION:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING RAPID TRANSIT CORRIDOR (RTC) EASEMENTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

STREET DEDICATION:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING STREET DEDICATIONS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

BUILDING LINES:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING BUILDING LINES FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

RIGHT OF ENTRANCE:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING RIGHTS OF ENTRANCE FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

EXCHANGE OF TRACTS:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING EXCHANGE OF TRACTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

TRACT ADDRESS:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING TRACT ADDRESSES FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

BUILDING HEIGHT INCH:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING BUILDING HEIGHTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

PLAT DEDICATION:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING PLAT DEDICATIONS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

POWER AND ASSOCIATES, LLC
 2000 W. 10TH AVENUE, SUITE 100
 KANSAS CITY, MISSOURI 64111
 PHONE: (816) 432-1111
 FAX: (816) 432-1112
 WWW.POWERANDASSOCIATES.COM

PLAT DESCRIPTION:
 THIS PLAT IS A REPLAT OF TRACTS 1 AND 2, KCI AUTO ABCTON, AND LOT 1 AND TRACT C, RE-UNITED ABCTON, PLAT 2, PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 24 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI. ...

LEGEND:
 1. SETBACK FROM LOT OR TRACT BOUNDARY
 2. SETBACK FROM STREET OR ALLEY
 3. SETBACK FROM ADJACENT LOT OR TRACT BOUNDARY
 4. SETBACK FROM ADJACENT STREET OR ALLEY
 5. SETBACK FROM ADJACENT LOT OR TRACT BOUNDARY
 6. SETBACK FROM ADJACENT STREET OR ALLEY
 7. SETBACK FROM ADJACENT LOT OR TRACT BOUNDARY
 8. SETBACK FROM ADJACENT STREET OR ALLEY

REFERENCE BEARING:
 THE BEARING OF THE BOUNDARY LINES OF THIS PLAT IS BASED UPON THE BEARING OF THE BOUNDARY LINES OF THE PLAT OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 24 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, PLAT NO. 24017-2000, DATED AUGUST 16, 1986.

FLOOD INFORMATION:
 THIS TRACT IS LOCATED WITHIN ZONE C-1 PER FEMA FIRM MAP PANEL NO. 24017-2000, DATED AUGUST 16, 1986.

CITY PLAN COMMISSION:
 CITY CLERK: ...
 CITY COUNCIL: ...

PUBLIC WORKS DEPARTMENT:
 PUBLIC WORKS DEPARTMENT: ...

DEVELOPER:
 POWELL AND ASSOCIATES, LLC
 2000 W. 10TH AVENUE, SUITE 100
 KANSAS CITY, MISSOURI 64111
 PHONE: (816) 432-1111
 FAX: (816) 432-1112
 WWW.POWERANDASSOCIATES.COM



TOTAL AREA:
 1.82274 ACRES

STREET GRADES:
 THE GRADES OF THE STREETS SHOWN ON THIS PLAT ARE BASED UPON THE GRADES OF THE STREETS SHOWN ON THE PLAT OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 24 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, PLAT NO. 24017-2000, DATED AUGUST 16, 1986.

NO OFFSITE EASEMENTS NEEDED:
 THERE ARE NO OFFSITE EASEMENTS NEEDED FOR THIS PLAT.

AVIATION AND NOISE ESSENTIAL:
 THIS TRACT IS NOT AN AVIATION AND NOISE ESSENTIAL TRACT.

POWER AND ASSOCIATES, LLC
 2000 W. 10TH AVENUE, SUITE 100
 KANSAS CITY, MISSOURI 64111
 PHONE: (816) 432-1111
 FAX: (816) 432-1112
 WWW.POWERANDASSOCIATES.COM

PLAT DEDICATION:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING PLAT DEDICATIONS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

STREET DEDICATION:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING STREET DEDICATIONS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

BUILDING LINES:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING BUILDING LINES FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

RIGHT OF ENTRANCE:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING RIGHTS OF ENTRANCE FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

EXCHANGE OF TRACTS:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING EXCHANGE OF TRACTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

TRACT ADDRESS:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING TRACT ADDRESSES FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

BUILDING HEIGHT INCH:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING BUILDING HEIGHTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

PLAT DEDICATION:
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TRACT ADDRESS:
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BUILDING HEIGHT INCH:
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PLAT DEDICATION:
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TRACT ADDRESS:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING TRACT ADDRESSES FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...

BUILDING HEIGHT INCH:
 THE UNDERSIGNED HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING BUILDING HEIGHTS FOR THE PURPOSES OF THE CITY OF KANSAS CITY, MISSOURI: ...