

Invoice

Remit payment to:

Kansas City Title, Inc.
11601 Granada Lane
Leawood, KS 66211
Attn: Accounting

Billed to:

Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Drive, Ste. 200
Kansas City, MO 64161

Invoice number: KCT-212983**Invoice date:** April 13, 2018**Please pay before:** April 13, 2018**Our file number:** KCT-212983**Buyer:****Seller:** Hunt Midwest Real Estate
Development, Inc.

Property:**Brief legal:** S23 T47N R32W

Lee's Summit, MO
Jackson County

DESCRIPTION	AMOUNT
Report Only	175.00
Invoice total amount due:	<u><u>\$ 175.00</u></u>

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

April 13, 2018 12:00 AM

File No. KCT-212983

KANSAS CITY TITLE

Agent for

COMMITMENT

SCHEDULE A

File No.: KCT-212983

1. **Effective Date:** April 13, 2018 at 8:00 a.m.

2. **Policy or Policies to be Issued:**

(a) ☒

Amount of Coverage: \$0.00

Title Insurance Premium: \$0.00

Proposed Insured: (REPORT ONLY)

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is, at the effective date hereof, vested in:**

Hunt Midwest Real Estate Development, Inc.

4. **The land referred to in the Commitment is described as follows:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address Reference:

Kansas City Title
110 North Liberty
Independence, MO 64050
(816)-836-8233
BY: Todd M. Lynch



Closing Office:

Phone:

Fax:

Closing Officer:

Todd Lynch

todd1@kansascitytitle.com

A handwritten signature in black ink, appearing to read "Todd M. Lynch", is written over a horizontal line.

Authorized Officer or Agent

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

April 13, 2018 02:32 PM

File No. KCT-212983

EXHIBIT "A"

A tract of land in the Northwest Quarter of Section 23, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 87°35'47" West, along the North line of said Northwest Quarter, 1,001.10 feet to the Northwest corner of EAGLE CREEK-TWELFTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, said point also being the Point of Beginning of the tract of land to be herein described; thence South 02°24'13" West, along the West line of said EAGLE CREEK-TWELFTH PLAT, 310.00 feet; thence South 87°35'47" East, continuing along said West line, 420.00 feet; thence South 31°26'22" West, continuing along said West line, 162.19 feet; thence South 12°31'01" West, continuing along said West line, 50.00 feet; thence South 15°32'15" West, continuing along said West line, 90.42 feet; thence South 12°01'59" West, continuing along said West line, 80.68 feet; thence South 05°54'26" West, continuing along said West line, 80.68 feet; thence South 01°37'42" East, continuing along said West line, 117.75 feet to a point on the North line of EAGLE CREEK-SEVENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri; thence Southwesterly, along said North line, on a curve to the left, having an initial tangent bearing of South 69°38'42" West with a radius of 480.00 feet, a central angle of 32°25'10" and an arc distance of 271.60 feet; thence Westerly, continuing along said North line, on a curve to the right, having a common tangent with the last described course with a radius of 25.00 feet, a central angle of 83°44'51" and an arc distance of 36.54 feet to a point on the East line of EAGLE CREEK-THIRTEENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri; thence North 59°01'37" West, continuing along said East line, 1.76 feet; thence Northwesterly, continuing along said East line, on a curve to the right, being tangent to the last described course with a radius of 800.00 feet, a central angle of 21°15'50" and an arc distance of 296.90 feet; thence North 08°50'31" East, continuing along said East line, 21.80 feet; thence North 34°59'09" West, continuing along said East line, 50.00 feet; thence North 80°30'22" West, continuing along said East line, 20.95 feet; thence Northerly, continuing along said East line and East line of EAGLE CREEK-FOURTEENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, on a curve to the right, having an initial tangent bearing of North 32°00'07" West with a radius of 800.00 feet, a central angle of 19°02'35" and an arc distance of 265.89 feet; thence North 30°06'38" East, continuing along said East line of said EAGLE CREEK-FOURTEENTH PLAT, 20.49 feet; thence North 73°25'49" East, continuing along said East line, 6.78 feet; thence North 16°19'09" West, continuing along said East line, 50.16 feet; thence North 52°30'25" West, continuing along said East line, 21.37 feet; thence Northerly, continuing along said East line and East line of EAGLE CREEK-FIFTEENTH PLAT, a subdivision in said Lee's Summit, Jackson County, Missouri, on a curve to the right, having an initial tangent bearing of North 07°04'47" West with a radius of 800.00 feet, a central angle of 09°29'00" and an arc distance of 132.41 feet; thence North 02°24'13" East, continuing along said East line of said EAGLE CREEK-FIFTEENTH PLAT, 134.41 feet; thence North 47°24'13" East, continuing along said East line, 35.36 feet; thence North 02°24'13" East, continuing along said East line, 50.00 feet; thence North 42°35'47" West, continuing along said East line, 35.36 feet; thence North 02°24'13" East, continuing along said East line, 105.00 feet to the Northeast corner of said EAGLE CREEK-FIFTEENTH PLAT, also being a point on the North line of said Northwest Quarter; thence South 87°35'47" East, along said North line, 358.00 feet to the Point of Beginning. Containing 496,989 square feet or 11.41 acres, more or less.

COMMITMENT

SCHEDULE B - Section I

Requirements

File No.: KCT-212983

The following are the requirements to be complied with:

1. All documents pertaining to this property must be filed at the County and State where the property is located.
2. REPORT ONLY(INFORMATIONAL COMMITMENT)
3. No Policy of Title Insurance will be issued pursuant to this Commitment. This Commitment has been issued for informational purposes only.

FOR YOUR INFORMATION REGARDING TAXES:

State, County and City Taxes for the year 2017 are paid, \$45.96.

Map No. 69-220-99-98-01-8-00-000, 2017 Assessed Valuation \$527.00, 2017 Mill Levy .087213

State, County and City Taxes for the year 2017 are paid, \$235.30.

Map No. 69-220-99-97-01-5-00-000, 2017 Assessed Valuation \$2,698.00, 2017 Mill Levy .087213

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

April 13, 2018 12:00 AM

File No. KCT-212983

COMMITMENT

SCHEDULE B - Section II

Exceptions

File No.: KCT-212983

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. **Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.**
2. **Rights or claims of parties in possession not shown by the public records.**
3. **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.**
4. **Easements or claims of easements not shown by the public records.**
5. **Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.**
6. **Taxes for the year 2018 and all subsequent years.**
7. **Special Assessments levied against the premises in question now or in the future which may now be payable, but which have not been filed of record as of the date hereof.**
8. Easement over a portion of the premises in question, granted to City of Lee's Summit, Missouri, by the instrument recorded as Document No. 2011E0081885, more fully described therein.
9. Easement over a portion of the premises in question, granted to City of Lee's Summit, Missouri, by the instrument recorded as Document No. 2011E0081886, more fully described therein.
10. Easement over a portion of the premises in question, granted to City of Lee's Summit, Missouri, by the instrument recorded as Document No. 2013E0074857, more fully described therein.
11. Easement over a portion of the premises in question, granted to City of Lee's Summit, Missouri, by the instrument recorded as Document No. 2017E0065698, more fully described therein.
12. Deed of Trust executed by Hunt Midwest Real Estate Development, Inc. to Robert J. Arthur, Trustee for Commerce Bank, NA, dated July 13, 2005 and recorded September 22, 2005 as Document No. 2005I0083640, securing an original amount of \$10,000,000.00, and interest.

Copies:
Olsson Associates

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

April 13, 2018 12:00 AM

File No. KCT-212983

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest of the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
You may review a copy of the arbitration rules at: <http://www.alta.org/>.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

PRIVACY POLICY

A Guide to How We Use and Protect Customer Information

Our Pledge To You

We value the trust you have placed in us and we intend to continue to earn your trust each day. That's why we welcome this opportunity to describe our privacy policies and the steps we take to protect your customer information. In this brochure, you'll find details about these policies and procedures. In this brochure, "we", "our" and "us" refers to .

The practices and policies contained in this disclosure are subject to change, but we will communicate any material changes to you when required by applicable laws.

This Is Our Pledge To You

- We are committed to protecting your privacy at all times.
- We do not share customer information with outside companies for purposes of selling their products and services to you.
- We are committed to bringing you the services you need to successfully complete your real estate purchase, sale or finance transaction.
- We maintain security standards and procedures designed to protect customer information. We will continue to test and update our technology to improve the protection of our information about you. Behind this pledge is a simple idea. We want you to know that you can count on us - to protect the privacy and security of your customer information, and to provide you with the responsive, professional service you deserve.

Our Policies Regarding The Collection, Use and Disclosure of Customer Information

Our goal is to provide you with the services you will need to successfully complete your real estate purchase, sale or finance transaction. Along the way, we are committed to providing you with responsive, personalized service, and keeping you informed about new services that may be of immediate interest to you, or new benefits that can help you derive the greatest value from your relationship with us. Customer information is at the heart of our ability to provide superior service to you. In the sections that follow, we describe the types of information that are collected, and how and why that information may be shared with others.

Information Collection

The primary reason that we collect and maintain customer information is to serve you and administer our customer relationship with you. This information may be collected from a variety of sources, such as:

- information you provide to us on applications or forms;
- information we receive from an outside source, such as a county recorder, mortgage company or your real estate agent; or
- information about your transactions or experiences with companies affiliated with us.

The information we collect from these sources allows us to provide you with responsive and professional services to make sure the closing of your transaction is as trouble free as we can make it.

We Do Not Sell Your Personal Information to Anyone

We do not sell your personal information to anyone for the purpose of selling their products or services to you.

We Limit The Disclosure Of Your Personal Information

We do not disclose your personal information to anyone other than to effect or administer the service or product you have requested from us. The purchase, sale or finance of real estate is a complex transaction which requires us to obtain certain information about you and the property you are selling or buying in order to complete the home sale or purchase transaction. We do not share your personal information, unless one of the following exceptions apply:

- We share a limited amount of your personal information with companies that help us process or service your transaction. For example, we may share your name and the property address with a survey company or plat drawing company in order to collect information about the property in connection with providing you with a title insurance policy.
- We are permitted by law to share your personal information with others to protect the confidentiality of your records and to protect against claims, unauthorized transactions or other liabilities.
- We may also disclose personal information in limited circumstances where we believe in good faith it is required or permitted by law, for example: to cooperate with law enforcement authorities, regulatory authorities, or judicial process; and to resolve consumer disputes.

Information Disclosed to Outside Parties in Other Situations

We also disclose certain customer information to government agencies, consumer reporting agencies, and other outside parties as permitted or required by the Federal Privacy Act and other applicable laws. These disclosures are made for specific, limited purposes, such as to verify individuals' identities (reducing fraud and identity theft), to meet customer service expectations, or to make certain information a matter of public record (recording mortgages to let prospective buyers, title insurers, and others know about property liens).

Information Confidentiality and Security

Information Confidentiality and Protection Practices

As we described in our Pledge to you, we are committed to preventing others from unauthorized access to your customer information, and we maintain procedures and technology designed for this purpose. We take several steps to protect the customer information we have about you, including the following:

- We update and test our technology on a regular basis in order to improve the protection of customer information.
- We require outside companies and independent contractors to whom we provide customer information, such as plat drawing companies, to enter into a confidentiality agreement that restricts the use of the information to those purposes and prohibits independent use of the information.
- We have internal procedures that limit access to customer information, such as procedures that require an employee to have a business need to access customer information. We maintain policies about the proper physical security of workplaces and records. Our physical, electronic, and procedural safeguards comply with federal regulations regarding the protection of customer information.

Information Integrity Measures

We protect the integrity of customer information about you through measures such as maintaining backup copies of account data in the event of power outages or other business interruptions, using computer virus detection and eradication software on systems containing customer data, installing computer hardware and software, and employing other technical means (known as "firewalls") to protect against unauthorized computer entry into systems containing customer information.

How To Contact Us

If you have questions or concerns about this Privacy Policy, you can write to us at: Kansas City Title, 11601 Granada Lane, Leawood, KS 66211 Attention: Compliance Officer; or you may call us at (816)836-8233.