



CITY PLAN COMMISSION STAFF REPORT

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

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 1525 W 9th
Area About 6800 SF
Zoning DX-10
Council District 4th
County Jackson
School District KANSAS CITY MISSOURI 110

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

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions

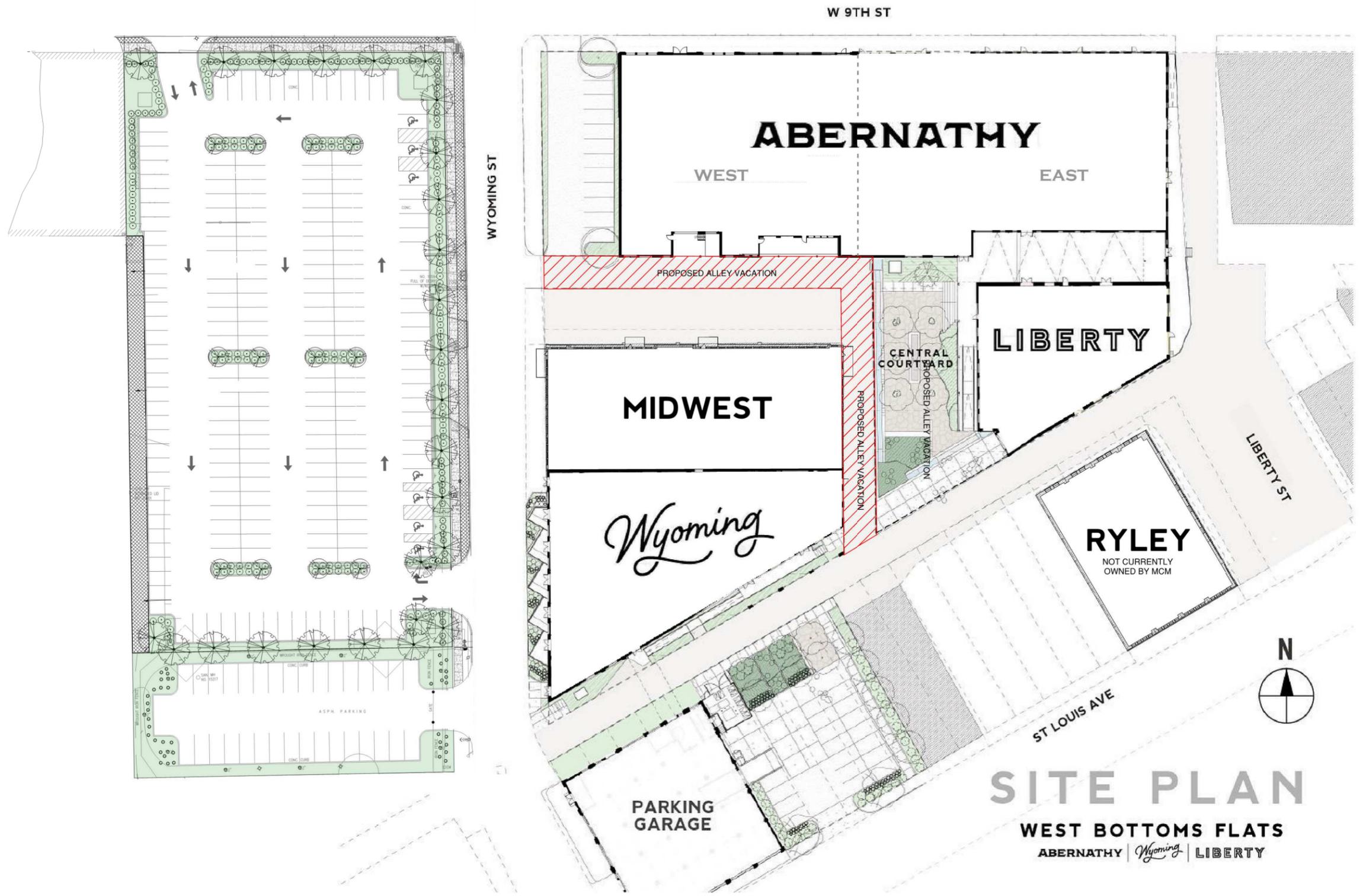
Report Date: December 27, 2023

Case Number: CD-ROW-2023-00044

Project: West Bottom Flats

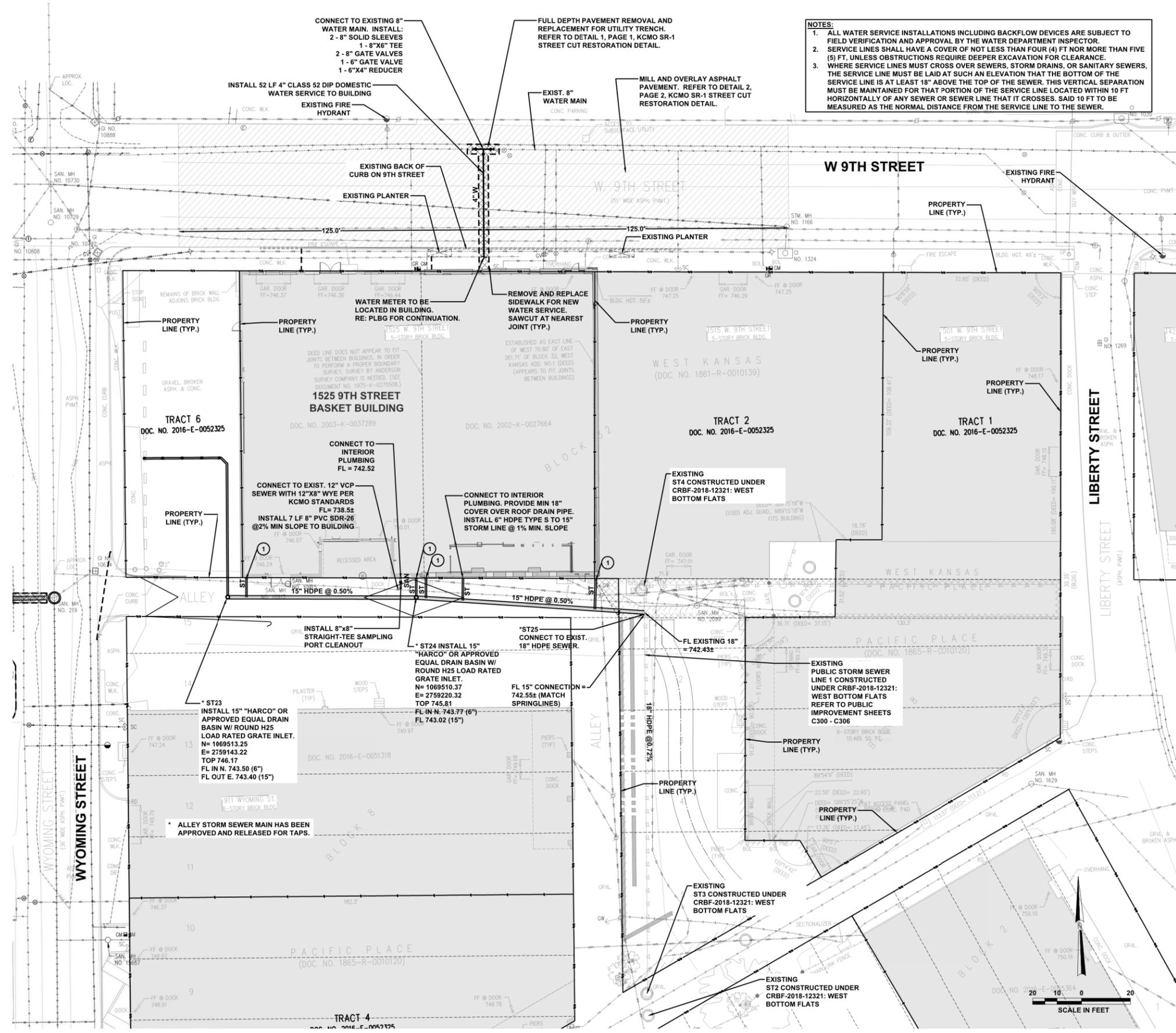
Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

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.



WEST BOTTOMS FLATS

Site Plan



NOTES:

1. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
2. SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FT NOR MORE THAN FIVE (5) FT, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR CLEARANCE.
3. WHERE SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS, OR SANITARY SEWERS, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE SERVICE LINE LOCATED WITHIN 10 FT HORIZONTALLY OF ANY SEWER OR SEWER LINE THAT IT CROSSES. SAID 10 FT TO BE MEASURED AS THE NORMAL DISTANCE FROM THE SERVICE LINE TO THE SEWER.

LEGEND:

- P — PROPERTY LINE
- ▨ EXISTING BUILDING
- ST NEW HDPE STORM SEWER
- SAN NEW PVC SDR-26 SANITARY SEWER SERVICE
- 4"W NEW 4" DIP CLASS 52 DOMESTIC WATER SERVICE
- CONNECT DOWNSPOUT LEADER TO NEW STORM SEWER SYSTEM. INSTALL 6" HDPE TYPE S TO NEW 15" STORM SEWER SYSTEM @ 1% MIN. SLOPE. ALL HDPE PIPE CONNECTIONS SHALL BE MADE WITH FACTORY MANUFACTURED TEES OR WYES OR WITH "ADS INSERT-A-TEE" OR APPROVED EQUAL CONNECTION.
- ▨ MILL AND OVERLAY ASPHALT PAVEMENT
- ▨ FULL DEPTH PAVEMENT REPLACEMENT FOR UTILITY TRENCH

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 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 0° 38' 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' 25" WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOCK FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK 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.

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 ALLEY 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 9TH STREET 48.0 FEET EAST OF THE EAST LINE OF WYOMING STREET, AS BOTH STREETS ARE NOW ESTABLISHED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WYOMING STREET 125.42 FEET (MEASURED -125.00 FEET PLAT) TO THE SOUTH LINE OF BLOCK 32 IN SAID WEST KANSAS ADDITION NO. 1; THENCE EAST ALONG SAID SOUTH LINE 154.00 FEET; THENCE SOUTH ALONG THE NORTHWESTERLY LINE OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAID PACIFIC PLACE, AND ALONG SAID WEST LINE 169.35 FEET TO THE NORTHWESTERLY LINE OF THE 20-FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 207.33 FEET TO THE WEST LINE OF LIBERTY STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID WEST LINE 190.11 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 8, 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 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' 25" WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOCK FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK 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. 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.

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, MISSOURI.



WEST BOTTOMS FLATS

Civil Drawing

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. 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 COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-918017-A-KCTY, POLICY NO. 918017-A-L.

SURVEY RELATED SCHEDULE B, PART 1 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.

11. AN EASEMENT GRANTED TO MISSOURI PACIFIC RAILROAD COMPANY IN THE DOCUMENT RECORDED MAY 20, 1918 AS DOCUMENT NO. 1918K250119 IN BOOK B1899, PAGE 92 OF OFFICIAL RECORDS. RIGHT OF WAY OF SUCH WIDTH AS MAY BE NECESSARY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A STANDARD GAUGE RAILROAD SPUR. LOCATION OF SPUR TRACK IS APPROXIMATE, AS SHOWN BY PREVIOUS SURVEYS. TRACKS NO LONGER EXISTS. AFFECTS TRACT 2 AS SHOWN ON SHEET 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 RAILROAD 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. 2010E090992, VACATING NERO STREET. AFFECTS TRACT 5 AS SHOWN ON SHEET 3 OF 3.

24. RAILROAD RIGHTS-OF-WAY, SWITCH TRACKS, SPUR TRACKS, AND ALL EASEMENTS, LICENSES OR SERVITUDES WITHIN, APPURTENANCE 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; BLANKET IN NATURE, THEREFORE NOT PLOTTED HEREON.

25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TELECOMMUNICATION EASEMENT AND LEASE ASSIGNMENT AGREEMENT" RECORDED SEPTEMBER 25, 2013 AS DOCUMENT NO. 2013E010158 OF OFFICIAL RECORDS, BY AND BETWEEN PJSJ INVESTMENTS, 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. 2014E0093730 AND RECORDED NOVEMBER 12, 2014 AS DOCUMENT NO. 2014E0094094, BY AND BETWEEN LAND LEASES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LL 0413, LLC, A DELAWARE LIMITED LIABILITY 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 CABLES, WIRING, ETC., AND INGRESS AND EGRESS TO EQUIPMENT ON ROOF AND IN EQUIPMENT ROOM ON 2ND FLOOR OF BUILDING AT 937 WYOMING 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 INDUSTRIES, INC. AS LESSOR AND CMT PARTNERS, A DELAWARE PARTNERSHIP D/B/A CELLULARONE AS LESSEE AND AMENDED BY THAT CERTAIN AMENDMENT TO SITE LEASE AGREEMENT DATED JANUARY 13, 2003 BY AND BETWEEN WAGNER INDUSTRIES, INC. AND VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS F/A/O CMT PARTNERS D/B/A CELLULARONE, AS DISCLOSED BY A TELECOMMUNICATION EASEMENT AND LEASE ASSIGNMENT AGREEMENT RECORDED SEPTEMBER 25, 2013 AS DOCUMENT NO. 2013E010158 OF OFFICIAL RECORDS.

ASSIGNMENT AND ASSUMPTION OF LEASE AND/OR RENTS RECORDED SEPTEMBER 25, 2013 AS DOCUMENT NO. 2013E010159, BY AND BETWEEN LAND LEASES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PJSJ INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY 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 DELAWARE LIMITED LIABILITY COMPANY AND LL 0413, 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 APPLIES TO THE ENTIRE 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.

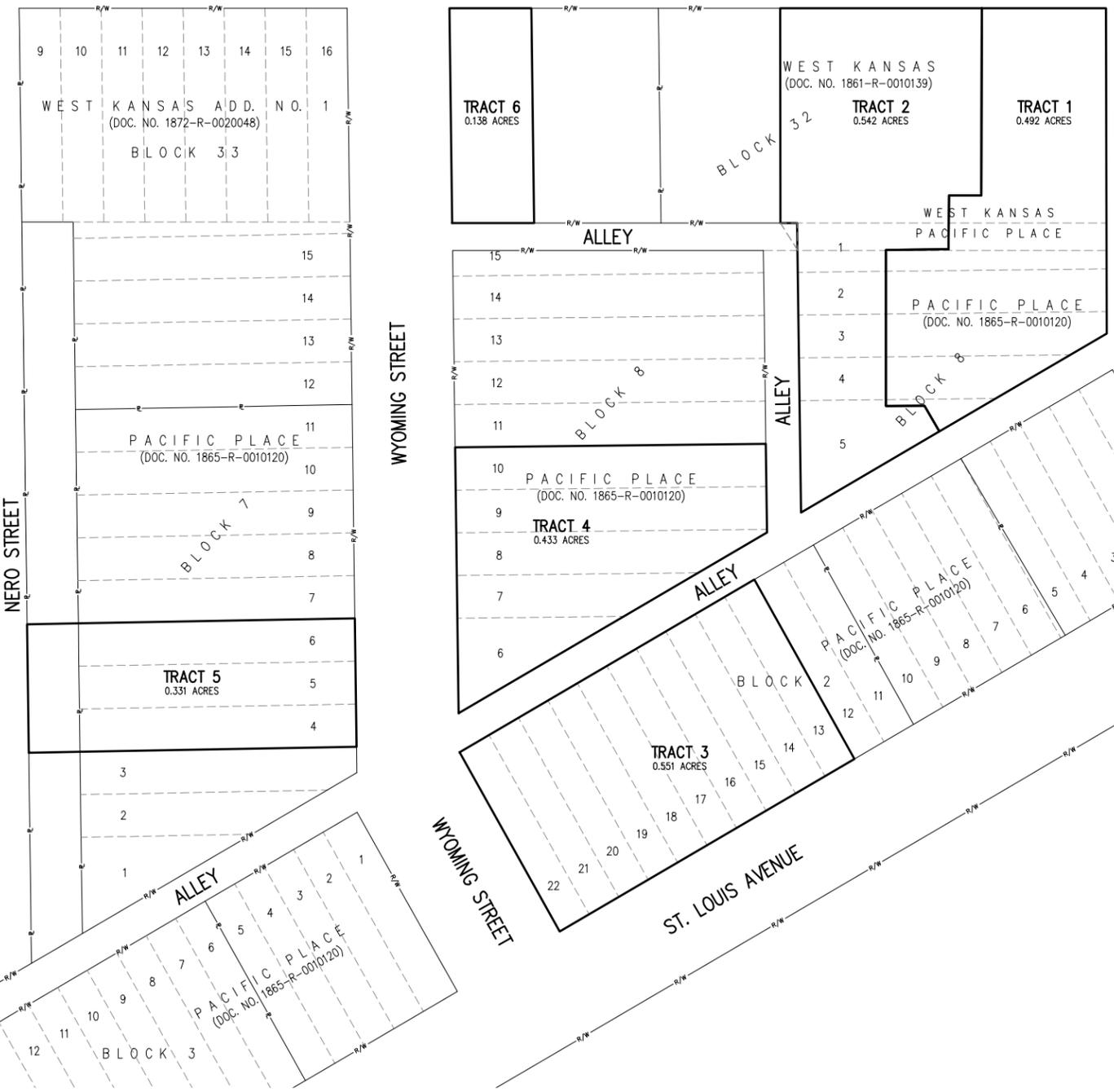
28. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED NOVEMBER 1, 2018, BY AND BETWEEN THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI, A PLANNED INDUSTRIAL EXPANSION AUTHORITY ORGANIZED UNDER THE LAWS OF THE STATE OF MISSOURI, AS LESSOR AND WEST BOTTOM FLATS, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE AGREEMENT RECORDED NOVEMBER 8, 2018 AS DOCUMENT NO. 2018E0097210 OF OFFICIAL RECORDS; BLANKET IN NATURE AFFECTING TRACTS 1, 2, 3, 4, 5 AND 6, THEREFORE NOT PLOTTED HEREON.

29. ALL RIGHTS ACQUIRED BY PUBLIC OR PRIVATE UTILITIES IN THE VACATED ALLEYS PRIOR TO THE VACATION THEREOF; AFFECTS TRACTS 1 AND 2 AS SHOWN ON SHEET 2 OF 3. A PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 7343 RECORDED JULY 1, 1896 IN BOOK B-628 AT PAGE 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 MAY DISCLOSE.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM GPS OBSERVATIONS.
6. ACCURACY STANDARD: TYPE URBAN
7. 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



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 PACIFIC PLACE, ALL IN JACKSON COUNTY, 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 0° 38' 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOOR FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK 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.

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 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 ALLEY LYING NORTH OF AND ADJOINING LOT 1, BLOCK 8, IN SAID PACIFIC PLACE, ALL IN JACKSON COUNTY, JACKSON COUNTY, MISSOURI, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF 9TH STREET 48.0 FEET EAST OF THE EAST LINE OF WYOMING STREET, AS BOTH STREETS ARE NOW ESTABLISHED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WYOMING STREET 125.42 FEET (MEASURED=125.00 FEET PLAT) TO THE SOUTH LINE OF BLOCK 32 IN SAID WEST KANSAS ADDITION NO. 1; THENCE EAST ALONG SAID SOUTH LINE 154.00 FEET; THENCE SOUTH ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 THRU 5, BLOCK 8, IN SAID PACIFIC PLACE, AND ALONG SAID WEST LINE 169.55 FEET TO THE NORTHWESTERLY LINE OF THE 20-FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE 207.33 FEET TO THE WEST LINE OF LIBERTY STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID WEST LINE 190.11 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 8, IN JACKSON COUNTY, 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 0° 38' 33" WEST ALONG THE WEST LINE OF SAID LIBERTY STREET 190.11 FEET TO THE NORTHWESTERLY LINE OF A 20 FOOT WIDE ALLEY LYING BETWEEN BLOCKS 2 AND 8 IN SAID PACIFIC PLACE; THENCE SOUTH 60° 25' WEST ALONG SAID NORTHWESTERLY LINE 113.21 FEET; THENCE NORTH 29° 40' 07" WEST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 6 STORY BRICK BUILDING 17.45 FEET; THENCE SOUTH 89° 25' 25" WEST ALONG THE SOUTH LINE OF SAID BUILDING AND ALONG THE WESTERLY PROLONGATION THEREOF, 22.60 FEET; THENCE NORTH 0° 40' 26" EAST ALONG THE WEST LINE OF A CONCRETE DOOR FOR SAID BUILDING AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 91.50 FEET; THENCE NORTH 89° 29' 17" EAST ALONG THE NORTH LINE OF SAID 6 STORY BUILDING 37.15 FEET; THENCE NORTH 0° 34' 16" EAST ALONG THE WEST LINE OF AN EXISTING 5 STORY BRICK BUILDING, 31.52 FEET TO THE CENTER LINE OF AN EXISTING BRICK WALL IN SAID 5 STORY BRICK 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.

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.

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.

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, RANGE 33, IN JACKSON COUNTY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 1/4 SECTION AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION, WHICH IS ALSO THE STATE LINE BETWEEN KANSAS AND MISSOURI, A DISTANCE OF 271.83 FEET; THENCE NORTHEASTERLY ALONG A LINE WHICH DEFLECTS TO THE RIGHT 62° 11' FROM THE LAST DESCRIBED COURSE AND WHICH LINE IS THE NORTHERLY LINE OF ST. LOUIS AVENUE, A DISTANCE OF 1143.43 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG THE WESTERLY FACE AND THE PROLONGATION THEREOF, OF THE WESTERLY WALL OF A CERTAIN TWO-STORY BRICK BUILDING, A DISTANCE OF 120 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF A PUBLIC ALLEY 20 FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 500 FEET TO THE EASTERLY LINE OF WYOMING STREET; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID WYOMING STREET, A DISTANCE OF 120 FEET TO A POINT IN THE SAID NORTHERLY LINE OF ST. LOUIS AVENUE; THENCE NORTHEASTERLY ALONG SAID STREET LINE, A DISTANCE OF 199.89 FEET TO THE POINT OF BEGINNING, WHICH PROPERTY BY WAY OF IDENTIFICATION AND LOCATION AND NOT BY WAY OF LIMITATION OF DESCRIPTION, IS ALSO KNOWN, REFERRED TO AND DESCRIBED AS LOTS 13 THROUGH 22, BLOCK 2, PACIFIC PLACE.

TRACT 4: PART OF BLOCK 8, PACIFIC PLACE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 49, RANGE 33, IN JACKSON COUNTY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF WYOMING STREET WITH THE SOUTH LINE OF 9TH STREET, OF SAID STREETS ARE NOW ESTABLISHED; THENCE SOUTH ALONG THE EAST LINE OF WYOMING STREET, A DISTANCE OF 256.55 FEET TO A POINT WHICH IS 6.55 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, IN BLOCK 8, OF SAID PACIFIC PLACE, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH ALONG SAID STREET LINE, A DISTANCE OF 165.35 FEET TO THE POINT OF BEGINNING, WHICH PROPERTY BY WAY OF IDENTIFICATION AND LOCATION, AND NOT BY WAY OF LIMITATION OF DESCRIPTION, IS ALSO KNOWN, REFERRED TO AND DESCRIBED AS LOTS 4 THROUGH 10, BLOCK 8, PACIFIC PLACE.

TERMS AND PROVISIONS OF A PARTY WALL AGREEMENT RECORDED DECEMBER 9, 1904 AS DOCUMENT NO. 507774, IN BOOK B-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 PACIFIC PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING IN THE EAST LINE OF NERO STREET, FORMERLY CEDAR STREET, AT A POINT 106.6 FEET NORTH OF THE SOUTHWEST CORNER OF SAID BLOCK AND 434.64 FEET SOUTH OF THE SOUTH LINE OF 9TH STREET AS NOW ESTABLISHED IN SAID CITY, AND RUNNING THENCE EAST IN A STRAIGHT LINE 162 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF WYOMING STREET WHICH IS 14.66 FEET NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF SAID BLOCK 7, THE SAME BEING THE NORTHERLY LINE OF A PUBLIC ALLEY; THENCE NORTHERLY ALONG THE WEST LINE OF WYOMING STREET 75 FEET; THENCE WEST IN A STRAIGHT LINE 162 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF NERO STREET WHICH IS 75 FEET NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING, WHICH PROPERTY BY WAY OF IDENTIFICATION AND LOCATION AND NOT BY WAY OF LIMITATION OF DESCRIPTION, IS ALSO KNOWN, REFERRED 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 THROUGH 6.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL NON-EXCLUSIVE SHARED ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 22, 2010 AS DOCUMENT NO. 2010E0103600 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, MISSOURI.
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:

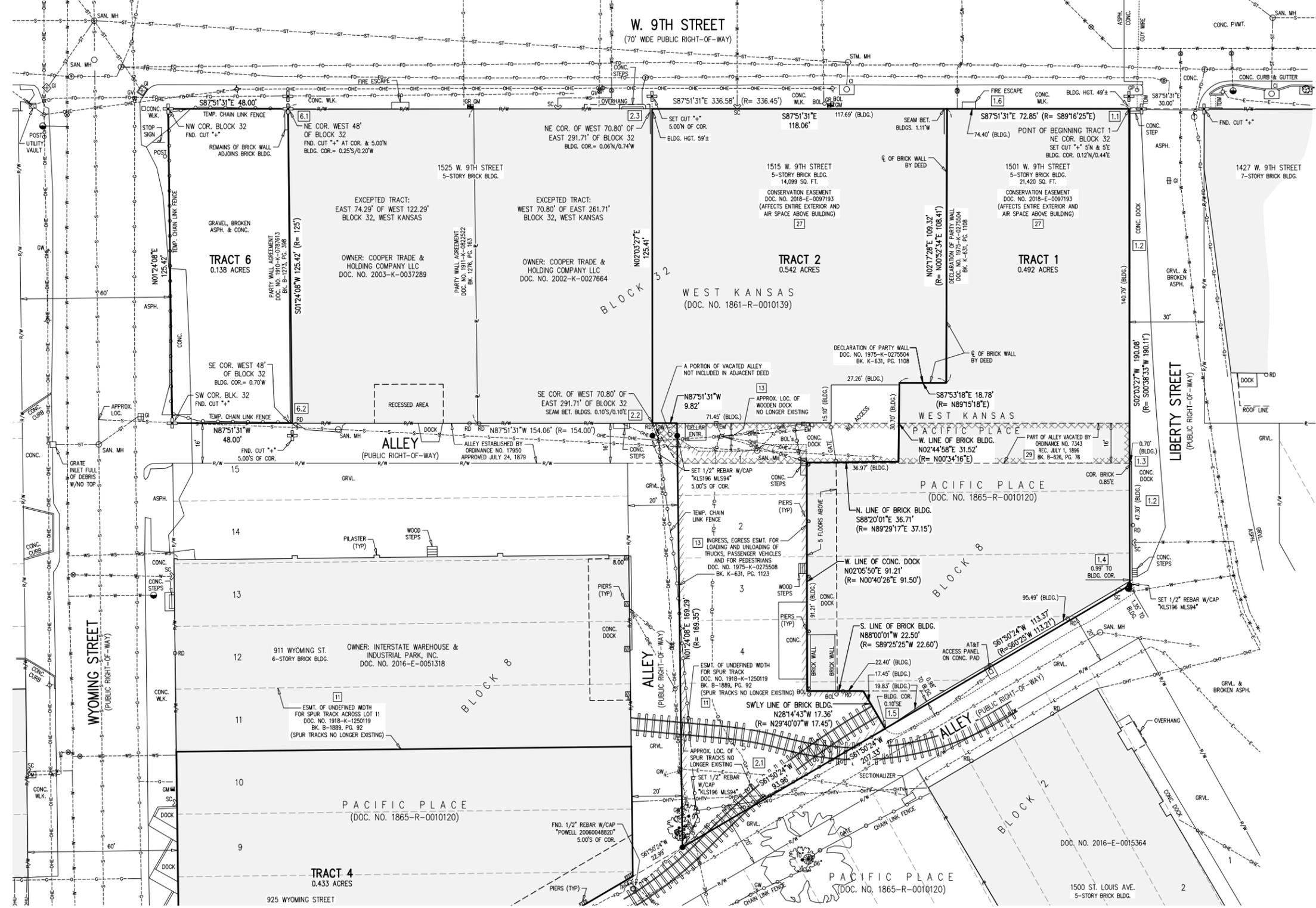
- 1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER; ALL CORNERS ARE FOUND OR SET AS SHOWN HEREON. (SEE SHEETS 2 AND 3)
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: AS SHOWN. (SEE SHEETS 2 AND 3)
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE AH AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 20050202516, EFFECTIVE DATE: JANUARY 20, 2017.
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT): AS SHOWN.
5. (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 INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: PER ZONING REPORT FROM CITY PLANNING & DEVELOPMENT DEPARTMENT, KANSAS CITY, MISSOURI, DATED NOVEMBER 27, 2018; TRACTS 1-4 ARE ZONED DX-7 (DOWNTOWN MIXED USE (DASH 7)) AND TRACTS 5 AND 6 ARE ZONED M3-5 (MANUFACTURING 3 (DASH 5)).
ZONING REQUIREMENTS (DX-7 & M3-5):
FRONT SETBACK: NONE
REAR SETBACK: NONE
SIDE SETBACK: NONE
HEIGHT RESTRICTION: NONE
REQUIRED PARKING: 1 PER DWELLING UNIT
6. (b)(1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN. (SEE SHEETS 2 AND 3)
7. (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)
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE); SITE IMPROVEMENTS/CONDITIONS AS SHOWN. FIELD WORK COMPLETED FEBRUARY 15, 2018 AND A CAREFUL REINSPECTION MADE NOVEMBER 16, 2018. (SEE SHEETS 2 AND 3)

- 9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: THERE ARE NO MARKED PARKING SPACES.
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST: THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAVE BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND FROM FIELD LOCATIONS AS MARKED BY LOCATORS REPRESENTING SAID UTILITY COMPANIES. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT. WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES HAVE BEEN SCALED FROM RECORD DRAWINGS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. (SEE SHEETS 2 AND 3)
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL": AS SHOWN. (SEE SHEETS 2 AND 3)
14. 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.
16. 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 RENOVATIONS.
19. INCLUDE ANY PLOTTABLE OFFSET (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.

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

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



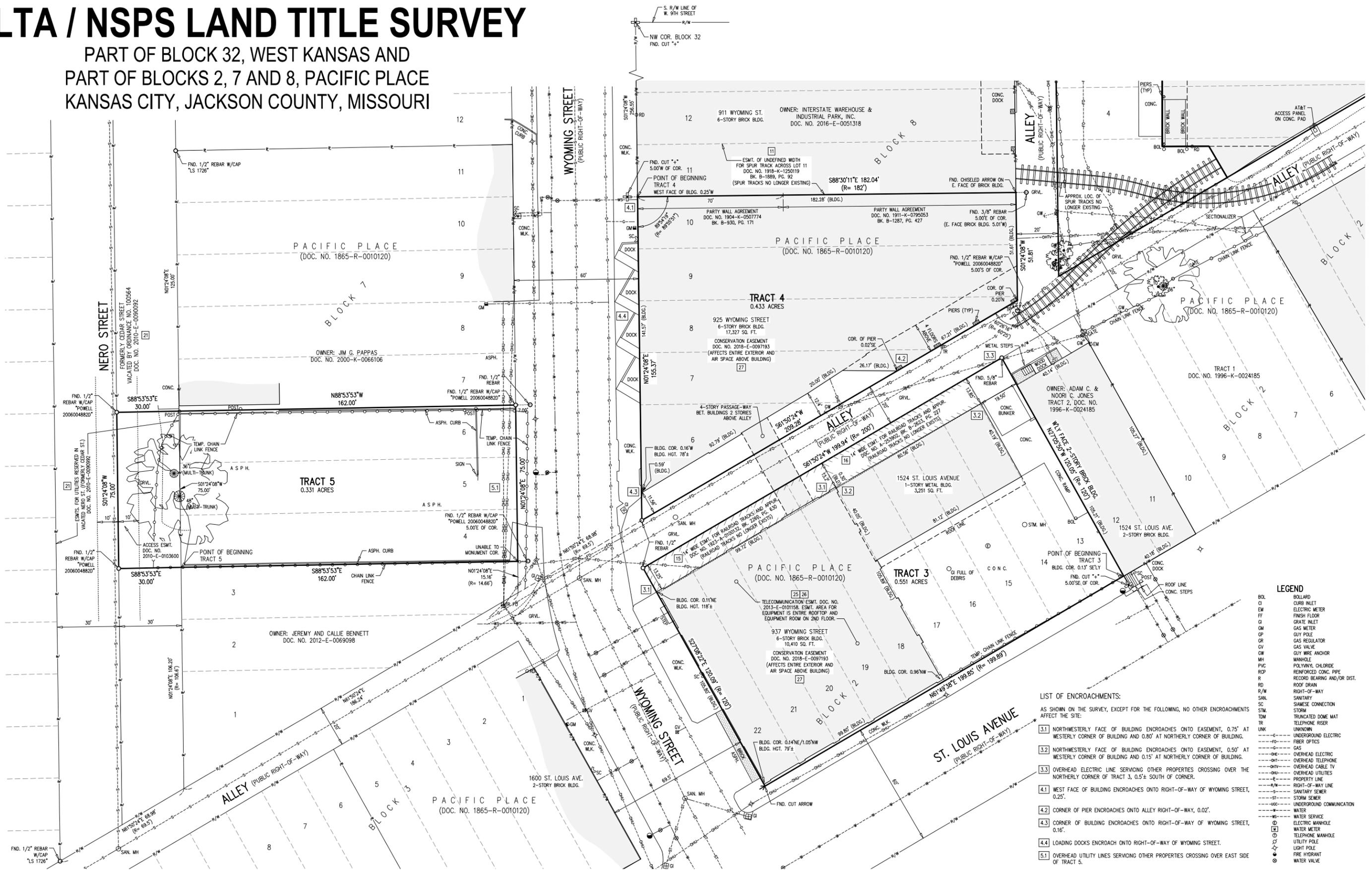
- LIST OF ENCROACHMENTS:**
AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:
- 1.1 NORTHEAST CORNER OF BRICK BUILDING ENCLOSES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.12' AND ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.44'.
 - 1.2 CONCRETE DOCK ENCLOSES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET.
 - 1.3 CORNER OF BRICK BUILDING ENCLOSES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.85'.
 - 1.4 SOUTHEAST CORNER OF BRICK BUILDING ENCLOSES ONTO THE RIGHT-OF-WAY OF LIBERTY STREET, 0.99'.
 - 1.5 SOUTHERLY CORNER OF BRICK BUILDING ENCLOSES ONTO ALLEY RIGHT-OF-WAY, 0.10'.
 - 1.6 FIRE ESCAPE ENCLOSES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET.
 - 2.1 OVERHEAD AND UNDERGROUND UTILITIES SERVING OTHER PROPERTIES CROSSING THROUGH THE SOUTH SIDE OF TRACT 2.
 - 2.2 SOUTH FACE OF BRICK AT JOINT BETWEEN BUILDINGS ENCLOSES ONTO ALLEY RIGHT-OF-WAY, 0.10'.
 - 2.3 NORTHWEST CORNER OF BRICK BUILDING ENCLOSES ONTO THE RIGHT-OF-WAY OF W. 9TH STREET, 0.06' AND ONTO ADJOINING PROPERTY, 0.74'.
 - 6.1 NORTHWEST CORNER OF BRICK BUILDING ENCLOSES ONTO TRACT 6, 0.20'.
 - 6.2 SOUTHWEST CORNER OF BRICK BUILDING ENCLOSES ONTO TRACT 6, 0.70'.

LEGEND

BOL	BOLLARD
CI	CURB INLET
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	ROAD
R/W	RIGHT-OF-WAY
SAN.	SANITARY
SC	SPANISH CONNECTION
STM.	STORM
TM	TRUNCATED DOME MAT
TR	TELEPHONE RISER
UNK.	UNKNOWN
- - - -	UNDERGROUND ELECTRIC
- - - -	FIBER OPTICS
- - - -	GAS
- - - -	OVERHEAD ELECTRIC
- - - -	OVERHEAD TELEPHONE
- - - -	OVERHEAD CABLE TV
- - - -	OVERHEAD UTILITIES
- - - -	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
- - - -	SANITARY SEWER
- - - -	STORM SEWER
- - - -	UNDERGROUND COMMUNICATION
- - - -	WATER
⊙	WATER SERVICE
⊙	ELECTRIC MANHOLE
⊙	WATER METER
⊙	TELEPHONE MANHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	FIRE HYDRANT
⊙	WATER VALVE

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



LEGEND

- BOL BOLLARD
- CI CURB INLET
- 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
- PCV POLYVINYL CHLORIDE
- RCP REINFORCED CONC. PIPE
- R RECORD BEARING AND/OR DIST.
- RD ROOF DRAIN
- R/W RIGHT-OF-WAY
- SAN SANITARY
- SC SIEMENSE CONNECTION
- STM STORM
- TRM TRUNCATED DOME MAT
- TR TELEPHONE RISER
- UNK UNKNOWN
- UE UNDERGROUND ELECTRIC
- FO FIBER OPTICS
- GA GAS
- OE OVERHEAD ELECTRIC
- OT OVERHEAD TELEPHONE
- OC OVERHEAD CABLE TV
- OU OVERHEAD UTILITIES
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY LINE
- SS SANITARY SEWER
- ST STORM SEWER
- UC UNDERGROUND COMMUNICATION
- W WATER
- WS WATER SERVICE
- EM ELECTRIC MANHOLE
- TM TELEPHONE MANHOLE
- UL UTILITY POLE
- LP LIGHT POLE
- FI FIRE HYDRANT
- WV WATER VALVE

LIST OF ENCROACHMENTS:

- AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:
- 3.1 NORTHWESTERLY FACE OF BUILDING ENDOACHES ONTO EASEMENT, 0.75' AT WESTERLY CORNER OF BUILDING AND 0.80' AT NORTHERLY CORNER OF BUILDING.
 - 3.2 NORTHWESTERLY FACE OF BUILDING ENDOACHES ONTO EASEMENT, 0.50' AT WESTERLY CORNER OF BUILDING AND 0.15' AT NORTHERLY CORNER OF BUILDING.
 - 3.3 OVERHEAD ELECTRIC LINE SERVICING OTHER PROPERTIES CROSSING OVER THE NORTHERLY CORNER OF TRACT 3, 0.5'± SOUTH OF CORNER.
 - 4.1 WEST FACE OF BUILDING ENDOACHES ONTO RIGHT-OF-WAY OF WYOMING STREET, 0.25'.
 - 4.2 CORNER OF PIER ENDOACHES ONTO ALLEY RIGHT-OF-WAY, 0.02'.
 - 4.3 CORNER OF BUILDING ENDOACHES ONTO RIGHT-OF-WAY OF WYOMING STREET, 0.16'.
 - 4.4 LOADING DOCKS ENDOACH ONTO RIGHT-OF-WAY OF WYOMING STREET.
 - 5.1 OVERHEAD UTILITY LINES SERVICING OTHER PROPERTIES CROSSING OVER EAST SIDE OF TRACT 5.

WEST BOTTOMS FLATS



WEST BOTTOMS FLATS

BEFORE AND AFTER PHOTOS



WEST BOTTOMS FLATS

BEFORE AND AFTER PHOTOS



WEST BOTTOMS FLATS

BEFORE AND AFTER PHOTOS



WEST BOTTOMS FLATS

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 | www.kcmo.gov/planning

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 NORTHERLY 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 | www.kcmo.gov/planning

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

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Rows include West Bottom Flats II LLC, Twain GL XXI LLC, and West Bottoms Midwest LLC.

Handwritten signature in blue ink above a horizontal line, with the word 'Petitioner' written below the line.

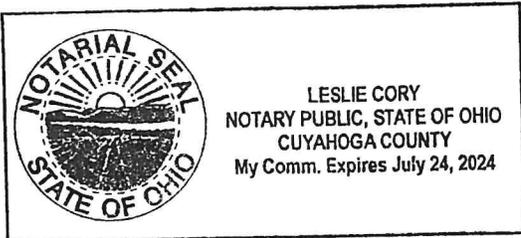
STATE OF OHIO)
COUNTY OF CUYAHOGA) ss.

On this 9th day of OCTOBER in the year 2023 before me, a Notary Public in and for said state, personally appeared MELISSA FERCHILL SWINGOS, 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 9th day of OCTOBER, 2023

Notary Public in and for Said County and State
Leslie Cory
Notary Public

My Commission Expires: 7/24/24



Case No.

EXHIBIT A

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

1525 W 9th St:

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

1527 W 9th St:

WEST KANSAS ADDITION #1 E 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.



CONSENT TO 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 | www.kcmo.gov/planning

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 NORTHERLY 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____	
_____	by _____
City Clerk	Deputy



CONSENT TO 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 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

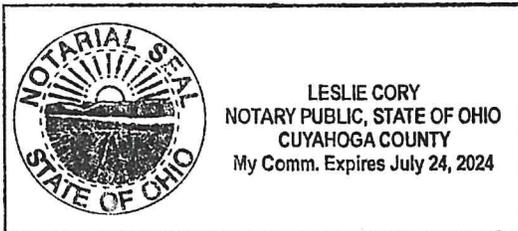
Case No.

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

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

On this 9TH day of OCTOBER, 2023 before me, a Notary Public in and for said state, personally appeared MELISSA FERCHILL SWINGOS who being by me duly sworn did say that he/she is the managing member of WBF II MANAGER, 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 9TH day of OCTOBER, 2023



Notary Public in and for Said County and State


Notary Public

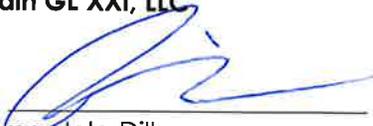


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
<p>Twain GL XXI, LLC</p> <p>By: </p> <p>Name: Jela Dilber Title: Authorized Person</p>	<p>See attached Exhibit A.</p>

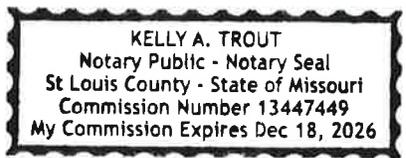
STATE OF Missouri)
COUNTY OF St Louis) ss.

On this 9th day of October, 2022, before me, a Notary Public in and for said state, personally appeared Jela Dilber who being by me duly sworn did say that she is an Authorized Person of Twain GL XXI, 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 9th day of October, 2022.

Notary Public in and for Said County and State


Notary Public





CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CONSENT OF LIMITED LIABILITY COMPANIES

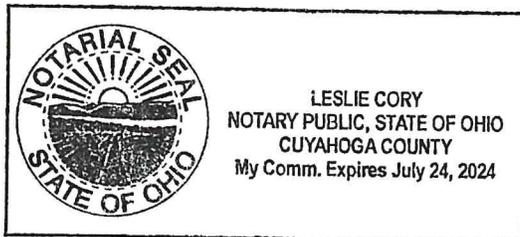
Case No.

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

STATE OF OHIO)
) ss.
COUNTY OF CUYAHOGA)

On this 9TH day of OCTOBER, 2023 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 9TH day of OCTOBER, 2023



Notary Public in and for Said County and State

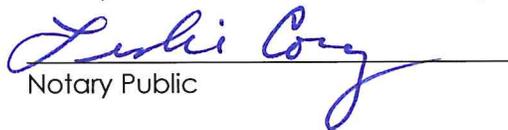

Notary Public

EXHIBIT A

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

1525 W 9th St:

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

1527 W 9th St:

WEST KANSAS ADDITION #1 E 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.



UTILITY/AGENCY COMMENTS 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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2023-00044

UTILITY CO. AT&T

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 NORTHERLY 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.

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)
 Retain utility easement and protect facilities
 Relocate facilities
 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



UTILITY/AGENCY COMMENTS 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 | www.kcmo.gov/planning

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 NORTHERLY 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.

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)
 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.

[Signature]
Authorized Representative

11/29/2023
Date

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 alex.reed@lathropgpm.com
Address Email



UTILITY/AGENCY COMMENTS 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 | www.kcmo.gov/planning

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 NORTHERLY 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.

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)
 - 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.

Sam Akula, KCMO, Public Works Dept.

Authorized Representative

10/18/2023

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



UTILITY/AGENCY COMMENTS 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 | www.kcmo.gov/planning

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 NORTHERLY 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.

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)
 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.

Joseph Newton
Authorized Representative

10/18/2023
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



UTILITY/AGENCY COMMENTS 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 | www.kcmo.gov/planning

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 NORTHERLY 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.

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)
 - 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

816.460.5539

Phone

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

alex.reed@lathropgpm.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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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:

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 NORTHERLY 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.

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)
 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.

M Schroeder

Authorized Representative

10/25/2023

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

