

**IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI  
AT KANSAS CITY**

STATE OF MISSOURI ex rel. )  
ALLAN MARKLEY, )  
6409 Proctor Avenue )  
Kansas City, Missouri 64133 )

Plaintiff/Relator, )

v. )

Case No. \_\_\_\_\_

Division \_\_\_\_\_

JACKSON COUNTY, MISSOURI )  
BOARD OF EQUALIZATION, )  
and/or through its Members in their official capacity: )

C. Charles Franklin, Chairman )

Marilyn N. Shapiro, Vice Chairman )

Gerald E. Winship, Member )

Robert Chambers, Member )

Raytown School District Representative )

Pat Jackson, Member )

City of Raytown Representative )

Teresa Crosby, Member )

City of Kansas City Representative )

Karen Mehl, Member )

City of Independence Representative )

Serve: County Clerk )

Jackson County, Missouri )

415 E. 12th Street, 2nd Floor )

Kansas City, Missouri 64106 )

and serve each Board Member in his/her official )  
capacity at: )

Jackson County Courthouse )

415 E. 12th Street, 2nd Floor )

Kansas City, Missouri 64106 )

and serve: )

Joseph Roper, Counsel to the Board )

Foland, Wickens, Eisfelder )

Roper & Hofer, P.C. )

1200 Main Street, Suite 2200 )

Kansas City, Missouri 64105 )

Defendant/Respondent. )

**VERIFIED PETITION FOR RELIEF IN MANDAMUS  
WITH APPLICATION FOR A WRIT AND SUNSHINE LAW VIOLATION  
(JACKSON COUNTY CASE TYPE “ED”)**

Plaintiff/Relator Allan Markley, by and through his attorneys, states the following for his Verified Petition for Relief in Mandamus.

**Parties, Jurisdiction, and Venue**

1. Allan Markley (“Markley”) is a resident of the State of Missouri, residing in the City of Kansas City at 6409 Proctor Avenue, Jackson County, Missouri, and within the boundaries of the Raytown Quality Schools district, where he is Superintendent of Schools.

2. The Jackson County, Missouri Board of Equalization (the “BOE” or “Board”), through its Board members, operates under the laws of the State of Missouri found in Sections 138.010-138.180 RSMo., under Article XI of the Jackson County Charter, and under Chapter 91 of the Jackson County Code.

3. The members of the BOE are: Marilyn Shapiro, C. Charles Franklin, Robert Chambers, Gerald Winship, Karen Mehl, Teresa Crosby, and Pat Jackson.

4. Jurisdiction is proper in this Court under RSMo. § 478.070 and as contemplated under Mo. R. Civ. P. 94.01 *et seq.* Venue is proper in Jackson County, Missouri.

**Overview**

5. The BOE is a Public Governmental Body created by statute. RSMo. § 610.010[4]. As such, it is subject to Missouri’s Sunshine Law. RSMo. §§ 610.010 *et. seq.* The overarching principle of the Sunshine Law is to promote openness and transparency in government. RSMo. § 610.011. As is demonstrated by the following facts, the BOE and its employees and agents have acted in a secretive manner, refusing to provide basic information required by due process of law and open government, such as an opportunity to be heard on a complaint about the

undervaluation of numerous properties and a lack of notice as to when such a hearing might occur. The Board's position on this issue has wavered between telling Markley his hearing would be granted, *see* attached **Exhibits A and B**, and telling him it would be denied, *see* attached **Exhibit C**. Arbitrary *ad hoc* rules were put in place without the knowledge of all members of the Board and without legal authority, including a rule that Markley must file all of his evidence by a certain date and that Markley would be refused the opportunity to present evidence at a hearing beyond such previously filed evidence. *See* attached **Exhibits A and B**, and Markley's Counsel's response, **Exhibit D**. The gravamen of this action is that the Board has a ministerial duty to hear such complaints, and has, after much delay, refused to grant the hearing it is required to conduct, and has used its own failure to act in a timely matter on a complaint filed in July, 2015 as an excuse not to hear the complaint. Exhibits A, B, C, and D are incorporated by reference as if fully set forth here.

### **Facts**

6. Markley, through legal counsel ("Markley's Counsel"), contacted the BOE on July 20, 2015, identifying pursuant to RSMo. § 138.030 and Jackson County Code, Chapter 91, § 9120 (Powers of the Board) properties which are undervalued and asking the BOE to hear his complaint and equalize the valuation and assessment on certain real property taxable by Jackson County, Missouri ("Complaint").

7. The Complaint was emailed to Melinda Taylor, BOE Specialist, at 4:55 p.m. on July 20, 2015.

8. Outside counsel for the BOE wrote to Markley's Counsel on September 3, 2015, advising his firm had been retained as legal counsel by the BOE ("BOE Counsel") relative to the BOE Complaint.

9. Markley's Counsel wrote to the BOE's Counsel on September 17, 2015, referencing the July 20 BOE Complaint and adding parcels to the complaint list.

10. The BOE Complaint list of parcels is set forth below, and included in **Exhibit E**, the ("Revised Complaint"), which was submitted to BOE's Counsel in November 2015 and again in January 2016. The Revised Complaint added documents to the complaint with the BOE, in compliance with BOE Counsel's request to provide evidence in advance of the hearing. The Revised Complaint was originally submitted by email, **Exhibit F**, and includes Property Account Summaries, Certificates of Value, a BOE Complaints spreadsheet, and a brief. In the chart below, and in the Revised Complaint, certain parcels are listed more than once to reflect more than one sales transaction for a given parcel. Exhibits E and F are incorporated by reference as if fully set forth here.

Parcel Number	2015 Cty Value	COV Value	Cty/COV Ratio	Date of COV	2014 Cty Value	Change 2014-2015
33-440-01-01-00-0-00-000	\$734,650	\$ 1,100,000	67%	13-Nov	\$ 734,650	0.00%
44-930-07-01-02-0-00-000	\$663,784	\$ 2,100,639	32%	13-Feb	\$ 515,025	28.88%
44-930-07-01-02-0-00-000	\$663,784	\$ 3,418,351	19%	15-Sep	\$ 515,025	28.88%
45-120-05-01-00-0-00-000	\$445,800	\$ 1,101,459	40%	13-Feb	\$ 445,800	0.00%
45-120-05-01-00-0-00-000	\$445,800	\$ 1,847,757	24%	15-Sep	\$ 445,800	0.00%
45-210-02-87-00-0-00-000	\$527,250	\$ 4,900,000	41%	13-Dec	\$ 405,600	29.99%
45-210-02-89-00-0-00-000	\$223,050	^	^	13-Dec	\$ 171,600	29.98%
45-210-02-93-00-0-00-000	\$1,277,480	^	^	13-Dec	\$ 982,800	29.98%
45-210-10-25-00-0-00-000	\$1,559,790	\$ 1,200,000	130%	12-Feb	\$ 1,200,000	29.98%
45-210-10-25-00-0-00-000	\$1,559,790	\$ 3,650,000	43%	15-Dec	\$ 1,200,000	29.98%
45-310-05-50-00-0-00-000	\$1,000	\$ 6,750,000	68%	13-Sep	\$ 402,870	-99.75%
45-310-05-50-00-0-01-099	\$459,840	^	^	13-Sep	\$ 24,000	1816.00%
45-310-05-51-00-0-00-000	\$1,000	^	^	13-Sep	\$ 1,000	0.00%
45-310-05-51-00-0-01-099	\$4,146,660	^	^	13-Sep	\$ 4,071,943	1.83%
45-520-05-54-00-0-00-000	\$585,220	\$ 1,502,704	39%	13-Feb	\$ 585,220	0.00%
45-520-05-54-00-0-00-000	\$585,220	\$ 1,550,063	38%	15-Sep	\$ 585,220	0.00%
45-520-18-05-00-0-00-000	\$67,891	\$ 5,862,250	18%	14-Aug	\$ 67,891	0.00%
45-520-18-07-00-0-00-000	\$995,500	^	^	14-Aug	\$ 942,115	5.67%
45-540-02-31-00-0-00-000	\$767,000	\$ 4,600,000	33%	13-Dec	\$ 590,000	30.00%
45-540-02-82-00-0-00-000	\$766,900	^	^	13-Dec	\$ 590,000	29.98%
45-540-05-03-00-0-00-000	\$251,500	v	v	13-Dec	\$ 214,400	17.30%
45-540-03-45-00-0-00-000	\$720,000	\$ 1,300,000	75%	13-Dec	\$ 554,000	29.96%
45-540-04-01-00-0-00-000	\$544,380	\$ 1,132,929	48%	13-Feb	\$ 544,380	0.00%
45-540-04-01-00-0-00-000	\$544,380	\$ 1,509,002	36%	15-Sep	\$ 544,380	0.00%
45-720-03-45-00-0-00-000	\$372,801	\$ 1,212,500	31%	13-Dec	\$ 352,500	5.76%
45-720-03-45-00-0-00-000	\$372,801	\$ 1,200,000	31%	14-Sep	\$ 352,500	5.76%
45-720-03-46-00-0-00-000	\$1,461,699	\$ 3,100,000	47%	13-Dec	\$ 1,461,669	0.00%
45-930-01-75-00-0-00-000	\$2,029,450	\$ 4,825,000	73%	14-Oct	\$ 1,561,168	30.00%
45-930-01-76-00-0-00-000	\$1,489,033	^	^	14-Oct	\$ 1,145,520	29.99%
	\$24,263,453	\$53,862,654	45%		\$ 21,207,076	14%

(\*arrows up or down ("^" or "v") indicate a multi-parcel sale wherein one sales price (and corresponding COV) coincided with the sale of several real estate parcels)

11. Markley's submission of the Revised Complaint was timely under the BOE's 2015 calendar and under BOE practice.

12. The BOE Chairman sent a letter (**Exhibit A**) to Markley's Counsel on October 21, 2015 acknowledging receipt of the information on the parcels and inviting the presentation of evidence at a November 2015 BOE meeting.

13. Markley's Counsel sent a November 5, 2015 response (**Exhibit D**) to the BOE's October 21 letter clarifying the number of parcels about which there are complaints as to

undervaluation, clarifying that the complainant is Markley, stating the complaints are not appeals and identifying the BOE's duties.

14. The BOE staff emailed Markley's Counsel on November 6, 2015 stating a date would be set for the BOE hearing after evidence had been received and reviewed.

15. BOE Counsel emailed Markley's Counsel on November 11, 2015, stating "the process that will be followed for the upcoming hearing" requires Markley's evidence to be presented in advance of the hearing and will be the only evidence allowed at the hearing. BOE Counsel also indicated he would notify Markley's Counsel of the hearing date. BOE Counsel also states the Assessment Department will be allowed to present evidence at the hearing.

16. Markley's Counsel emailed the BOE Counsel on November 15, 2015 asking if the rule that "all evidence must be filed by a certain date in order to be heard by the Board" is a standing rule that has been voted on by the Board and applied to all cases and pointing out that Chapter 91 of the County's Code of Ordinances contains no such rule but does require "the board of equalization shall adopt rules of procedure consistent with the provisions of the Constitution of Missouri and the charter and ordinances of Jackson County."

17. BOE Counsel emailed Markley's Counsel on November 18, 2015 stating there is no legal authority compelling the BOE to accept Markley's submission of information, and that it follows there is no established procedure. BOE Counsel agreed to disregard the requirement that evidence be submitted in advance but reiterated the request as a courtesy to members of the Board.

18. Markley's Counsel emailed BOE Counsel on November 18, 2015, submitting the Revised Complaint.

19. The BOE met on November 19, 2015 but did not hear Markley's Revised Complaint.

20. The Raytown Quality Schools associate superintendent received a call from a taxpayer on December 3, 2015 indicating the taxpayer received a letter from the BOE that stated the school district was "appealing their property value and trying to raise their taxes."

21. After December 3, Markley's Counsel tried to reach BOE Counsel through email and telephone to identify what would be on the agenda for the December BOE meeting.

22. On December 14, 2015, Markley's Counsel emailed BOE staff requesting a copy of the BOE agenda for the next meeting, which was scheduled for December 17, 2015.

23. On December 15, 2015, Markley's Counsel, and Counsel's staff, called the BOE staff on at least four occasions asking for copies of the agenda for upcoming meetings. BOE staff stated "I'm not supposed to talk to you about it," and later BOE staff stated "you should call back later at 9:30 and speak to my supervisor" and "who are you and who are you with," rather than provide a copy of the agenda of the public meeting. Markley's Counsel through its own staff called back at 9:30 and the phone was not answered and the voicemail system was unable to accept voicemail messages.

24. On December 15, 2015, Markley's Counsel through its staff called the County Clerk's office inquiring about the BOE December 17 meeting and the Clerk's office pointed to the online "activity calendar" as the place where meeting notice could be found. The activity calendar did include a location and time of the BOE meeting but it did not include an agenda.

25. Raytown Quality Schools BOE Representative Mr. Chambers conveyed that, at 7:12 p.m. on December 15, 2015, he received a copy of the December 17, 2015 BOE meeting agenda which did not reference the BOE Revised Complaint.

26. On December 16, 2015, Markley's Counsel emailed BOE Counsel and the County Counselor's Office asking for a copy of the notice for the BOE meeting "which is apparently being held tomorrow." Markley's Counsel pointed out the meeting notice on the Clerk's website did not comply with the notice requirements required by RSMo § 610.020.1 because no agenda was posted.

27. On December 16, 2015, BOE Counsel responded via email that the proceeding before the BOE on December 17, 2015 would be postponed.

28. Board member Chambers received a large packet of new information, in the mail, on the afternoon of December 16 for the December 17, 2015 meeting. The December 17 meeting packet did not contain the Revised Complaint or brief or supporting evidence.

29. The December 17, 2015 packet did contain portions of correspondence between BOE Counsel and Markley's Counsel. The packet also included "correspondence" ostensibly sent from BOE Counsel to Markley's Counsel on October 5, 2015, but the correspondence is unsigned and was never received by Markley's Counsel.

30. The BOE meeting on December 17, 2015 proceeded, but did not address the Revised Complaint.

31. On January 20, 2016, the BOE Board Meeting Notice was posted for the January 21, 2016 meeting but did not contain an agenda, again, contrary to Missouri's Sunshine law.

32. The "School District" was identified as a topic for the January 21, 2016 BOE meeting, but Markley's Revised Complaint was not identified as a topic. Markley's Counsel was told via email by BOE Counsel that there would be no hearing of the Revised Complaint.

33. At the BOE January 21, 2016 meeting, the BOE stated it would not hear the Markley Revised Complaint because the information was outside of the October 2015 claimed

deadline for BOE consideration for the year 2015 and because the school district did not have standing. The BOE Chairman read from remarks he said were prepared by BOE Counsel.

34. The BOE's Counsel on January 21, 2016 was provided, at the Chairman's direction, a packet containing Markley's Revised Complaint and supporting evidence, all of which had previously been emailed to BOE's Counsel by Markley's Counsel in November 2015.

**COUNT I  
MANDAMUS  
AND SUGGESTIONS IN SUPPORT**

35. Markley incorporates the allegations of paragraphs 1 through 34 as if fully set forth here.

36. Section 138.030(2) of the Missouri Revised Statutes states:

The Board of Equalization shall hear complaints and equalize the valuation and assessment on all real and tangible personal property taxable by Jackson County so that all the property shall be entered on the tax book at its true value.

37. Chapter 91, § 9120 of the Jackson County Code states:

The Board of Equalization shall hear complaints and equalize the valuation and assessment on all real and tangible personal property taxable by Jackson County so that all the property shall be entered on the tax book at its true value.

38. In *Walter-Kroenke Prop. v. State Tax Comm'n*, 742 S.W.2d 242, 243 (Mo. App. E.D. 1987), a school superintendent complained of undervaluation of properties and identified seven properties that were undervalued leading to BOE action to increase the valuation on particular parcels.

39. The Jackson County Assessment Department determines property values, on the basis of which taxes are assessed.

40. As a reference for the Jackson County Assessment Department, Jackson County requires a Certificate of Value (“COV”) to be filed with the recording of a deed. Jackson County Code § 9030.

41. A COV identifies the purchase price of a property, contains an acknowledgement from a buyer that the transaction is at arm’s length, and an acknowledgement under penalty of law that the COV form is a true, correct, and complete representation of the transaction.

42. As set forth in the *Glossary for Property Appraisal and Assessment* 2nd edition (which is an authority on appraisal practices, distributed by the International Association of Assessing Officers, and is used by appraisers and assessment departments), market value is the most probable price a property would bring in an open market between a willing buyer and a willing seller who are under no duress.

43. Jackson County has valued numerous properties, including those listed in the Revised Complaint, at a value below the value evidenced on the COV.

44. Markley submitted the Revised Complaint to the BOE because, based on the COVs, the properties are significantly undervalued.

45. School districts, including the Raytown Quality Schools, receive a major source of their funding through property taxes, with school districts constituting approximately two thirds of the total levy on any given property tax bill.

46. In the case of the properties identified in the Revised Complaint, the estimate of the properties’ value (based on the purchase price the buyer disclosed on the COVs) is approximately 121% higher than has been valued by the County Assessor as reflected in publicly available information from the County, or the difference between \$24,263,453.00 and \$53,862,654.00. Markley, as a taxpayer, and Markley in his capacity as Superintendent of the

Raytown Quality Schools, has standing to file the complaint. *Walter-Kroenke Prop. v. State Tax Comm'n*, 742 S.W.2d 242, 243 (Mo. App. E.D. 1987).

47. The BOE “shall hear all complaints and equalize the valuation and assessment of all real and tangible personal property at its true value. If property is undervalued, the board must raise the value of the property to market value and then give notice by personal service, mail, or publication to the owner/holder of the property specifying the property and the amount of the raise.” State Tax Commission Assessor’s Manual, Page II-58. *See also*, RSMo. § 138.030(2); Jackson County Code, Chapter 91, § 9120.

48. The BOE “shall” hear complaints and equalize the valuation and assessment on all real and tangible personal property taxable by Jackson County so that all the property shall be entered on the tax books at its true value. Jackson County Code, Chapter 91, § 9120.

49. Members of the BOE take an oath to fairly and impartially equalize the valuation of real estate. Jackson County Code, Chapter 91, § 9100.

50. The BOE is required to increase the valuation of tracts that are below their real value. *May Dep’t Stores Co. v. State Tax Comm’n*, 308 S.W.2d 748, 759 (Mo. 1958); *Walter-Kroenke Prop. v. State Tax Comm’n*, 742 S.W.2d 242, 243 (Mo. App. E.D. 1987).

51. A writ of mandamus will lie to enforce a clear and unequivocal right, or a ministerial duty which ought to be performed but has been refused to be performed, and when there is no other adequate remedy at law. *See, e.g., Furlong Cos., Inc. v. City of Kansas City*, 189 S.W.3d 157, 162 (Mo. banc 2006); *State ex rel. Kessler v. Shay*, 820 S.W.2d 311, 314 (Mo. App. W.D. 1991); *State ex rel. Kelcor, Inc. v. Nooney Realty Trust, Inc.*, 966 S.W.2d 399, 402 (Mo. App. E.D. 1998).

52. The BOE Board members have a clear duty to “hear complaints and equalize the valuation” of real property because the legislature has directed that they “shall” undertake such duty.

53. The BOE is without discretion to deny Markley a hearing.

54. Markley as a Jackson County, Missouri resident who resides in the Raytown Quality Schools district, as a parent of school children, as a taxpayer, and in his role as Superintendent of the Raytown Quality Schools has a special interest in the BOE’s performance of its mandatory duty to hear the Revised Complaint because the BOE’s failure to equalize values reduces the aggregate assessed values of the Raytown Quality Schools (thus affecting the ability to issue bonds and raise funds), reduces the amount of money available to fund public schools, particularly the Raytown Quality Schools, and his children’s and other children’s educations, and results in a pecuniary loss of his taxpayer dollars. *See generally, Masonic Temple Ass’n v. Society for Preservation of Masonic Temple*, 70 S.W.3d 24, 25 (Mo. App. E.D. 2002). *See also State ex rel. City of Cabool v. Texas County Board of Equalization*, 850 S.W.2d 102, 104 (Mo. banc 1993) (members of general public may seek mandamus). Markley is without any other adequate remedy at law.

55. A preliminary and permanent order in Mandamus is warranted to compel the BOE through its members to act by hearing the Revised Complaint and supporting evidence.

WHEREFORE, Plaintiff/Relator Allan Markley asks this Court to enter its preliminary and permanent order in Mandamus ordering the BOE to hear the Revised Complaint, for his costs and fees, and for such further relief as is proper.

**COUNT II**  
**VIOLATION OF MISSOURI'S SUNSHINE LAW**

56. Markley incorporates the allegations of paragraphs 1 through 55 as if fully set forth here.

57. Sections 610.020.1 & 2 of the Missouri Revised Statutes ("Sunshine Law") requires a public governmental body or Board or Commission to give notice of the time, date, and place of each meeting and its tentative agenda in a manner reasonably calculated to advise the public of the matters to be considered 24 hours in advance of a meeting.

58. The BOE is subject to the Sunshine Law. RSMo. § 610.010(4); Attorney General Opinion No. 129-2004.

59. The BOE or its staff did not provide to Markley or his attorneys basic information about BOE meetings in November and December 2015 and January 2016; did not provide timely agendas; did not provide agendas calculated to advise the public of matters to be considered; did not answer basic questions about when meetings are held; did not provide a response to numerous inquiries requesting the names of the representatives on the board, while also questioning Markley's Counsel and staff as to who was asking and why they were asking; did not provide an opportunity to be heard; and did not provide clear information on the status of the Revised Complaint, though at one point promised a hearing then withdrew the promise.

60. Markley is an aggrieved person under RSMo. § 610.027 and entitled to bring suit.

61. Markley is entitled to costs and reasonable attorney fees under RSMo. § 610.027, including for a knowing and purposeful violation.

WHEREFORE, Markley prays for judgment finding that the BOE and staff under its direction violated RSMo. § 610.010 *et seq.*, granting costs and fees and such further relief as is proper.

Respectfully submitted,

WHITE GOSS, a Professional Corporation

By: /s/ Mary Jo Shaney

Mary Jo Shaney MO #35919

Michael T. White MO #19261

Kevin Mason MO #48515

4510 Belleview Avenue, Suite 300

Kansas City, MO 64111

Telephone: 816-753-9200

Facsimile: 816-753-9201

E-mail: mshaney@whitegoss.com

E-mail: mwhite@whitegoss.com

E-mail: kmason@whitegoss.com

ATTORNEYS FOR PLAINTIFF/RELATOR

ALLAN MARKLEY

{32957 / 68069; 673533. }

## VERIFICATION

I, the undersigned, being the Plaintiff in the above action, hereby verify that the facts stated herein are true to my best information and belief.

  
Allan Markley

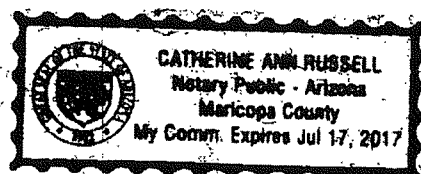
STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

On this 11th day of February, 2016, before me, the undersigned Notary Public, in and for said state, personally appeared Allan Markley, known to me to be the person who executed the within Verified Petition and acknowledged to me that he/she executed the same for the purposes therein stated.

Subscribed and sworn to me the day and year above written.

Notary Public: Catherine Ann Russell

Notary Seal: 07-17-2017



## **EXHIBIT INDEX**

A	Letter, dated October 21, 2015, from Bob Murphy .....	Ex. A
B	Letter, dated November 11, 2015, from Joe Roper.....	Ex. B
C	Letter, unsigned, never received, and dated October 5, 2015 from Joe Roper.....	Ex. C
D	Letter, dated November 5, 2015, from Mike White .....	Ex. D
E	Revised Complaint.....	Ex. E
F	Email, dated November 18, 2015, from Mike White .....	Ex. F



## BOARD OF EQUALIZATION

### JACKSON COUNTY COURTHOUSE

415 EAST 12TH STREET, SUITE 102  
KANSAS CITY, MISSOURI 64106

(816) 881-3309

October 21, 2015

Mr. Michael T. White, Esq.  
White | Goss – Attorney's at Law  
4510 Belleview Ave., Suite No. 300  
Kansas City, MO 64111

RE: Independent Presentation of Property Values

Dear Mr. White:

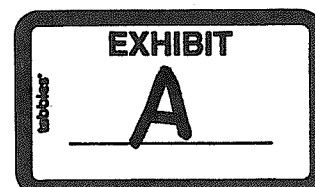
The Jackson County, Missouri, Board of Equalization is in receipt of your request on behalf of your client, the Raytown, Missouri, School District, to present to our Board evidence of value on five (5) properties within this school district for the year 2015.

The Board invites you and/or your representative to a meeting of the Board in November, 2015, to present evidence of value on those five parcels for consideration by the Board of Equalization. Please contact Ms. Melinda Taylor at the Board's office at telephone number 816-881-1066 to schedule a hearing as soon as practicable in November.

As the Office of the Jackson County, Missouri, Assessor has already valued all properties in the County during this 2015 assessment cycle, their staff will be in the position of reporting to the Board the basis for the initial value, and defending that value to the extent they feel evidence merits.

It is requested by the Board that you please forward any documentation on these properties to the Assessment staff at least a week in advance of the hearing date.

Please understand that *if* the Board of Equalization determines that the values of any properties are inaccurate and merit a raise notice directly from the Board of Equalization, the property owner will be entitled to adequate notice of the attempted raise, and opportunity to both defend the valuation of the property, and



to raise any possible challenge that may exist as to the ability of a Missouri county's Board of Equalization to directly issue a raise of value separate of the Office of the County Assessor, including, but not limited to, appropriate Courts, and the Missouri State Tax Commission.

Our Board has no record of having ever proceeded in such a manner. We are aware of successful legal challenges to similar attempts in the past. Our Board is very uncertain of *possibly* issuing raise notices to property owners separate of the Office of the Jackson County, Missouri, Assessor in the manner suggested by your law firm. The Board of Equalization is represented by counsel in this matter, and may have to consult said counsel during the course of events. The Board cannot make any assurance of the timeline or process these matters may take past the point of hearing the presentation of your representative.

Very truly yours,

A handwritten signature in cursive script that reads "Robert D. Murphy". The signature is written in dark ink and is positioned above the printed name and title.

Robert D. Murphy  
Chair, Jackson County, Missouri, Board of Equalization

FOLAND, WICKENS, EISFELDER, ROPER & HOFER, P.C.

*Joseph J. Roper: (816) 471-4325*  
*E-Mail: [jroper@fwpcclaw.com](mailto:jroper@fwpcclaw.com)*

November 11, 2015

*Via E-Mail: [mwhite@whitegoss.com](mailto:mwhite@whitegoss.com)*  
 Michael T. White  
 White Goss, PC  
 4510 Bellevue, Ste. 300  
 Kansas City, MO 64111

**Re: Jackson County Board of Equalization**  
**Our File No.: JAC009.13940**

Dear Mr. White:

Thank you for your letter of November 5, 2015. I have had an opportunity to discuss your correspondence with my client. The following is the process that will be followed for the upcoming hearing.

Your client will be given an opportunity to submit all evidence related to the valuation of the specific parcel numbers listed in your letter of November 5, 2015. Please submit this information as soon as possible, but no later than November 18, 2015.

Following receipt of the evidence submitted on behalf of your client, you will be notified of the date for the hearing. Evidence presented on behalf of your client at that hearing will be limited to that which was provided in advance of the hearing. The Assessment Department will also be present at the hearing, and be allowed to present evidence as well.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

**FOLAND, WICKENS, EISFELDER,  
 ROPER & HOFER, P.C.**

  
 JOSEPH J. ROPER

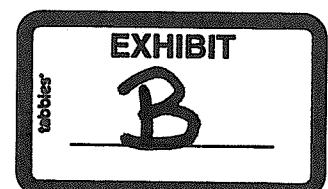
JJR:pn

cc: Robert Murphy  
 Chairman Jackson Co. Board of Equalization

W. JAMES FOLAND  
 PAUL L. WICKENS  
 BART E. EISFELDER  
 JOSEPH J. HOFER  
 SCOTT D. HOFER  
 WM. CLAYTON CRAWFORD  
 DAVID W. WHITE  
 PATRICIA "PEEZY" MULLINS  
 JACQUELINE M. SEXTON  
 KYLE N. ROEHLER  
 WILLIAM F. LOGAN  
 PHILIP V. SUMNER  
 JAMES P. MALONEY

JOHN M. BRIGGS  
 ABBIGAIL A. GENTLE  
 MICHAEL L. BELANCIO  
 LUKE R. HERTENSTEIN  
 GRANT D. HENDERSON  
 JAMES M. GRITTER  
 JAMES H. MARGAND  
 CHRISTOPHER J. ZARDA  
 PATRICK J. ALLEGRI  
 CHRISTOPHER R. MIRAFIAN

OF COUNSEL  
 JOSEPH N. EBBERT  
 ROBERT H. HOUSEK  
 S. MICHAEL THOMAS  
 CHARLES E. ATWELL  
 AMY L. COOPMAN  
 MONICA M. FANNING  
 PAUL L. GORDON



**COPY**

**Joseph J. Roper: (816) 471-4325**  
**E-Mail: [jroper@fwpclaw.com](mailto:jroper@fwpclaw.com)**

October 5, 2015

**Via E-Mail: [mwhite@whitegoss.com](mailto:mwhite@whitegoss.com)**  
Michael T. White  
White Goss, PC  
4510 Belleview, Ste. 300  
Kansas City, MO 64111

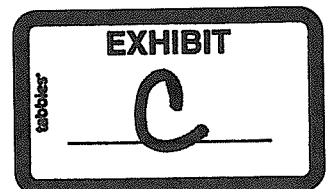
**Re: Jackson County Board of Equalization**  
**Our File No.: JAC009.13940**

Dear Mr. White:

As you know, we represent the Jackson County Board of Equalization. The Board has asked us to respond to your correspondence to Charles Atwell of September 17, 2015, as well as prior e-mail correspondence from you and others in your office regarding the assessment of certain parcels of Business Personal Property.

As an initial matter, we have undertaken to analyze your communications with the Board to determine exactly what action is being requested. In your latest correspondence, you state: "We are requesting the BOE to conduct a hearing regarding the valuation of the parcels listed below, with all County property information available to them". In prior correspondence, Mr. Niemann, of your office, made the following requests: "I would like to bring these parcels to your attention and ask that the Board of Equalization ("BOE") formally review their assessments and valuation". Further, Mr. Niemann stated: "I bring these 'third party complaints' to your attention so that you and your peers may consider the appropriate valuation and BOE actions." See e-mail correspondence from Ferdinand E. Niemann IV to Melinda C. Taylor, dated July 20, 2015. Finally, it is our understanding that these requests have been made on behalf of your client, Raytown Quality Schools.

As we are certain you are aware, neither a city nor a school district has standing to appeal or seek review of another's assessment by a County Board of Equalization. See *City of Richmond Heights v. Board of Equalization*, 586 S.W.2d 338, 341-342 (Mo.banc 1979); *State ex rel. St. Francois County School District v. Lalumondier*, 518 S.W.2d 638, 643 (Mo. 1975). Indeed, there appears more than once in the correspondence you have forwarded to the Board recognition of this legal



principle. Clearly, for the Board to act in contravention of this principle would be a violation of the law as established by the Missouri Supreme Court.

We do recognize that you have represented in your various correspondence to the Board that a Missouri court has recognized a process whereby a school district may make such a "third party complaint". It is our understanding that you base this assertion upon *Walter-Kroenke Properties v. State Tax Comm'n of Missouri*, 742 S.W.2d 242 (1987). We have carefully reviewed that case. It is true that the Pike County Board of Equalization entertained a "complaint" by the County Superintendent of Schools that certain properties were undervalued. Further, it appears that the board then raised the tax valuation of the plaintiff's shopping center subsequent to this complaint. However, the Appellate Court in no way recognized that the entertainment of such a "complaint" to the Board of Equalization was proper under Missouri law. That issue was never raised by any party to the case. The issues on appeal involved the plaintiff's assertion that County Boards of Equalization were a) required to reassess the value of all county properties any time it wished to raise or lower an assessment, and b) that the board failed to be fair and impartial in its reassessment. Neither of these issues has anything to do with whether or not it was proper in the first place to allow a school district to initiate a review of an already established assessment.

We believe the law as it currently exists in Missouri is established by the case authorities cited above, and more importantly, as set forth in *State ex rel. Kansas City Power & Light Co. v. McBeth*, 322 S.W.3d 525 (Mo. en banc 2010).

The *State ex rel. Kansas City Power & Light* case also involved a school district attempting to initiate a review of a property assessment of a business owner. The Supreme Court reiterated the law in this area. "The longstanding rule of Missouri is that individual taxpayer plaintiffs lack standing to challenge other taxpayers' property tax assessments as they are not injured personally by others assessment calculations [citations omitted]...Furthermore, neither a city nor school district has standing to appeal or seek review of another's assessment by a County Board of Equalization." [citations omitted] *State ex rel. Kansas City Power & Light Co.* at 529.

The Supreme Court did ultimately conclude that school district plaintiffs would have standing to pursue a declaratory judgment action. However, this would be limited to a declaration of their rights and the assessor's duties under the Utility Taxation Statutes. "To the extent that the declaratory judgment action constitutes a challenge to past assessments, the plaintiffs lack standing. Whether the tax paying property owner is a corporation or a next door neighbor (and the plaintiff a school district or individual taxpayer), the principle that a third party is not permitted to challenge another's property tax assessment applies equally." *State ex rel. Kansas City Power & Light Co. v. McBeth* at 530.

Michael T. White  
October 5, 2015  
Page 3

Of course, the plaintiff in *State ex rel. Kansas City Power & Light Co.* did assert a claim for declaratory judgment. The Supreme Court discussed the fact that the methods utilized by a Board of Equalization were in fact discretionary, and that a county assessor has the discretion to exercise independent judgment when valuing and assessing property under those statutes.

In summary, the existing law as established by the Missouri Supreme Court simply does not allow a school district to seek review of the property assessment of another property owner. To label it a "third party complaint", and not an appeal, is a distinction without a difference. The Jackson County Board of Equalization is bound to follow the laws of the land, and are therefore unable to act upon the request you have made on behalf of your client.

Very truly yours,

FOLAND, WICKENS, EISFELDER,  
ROPER & HOFER, P.C.

JOSEPH J. ROPER

JJR:pn

cc: Robert Murphy  
Chairman Jackson County Board of Equalization  
Charlie Atwell

WHITE

GOSS  
ATTORNEYS AT LAW

MICHAEL T. WHITE  
mwhite@whitegoss.com  
816.502.4716

November 5, 2015

Joseph J. Roper  
Foland, Wickes, Eisfelder, Roper & Hofer, P.C.  
1200 Main Street  
Suite 2200  
Kansas City, Missouri 64105  
[jroper@fwpcclaw.com](mailto:jroper@fwpcclaw.com)

**Re: Jackson County Board of Equalization**

Dear Mr. Roper:

I am responding to a letter I received from Board of Equalization Chairman Bob Murphy. He indicated that the requested hearing for parcels within Raytown School District has been granted for five parcels. I wanted to clarify that our list of parcels, copied again below, includes 24 parcels.

I will contact you concerning the process for the upcoming hearing. I recognize Superintendent Markley's BOE Complaints involve a new process for this BOE. . Chairman Murphy has suggested that we should present evidence in advance of the hearing. Additionally, he has suggested that the Assessment Department present evidence and defend the *value* assigned to these parcels. However, this is not an appeal of the Assessor's valuation. This hearing should not be adversarial (between the Assessment Department and Dr. Markley); instead, the Board of Equalization should conduct a review of the parcels in question (based on Dr. Markley's complaint), utilizing the BOE staff appraiser and public records available to the Assessment Department- but not in collaboration with the Assessment Department. In fact, the Assessment Department's presence is superfluous. As mentioned in my prior correspondence, the BOE has the duty to raise the valuation of all property that is below its real value. We do plan to present some evidence, and point the BOE to some public data housed in the Assessment Department, but I do not want to give the impression that this is intended to be a BOE appeal or an adversarial exercise between my client and the Assessment Department.

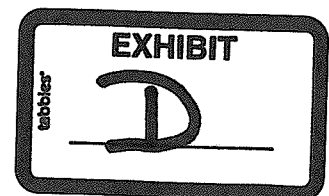
Parcel Numbers

33-410-18-14

33-440-01-01

44-930-07-01-02

45-120-05-01



Joseph J. Roper  
November 5, 2015  
Page 2

45-210-02-87  
45-210-02-88  
45-210-02-93

45-210-10-25

45-310-05-50  
45-310-05-50-01-099  
45-310-05-51  
45-310-05-51-01-099

45-520-05-54

45-520-18-05  
45-520-18-07

45-540-02-31

45-540-03-45

45-540-04-01

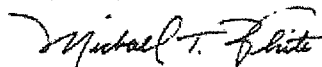
45-720-03-45

45-720-03-46

45-930-01-75  
45-930-01-76

50-220-17-19  
50-220-17-30

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael T. White". The signature is fluid and cursive, with a large initial "M" and a stylized "W".

Michael T. White

MTW:dr

## In Re Complaints To The Board of Equalization

### STATEMENT OF FACTS

Raytown Quality Schools and Dr. Allan Markley (together, "Complainants") have filed complaints ("BOE Complaints") on 27 parcels, complaining that there is evidence supporting the belief that these properties are currently undervalued. The undervaluation of property reduces the aggregate assessed value for Raytown School District, and other taxing districts, and negatively impacts the district. Complainants have requested a hearing before the Jackson County Board of Equalization ("BOE") and request that the BOE conduct a review the assessment and valuation (together, the "valuation") of the parcels in question and value them appropriately.

The Jackson County Assessment Department is in control of data that can be used to value property, including sales/ratio studies, property characteristics, certificates of value, property income information, and/or other notes within the county's tax and/or valuation systems.

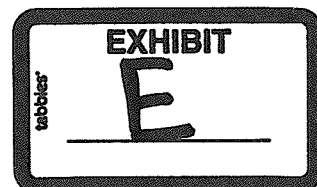
### ISSUE

Must the BOE raise the valuation of a parcel that is currently valued below its true value?

### DISCUSSION

The Jackson County Assessment Department determines 2015 property values based on the value of the property as of January 1<sup>st</sup>, 2015. RSMo. 137.075. As a reference for the Assessor, Jackson County requires a Certificate of Value ("COV") to be filed with the recording of a deed. Jackson County Code 9030. The Assessment Department has in its possession COVs, which provide detail concerning a real estate transaction and shed light on a property's true value in money (i.e., market value). Market value is the most probable price a property would bring in an open market between a willing buyer and a willing seller who are under no duress. Glossary for Property Appraisal and Assessment. Specifically, the COVs provide insights into the property's market value by identifying the purchase price, acknowledgement from the buyer that the transaction is at arm's length, and an acknowledgement (under penalty of law) that the COV form is a true, correct, and complete representation of the transaction. Jackson County has valued numerous properties, including those listed in Exhibit A "BOE Complaints", at a value below the most recent transaction value (as evidenced on the COV).

The Jackson County Code indicates the purpose of the BOE includes "hearing allegations of erroneous assessments." Jackson County Code Chapter 9113. The BOE is established to "hear complaints and equalize the valuation and assessment on all real and tangible personal property taxable by Jackson County so that all the property shall be entered on the tax books at its true value." Jackson County Code Chapter 9120. The BOE may raise the assessed valuation of property that it believes is valued differently than its true value. Jackson County Code Chapter 9130. Members of the BOE are required to take an oath to fairly and impartially equalize the valuation of real estate. Jackson County Code Chapter 9100.



Recognizing school districts and citizens who do not own a property do not have standing to appeal property valuations, it is worth noting that the 27 aforementioned parcel complaints are not appeals. Instead, these third-party complaints (or, BOE Complaints) are brought to the BOE's attention so that the BOE may conduct a review and consider the appropriate valuation and subsequent actions. The BOE has adjusted valuations many times before, as authorized here: *They shall raise the valuation of all tracts or parcels of land and all tangible personal property as in their opinion have been returned below their real value.* RSMO 138.050.1 and RSMO 138.100.1 (emphasis added). After such a BOE action, the taxpayer shall be given notice of said valuation and a hearing shall be granted. RSMO 138.100.1(1). The BOE may increase the valuation of individual tracts. *Black v. McGonigle*, 15 S.W. 615, 616 (1891). The BOE not only may increase the valuation of tracts that are below their real value but is required to do so. *May Dep't Stores Co. v. State Tax Comm'n*, 308 S.W.2d, 748, 759 (Mo. 1958).

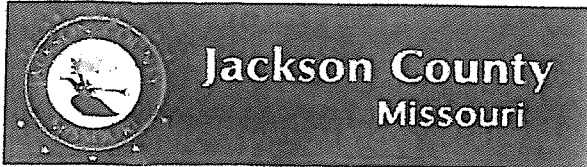
While these "complaints" to the BOE may not be commonplace in Jackson County, the precedent exists for these BOE actions. *Walter-Kroenke Properties v. State Tax Comm'n of Missouri*, 742 S.W.2d 242, 243 (Mo. Ct. App. 1987) (where a school superintendent identified seven properties that were undervalued, leading to BOE action to increase the valuation on these particular parcels). It is worth noting that the taxpayer in *Walter-Kroenke Properties* challenged the BOE action but the BOE action was upheld at the State Tax Commission, the Circuit Court, and the Court of Appeals. Some individuals may argue that taxing jurisdictions do not have standing to go before the BOE to dispute a property assessment; however, *Walter-Kroenke Properties* specifically identifies a complaint process allowed for a superintendent, or likely any affected citizen, to bring erroneous valuations to the attention of the BOE. Again, this is different than an appeal right, where standing does not exist. In fact, Charlene Wright, the attorney representing Jackson County, argued in *Blue Springs Reorganized School District No. 4 of Jackson County, Missouri, et al., v. Jackson County, Missouri, et al.*, that the plaintiff school districts did not "exhaust all proper administrative procedures" such as filing a third-party complaint with the Board of Equalization. (Case NO. 0916-CV24152). Here, Complainants seek BOE review and action as has occurred elsewhere in the state and as is allowed under Missouri law.

### CONCLUSION

The BOE must hear complaints related to inaccurate valuations by the Assessor. The BOE review should include a review of all information available to Jackson County, with special attention given to the COVs for a particular property. The BOE must act fairly and impartially and must raise any valuations that are currently below their true value. The BOE will likely find that the complaints filed by Raytown Quality Schools and Dr. Allan Markley, similar to those in *Walter-Kroenke Properties*, warrant an increase in valuation.

# BOE Complaints

Parcel Number	Street Address	City	2015 Mkt Value	COV Value	City/COV Ratio	Land Use	Date of COV	2014 Mkt Value	Change 2014-2015
33-440-01-01-00-0-00-000	12817 E. 47th St	Independence	\$734,650	\$ 1,100,000	67%	MH Park	13-Nov	\$ 734,650	0.00%
44-930-07-01-02-0-00-000	8100 Westridge	Raytown	\$663,784	\$ 2,100,639	32%	Commercial (Conv. Store)	13-Feb	\$ 515,025	28.88%
44-930-07-01-02-0-00-000	8100 Westridge	Raytown	\$663,784	\$ 3,418,351	19%	Commercial (Conv. Store)	15-Sep	\$ 515,025	28.88%
45-120-05-01-00-0-00-000	6024 Blue Ridge	Raytown	\$445,800	\$ 1,101,459	40%	Commercial (Conv. Store)	13-Feb	\$ 445,800	0.00%
45-120-05-01-00-0-00-000	6024 Blue Ridge	Raytown	\$445,800	\$ 1,847,757	24%	Commercial (Conv. Store)	15-Sep	\$ 445,800	0.00%
45-210-02-87-00-0-00-000	9900 E. 60th St	Raytown	\$527,250	\$ 4,900,000	41%	Apt	13-Dec	\$ 405,600	29.99%
45-210-02-89-00-0-00-000	9816 E. 60th St	Raytown	\$223,050	^	^	Apt	13-Dec	\$ 171,600	29.98%
45-210-02-93-00-0-00-000	9800 E. 60th St	Raytown	\$1,277,480	^	^	Apt	13-Dec	\$ 982,800	29.98%
45-210-10-25-00-0-00-000	6140 Raytown Rd	Raytown	\$1,559,790	\$ 1,200,000	130%	Apt	12-Feb	\$ 1,200,000	29.98%
45-210-10-25-00-0-00-000	6140 Raytown Rd	Raytown	\$1,559,790	\$ 3,650,000	43%	Apt	15-Dec	\$ 1,200,000	29.98%
45-310-05-50-00-0-00-000	8619 East 61 Terrace	Kansas City	\$1,000	\$ 6,750,000	68%	Apt	13-Sep	\$ 402,870	-99.75%
45-310-05-50-00-0-01-099	8619 East 61 Terrace	Kansas City	\$459,840	^	^	Apt	13-Sep	\$ 24,000	1816.00%
45-310-05-51-00-0-00-000	8619 East 61 Terrace	Kansas City	\$1,000	^	^	Apt	13-Sep	\$ 1,000	0.00%
45-310-05-51-00-0-01-099	8619 East 61 Terrace	Kansas City	\$4,146,660	^	^	Apt	13-Sep	\$ 4,071,943	1.83%
45-520-05-54-00-0-00-000	6903 Blue Ridge	Raytown	\$585,220	\$ 1,502,704	39%	Commercial (Conv. Store)	13-Feb	\$ 585,220	0.00%
45-520-05-54-00-0-00-000	6903 Blue Ridge	Raytown	\$585,220	\$ 1,550,063	38%	Commercial (Conv. Store)	15-Sep	\$ 585,220	0.00%
45-520-18-05-00-0-00-000	9228 E. M 350 Hwy	Raytown	\$67,891	\$ 5,862,250	18%	Commercial (Walgreens)	14-Aug	\$ 67,891	0.00%
45-520-18-07-00-0-00-000	9338 E. Gregory	Raytown	\$995,500	^	^	Commercial (Walgreens)	14-Aug	\$ 942,115	5.67%
45-540-02-31-00-0-00-000	7218 Raytown Rd	Raytown	\$767,000	\$ 4,600,000	33%	Apt	13-Dec	\$ 590,000	30.00%
45-540-02-82-00-0-00-000	9801 E. 73rd St	Raytown	\$766,900	^	^	Apt	13-Dec	\$ 590,000	29.98%
45-540-03-03-00-0-00-000	7431 Overton Ave	Raytown	\$251,500	^	^	Apt	13-Dec	\$ 214,400	17.30%
45-540-03-45-00-0-00-000	7402 Overton Ave	Raytown	\$720,000	\$ 1,300,000	75%	Apt	13-Dec	\$ 554,000	29.96%
45-540-04-01-00-0-00-000	9805 E. 350 Hwy	Raytown	\$544,380	\$ 1,132,929	48%	Commercial (Conv. Store)	13-Feb	\$ 544,380	0.00%
45-540-04-01-00-0-00-000	9805 E. 350 Hwy	Raytown	\$544,380	\$ 1,509,002	36%	Commercial (Conv. Store)	15-Sep	\$ 544,380	0.00%
45-720-03-45-00-0-00-000	7601 Raytown Rd	Raytown	\$372,801	\$ 1,212,500	31%	Restaurant (Popeye's)	13-Dec	\$ 352,500	5.76%
45-720-03-45-00-0-00-000	7601 Raytown Rd	Raytown	\$372,801	\$ 1,200,000	31%	Restaurant (Popeye's)	14-Sep	\$ 352,500	5.76%
45-720-03-46-00-0-00-000	7705 Raytown Rd	Raytown	\$1,461,699	\$ 3,100,000	47%	Apt	13-Dec	\$ 1,461,669	0.00%
45-930-01-75-00-0-00-000	7929 Sycamore Ave	Kansas City	\$2,029,450	\$ 4,825,000	73%	Apt	14-Oct	\$ 1,561,168	30.00%
45-930-01-76-00-0-00-000	8109 E. 80th St	Kansas City	\$1,489,033	^	^	Apt	14-Oct	\$ 1,145,520	29.99%
			\$24,263,453	\$53,862,654	45%			\$ 21,207,076	14%



## Property Account Summary

Parcel Number	33-410-18-14-00-0-00-000	Property Address	13008 E US 40 HWY , INDEPENDENCE, MO 64055
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### General Information

Property Description	BEG AT A PT ON N LI US HWY 40 SD PT BEING 135 7 FT N OF SE COR NE ONE FOURTH SEC 27TH N 225 FT TH W 100 FT TH S AND PARL TO E LI SEC 27 182 AND 15 HDS FT TO N LI USHWY 40 TH SE LY WI SD HWY 109 AN 30 HDS FT TO PT OF BEG
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	020

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	THE BIERSMITH FOUNDATION INC	5811 TRUMAN RD, KANSAS CITY, MO 64126 UNITED STATES
Owner	100	THE BIERSMITH FOUNDATION INC	5811 TRUMAN RD, KANSAS CITY, MO 64126 UNITED STATES

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	94,006	96,820	96,820	93,117	93,117
Taxable Value Total	30,082	30,982	30,982	29,797	29,797
Assessed Value Total	30,082	30,982	30,982	29,797	29,797

### Payment Options

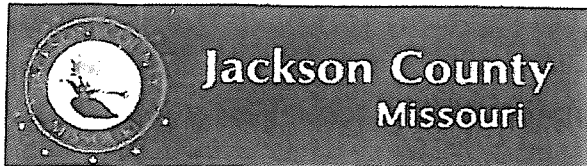
Tax Year	Payment Option	Due Date	Principal	Interest, Penalties and Fees	Total Due	Cumulative Due	Select to Pay
2014	1	12/31/2014	3,034.81	586.95	3,621.76	3,621.76	o

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	23.330000
CITY - INDEPENDENCE	229.050000
JACKSON COUNTY	159.280000
MENTAL HEALTH	37.890000
METRO JUNIOR COLLEGE	73.550000
MID-CONTINENT LIBRARY	99.140000
RAYTOWN SCHOOL C-II	1,958.060000
STATE BLIND PENSION	9.290000
REPLACEMENT TAX	445.210000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/27/2013 00:00	8377555	3,040.32	3,040.32	3,040.32	0.00
12/20/2012 00:00	7773605	2,919.03	2,919.03	2,919.03	0.00
12/05/2011 00:00	7043412	2,917.27	2,917.27	2,917.27	0.00
12/23/2010 00:00	6687227	3,045.08	3,045.08	3,045.08	0.00



## Property Account Summary

Parcel Number	33-440-01-01-00-0-00-000	Property Address	12817 E 47TH ST S , INDEPENDENCE, MO 64055
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### General Information

Property Description	SEC-27 TWP-49 RNG-32 IND IRR E 15 AC OF NE 1/4 SE 1/4 EX PT BEG AT A PT 1558' N OF & 15' W OF SE COR OF SE 1/4 TH W 100' TH N 50' TH E 100' TH S 50' TO POB
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	020

### Property Characteristics

Property Class	2018
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### Parties

Role	Percent	Name	Address
Taxpayer	100	MIDWEST FERRELWOOD MHP LLC	24040 CAMINO DEL AVION #A227, MONARCH BEACH, CA 92629
Owner	100	MIDWEST FERRELWOOD MHP LLC	24040 CAMINO DEL AVION #A227, MONARCH BEACH, CA 92629

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	734,650	734,650	734,650	950,000	950,000
Taxable Value Total	139,584	139,584	139,584	180,500	180,500
Assessed Value Total	139,584	139,584	139,584	180,500	180,500

### Payment Options

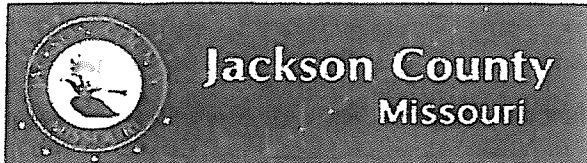
Tax Year	Payment Option	Due Date	Principal	Interest, Penalties and Fees	Total Due	Cumulative Due	Select to Pay
2013	Delinquent	12/31/2013	11,691.84	4,588.09	16,279.93	16,279.93	o
2014	1	12/31/2014	11,666.99	2,256.39	13,923.38	30,203.31	1

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	105.110000
CITY - INDEPENDENCE	1,031.940000
JACKSON COUNTY	717.600000
MENTAL HEALTH	170.710000
METRO JUNIOR COLLEGE	331.370000
MID-CONTINENT LIBRARY	446.670000
RAYTOWN SCHOOL C-II	8,821.710000
STATE BLIND PENSION	41.880000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
05/14/2015 13:16	9124189	0.00	29,392.49	26,567.07	0.00
05/14/2015 13:13	9124180	0.00	29,392.49	26,856.56	0.00
12/01/2012 11:30	7575791	15,088.72	15,088.72	15,088.72	0.00
12/08/2011 00:00	7076853	15,078.07	15,078.07	15,078.07	0.00
12/11/2010 10:47	6524856	15,110.20	15,110.20	15,110.20	0.00



## Property Account Summary

Parcel Number	44-930-07-01-02-0-00-000	Property Address	8100 WESTRIDGE RD , RAYTOWN, MO 64138
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### General Information

Property Description	WESTRIDGE PARK PT BLK 1 DAF: BEG SE COR BLK 1 TH N 59 DEG W ALG S LI SD BLK 837.62' TH N 30 DEG E 199.99' TH S 59 DEG E ALG N LI BLK 1 & WLY PROLO 464.36' TH S 88 DEG E CONT ALG N LI 242.10' TH S 01 DEG W ALG E LI SD BLK 110' TH S 13 DEG W CONT ALG SD E LI 50.99' TH S 01 DEG W ALG SD E LI 194.54' TO POB
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042
Owner	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	663,784	515,025	515,025	515,025	515,025
Taxable Value Total	212,411	164,808	164,808	164,808	164,808
Assessed Value Total	212,411	164,808	164,808	164,808	164,808

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

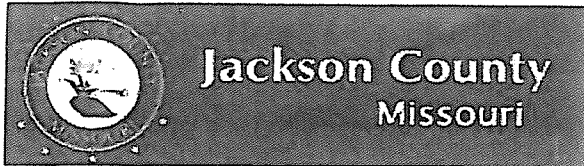
**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	124.100000
CITY - RAYTOWN	909.580000
FIRE DISTRICT - RAYTOWN	1,697.520000
JACKSON COUNTY	847.280000
MENTAL HEALTH	201.560000
METRO JUNIOR COLLEGE	391.250000
MID-CONTINENT LIBRARY	527.390000
RAYTOWN SCHOOL C-II	10,415.870000
STATE BLIND PENSION	49.440000
REPLACEMENT TAX	2,368.290000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/29/2014 09:07	8930841	17,532.27	17,532.27	17,532.27	0.00
12/23/2013 09:19	8325577	17,542.49	17,542.49	17,542.49	0.00
03/12/2013 11:11	7965425	88,080.48	88,080.48	88,080.48	0.00
04/30/2012 08:15	7447571	45,033.73	45,033.73	45,033.73	0.00



## Property Account Summary

Parcel Number	45-120-05-01-00-0-00-000	Property Address	6024 BLUE RIDGE BLVD , RAYTOWN, MO 64133
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### General Information

Property Description	ASKANAS HEIGHTS LOTS 17, 18, & 19
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042
Owner	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	445,800	445,800	445,800	445,778	445,778
Taxable Value Total	142,656	142,656	142,656	142,649	142,649
Assessed Value Total	142,656	142,656	142,656	142,649	142,649

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

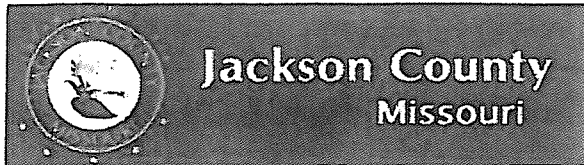
**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	107.420000
CITY - RAYTOWN	787.320000
FIRE DISTRICT - RAYTOWN	1,469.360000
JACKSON COUNTY	733.390000
MENTAL HEALTH	174.470000
METRO JUNIOR COLLEGE	338.670000
MID-CONTINENT LIBRARY	456.500000
RAYTOWN SCHOOL C-II	9,015.860000
STATE BLIND PENSION	42.800000
REPLACEMENT TAX	2,049.970000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/29/2014 09:08	8930843	15,175.75	15,175.75	15,175.75	0.00
12/23/2013 09:19	8325581	15,184.59	15,184.59	15,184.59	0.00
03/12/2013 10:12	7965318	37,171.05	37,171.05	37,171.05	0.00
06/16/2011 08:15	6911836	43,887.72	43,887.72	43,887.72	0.00



# Property Account Summary

0288 + 02-93

Parcel Number	45-210-02-87-00-0-00-000	Property Address	9900 E 60TH ST , RAYTOWN, MO 64133
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## General Information

Property Description	WILSON VIEW LOTS 1 THRU 5 INCL
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

## Property Characteristics

Property Class	2018
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## Parties

Role	Percent	Name	Address
Taxpayer	100	KM-T E H REALTY 3 LLC	645 PENN ST STE 507, READING, PA 19601
Owner	100	KM-T E H REALTY 3 LLC	645 PENN ST STE 507, READING, PA 19601
Mortgage Company	100	FA COMMERCIAL REAL ESTATE SERVICES	1400 CORPORATE DR 100, IRVING, TX 75038 UNITED STATES

## Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	527,250	405,600	405,600	696,467	696,467
Taxable Value Total	100,178	77,064	77,064	132,329	132,329
Assessed Value Total	100,178	77,064	77,064	132,329	132,329

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

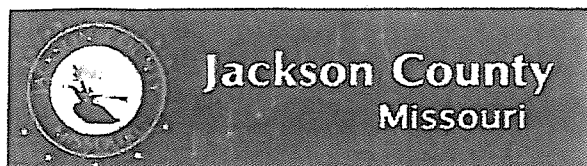
**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

## Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	58.030000
CITY - RAYTOWN	425.320000
FIRE DISTRICT - RAYTOWN	793.760000
JACKSON COUNTY	396.190000
MENTAL HEALTH	94.250000
METRO JUNIOR COLLEGE	182.950000
MID-CONTINENT LIBRARY	246.600000
RAYTOWN SCHOOL C-II	4,870.440000
STATE BLIND PENSION	23.120000

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/12/2014 18:23	8843379	7,090.66	7,090.66	7,090.66	0.00
12/27/2013 00:00	8378550	7,095.44	7,095.44	7,095.44	0.00
12/17/2012 00:00	7751882	12,167.92	12,167.92	12,167.92	0.00
12/29/2011 00:00	7302756	12,159.71	12,159.71	12,159.71	0.00
12/22/2010 00:00	6675595	12,189.62	12,189.62	12,189.62	0.00
01/04/2010 00:00	6229065	12,009.39	12,009.39	12,009.39	0.00



## Property Account Summary

Parcel Number	45-210-10-25-00-0-00-000	Property Address	6140 RAYTOWN RD APT 101 , RAYTOWN, MO 64133
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### General Information

Property Description	SEC-5 TWP-48 RNG-32 BEG 417.42' S OF NE COR SE NE 1/4 SEC 5, TH W 392.42' TH S 208.71', TH E 392.42', TH N 208.71' TO BEG.
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2018
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### Parties

Role	Percent	Name	Address
Taxpayer	100	BOWEN TOWER PROPERTY INVESTORS LLC	2541 SOQUEL AVE, SANTA CRUZ, CA 95062
Owner	100	BOWEN TOWER PROPERTY INVESTORS LLC	2541 SOQUEL AVE, SANTA CRUZ, CA 95062

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	1,559,790	1,200,000	1,200,000	1,200,000	2,120,740
Taxable Value Total	296,360	228,000	228,000	228,000	402,941
Assessed Value Total	296,361	228,000	228,000	228,000	402,941

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

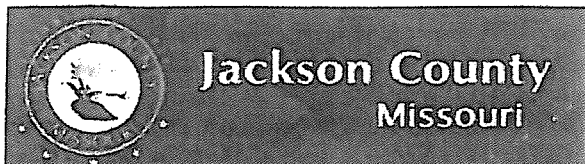
**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	171.680000
CITY - RAYTOWN	1,258.330000
FIRE DISTRICT - RAYTOWN	2,348.400000
JACKSON COUNTY	1,172.150000
MENTAL HEALTH	278.840000
METRO JUNIOR COLLEGE	541.270000
MID-CONTINENT LIBRARY	729.600000
RAYTOWN SCHOOL C-II	14,409.600000
STATE BLIND PENSION	68.410000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/05/2014 00:00	8700986	20,978.28	20,978.28	20,978.28	0.00
12/11/2013 00:00	8197260	20,992.42	20,992.42	20,992.42	0.00
12/03/2012 00:00	7582875	20,965.06	20,965.06	20,965.06	0.00
12/29/2011 11:23	7286433	37,026.25	37,026.25	37,026.25	0.00
12/31/2010 00:00	6771399	37,117.31	37,117.31	37,117.31	0.00
01/04/2010 00:00	6229800	36,568.51	36,568.51	36,568.51	0.00



# Property Account Summary

0550-01-099

05-51

05-51-01099

Parcel Number	45-310-05-50-00-0-00-000	Property Address	CA RESIDENTIAL , UNKNOWN CITY, MO
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## General Information

Property Description	K. C. CLUB, A CONDOMINIUM COMMON AREA
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

## Property Characteristics

Property Class	2018
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## Parties

Role	Percent	Name	Address
Taxpayer	100	THE TRAILS PROPERTY INVESTORS LLC	C/O ZACHARY DAVIDSON, 601 A-E BATTLEFIELD #131, SPRINGFIELD, MO 65807
Owner	100	THE TRAILS PROPERTY INVESTORS LLC	C/O ZACHARY DAVIDSON, 601 A-E BATTLEFIELD #131, SPRINGFIELD, MO 65807

## Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	1,000	402,870	402,870	360,000	360,000
Taxable Value Total	0	0	0	0	0
Assessed Value Total	190	76,545	76,545	68,400	68,400

## Active Exemptions

CA1 (N)	
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No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

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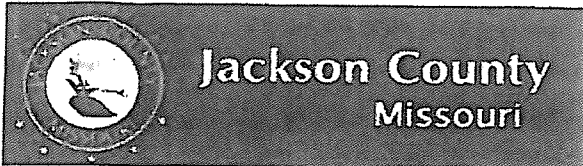
## Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - RAYTOWN	0.000000
FIRE DISTRICT - RAYTOWN	0.000000
JACKSON COUNTY	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
MID-CONTINENT LIBRARY	0.000000
RAYTOWN SCHOOL C-II	0.000000
STATE BLIND PENSION	0.000000

## Receipts

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

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a



## Property Account Summary

Parcel Number	45-520-05-54-00-0-00-000	Property Address	6903 BLUE RIDGE BLVD , RAYTOWN, MO 64133
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### General Information

Property Description	ROBERT SPECK'S TOWER ACRES ADD PT LOTS 2 & 3 DAF: BEG NW COR SD LOT 2 TH E 125' ALG N LI SD LOT 2 TH S 2 DEG 18 MIN 50 SEC W 106.7' TH S 86 DEG 30 MIN 57 SEC E 40' TH S 2 DEG 18 MIN 50 SEC W 50' TH S 86 DEG 30 MIN 57 SEC E 96.07' ALG N LI LOT 3 TH S 3 DEG 29 MIN 3 SEC W 80' TH W 259.46' ALG S LI LOT 3 TO E ROW LI BLUE RIDGE BLV EXT TH N ALG SD E ROW LI 236.75' TO POB (KNOWN AS TR 1, CERT SUR T10 PG-72)
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042
Owner	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	585,220	585,220	585,220	585,225	585,225
Taxable Value Total	187,270	187,270	187,270	187,272	187,272
Assessed Value Total	187,270	187,270	187,270	187,272	187,272

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

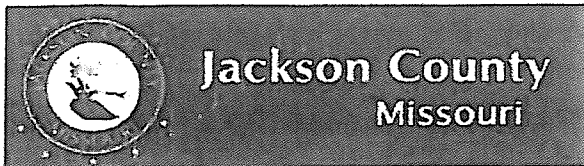
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### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	141.010000
CITY - RAYTOWN	1,033.540000
FIRE DISTRICT - RAYTOWN	1,928.880000
JACKSON COUNTY	962.760000
MENTAL HEALTH	229.030000
METRO JUNIOR COLLEGE	444.580000
MID-CONTINENT LIBRARY	599.260000
RAYTOWN SCHOOL C-II	11,835.460000
STATE BLIND PENSION	56.180000
REPLACEMENT TAX	2,691.070000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/29/2014 09:08	8930845	19,921.78	19,921.78	19,921.78	0.00
12/23/2013 09:20	8325585	19,933.39	19,933.39	19,933.39	0.00
03/12/2013 10:50	7965381	86,266.84	86,266.84	86,266.84	0.00



# Property Account Summary

18-07

Parcel Number	45-520-18-05-00-0-00-000	Property Address	9228 E M 350 HWY , RAYTOWN, MO 64133
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## General Information

Property Description	WALGREEN PLAZA ADDITION PT LOT 1 BLK 1 DAF: BEG AT TH NE COR LOT 3 BLK 28 LAUREL HEIGHTS TH 2 36 DEG 19 MIN 28 SEC W 140.18' TO N ROW LI M350 HWY TH S 53 DEG 46 MIN 42 SEC E ALG SD ROW LI 142.16' TH N 171.74' TH N 53 DEG 46 MIN 44 SEC W 43.13' TO POB
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

## Property Characteristics

Property Class	2010
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## Parties

Role	Percent	Name	Address
Taxpayer	100	9300 GREGORY (RAYTOWN) LLC	320 W OAKDALE AVE APT 1601, CHICAGO, IL 60657
Owner	100	9300 GREGORY (RAYTOWN) LLC	320 W OAKDALE AVE APT 1601, CHICAGO, IL 60657

## Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	67,891	67,891	67,891	67,891	67,891
Taxable Value Total	21,725	21,725	21,725	21,725	21,725
Assessed Value Total	21,725	21,725	21,725	21,725	21,725

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

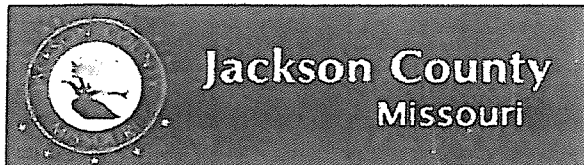
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## Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	16.360000
CITY - RAYTOWN	119.900000
FIRE DISTRICT - RAYTOWN	223.770000
JACKSON COUNTY	111.690000
MENTAL HEALTH	26.570000
METRO JUNIOR COLLEGE	51.580000
MID-CONTINENT LIBRARY	69.520000
RAYTOWN SCHOOL C-II	1,373.020000
STATE BLIND PENSION	6.520000
REPLACEMENT TAX	312.190000

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/17/2014 00:00	8877612	2,311.11	2,311.11	2,311.11	0.00
12/23/2013 00:00	8342076	2,312.45	2,312.45	2,312.45	0.00
12/27/2012 00:00	7826379	2,309.85	2,309.85	2,309.85	0.00
01/03/2012 00:00	7346246	2,308.50	2,308.50	2,308.50	0.00



## Property Account Summary

Parcel Number	45-540-02-31-00-0-00-000	Property Address	7228 RAYTOWN RD APT A, RAYTOWN, MO 64133
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### General Information

Property Description	PIN OAK HGTS LOTS 2 & 3
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2018
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### Parties

Role	Percent	Name	Address
Taxpayer	100	KM-T E H REALTY 3 LLC	645 PENN ST STE 507, READING, PA 19601
Owner	100	KM-T E H REALTY 3 LLC	645 PENN ST STE 507, READING, PA 19601
Mortgage Company	100	FA COMMERCIAL REAL ESTATE SERVICES	1400 CORPORATE DR 100, IRVING, TX 75038 UNITED STATES

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	767,000	590,000	590,000	799,800	799,800
Taxable Value Total	145,730	112,100	112,100	151,962	151,962
Assessed Value Total	145,730	112,100	112,100	151,962	151,962

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

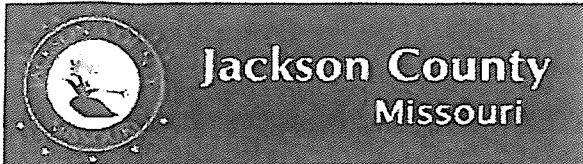
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### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	84.410000
CITY - RAYTOWN	618.680000
FIRE DISTRICT - RAYTOWN	1,154.630000
JACKSON COUNTY	576.310000
MENTAL HEALTH	137.100000
METRO JUNIOR COLLEGE	266.130000
MID-CONTINENT LIBRARY	358.720000
RAYTOWN SCHOOL C-II	7,084.720000
STATE BLIND PENSTON	33.620000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/12/2014 18:08	8843312	10,314.32	10,314.32	10,314.32	0.00
12/27/2013 00:00	8378561	10,321.27	10,321.27	10,321.27	0.00
11/30/2012 00:00	7579213	13,973.21	13,973.21	13,973.21	0.00
12/05/2011 00:00	7048030	13,963.79	13,963.79	13,963.79	0.00
12/03/2010 00:00	6488110	13,998.13	13,998.13	13,998.13	0.00
01/04/2010 00:00	6228946	13,791.16	13,791.16	13,791.16	0.00



## Property Account Summary

Parcel Number	45-540-04-01-00-0-00-000	Property Address	9805 E M 350 HWY , RAYTOWN, MO 64133
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### General Information

Property Description	CENTER SUBDIVISION LOT 1
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042
Owner	100	KANSAS CITY RETAIL & CONVENIENCE LLC	3010 BRIARPARK DR, HOUSTON, TX 77042

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	544,380	544,380	544,380	544,387	544,387
Taxable Value Total	174,202	174,202	174,202	174,204	174,204
Assessed Value Total	174,202	174,202	174,202	174,204	174,204

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

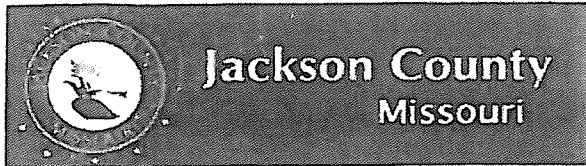
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### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	131.170000
CITY - RAYTOWN	961.420000
FIRE DISTRICT - RAYTOWN	1,794.280000
JACKSON COUNTY	895.570000
MENTAL HEALTH	213.050000
METRO JUNIOR COLLEGE	413.560000
MID-CONTINENT LIBRARY	557.450000
RAYTOWN SCHOOL C-II	11,009.570000
STATE BLIND PENSION	52.260000
REPLACEMENT TAX	2,503.280000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/29/2014 09:08	8930851	18,531.61	18,531.61	18,531.61	0.00
12/23/2013 09:20	8325590	18,542.41	18,542.41	18,542.41	0.00
03/12/2013 10:43	7965367	77,269.58	77,269.58	77,269.58	0.00
02/06/2012 15:54	7387733	31,522.97	78,926.27	31,522.97	0.00



## Property Account Summary

Parcel Number	45-540-03-45-00-0-00-000	Property Address	7402 OVERTON AVE UNIT 1 , RAYTOWN, MO 64133
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### General Information

Property Description	COMM PLAT GREENE ACRES PT LOT 2 DAF: BEG PT 900' W & 660' N OF SE COR SE 1/4 TH E 165' TO PT INTERSECT SWLY ROW LI HWY 50 TH SELY ALG ROW LI 65' TO CEN LI OVERTON ST TH SLY ALG SDD C/L CURV RI & TH LF TO PT ON SD C/L 300' N C/L 75TH ST TH W TO PT INTERSECT WI NLY LOT LI 900' W & 300' N 75TH C/L TH N 360' TO POB
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2018
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### Parties

Role	Percent	Name	Address
Taxpayer	100	SHEBA LLC	11728 W 114TH ST, OLATHE, KS 66062
Owner	100	SHEBA LLC	11728 W 114TH ST, OLATHE, KS 66062

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	720,000	554,000	554,000	506,000	506,000
Taxable Value Total	136,800	105,260	105,260	96,140	96,140
Assessed Value Total	136,800	105,260	105,260	96,140	96,140

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

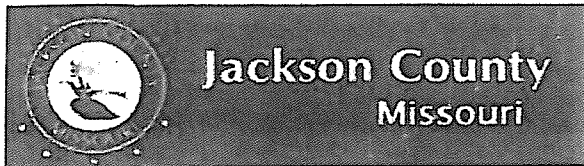
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### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	79.260000
CITY - RAYTOWN	580.930000
FIRE DISTRICT - RAYTOWN	1,084.180000
JACKSON COUNTY	541.140000
MENTAL HEALTH	128.730000
METRO JUNIOR COLLEGE	249.890000
MID-CONTINENT LIBRARY	336.830000
RAYTOWN SCHOOL C-II	6,652.430000
STATE BLIND PENSION	31.580000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/29/2014 15:32	8949768	9,684.97	9,684.97	9,684.97	0.00
12/17/2013 10:13	8298277	9,691.50	9,691.50	9,691.50	0.00
01/07/2013 00:00	7907219	8,840.27	8,840.27	8,840.27	0.00
12/28/2011 00:00	7272108	8,834.30	8,834.30	8,834.30	0.00
12/30/2010 00:00	6740627	8,856.03	8,856.03	8,856.03	0.00



## Property Account Summary

Parcel Number	45-720-03-46-00-0-00-000	Property Address	7705 RAYTOWN RD , RAYTOWN, MO 64138
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### General Information

Property Description	DEHONEY RUTH ADD---LOT 2 & PT NW 1/4 SEC-16-48-32 DAF: BEG NW COR LOT 2 DEHONEY RUTH ADD TH S 00 DEG 05 MIN 20 SEC E 165.85' TH S 88 DEG 38 MIN 00 SEC E 237.42' TH S 178' MOL TH W 621' MOL TH N 328' MOL TH E 385' MOL TO POB
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	022

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	KM-T E H REALTY 3 LLC	645 PENN ST STE 507, READING, PA 19601
Owner	100	KM-T E H REALTY 3 LLC	645 PENN ST STE 507, READING, PA 19601
Mortgage Company	100	FA COMMERCIAL REAL ESTATE SERVICES	1400 CORPORATE DR 100, IRVING, TX 75038 UNITED STATES

### Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	1,461,699	1,461,699	1,461,699	1,461,699	1,461,699
Taxable Value Total	277,723	277,723	277,723	277,723	277,723
Assessed Value Total	277,723	277,723	277,723	277,723	277,723

### Events

Effective Date	Entry Date-Time	Type	Remarks
06/08/2011	06/08/2011 14:19	Created by Seg/Merge	Created by Seg/Merge 019698, Effective: 06/08/2011 by kelland

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

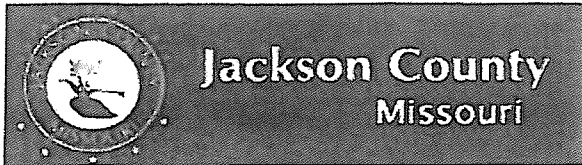
**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	209.130000
CITY - RAYTOWN	1,532.750000
FIRE DISTRICT - RAYTOWN	2,860.550000
JACKSON COUNTY	1,427.770000
MENTAL HEALTH	339.660000
METRO JUNIOR COLLEGE	659.310000
MID-CONTINENT LIBRARY	888.710000
RAYTOWN SCHOOL C-II	17,552.090000
STATE BLIND PENSION	83.320000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/12/2014 18:10	8843318	25,553.29	25,553.29	25,553.29	0.00



# Property Account Summary

01-74

Parcel Number	45-930-01-75-00-0-00-000	Property Address	7929 SYCAMORE AVE , KANSAS CITY, MO 64138
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## General Information

Property Description	KERRYBROOKE LOT 1
Property Category	Land and Improvements
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	019

## Property Characteristics

Property Class	2018
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## Parties

Role	Percent	Name	Address
Taxpayer	100	PARK MEADOWS HC2 LLC	10703 J ST STE 101, OMAHA, NE 68127
Owner	100	PARK MEADOWS HC2 LLC	10703 J ST STE 101, OMAHA, NE 68127
Mortgage Company	100	FA COMMERCIAL REAL ESTATE SERVICES	1400 CORPORATE DR 100, IRVING, TX 75038 UNITED STATES

## Property Values

Value Type	Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
Market Value Total	2,029,450	1,561,168	1,561,168	1,395,716	1,395,716
Taxable Value Total	385,596	296,622	296,622	265,186	265,186
Assessed Value Total	385,596	296,622	296,622	265,186	265,186

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

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

## Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	223.360000
CITY - KANSAS CITY	4,745.060000
JACKSON COUNTY	1,524.930000
MENTAL HEALTH	362.770000
METRO JUNIOR COLLEGE	704.180000
MID-CONTINENT LIBRARY	949.190000
RAYTOWN SCHOOL C-II	18,746.510000
STATE BLIND PENSION	88.990000

## Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/29/2014 00:00	8949343	27,344.99	27,344.99	27,344.99	0.00
01/02/2014 00:00	8425967	27,367.83	27,367.83	27,367.83	0.00
01/07/2013 00:00	7907221	24,864.07	24,864.07	24,864.07	0.00
12/28/2011 00:00	7272111	24,763.30	24,763.30	24,763.30	0.00
12/30/2010 00:00	6740629	24,739.69	24,739.69	24,739.69	0.00

REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI  
(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

ELECTRONICALLY RECORDED

JACKSON COUNTY, MISSOURI

02/08/2012 01:30:10 PM

COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
2012E0013432



Grantor's (Seller) Name: Bowen Apartments LLC

Grantee's (Buyer) Name: NP3 Racing LLC

Address of Property: 6140 Raytown Road, Raytown MO 64133

Grantee's address, if different from above: PO Box

309 Blue Springs MO 64013

Parcel ID Number: 45-210-10-25

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present use ☒ Renovation ☐ New Development / Construction ☐ Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

<input checked="" type="checkbox"/> sale of delinquent taxes	<input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation
<input checked="" type="checkbox"/> sale of cemetery lot	<input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity
<input checked="" type="checkbox"/> lease or transfer of severed mineral interests	<input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession
<input checked="" type="checkbox"/> by order of any court	<input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse
<input checked="" type="checkbox"/> by executory contract for deed	<input type="checkbox"/> by deed which is a gift of property
<input checked="" type="checkbox"/> by lease or easement	<input type="checkbox"/> by deed between family members or to or from a family corporation, partnership, or trust for the benefit of a family member for no consideration
<input checked="" type="checkbox"/> to or from the United States, the State of Missouri, or any agency or political subdivision thereof	
<input checked="" type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed without additional consideration	
<input checked="" type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation	
<input checked="" type="checkbox"/> by deed of partition	
<input checked="" type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer	

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$1,200,000.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory...etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816)881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

2/7/2012  
Date

Christopher S. Payne  
Signature of Grantee/Representative

CHRISTOPHER S. PAYNE  
Print Name and Position

arc 2/12/2012

**REAL PROPERTY CERTIFICATE OF VALUE – JACKSON COUNTY, MISSOURI**  
(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or Buyer's Representative.

Grantor's (Seller) Name: NP3 Racing LLC

Grantee's (Buyer) Name: Monopoly Acquisitions, LLC

Address of Property: 6140 Raytown Road, Raytown MO 64133

Grantee's address, if different from above: PO Box 309 Blue Springs MO 64013

Parcel ID Number: 45-210-10-25



**ELECTRONICALLY RECORDED**  
JACKSON COUNTY, MISSOURI  
**02/08/2012 01:30:10 PM**  
COV FEE: \$ 0.00 1 Pages

**INSTRUMENT NUMBER:**  
**2012E0013433**

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present use ☒ Renovation ☐ New Development / Construction ☐ Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

<input type="checkbox"/> sale for delinquent taxes	<input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation;
<input type="checkbox"/> sale of cemetery lot	<input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity;
<input type="checkbox"/> lease or transfer of severed mineral interests	<input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession;
<input type="checkbox"/> by order of any court	<input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse;
<input type="checkbox"/> by executory contract for deed	<input type="checkbox"/> by deed which is a gift of property;
<input type="checkbox"/> by lease or easement	<input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration;
<input type="checkbox"/> to or from the United States, the State of Missouri, or any agency or political subdivision thereof	
<input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration	
<input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation	
<input type="checkbox"/> by deed of partition	
<input checked="" type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer	

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$0.00  
Points were paid by: ☐ SELLER ☐ BUYER ☐ NONE
6. Was there new financing? ☐ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☐ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory...etc.) ☐ YES ☐ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☐ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

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For assistance in filing this form,  
Call the Assessor's Office at (816)881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

Date

Signature of Grantee/Representative

Print Name and Position

CAC 2012972 RE

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: RAKHRA  
PETROLEUM LLC, a Colorado limited liability company  
 Grantee's (Buyer) Name: Kansas City Retail And  
Convenience LLC, a Delaware limited liability company  
 Address of Property: 6024 Blue Ridge  
Raytown, MO  
 Grantee's address, if different from above:  
3010 BRIARPARK DRIVE, HOUSTON, TX 77042  
 Parcel ID Number: 45-120-05-01-00-0-00-000



ELECTRONICALLY RECORDED  
 JACKSON COUNTY, MISSOURI  
 03/08/2013 01:51:18 PM  
 COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
**2013E0023526**

FOR OFFICE USE ONLY  
 DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
 Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,101,459  
 Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
 Please describe: convenience store equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
 (An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

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For assistance in filing this form,  
 Call the Assessor's Office at (816) 881-3530  
 415 E. 12th St., Suite 100M  
 Kansas City, MO 64106-2752

2/26/13  
 Date

Signature of Grantee/Representative

J. Paul Betzer  
 Attorney in Fact

Print Name and Position

19312791 MO - Site No. 2706070

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: RAKHRA  
PETROLEUM LLC, a Colorado limited liability company  
 Grantee's (Buyer) Name: Kansas City Retail And  
Convenience LLC, a Delaware limited liability company  
 Address of Property: 9805 E 350 Hwy  
Raytown, Mo  
 Grantee's address, if different from above:  
3010 BRIARPARK DRIVE, HOUSTON, TX 77042  
 Parcel ID Number: 45-540-04-01-00-0-00-000



ELECTRONICALLY RECORDED  
 JACKSON COUNTY, MISSOURI  
 03/08/2013 02:03:58 PM  
 COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
 2013E0023532

FOR OFFICE USE ONLY  
 DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
 Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,132,929  
 Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
 Please describe: convenience store equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
 (An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

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For assistance in filing this form,  
 Call the Assessor's Office at (816) 881-3530  
 415 E. 12<sup>th</sup> St., Suite 100M  
 Kansas City, MO 64106-2752

2/26/13  
 Date

J. Paul Betzer  
 Signature of Grantee/Representative  
 Attorney in Fact

Print Name and Position

19312791 MO - Site No. 2706332

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: RAKHRA  
PETROLEUM LLC, a Colorado limited liability company  
 Grantee's (Buyer) Name: Kansas City Retail And  
Convenience LLC, a Delaware limited liability company  
 Address of Property: 6903 Blue Ridge  
Raytown, MO  
 Grantee's address, if different from above:  
3010 BRIARPARK DRIVE, HOUSTON, TX 77042  
 Parcel ID Number: 45-520-05-54-00-0-00-000



ELECTRONICALLY RECORDED  
 JACKSON COUNTY, MISSOURI  
 03/08/2013 02:12:23 PM  
 COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
2013E0023541

FOR OFFICE USE ONLY  
 DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐ Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,502,704  
 Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory, etc.) ☒ YES ☐ NO  
 Please describe: Convenience Store equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
 (An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
 Call the Assessor's Office at (816) 881-3530  
 416 E. 12<sup>th</sup> St., Suite 100M  
 Kansas City, MO 64106-2752

2/26/13  
 Date

J. Paul Betzer  
 Signature of Grantee/Representative  
 Attorney in Fact

Print Name and Position

19312791 MO - Site No. 2706563

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: RAKHRA SINGH  
PETROLEUM LLC, a Colorado limited liability company

Grantee's (Buyer) Name: Kansas City Retail And Convenience LLC, a Delaware limited liability company

Address of Property: 8100 Westridge Raytown, MO

Grantee's address, if different from above:  
3010 BRIARPARK DRIVE, HOUSTON, TX 77042

Parcel ID Number: 44-930-07-01-02-D-00-000



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI  
03/08/2013 02:23:07 PM  
COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
**2013E0023570**

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> sale for delinquent taxes</li> <li><input type="checkbox"/> sale of cemetery lot</li> <li><input type="checkbox"/> lease or transfer of severed mineral interests</li> <li><input type="checkbox"/> by order of any court</li> <li><input type="checkbox"/> by executory contract for deed</li> <li><input type="checkbox"/> by lease or easement</li> <li><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.</li> <li><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration</li> <li><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation</li> <li><input type="checkbox"/> by deed of partition</li> <li><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.</li> <li><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.</li> <li><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession</li> <li><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.</li> <li><input type="checkbox"/> by deed which is a gift of property.</li> <li><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration.</li> </ul> |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 2,100,639  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: convenience store equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64108-2752

2/26/13  
Date

Signature of Grantee/Representative

J. Paul Betzer  
Attorney in Fact

Print Name and Position

19312791 MO - Site No. 2706567

# REAL PROPERTY CERTIFICATE OF VALUE -- J

(REQUIRED TO BE FILLED WITH DEED AT

Please type or print all information. This form must be prepared



ELECTRONICALLY RECORDED

JACKSON COUNTY, MISSOURI

09/16/2013 11:32:30 AM

Number Represented: 0.00 12 Pages

Grantor's (Seller) Name: The Trails Partners, L.P.

Grantee's (Buyer) Name: The Trails Property Investors LLC, Forcier Trails SPE LLC, Marinelli Trails SPE LLC, Robinson Trails SPE LLC, and Sweet Trails SPE LLC

Address of Property: 8619 East 61 Terrace

Kansas City, Missouri 64129

Grantee's address, if different from above: \_\_\_\_\_

- 45-310-05-50-00-0-01-099 (Units 1-12, 14-21)
- 45-310-05-51-00-01-099 (Units 22-51, 52-61, 62-81, 82-101, 102-121, 122-141, 142-166, 162-181, 181-201)
- 45-310-05-50-00-0-00-000 (Common Area)
- 45-310-05-51-00-0-00-000 (Common Area)

Parcel ID Number: \_\_\_\_\_

INSTRUMENT NUMBER:  
**2013E0097372**

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐

4. Check if the transaction transfers property in any of the following ways:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> sale of delinquent taxes   | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation                                     |
| <input checked="" type="checkbox"/> sale of cemetery lot   | <input type="checkbox"/> by deed as a part of the contribution of the capital of a corporation, partnership, limited liability company, or other similar entity              |
| <input checked="" type="checkbox"/> lease or transfer of severed mineral interests   | <input type="checkbox"/> by deed executed by person in representative capacity to convey to devisees or heirs property passing by testate or intestate succession            |
| <input checked="" type="checkbox"/> by order of any court  | <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse                                   |
| <input checked="" type="checkbox"/> by execution contract for deed   | <input type="checkbox"/> by deed which is a gift of property   |
| <input checked="" type="checkbox"/> by lease or agreement  | <input type="checkbox"/> by deed between family members, or to or from a family, corporation, partnership, or trust for the benefit of a family member, for no consideration |
| <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof                            |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed on partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer  |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 6,750,000.00  
Points were paid by: ☐ SELLER ☒ BUYER ☐ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory, etc.) ☒ YES ☐ NO  
Please describe: SEE ATTACHED AS EXHIBIT A
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that

you want the county assessor to consider.

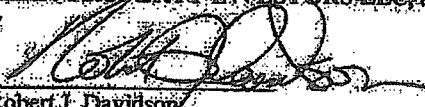
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

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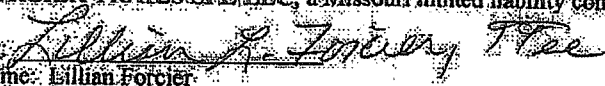
For assistance in filling this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

September 12, 2013  
Date

THE TRAILS PROPERTY INVESTORS, LLC, a Missouri limited liability company

By:   
Name: Robert J. Davidson  
Its: Managing Member

FORCIER TRAILS SPE, LLC, a Missouri limited liability company

By:   
Name: Lillian Forcier  
Its: Trustee, The Lillian L. Forcier 1999 Living Trust, sole member


MARINELLI TRAILS SPE, LLC, a Missouri limited liability company

By: \_\_\_\_\_  
Name: George Marinelli and Patricia E. Marinelli  
Its: Trustee, The Marinelli Family Trust, sole member

ROBINSON TRAILS SPE, LLC, a Missouri limited liability company

By:   
Name: Henry Robinson, by Virginia Robinson power of attorney  
Its: Sole Member

SWEET TRAILS SPE, LLC, a Missouri limited liability company

By:   
Name: Steven Sweet and Robbin Sweet  
Its: Trustees, Steven C. Sweet and Robbin D. Sweet June 29, 1999 Revocable Trust, sole member

you want the county assessor to consider.

11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

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415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

September 12, 2013  
Date

THE TRAILS PROPERTY INVESTORS LLC, a Missouri limited liability company

By: \_\_\_\_\_  
Name: Robert J. Davidson  
Its: Managing Member

FORCIER TRAILS SPE LLC, a Missouri limited liability company

By: \_\_\_\_\_  
Name: Lillian Forcier  
Its: Trustee, The Lillian L. Forcier 1999 Living Trust, sole member

MARINELLI TRAILS SPE LLC, a Missouri limited liability company

By: *G. Marinelli*  
Name: George Marinelli and Patricia E. Marinelli  
Its: Trustee, The Marinelli Family Trust, sole member

ROBINSON TRAILS SPE LLC, a Missouri limited liability company

By: \_\_\_\_\_  
Name: Henry Robinson, by Virginia Robinson power of attorney  
Its: Sole Member

SWEET TRAILS SPE LLC, a Missouri limited liability company

By: \_\_\_\_\_  
Name: Steven Sweet and Robbin Sweet  
Its: Trustees, Steven C. Sweet and Robbin D. Sweet June 29, 1999 Revocable Trust, sole member

EXHIBIT A  
LIST OF PERSONAL PROPERTY  
[Attached]

#### Schedule 4: List of Personal Property

Location	Item	Quantity
Leasing Office:	Rolling Chair	1
Leasing Office:	Wooden Desk Chair	1
Leasing Office:	Computers	2
Leasing Office:	Lexmark Printer	1
Leasing Office:	Wooden Bench	1
Leasing Office:	Wooden Desks	2
Leasing Office:	Wooden Drawer	1
Leasing Office:	Staplers	2
Leasing Office:	Hole Punches	2
Leasing Office:	Phones	2
Leasing Office:	Pen Holders	2
Leasing Office:	Calculators	2
Leasing Office:	Safe	1
Leasing Office:	Label Maker	1
Leasing Office:	Modem	1
Leasing Office:	Card Holder	1
Leasing Office:	Note Containers/Holders	2
Leasing Office:	Pen Containers	2
Leasing Office:	Heater	1
Leasing Office:	Extension Cords	5
Leasing Office:	Trash Bin	1
Leasing Office:	Wooden Drawer	1
Leasing Office:	Paper Bins/ Holders	3
Clubhouse Area:	Wooden Chairs	2
Clubhouse Area:	Couch	1
Clubhouse Area:	Pillows	6
Clubhouse Area:	Center Table	1
Clubhouse Area:	Metal Basket	1
Clubhouse Area:	Childrens Books	5
Clubhouse Area:	Samsung Flatscreen T.V.	1
Clubhouse Area:	DVD Player	1
Clubhouse Area:	Remote Controls	2
Clubhouse Area:	Vanitys	2
Clubhouse Area:	Dining Table	1
Clubhouse Area:	Wooden Table Chairs	5
Clubhouse Area:	Rugs	3
Clubhouse Area:	Wooden Table	1
Clubhouse Area:	Wooden Chalkboard Easel	1
Clubhouse Area:	Decorative Glass Vases	2
Clubhouse Area:	Metal Vases	6
Clubhouse Area:	Wooden Windows Shades	7
Clubhouse Area:	Lamp	1
Clubhouse Area:	Plants	6
Clubhouse Area:	Decorative Frames	7
Clubhouse Area:	Brochure Holders	6
Clubhouse Area:	Glass Vase	1
Clubhouse Area:	Water Machine	1
Clubhouse Kitchen:	Coffee Machine	1

### Schedule 4: List of Personal Property

Location	Item	Quantity
Clubhouse Kitchen:	Paper Towel Holder	1
Clubhouse Kitchen:	Plastic Cup	1
Clubhouse Kitchen:	Glass Cups	18
Clubhouse Kitchen:	Coffee Mugs	4
Clubhouse Kitchen:	Plates	14
Clubhouse Kitchen:	Bowls	11
Clubhouse Kitchen:	Knives	22
Clubhouse Kitchen:	Frames	4
Clubhouse Kitchen:	Measuring Cups	12
Clubhouse Kitchen:	Oven Mitts	4
Clubhouse Kitchen:	Kitchen Towels	1
Clubhouse Kitchen:	Spatulas	4
Clubhouse Kitchen:	Paper Edgers	2
Clubhouse Kitchen:	Big Spoon	1
Clubhouse Kitchen:	Glass Vase	1
Clubhouse Kitchen:	Tubber Ware	3
Clubhouse Kitchen:	Cake Saver	1
Clubhouse Kitchen:	Cooking Pan	1
Clubhouse Kitchen:	Cooking Bowls	2
Clubhouse Kitchen:	Cook Book	1
Clubhouse Kitchen:	Plastic Bowls	5
Leasing Office Supply Closet:	Vacuum	1
Leasing Office Supply Closet:	Fan	1
Leasing Office Supply Closet:	Bathroom Supply Holder	1
Leasing Office Supply Closet:	Caution Sign	1
Leasing Office Supply Closet:	Broom	1
Leasing Office Supply Closet:	Dusters	2
Leasing Office Supply Closet:	Swiffer Mops	2
Leasing Office Supply Closet:	Brush Mop	1
Leasing Office Supply Closet:	Bathroom Plunger	1
Leasing Office Supply Closet:	Dust Swippers	2
Leasing Office Back Closet:	Helium Tank	1
Leasing Office Back Closet:	File Box	1
Leasing Office Back Closet:	Mini Ladder	1
Leasing Office Back Closet:	Wooden Drawer	1
Leasing Office Back Closet:	Metal Cabinets	1
Leasing Office Back Closet:	Large Glass Frame	1
Leasing Office Back Closet:	Rug	1
Leasing Office Back Closet:	T.V. Stand	1
Leasing Office Back Closet:	Misc.Signs	15
Leasing Office Back Closet:	Printer	1
Leasing Office Back Closet:	Wall Clock	1
Leasing Office Back Closet:	Gloves	2
Leasing Office Bathroom:	Vase	1
Leasing Office Bathroom:	Wooden Baskets	2
Leasing Office Bathroom:	Trash Can	1
Leasing Office Bathroom:	Toilet Scrubber	1
Leasing Office Bathroom:	Toilet Plunger	1

### Schedule 4: List of Personal Property

Location	Item	Quantity
Leasing Office Hallway:	Blind	1
Leasing Office Hallway:	Decorative Framed Painting	1
Leasing Office Hallway:	Paper Holder	1
Property Manager's Office:	Metal Cabinet	1
Property Manager's Office:	Paper Holder	1
Property Manager's Office:	Large Stapler	1
Property Manager's Office:	Note Card Box	1
Property Manager's Office:	Blinds	2
Property Manager's Office:	Modem	1
Property Manager's Office:	Computers	2
Property Manager's Office:	Large Wooden Desk	1
Property Manager's Office:	Wooden Table	1
Property Manager's Office:	Hole Punch	1
Property Manager's Office:	Wooden Baskets	2
Property Manager's Office:	Receipt Calculator	1
Property Manager's Office:	File Holders	10
Property Manager's Office:	Computer Tower (By Itself)	1
Property Manager's Office:	Digital Clock	1
Property Manager's Office:	Pen/ Marker Holder	1
Property Manager's Office:	Dry Erase Markers	16
Property Manager's Office:	Eraser Spray	1
Property Manager's Office:	File Box	1
Property Manager's Office:	Lamp	1
Property Manager's Office:	Leather Couch	1
Property Manager's Office:	Coat Holder	1
Property Manager's Office:	White Boards	2
Property Manager's Office:	Walkie Talkie Charger	1
Property Manager's Office:	Wooden Drawer	1
Property Manager's Office:	Plastic paper holders	14
Property Manager's Office:	Heater	1
Property Manager's Office:	Paper Shredder	1
Property Manager's Office:	Printer	1
Property Manager's Office:	Paper Holder (Separator)	1
Property Manager's Office:	Rolling Chair	1
Property Manager's Office:	Stapler	1
Pool Area:	Trash Can	1
Pool Area:	Tables	5
Pool Area:	Chairs	23
Pool Area:	Pool Dividers	2
Pool Area:	Leaf/ Debris Cleaner	2
Pool Area:	Pool Ladder	1
Pool Area:	Pool Handle	1
Pool Area:	Fountain	1
Pool Area Closet:	Dolly	3
Pool Area Closet:	Shovel	3
Pool Area Closet:	Snow Shovels	3
Pool Area Closet:	Brooms	3
Pool Area Closet:	Mop	1

#### Schedule 4: List of Personal Property

Location	Item	Quantity
Pool Area Closet:	Wheel Barrel	1
Pool Area Closet:	Heater	1
Pool Area Closet:	Private Property Sign	1
Model Unit #62:	Bowls	2
Model Unit #62:	Plates	12
Model Unit #62:	Tea Cups	4
Model Unit #62:	Tea Plates	5
Model Unit #62:	Dining Table Place Mats	6
Model Unit #62:	Candle	1
Model Unit #62:	Cooking Book	1
Model Unit #62:	Radio	1
Model Unit #62:	Decorative Plant	1
Model Unit #62:	Kitchen Towel	1
Model Unit #62:	Wooden Basket	1
Model Unit #62:	Decorative Wine Bottle	1
Model Unit #62:	Sign	1
Model Unit #62:	Wine Glasses	4
Model Unit #62:	Glass Cups	3
Model Unit #62:	Napkins	3
Model Unit #62:	Decorative Frames	4
Model Unit #62:	Desk	1
Model Unit #62:	Lamps	2
Model Unit #62:	Decorative Pieces	8
Model Unit #62:	Candles	2
Model Unit #62:	Decorative Frames	1
Model Unit #62:	TV	1
Model Unit #62:	Center Table	1
Model Unit #62:	TV Table	1
Model Unit #62:	Candles	2
Model Unit #62:	Center Pieces	3
Model Unit #62:	Welcome Home Sign	1
Model Unit #62:	Couch	1
Model Unit #62:	Pillows	2
Model Unit #62:	Plant	1
Model Unit #62:	Mirror	1
Model Unit #62:	Lamp	1
Model Unit #62:	Frame	1
Model Unit #62:	Curtains	2
Model Unit #62:	Shades	3
Model Unit #62:	Bed	1
Model Unit #62:	Pillows	6
Model Unit #62:	Plant	1
Model Unit #62:	Curtains	2
Model Unit #62:	Lamp	1
Model Unit #62:	Door Mirror	1
Model Unit #62:	Shades	2
Model Unit #62:	Frame	1
Model Unit #62:	Book	1

### Schedule 4: List of Personal Property

Location	Item	Quantity
Model Unit #62:	Pair Of Glasses	1
Model Unit #62:	Side Table	1
Model Unit #105:	Water Vase	1
Model Unit #105:	Metal Vases	3
Model Unit #105:	Kitchen Towells	2
Model Unit #105:	Oven Mitts	4
Model Unit #105:	Bowls	6
Model Unit #105:	Plates	8
Model Unit #105:	Wine Glasses	4
Model Unit #105:	Silverware	28
Model Unit #105:	Glass Vases	3
Model Unit #105:	Dining matts	3
Model Unit #105:	Decorative Pieces	2
Model Unit #105:	Books	6
Model Unit #105:	Cooking Magazines	2
Model Unit #105:	Bar Stools	2
Model Unit #105:	Books	2
Model Unit #105:	Bed	1
Model Unit #105:	Pillows	2
Model Unit #105:	Drawer	1
Model Unit #105:	Small place mat	1
Model Unit #105:	Vase	1
Model Unit #105:	Frames	6
Model Unit #105:	Lamps	2
Model Unit #105:	Candles	5
Model Unit #105:	Towells	6
Model Unit #105:	Tissue Container	1
Model Unit #105:	Hand Soap Container	1
Model Unit #105:	Decorative Clock	1
Model Unit #105:	Candles	2
Model Unit #105:	Shower Curtain	1
Model Unit #105:	Bathroom Rug	1
Model Unit #105:	Area Rug	1
Model Unit #105:	Decorative Plant	1
Model Unit #105:	Lamp	1
Model Unit #105:	Shades	3
Model Unit #105:	Decorative Frame	1
Model Unit #105:	Decorative Wall Piece	1
Model Unit #105:	Couch	1
Model Unit #105:	Pillows	4
Maitenance Shop:	Vacuum	1
Maitenance Shop:	Broom	2
Maitenance Shop:	Sprinklers	4
Maitenance Shop:	Box Plastic Roof Cement	1
Maitenance Shop:	Box Acrylic Latex Caulk Plus Silicone	1
Maitenance Shop:	Metal Drawers	2
Maitenance Shop:	Portable Vacuums	2
Maitenance Shop:	A/C Units	2

### Schedule 4: List of Personal Property

Location	Item	Quantity
Maitenance Shop:	New Furnance	1
Maitenance Shop:	New Toilet	1
Maitenance Shop:	Grinders	2
Maitenance Shop:	Respirators	3
Maitenance Shop:	Box Of Killz Stain Blocker	1
Maitenance Shop:	Battery Chargers For Drills	2
Maitenance Shop:	Polyseam Seal Tub&Tile	4
Maitenance Shop:	PolySeam Seal All Purpose	7
Maitenance Shop:	Sponge Packs	5
Maitenance Shop:	Packs of Latex Gloves	5
Maitenance Shop:	Pack Of Window & Door Platic Frames	1
Maitenance Shop:	Pack Of Window Latches	1
Maitenance Shop:	Pack Of Tension Springs	1
Maitenance Shop:	Packs Of Plunger Latches	14
Maitenance Shop:	Paint Roller	1
Maitenance Shop:	Paint Brush	3
Maitenance Shop:	Paint Dryer	1
Maitenance Shop:	Paint Containers	5
Maitenance Shop:	Pack Of Steel Wool	1
Maitenance Shop:	Pack Mini Rollers	1
Maitenance Shop:	Packs Of Replacement Filters	21
Maitenance Shop:	Paint Gun	1
Maitenance Shop:	Drill 18 Volt	1
Maitenance Shop:	Recovery Tank	1
Maitenance Shop:	Saw Blades	2
Maitenance Shop:	Mildew Remover	1
Maitenance Shop:	Master Lock	1
Maitenance Shop:	Key Maker	1
Maitenance Shop:	Rolls Of Painter Tape	2
Maitenance Shop:	Boxes Of Contractor Clean Up Bags	2
Maitenance Shop:	Saws	3
Maitenance Shop:	Shovel	1
Maitenance Shop:	Boxes Of Mini Blinds	11
Maitenance Shop:	Box Of Smoke Alarms	1
Maitenance Shop:	Box of White Wooden Toilet Seats	1
Maitenance Shop:	Boxes Of Kitchen Faucets	2
Maitenance Shop:	Bags Of Dishwasher Supply Lines	8
Maitenance Shop:	Boxes Of Toilet Paper Holders	4
Maitenance Shop:	Furnance Filters	3
Maitenance Shop:	Box of Evaporator cleaner	10
Maitenance Shop:	Cans Of Wasp and Moth Killer	2
Maitenance Shop:	R22A Freon	1
Maitenance Shop:	Recovery Bottles	3
Maitenance Shop:	Roll Of Screen	1
Maitenance Shop:	Garbage Disposals	3
Maitenance Shop:	12x12 Air Grills	12
Maitenance Shop:	Emergency Exit Lights	2
Maitenance Shop:	Packages Of Weather Stripping	6

#### Schedule 4: List of Personal Property

Location	Item	Quantity
Maintenance Shop:	Toilet Flanges	2
Maintenance Shop:	Toilet Flapper Valves	6
Maintenance Shop:	Toilet Flush Valves	13
Maintenance Shop:	Sink Strainer Baskets	3
Maintenance Shop:	Toilet Waxerings	6
Maintenance Shop:	Scrolls Of Wires	2
Maintenance Shop:	Thermostat Control Wires	2
Maintenance Shop:	QuarterInche 3x3 Connectors	3
Maintenance Shop:	1in. Shark Bite Connectors	3
Maintenance Shop:	6 amp Service Disconnect	1
Maintenance Shop:	Assorted Outlet Covers	
Maintenance Shop:	Assorted Electrical Parts	
Maintenance Shop:	Shower Heads	14
Maintenance Shop:	GFCI Outlets	9
Maintenance Shop:	Assorted Plumbing Parts	
Maintenance Shop:	Assorted Light Bulbs	
Maintenance Shop:	Assortment Of Fumance Parts	
Maintenance Shop:	Swing Bar Door Lock	15
Maintenance Shop:	Drain Cleaners	15
Maintenance Shop:	Oven Burner Element	3
Maintenance Shop:	Toilet Seats	2
Maintenance Shop:	Toilet Fill Valves	8
Maintenance Shop:	Bathroom Exhaust Motor	1
Maintenance Shop:	Light Fixtures	3
Maintenance Shop:	Assortment Of Fluorecent Light Bulbs	
Maintenance Shop:	Assortment Of Ceiling Light Fixtures	
Maintenance Shop:	A/C Recovery Pump	1
Maintenance Shop:	A/C Vacuum Pump	1
Maintenance Shop:	Satin Nickle Keyed Entry Lock	4
Maintenance Shop:	Satin Nickle Privacy	8
Maintenance Shop:	Satin Nickle Dead Bolts	4
Maintenance Shop:	Assortment Of Batteries	
Maintenance Shop:	Smart Rekey Tool	1
Maintenance Shop:	Blow Gun	1
Maintenance Shop:	Ozone Machine	1
Maintenance Shop:	Chargers 3 Walkies	3
Maintenance Shop:	Cocking Gun	1
Maintenance Shop:	Hammer Drill	1
Maintenance Shop:	Garden Hose	1
Maintenance Shop:	Saw Blades	6
Maintenance Shop:	Bench Grinder	2
Maintenance Shop:	Gas Can	1
Storage Unit #45:	Mider Box Saw	1
Storage Unit #45:	Snow Blower	1
Storage Unit #45:	Trash Picker-Upper	1
Storage Unit #45:	Mop Buckets	1
Storage Unit #45:	Shovel	1
Storage Unit #45:	Misc. Wood	

### Schedule 4: List of Personal Property


Location	Item	Quantity
Storage Unit #45:	Misc. Cabinet Pieces	
Storage Unit #45:	Patio Light Fixtures	
Storage Unit #45:	Prehung Doors	2
Storage Unit #45:	Closet Doors	2
Storage Unit #45:	Window A/C Units	5
Storage Unit #45:	Broken Stove	1
Storage Unit #45:	Fan	3
Storage Unit #45:	Laptop Stand	1
Storage Unit #45:	Bathtub	1
Storage Unit #45:	Exit Sign	1
Storage Unit #45:	Paint Sprayer	1
Storage Unit #45:	Box Of Christmas Decorations	1
Building 10 Storage Unit:	Wheel Barrow	1
Building 10 Storage Unit:	Fan-Rake	1
Building 10 Storage Unit:	Salt Spreader (Rusted/ Broken)	1
Building 10 Storage Unit:	Old Thermostat	7
Building 10 Storage Unit:	Light Covers	2

\*\*\*This list of personal property may work, it may not work and there are no guarantees to its condition. Also, many of these items may be used or installed into units prior to closing.

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: <u>MIDWEST</u> <u>COMMUNITY LLC</u> Grantee's (Buyer) Name: <u>MIDWEST FENCEWOOD</u> <u>MWFL, LLC</u> Address of Property: <u>12817 EAST 47TH</u> <u>ST. INDEPENDENCE, MO 6463</u> Grantee's address, if different from above: <u>24040</u> <u>CAMINO DEL ANILON #A227, MINNAPOLI, MN</u> Parcel ID Number: <u>* CA, 92629</u>	 <b>ELECTRONICALLY RECORDED</b> JACKSON COUNTY, MISSOURI 11/25/2013 02:34:10 PM COV FEE: \$ 0.00 1 Pages INSTRUMENT NUMBER: <b>2013E0121175</b>  FOR OFFICE USE ONLY DO NOT WRITE IN THIS SPACE
---	--

- Is this newly constructed residential property? ☐ YES Date occupied:    /    /    ☒ NO
- Is this vacant land? ☐ YES ☐ NO
- Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐

4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

- Total Sales Price (including all assumed mortgages and liens): \$ 1,100,000.00  
Points were paid by: ☒ SELLER ☐ BUYER ☐ NONE
- Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☒ NO
- Is this deed part of a trade? ☐ YES ☒ NO
- Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: OFFICE EQUIPT LAWN MAINTENANCE EQUIPT.
- Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
- If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
- I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

11-19-2013  
-12006  
Date

Signature of Grantee/Representative

Bruce Simon / OFFICE MGR.  
Print Name and Position

\* 3344001010000000

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Copping Properties LLC

Grantee's (Buyer) Name: Sheba, LLC

Address of Property: 7402 and 7431 Overton Ave, Raytown, MO 64133

Grantee's address, if different from above: 11728 W.

114th St, Olathe, KS 66062

Parcel ID Number: 45-540-03-45-00-0  
45-540-03-00-0-00



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

12/13/2013 10:01:55 AM

COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
2013E0126164

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: 1/1/ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐ Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$1,300,000  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

12/12/13  
Date

Jeff Miller, Closer  
Signature of Grantee/Representative  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI



12/23/2013 02:12:21 PM

COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
2013E0129150

Grantor's (Seller) Name: HCI Properties, LLC, a  
Missouri Limited Liability Company

Grantee's (Buyer) Name: Apex Realty Development,  
LLC, an Indiana limited liability company

Address of Property: 7601 Raytown Rd  
Raytown, MO

Grantee's address, if different from above: \_\_\_\_\_  
7601 Raytown Rd, Raytown, MO

Parcel ID Number: 45-720-03-45

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐ \_\_\_\_\_
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,212,500.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☐ YES ☒ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64108-2752

12-23-2013  
Date

Signature of Grantee/Representative

Don Rodgers  
Print Name and Position

**REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI**  
(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDATION)  
Please type or print all information. This form must be prepared by the grantor or the grantor's representative.

**ELECTRONICALLY RECORDED**  
**JACKSON COUNTY, MISSOURI**  
Recorded: 2013 04 01 04:01:54 PM



COV FEE: \$ 0.00 1 Pages

**INSTRUMENT NUMBER:**  
**2013E0129328**

**Grantor's (Seller) Name:** Coach Lamp Corner, L.L.C.  
a Missouri limited liability company

**Grantee's (Buyer) Name:** KM-T.E.H. Realty 3, L.L.C., a  
Missouri limited liability company

**Address of Property:** 7218 Raytown Rd  
Raytown, MO 64138

**Grantee's address, if different from above:**  
645 Penn Street, Ste 507, Reading, PA 19601

**Parcel ID Number:** 45-540-02-31& 45-540-02-82

**FOR OFFICE USE ONLY**  
**DO NOT WRITE IN THIS SPACE**

1. Is this newly constructed residential property? ☐ YES ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐

4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 4,600,000.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

12/23  
Date

Signature of Grantee/Representative  
MICHAEL FEN, JR  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Grantor's Representative.

ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

12/23/2013 04:08:42 PM

COV FEE: \$ 0.00 1 Pages



INSTRUMENT NUMBER:  
2013E0129333

Grantor's (Seller) Name: V.G.A., L.L.C., a Missouri  
limited liability company

Grantee's (Buyer) Name: KM-T.E.H. Realty 2, L.L.C., a  
Missouri limited liability company

Address of Property: 7705 Raytown Rd.  
Raytown, MO 64138

Grantee's address, if different from above:  
645 Penn Street, Suite 507, Reading, PA

Parcel ID Number: \_\_\_\_\_

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐ \_\_\_\_\_
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 3,100,000.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2762

12/23  
Date

Signature of Grantee/Representative

MICHAEL FEIN, VP  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by

ELECTRONICALLY RECORDED

JACKSON COUNTY, MISSOURI

12/23/2013 04:14:34 PM

COV FEE: \$ 0.00 1 Pages

Grantor's (Seller) Name: Somerset Village, L.L.C., a  
Missouri limited liability company

Grantee's (Buyer) Name: KM-T.E.H. Realty 4, L.L.C., a  
Missouri limited liability company

Address of Property: 6000 Raytown Rd.  
Raytown, MO 64133

Grantee's address, if different from above: \_\_\_\_\_  
645 Penn Street, Reading, PA 19601

Parcel ID Number: 45-210-02-87



INSTRUMENT NUMBER:  
**2013E0129346**

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 4,900,000.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

12/23  
Date

[Signature]  
Signature of Grantee/Representative

MICHAEL FEIN, VP  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative

Grantor's (Seller) Name <u>Roger + Barbara Sullivan</u>	Jackson County COV
Grantee's (Buyer) Name <u>The Bersmith Foundation Inc</u>	2013E0130920 1 PC 12/31/2013 10 32 01 AM
Address of Property <u>13008 E 40 Hwy, Independence, Mo. 64055</u>	
Grantee's address, if different from above <u>5811 Truman Rd Kansas City, Mo. 64126</u>	
Parcel ID Number <u>23-410-18-14-00-00-000</u>	

DO NOT WRITE IN THESE SPACES

- 1 Is this newly constructed residential property? ☐ YES Date occupied   /  /   ☒ NO
- 2 Is this vacant land? ☐ YES ☒ NO
- 3 Intended use of property Present Use ☒ Renovation ☐ New Development / Construction ☐ Other ☐

4 ☒ Check if the transaction transfers property in any of the following ways

- |  |  |
|--|--|
| <input type="checkbox"/> sale for delinquent taxes   | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation                                     |
| <input type="checkbox"/> sale of cemetery lot  | <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity              |
| <input type="checkbox"/> lease or transfer of severed mineral interests  | <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession                      |
| <input type="checkbox"/> by order of any court   | <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse                                   |
| <input type="checkbox"/> by executory contract for deed  | <input type="checkbox"/> by deed which is a gift of property   |
| <input type="checkbox"/> by lease or easement  | <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
| <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof                            |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed of partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer  |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

- 5 Total Sales Price (including all assumed mortgages and liens) \$ 107,500  
Points were paid by ☐ SELLER ☐ BUYER ☒ NONE
- 6 Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
- 7 Is this deed part of a trade? ☐ YES ☒ NO
- 8 Was any personal property included in the sale price? (For example furniture, equipment, machinery, livestock, crops, business franchise or inventory etc) ☐ YES ☒ NO  
Please describe \_\_\_\_\_
- 9 Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress)
- 10 If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider
- 11 I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OF WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

1-31-2013  
Date

[Signature]  
Signature of Grantee/Representative

Attorney For Grantee  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Shel & Ruth, LLC, a Wisconsin  
Limited liability company

Grantee's (Buyer) Name: 9300 Gregory (Raytown), LLC,  
a Delaware limited liability company

Address of Property: 9300 E. Gregory Boulevard  
Raytown, MO 64133

Grantee's address, if different from above:  
320 West Oakdale Avenue, Apt. #1601, Chicago, IL 60657  
Parcel ID Number: 45-520-18-07-00-0-00-000 &  
45-520-18-05-00-0-00-000



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

08/08/2014 11:28:02 AM

COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
2014E0065495

DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_/\_\_\_/\_\_\_ X NO  
2. Is this vacant land? ☐ YES X NO  
3. Intended use of property: Present Use X Renovation ☐ New Development / Construction ☐  
Other ☐

4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 5,862,250.00  
Points were paid by: ☐ SELLER ☐ BUYER X NONE  
6. Was there new financing? X YES ☐ NO Did financing concessions affect sales price? ☐ YES X NO  
7. Is this deed part of a trade? ☐ YES X NO  
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES X NO  
Please describe: \_\_\_\_\_  
9. Was this transaction at arm's length? X YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)  
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.  
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

8/4/14  
Date

Signature of Grantee/Representative

Charles Horvath  
Print Name and Position

9300 Gregory (Raytown), LLC

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: \_\_\_\_\_

Apex Realty Development, LLC

Grantee's (Buyer) Name: \_\_\_\_\_

517 West 180th St., LLC

Address of Property: \_\_\_\_\_

7601 Raytown Rd., Raytown, MO

Grantee's address, if different from above: \_\_\_\_\_

307 East 91st Street, New York, New York, 10128

Parcel ID Number: 45-720-03-45-00-0-00-000



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

09/23/2014 11:17:26 AM

COV FEE: \$ 0.00 2 Pages

INSTRUMENT NUMBER:  
2014E0078947

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

- Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☒ NO
- Is this vacant land? ☐ YES ☒ NO
- Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐ Other ☐
- ☒ Check if the transaction transfers property in any of the following ways:

- |  |  |
|--|--|
| <input type="checkbox"/> sale for delinquent taxes   | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.                                    |
| <input type="checkbox"/> sale of cemetery lot  | <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.             |
| <input type="checkbox"/> lease or transfer of severed mineral interests  | <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession                      |
| <input type="checkbox"/> by order of any court   | <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.                                  |
| <input type="checkbox"/> by executory contract for deed  | <input type="checkbox"/> by deed which is a gift of property.  |
| <input type="checkbox"/> by lease or easement  | <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
| <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.                           |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed of partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.   |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

- Total Sales Price (including all assumed mortgages and liens): \$ 1,200,00.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
- Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
- Is this deed part of a trade? ☐ YES ☒ NO
- Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
- Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
- If you believe this transaction does not represent market value, please attach additional information that you want the county assessor to consider.
- I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filling this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

9/18/14  
Date

Signature of Grantee/Representative

W. Scott Womack, Manager  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: \_\_\_\_\_

Apex Realty Development, LLC

Grantee's (Buyer) Name: \_\_\_\_\_

517 West 180th St., LLC

Address of Property: \_\_\_\_\_

7601 Raytown Rd., Raytown, MO

Grantee's address, if different from above: \_\_\_\_\_

307 East 91st Street, New York, New York, 10128

Parcel ID Number: 45-720-03-45-00-0-00-000

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_\_/\_\_\_\_/\_\_\_\_ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |   |  |
|---|--|
| <input type="checkbox"/> sale for delinquent taxes<br><input type="checkbox"/> sale of cemetery lot<br><input type="checkbox"/> lease or transfer of severed mineral interests<br><input type="checkbox"/> by order of any court<br><input type="checkbox"/> by executory contract for deed<br><input type="checkbox"/> by lease or easement<br><input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.<br><input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration<br><input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation<br><input type="checkbox"/> by deed of partition<br><input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer. | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.<br><input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.<br><input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession<br><input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.<br><input type="checkbox"/> by deed which is a gift of property.<br><input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
|---|--|

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,200,00.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

Date

Signature of Grantee/Representative

Russell Fridman, Manager  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE - JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Bridge Co-Investment Fund I Park Meadows, LLC

and BGF Private Real Estate Fund I Park Meadows, LLC, as tenants in common

Grantee's (Buyer) Name: Park Meadows HC2, LLC

Address of Property: 7929 Sycamore Ave., Kansas City, MO 64138

Grantee's address, if different from above: \_\_\_\_\_

10703 J Street, Suite 101, Omaha, NE 68127

Parcel ID Number: 45-930-01-75-00-0-00-000  
45-930-01-76-00-0-00-000



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

10/06/2014 12:55:16 PM

COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
**2014E0083496**

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐ \_\_\_\_\_
4. ☒ Check if the transaction transfers property in any of the following ways:

- ☐ sale for delinquent taxes
- ☐ sale of cemetery lot
- ☐ lease or transfer of severed mineral interests
- ☐ by order of any court
- ☐ by executory contract for deed
- ☐ by lease or easement
- ☐ to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.
- ☐ for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration
- ☐ solely for the purpose of releasing security for a debt or other obligation
- ☐ by deed of partition
- ☐ by deed where no money or other valuable consideration is given for the transfer.

- ☐ by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.
- ☐ by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.
- ☐ by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.
- ☐ by deed which is a gift of property.
- ☐ by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration.

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 4,825,000.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: Office furniture, equipment, appliances and machinery
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

October   , 20  14  
Date

Carl J. Troja Jr.  
Signature of Grantee/Representative  
Carl J. Troja Jr., Authorized Member of Key Communities 2, LLC,  
General Partner of Haley Communities Limited Partnership Fund No. 2,  
Sole Member of Park Meadows HC2, LLC, Grantee  
Print Name and Position

# REAL PROPERTY CERTIFICATE OF VALUE – JACKSON COUNTY, MISSOURI

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Monopoly Acquisitions LLC

Grantee's (Buyer) Name: BOWEN TOWER PROPERTY INVESTORS LLC, a Missouri limited liability company

Address of Property: 6140 Raytown Road, Raytown MO 64133

Grantee's address, if different from above: 2541 Soquel Avenue, Santa Cruz, CA 95062

Parcel ID Number: 45-210-10-25-00-0-00-000



JACKSON COUNTY, MISSOURI

12/05/2014 03:12:06 PM

COV FEE: \$ 0.00 1 Pages

INSTRUMENT NUMBER:  
2014E0101157

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_/\_\_\_/\_\_\_ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present use ☒ Renovation ☐ New Development / Construction ☐ Other ☐
4. Check if the transaction transfers property in any of the following ways:

<input checked="" type="checkbox"/> sale for delinquent taxes	<input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation
<input type="checkbox"/> sale of cemetery lot	<input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity
<input type="checkbox"/> lease or transfer of severed mineral interests	<input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs, property passing by testate or intestate succession
<input type="checkbox"/> by order of any court	<input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse
<input type="checkbox"/> by executory contract for deed	<input type="checkbox"/> by deed which is a gift of property
<input type="checkbox"/> by lease or easement	<input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration
<input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof	
<input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration	
<input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation	
<input type="checkbox"/> by deed of partition	
<input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer	

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$3,650,000.00  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing ☒ YES ☐ NO Did financing concessions affect sales price? ☐ YES ☒ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory...etc.) ☐ YES ☒ NO  
Please describe: \_\_\_\_\_
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

For assistance in filing this form,  
Call the Assessor's Office at (816)881-3530  
415 E. 12<sup>th</sup> St., Suite 100M  
Kansas City, MO 64106-2752

12/5/14  
Date

Signature of Grantee/Representative

Print Name and Position

Chicago Title Company, LLC

# REAL PROPERTY CERTIFICATE OF VALUE

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Kansas City Retail and Convenience LLC, a Delaware limited liability company

Grantee's (Buyer) Name: TA Operating LLC, a Delaware limited liability company

Address of Property:  
6024 Blue Ridge Blvd., Raytown, MO 64133

Grantee's address, if different from above:  
c/o Travel Centers of America LLC, Attn: Mark R. Young  
255 Washington Street  
Newton, MA 02458

Parcel ID Number: 45-120-05-01-00-0-00-000



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

10/02/2015 10:31:47 AM

FOR OFFICE USE ONLY Pages

INSTRUMENT NUMBER:  
DO NOT WRITE IN THIS SPACE  
2015E0089228

1. Is this newly constructed residential property? ☐ YES Date occupied:    /   /    ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐ Other ☐

4. ✓ Check if the transaction transfers property in any of the following ways:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> sale for delinquent taxes  | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation.                                    |
| <input type="checkbox"/> sale of cemetery lot  | <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.             |
| <input type="checkbox"/> lease or transfer of severed mineral interests  | <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession                      |
| <input type="checkbox"/> by order of any court   | <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.                                  |
| <input type="checkbox"/> by executory contract for deed  | <input type="checkbox"/> by deed which is a gift of property.  |
| <input type="checkbox"/> by lease or easement  | <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
| <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.                           |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed of partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.   |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,847,757  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: Convenience Store Equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

MO-Site No. 2706070

For assistance in filling this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2762

Date

Signature of Grantee/Representative

Print Name and Position

Mark R. Young  
Executive Vice President  
and General Counsel

# REAL PROPERTY CERTIFICATE OF VALUE

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Kansas City Retail and Convenience LLC, a Delaware limited liability company

Grantee's (Buyer) Name: TA Operating LLC, a Delaware limited liability company

Address of Property:  
9805 E. 350 Hwy, Raytown, MO 64133

Grantee's address, if different from above:  
c/o Travel Centers of America LLC, Attn: Mark R. Young  
255 Washington Street  
Newton, MA 02458

Parcel ID Number: 45-540-04-01-00-0-00-000



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JACKSON COUNTY, MISSOURI

10/02/2015 10:41:24 AM

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INSTRUMENT NUMBER  
DO NOT WRITE IN THIS SPACE  
2015E0089259

1. Is this newly constructed residential property? ☐ YES Date occupied:    /    /    ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐ Other ☐

4. ✓ Check if the transaction transfers property in any of the following ways:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> sale for delinquent taxes  | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation                                     |
| <input checked="" type="checkbox"/> sale of cemetery lot   | <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.             |
| <input checked="" type="checkbox"/> lease or transfer of severed mineral interests   | <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession                      |
| <input checked="" type="checkbox"/> by order of any court  | <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse                                   |
| <input checked="" type="checkbox"/> by executory contract for deed   | <input type="checkbox"/> by deed which is a gift of property   |
| <input checked="" type="checkbox"/> by lease or easement   | <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
| <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.                           |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed of partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.   |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,509,002  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: Convenience Store Equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

MO-Site No. 2706332

7/28/15  
Date

[Signature]  
Signature of Grantee/Representative  
Executive Vice President  
Print Name and Position

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

# REAL PROPERTY CERTIFICATE OF VALUE

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Kansas City Retail and Convenience LLC, a Delaware limited liability company

Grantee's (Buyer) Name: TA Operating LLC, a Delaware limited liability company

Address of Property:  
6903 Blue Ridge Blvd., Raytown, MO 64133

Grantee's address, if different from above:  
c/o Travel Centers of America LLC, Attn: Mark R. Young  
255 Washington Street  
Newton, MA 02458

Parcel ID Number: 45-520-05-54-00-0-00-000



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JACKSON COUNTY, MISSOURI

10/02/2015 10:52:53 AM

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INSTRUMENT NUMBER:  
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2015E0089269

1. Is this newly constructed residential property? ☐ YES Date occupied:   /  /   ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |  |  |
|--|--|
| <input type="checkbox"/> sale for delinquent taxes   | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation,                                    |
| <input type="checkbox"/> sale of cemetery lot  | <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity.             |
| <input type="checkbox"/> lease or transfer of severed mineral interests  | <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession                      |
| <input type="checkbox"/> by order of any court   | <input checked="" type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse                        |
| <input type="checkbox"/> by executory contract for deed  | <input checked="" type="checkbox"/> by deed which is a gift of property  |
| <input type="checkbox"/> by lease or easement  | <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
| <input type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.                           |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed of partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.   |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 1,550,063  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: Convenience Store Equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

MO-Site No. 2706563

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
416 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

Date

Signature of Grantee/Representative

Print Name and Position

Mark R. Young  
Executive Vice President  
and General Counsel

# REAL PROPERTY CERTIFICATE OF VALUE

(REQUIRED TO BE FILED WITH DEED AT TIME OF RECORDING)

Please type or print all information. This form must be prepared by the Buyer or his/her Representative.

Grantor's (Seller) Name: Kansas City Retail and Convenience LLC, a Delaware limited liability company

Grantee's (Buyer) Name: TA Operating LLC, a Delaware limited liability company

Address of Property:  
8100 Westridge Rd., Raytown, MO 64138

Grantee's address, if different from above:  
c/o Travel Centers of America LLC, Attn: Mark R. Young  
255 Washington Street  
Newton, MA 02458

Parcel ID Number: 44-930-07-01-02-0-00-000



ELECTRONICALLY RECORDED  
JACKSON COUNTY, MISSOURI

10/02/2015 11:02:49 AM

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INSTRUMENT NUMBER:  
DO NOT WRITE IN THIS SPACE  
2015E0089275

1. Is this newly constructed residential property? ☐ YES Date occupied: \_\_\_/\_\_\_/\_\_\_ ☒ NO
2. Is this vacant land? ☐ YES ☒ NO
3. Intended use of property: Present Use ☒ Renovation ☐ New Development / Construction ☐  
Other ☐
4. ☒ Check if the transaction transfers property in any of the following ways:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> sale for delinquent taxes  | <input type="checkbox"/> by deed pursuant to merger, consolidation, sale or transfer of substantially all of the assets of a corporation                                     |
| <input checked="" type="checkbox"/> sale of cemetery lot   | <input type="checkbox"/> by deed as a part of the contribution to the capital of a corporation, partnership, limited liability company, or other similar entity              |
| <input checked="" type="checkbox"/> lease or transfer of severed mineral interests   | <input type="checkbox"/> by deed executed by personal representative to convey to devisees or heirs property passing by testate or intestate succession                      |
| <input checked="" type="checkbox"/> by order of any court  | <input type="checkbox"/> by deed which conveys property held in name of any partnership, not a family, to any partner or his or her spouse.                                  |
| <input checked="" type="checkbox"/> by executory contract for deed   | <input type="checkbox"/> by deed which is a gift of property.  |
| <input checked="" type="checkbox"/> by lease or easement   | <input type="checkbox"/> by deed between family members, or to or from a family corporation, partnership, or trust for the benefit of a family member, for no consideration. |
| <input checked="" type="checkbox"/> to or from the United States, the State of Missouri, or any agency, or political subdivision thereof.                |  |
| <input type="checkbox"/> for purpose of confirming, correcting, modifying, or supplementing a previously recorded deed, without additional consideration |  |
| <input type="checkbox"/> solely for the purpose of releasing security for a debt or other obligation   |  |
| <input type="checkbox"/> by deed of partition  |  |
| <input type="checkbox"/> by deed where no money or other valuable consideration is given for the transfer.   |  |

IF ANY OF THE ABOVE ITEMS IN THE SHADED BOX ARE CHECKED, PLEASE PROCEED TO #11 BELOW

5. Total Sales Price (including all assumed mortgages and liens): \$ 3,418,351  
Points were paid by: ☐ SELLER ☐ BUYER ☒ NONE
6. Was there new financing? ☐ YES ☒ NO Did financing concessions affect sales price? ☐ YES ☐ NO
7. Is this deed part of a trade? ☐ YES ☒ NO
8. Was any personal property included in the sale price? (For example: furniture, equipment, machinery, livestock, crops, business franchise or inventory... etc.) ☒ YES ☐ NO  
Please describe: Convenience Store Equipment
9. Was this transaction at arm's length? ☒ YES ☐ NO  
(An arm's length transaction is one between unrelated parties under no duress.)
10. If you believe this transaction does not represent market value, please attach any additional information that you want the county assessor to consider.
11. I certify, under penalties of law, that this statement has been examined by me and, to the best of my knowledge and belief, is a true, correct and complete statement.

ANY PERSON WHO FAILS TO FILE A COMPLETED CERTIFICATE OF VALUE WHEN REQUIRED BY LAW, OR WHO KNOWINGLY FILES A FALSE CERTIFICATE, MAY BE PUNISHED BY A FINE OF UP TO \$1,000.

MO-Site No. 2706567

For assistance in filing this form,  
Call the Assessor's Office at (816) 881-3530  
415 E. 12th St., Suite 100M  
Kansas City, MO 64106-2752

9/28/15  
Date

Signature of Grantee/Representative

Print Name and Position  
Mark R. Young  
Executive Vice President  
and General Counsel

## Mike T. White

---

**From:** Mike T. White  
**Sent:** Wednesday, November 18, 2015 4:45 PM  
**To:** Roper Joseph (jroper@fwpcclaw.com)  
**Subject:** FW: Raytown SD: Documentation for BOE Hearing  
**Attachments:** Brief for BOE Complaints 11 16 15 (670459xA006D).pdf; Documentation for BOE Complaints Hearing (670460xA006D).pdf

Dear Joe:

First, we would like to drop the complaints for the following parcels:

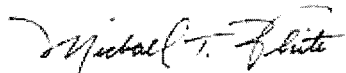
- 33-410-18-14-00-0-00-000
- 50-220-17-19-00-0-00-000

Next, as requested, please see the attached documentation for the upcoming hearing:

- Property Account Summaries
- Certificates of Value
- BOE Complaints spreadsheet
- Brief
- Raytown Quality Schools statement (to be provided orally at the hearing by counsel and/or my client)

Please let me know when a hearing is scheduled. Thanks.

Mike



**Michael T. White**

WHITE | GOSS Attorneys at Law

816.753.9200 - Main

816.863.1733 - Cell

816.753.9201 - Facsimile

4510 Belleview Ave, Ste#300, Kansas City, MO 64111

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Published by the UMKC School of Law

Regards,

Michael T. White

