

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
AGENDA**

**Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
Raytown, Missouri 64133
December 1, 2022
7:00 pm**

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Thurman:	Emerson:	Meyers:
Hunt:	Frazier:	Stock:	Bruenger:
Jean-Paul:			

3. Approval of Minutes

A. November 3, 2022, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Old Business:

A. Update: PZ 2022-09, Home Occupation Zoning Text Amendments

5. New Business:

A. Case No.: PZ 2022-12

Applicant: Capital Ten Properties, LLC, Alex Aklagi, Principal

Reason: Conditional Use Permit Approval for Vehicle Sales, New or Used, for Property Located at 11900 E. 350 Highway in an M, Manufacturing, District.

- 1. Introduction of Application by Chair.
- 2. Explanation of any ex parte' communication from Commission members regarding the application
- 3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

4. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Application Analysis by Staff
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Commission Discussion
11. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business: None.

7. Set Future Meeting Date – Next Regular Meeting, Thursday, January 5, 2023, at 7:00 PM.

8. Adjourn

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**November 3, 2022
7:00 pm
Council Meeting Chambers**

1. **Welcome by Chairman Wilson.** Chairman Wilson called the meeting to order at 7:00 PM.

2. **Call meeting to order and Roll Call.**

Wilson:	Present	Thurman:	Present	Emerson:	Present
Stock:	Present	Frazier:	Absent	Hunt:	Present
Meyers:	Present	Bruenger:	Absent	Jean-Paul	Present

3. **Approval of Minutes:** Minutes of October 6, 2022, Regular Meeting were approved 5-0-2 upon motion by Ms. Emerson and second by Mr.Hunt.

4. **Old Business:**

A. Project Update, American Recovery Systems Facility at 11901 Jessica Lane

Chris Gilbert introduced Curt Peterson, attorney for ARS, who presented a very brief update on this project, approved in 2001 and presently under construction renovation.

5. **New Business:**

A. Case No.: PZ 2022-10:

Applicant: Stauffer Properties, LLC

Reason: Amend Zoning Classification from NC, Neighborhood Commercial to R-1, Low Density Residential on Property Located at 9313 E. 63rd Street.

1. Introduction of Application by Chairman.

Chairman Wilson introduced the application.

2. Explanation of any Ex Parte Communications Regarding the Application.

Mr. Meyers reported an ex parte contact regarding this application because the applicant is a client of his.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report and supporting documents into the record. Chris Gilbert requested an additional document, a letter received after publication of the Planning Commission packet, from a neighboring property owner regarding this application. This document is attached to the back of these minutes.

4. Staff Presentation of Application.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, addressing the background of the request, compliance with the Raytown Comprehensive Plan Future Land Use Map, and use intentions for the property under the requested new zone.

5. Public Comments on Application.

Molly O'Hara, 6505 Laurel, Raytown, spoke in favor of the application.

6. Commission Discussion.

The commissioners asked questions of staff and the applicant which were all answered.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Ms. Emerson motioned and Mr. Jean-Paul seconded to recommend approval of the requested zoning map amendment to the Board of Aldermen.

VOTE: Motion passed 7-0.

6. Other Business- None

7. Set Future Meeting Date – Next scheduled meeting date is December 1, 2022.

7. Meeting was Adjourned at 7:35 PM upon motion by Ms. Emerson and second by Ms. Stock.

Planning Commission Meeting

November 3, 2022

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
BRAD McDONALD	BRAD@ZIPKCCOM	816 716 8029		
MOLLY O'HARA	6505 LANFEL RAYTOWN	316 806 7996		
Timothy Spurr	8320 Brookside Plaza	816 799-8435		
Chris Mattix	4510 Bellevue Ave KCMO	816 502-4739		
JEFF MARTIN	5401 Raytown Rd	816-830-4305		jeffemartin@jordanrowd.com
DAVE DRESNICK	5315 Raytown Rd	816 985-5450		ddresnick@gmail.com
Kathryn McDonald	9946 Craig Dr Overland Park KS66212	913-424-4497		Kathryn.mcdonald45@gmail.com
Steve Hullo	5500 Raytown Rd	816.353-8000		Steve.hullo@jchcc.com

Raytown Equestrian Park

9400 E. 63rd St.
Raytown, MO 64133

October 26, 2022

City of Raytown
Raytown Community Development Dept
Raytown Planning & Zoning Commission
10000 E 59th St.
Raytown, MO 64133

RE: 9313 E 63rd St., Raytown MO 64133 Rezoning Request

Dear Commissioners,

I find it odd to have one residential lot in between all commercial. When I owned the property, we had residential use even though it is in NC zoning. What happened?

In any event, I am not opposed to progress in Raytown, but in this case, I say no to the rezoning.

Kindest Regards,


Raytown Equestrian Park, LLC

Neal S. Clevenger



PZ 2022-09 UPDATE

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 1, 2020

Re: Zoning Text Amendments to Chapter 50 Regarding Home-Based Businesses

TEXT AMENDMENTS SUMMARY

The zoning text changes reviewed by the Planning Commission at its meeting on October 6, 2022, to various sections of Chapter 50 to address recent action by the Missouri State Legislature regarding Home Occupation regulation have undergone some minor adjustments in the language. This language was adjusted after the meeting but before presentation to the Board of Aldermen to permit staff to better regulate certain types of businesses that did not fall under the specific definitions in state law where the activity was primarily conducted away from the home such as contractors and door to door salesmen. These adjustments were not considered to be substantial, in consultation with legal counsel, to the level of requiring another review by the Planning Commission. Consideration by the Board of Aldermen was continued to December 6, 2022, at staff request, at which time the Board will hold a public hearing on the full set of changes.



PZ 2022-12

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: December 1, 2022

Re: Application for Conditional Use Permit for Vehicle Sales, New or Used

CONDITIONAL USE PERMIT APPLICATION SUMMARY

Applicant:

Property Owner: Capital Ten Properties, LLC, Alex Aklagi, Principal

Property Location: 11900 E. 350 Highway

Request: Conditional Use Permit approval for Vehicle Sales, New or Used

Zoning: M, Manufacturing District

The applicant, Alex Aklagi of Capital Ten Properties, is requesting Conditional Use Permit (CUP) approval for a Vehicle Sales New or Used use in a Manufacturing (M) zoning district. Mr. Aklagi is applying for a new CUP under Capital Ten Properties to resume vehicle sales that he previously performed on the property as AutoMax KC, LLC, from August, 2014, until the City approved the Conditional Use Permit issued to KC RV's in January, 2022, to sell RV's, boats, and off-road vehicles. KC RV's vacated the property in October of 2022, and Mr. Aklagi, the property owner, wishes to restart his business on the now vacant lot with a new CUP. Per the city's land use table, vehicle sales can only be conditionally approved in this zoning district. There are currently two licensed repair businesses for cars and boats using some of the space on the south side of the property.



Figure 1 – Site Photos. Garage Area, South Side, North Side

BACKGROUND

Property's Zoning Classification	Manufacturing (M)
Surrounding Properties' Zoning	Manufacturing (M), Highway Commercial (HC), Medium Density Residential (R-2)
Surrounding Overlay	350 Corridor Overlay
Surrounding Land Use	Manufacturing, Office, Commercial, Institutional, some Senior Living Residential
Designated Future Land Use	Commercial
Ward	Ward 4
Approximate Land Area	4.25 Acres
Roadway Classification	Entrances to both Eastbound and Westbound 350 Highway. Westridge Road on East but no Access



Figure 2 – Surrounding Zoning and Location Map

SITE DESCRIPTION AND PRESENT USE

The site upon which this application is located is the former AutoMax KC and KC RV's sales lot, which is presently vacant. Mr. Aklagi is the property owner and intends to reopen his former vehicle sales business on the property upon approval of this Conditional Use Permit application. The site is well maintained, sufficient in size to accommodate a full-service vehicle sales business. There are presently two licensed repair businesses for boats and cars located in buildings on the south end of the property.



SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by industrial/office, commercial and institutional uses. It does adjoin (across the highway right of way) part of the Jessica Estates Senior Development on the north side of 350 Highway.

HISTORY

Alex Aklagi and his partner Mike Reza were issued a Conditional Use Permit for Vehicle Sales in August 2014 for this property, and it was specifically issued to them and was not transferable. In 2021, KC RV's applied for and was issued a CUP (January, 2022) specifically to them to operate an RV, boat and off-road/motorsports sales establishment on the site, replacing Auto Max KC. Alex Aklagi continued to own the property. In October of 2022, KC RV's closed operations on the property and moved out in a short time frame. As a result of the loss of this tenant on his property, Mr. Aklagi is pursuing reinstatement of his previous vehicle sales operations.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on November 16, 2022. Public notice letters were sent to property owners within 185 feet of the property by the applicant. The Neighborhood Information Meeting was held on November 17, 2022, and no persons showed up for the meeting. To date, the Community Development Department has received no calls or written emails or letters regarding this application.

ANALYSIS

Evaluating an application for a conditional use permit requires consideration to be given by the City to the health, safety, morals, comfort and general welfare of the inhabitants of the City, including but not limited to, the following factors:

1. Stability and integrity of the various zoning districts

The subject parcel and all adjacent lots between the eastbound and westbound lanes of 350 Highway and west of Westridge Road are zoned M, Manufacturing. While this zoning district is designed primarily to accommodate warehousing/office and manufacturing uses, many vehicle-related uses are permitted or conditional activities as well. The presence of 350 Highway and the large daily count of vehicles along this roadway provide a ready and visible customer base for vehicle sales businesses. Being located between the eastbound and westbound lanes of 350 Highway in a primarily industrial zoned area, impacts on surrounding properties should be minimal.

2. Conservation of property values

No negative change to neighboring property values is expected. Requirements are being added as conditions of approval to mitigate any expected concerns with this use of the property.

3. Protection against fire and casualties

Staff has no concerns regarding fire and/or casualties on this project. The existing building is a modern building complex.



Staff Report

Community Development
Planning and Development Services

4. Observation of general police regulations

The proposed new vehicle sales business is not anticipated to violate any general police regulations. The activity is all contained on the site with the exception of the access points from 350 Highway. Anytime vehicles are left unprotected overnight, there is the possibility that vandalism and theft can occur, but this true of any business and its products. Basic security measures including appropriately shielded lighting and cameras can assist in reducing the risk of these types of crimes.

5. Prevention of traffic congestion

The proposed new business will not increase traffic congestion above what has existed on the property since 2014 as a vehicle sales lot. Additional traffic generated by the vehicle sales will be easily handled with the direct highway access to both westbound and eastbound 350 Highway.

6. Promotion of traffic safety and the orderly parking of motor vehicles

The proposed new business will not substantially increase traffic safety risk over what is already present given two major means of ingress/egress, nor the orderly parking of motor vehicles as the site contains sufficient spaces to accommodate vehicles for sale, customers, employees, and repair/detail area vehicles. These spaces were properly located and striped to meet code in 2022 by KC RV's, therefore staff has no additional requirements to add. Adequate access to the property is presently available directly from 350 Highway in both directions:

7. Promotion of the safety of individuals and property

The proposed new business will not affect the safety of individuals or property. The structures are in reasonable condition and no building modifications are required outside of any minor improvements required when the commercial use permit inspection is performed. The property was recently inspected in early 2022 for KC RV's, therefore no major issues are expected.

8. Provision for adequate light and air

The proposed new business will not significantly affect the air quality of the area above what is normal for a vehicle sales operation, and should have minor additional impacts on neighboring properties, and should be comparable to previous operations as AutoMaxKC.

9. Prevention of overcrowding and excessive intensity of land uses

The proposed new business will be consistent with the previous KC RV's intensity of use on the property and has sufficient parking to adequately address all display and operational needs.

10. Provision for public utilities and schools

The proposed new business will not affect any public utilities or schools but will generate some additional revenue. The existing structures are already connected to utility services.

11. Invasion by inappropriate uses

This particular use as a vehicle sales operation will not increase intensity of use above what the previous AutoMaxKC and KC RV's businesses operated at and should not therefore be an invasion by an inappropriate use. Additionally, both former businesses were operating under CUP's approved by the City and the property is located in a high use intensity Manufacturing District within which higher intensity uses are both present and expected.



12. Value, type and character of existing or authorized improvements and land uses

The property on which the proposed business would be located is developed. Staff has provided recommended conditions of approval to ensure compliance with existing code standards.

13. Encouragement of improvements and land uses in keeping with overall planning

Staff has no concerns regarding the proposed business adhering to overall planning principles if the recommended conditions of approval are adopted and followed by the applicant. This reuse of the property is wholly consistent with previous use of the property.

14. Provision for orderly and proper renewal, development and growth

The proposed vehicle sales business should not affect the orderly and proper renewal, development or growth of the city. This use will permit the property to continue operating and generating revenue in a manner consistent with previous uses on the property. This use will also avoid the possibility of having a long-term vacant lot and buildings on 350 Highway should the application is approved.

RECOMMENDATION

Staff recommends approval of Case No. PZ 2022-12 – Conditional Use Permit for a Vehicle Sales, New or Used, use for Capital Ten Properties, LLC, Alex Aklagi, Principal, to be located at 11900 E. 350 Highway with the following recommended conditions of approval:

The following conditions are required to be met on an ongoing basis:

1. Parking and display lot and entrance drives from 350 Highway shall be maintained in good condition at all times.
2. Ensure the entire building exterior is maintained in good condition at all times, including paint, doors, windows, and facade. This includes perimeter fencing and trash enclosure maintenance and repair.
3. Ensure the site is maintained in good condition at all times including trimming of weeds and grass. All junk, trash, and debris that collects on the site to be removed immediately and not permitted to remain.
4. Any additional site lighting installed for security purposes shall be fully shielded and not cast light onto neighboring properties.
5. No vehicles or signage shall be displayed in City of Raytown or State of Missouri right of way areas.
6. All inoperable vehicles undergoing on-site maintenance shall be placed inside the building and not be visible to the public.



Staff Report

Community Development
Planning and Development Services

7. All signage shall be issued under separate permit process and shall meet Municipal Code requirements.
8. Any trash dumpster placed on site needs to be within a fully screened enclosure unless stored indoors except on trash pickup day. Such enclosure shall have a proper gate that can be accessed by the trash truck and also screen the container from view at all times.

General Conditions of Approval:

9. The Conditional Use Permit to be issued only to the applicant and is not transferable. Any new business acquiring the vehicle sales operation from the applicant shall apply for and obtain its own Conditional Use Permit.
10. The property should not be occupied and used until the Commercial Use Permit and/or a Business License to operate are issued. This does not apply to currently licensed vehicle repair businesses operating on the property.
11. Compliance with all applicable local, state and federal regulations, codes, ordinances, and laws.



CONDITIONAL USE PERMIT APPLICATION

1. Location 11900 East Row 350 Raytown, MO 64138
2. Property Owner (Printed, as appears on deed) Capital Ten properties
 Address 6518 W 132 St. of. KS 66209
 Phone 913-636-7882 Email aaklogi@gmail.com
 Property Owner (Signature) Alex Aklogi
3. Applicant/Agent Alex Aklogi
 Phone 913-558-1083 Email aaklogi@gmail.com
 Applicant/Agent (Signature) Alex Aklogi
4. The property's current use/purpose is: Auto Boat, RV Dealership services
5. The property's current zoning classification is: _____
6. The proposed use/purpose of the property is: _____
7. The proposed conditional use will be in keeping with the character of the neighborhood because:
It's been a Dealership
8. The proposed use will be consistent with the uses and zoning on nearby parcels because:
It's been a auto dealership
9. Prior to submitting this application, the property has been vacant for:
0

*place an ordinance,
 AutoMax KCS Ten*

Alex Aklogi



10. This property is more suited for the proposed use than its current use(s) because:

this property has been a auto dealership

11. The proposed conditional use could have the following detrimental effects on nearby parcels:

none, bring more business and tax revenue for city & county. Decrease crime.

12. If the application is denied, the property owner(s) will face the following hardships:

closed down, loss revenue, taxes and more crime in the area.

13. Public facilities and utilities are adequate to serve the proposed use as follows:

Yes, plenty of offices & garages

14. Additional comments:

Auto Max PC had been operating for last seven years at this location. It has increased local raytown residents, increased local income & tax revenues.

15. Filing Fee payable to the City of Raytown, for \$450.00 (cash, check or credit card).

16. Signature - Property Owner or Legal Agent *Alex Ablogi*

17. Signature - Applicant or Legal Agent *Alex Ablogi*

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Jacob Beran** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 16, 2022** edition and ending with the **November 16, 2022** edition, for a total of 1 publications:

11/16/2022

Notice of Public Hearings
Affected Property: 11900 E. 350 Highway, Raytown, Missouri
Jackson County Parcel ID #
44-930-03-08-00-0-00-000,
44-930-03-10-00-0-00-000

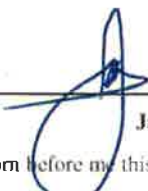
A public hearing to consider a Conditional Use Permit application to operate a "Vehicle Sales, New or Used" Use in an M, Manufacturing District, filed by Alex Aklagi of Capital Ten Properties, will be held by the Raytown Planning & Zoning Commission at 7:00pm on Thursday, December 1, 2022. The packet and agenda should be available for view on the City of Raytown website on Wednesday, November 22, 2022.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, January 3, 2023.


All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.
12173214 Jackson Nov. 16, 2022



Jacob Beran
Subscribed & sworn before me this 17 day of Nov, 2022
(SEAL)



Notary Public



MAILING LIST FOR 11900 E 350 HWY VEHICLE SALES CUP

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
Blue Ridge Bible Church	11950 E 350 Hwy, Raytown, MO 64138		
Shelly Seagraves	1000 Allendale Lake Rd., Greenwood, MO 64034		
Betty Boan Trust	3400 SW Meyer Blvd., Blue Springs, MO 64015		
Quality Property, LLC	5922 Southview Dr., Liberty, MO 64068		
Minit mart, LLC	165 Flanders Rd., Westborough, MA 01581		
Jessica Estates, LP	5000 W. 95 th St., Ste. 120, Prairie Village, KS 66207		
Noe Gomez & Pamela Hernandez	8604 E. 55 th St., Kansas City, MO 64129		
Larry Patel	115 Bluejay Dr., Ste 201, Liberty, MO 64068		
Belger Land, LLC	11651 E. 350 Hwy., Raytown, MO 64138		
RVFM 1, LLC	16 Berryhill Rd., Ste. 200, Columbia, SC 29210		
Eternalbuild, LLC	11701 E. 350 Hwy., Raytown, MO 64138		

November 8, 2022

Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing an application for a Conditional Use Permit for a "Vehicle Sales, New or Used" use, filed by Alex Aklagi, to be located at 11900 E. 350 Highway in Raytown, Missouri. The applicant intends to operate a mixed vehicle type sales lot including RV's, boats, and automobiles. As a nearby owner or tenant, you are entitled to appear and provide comment at any of the public hearings on this matter or to provide written comment.

The applicant will be holding a neighborhood information meeting in the City Council Chambers at 4:00 PM on Thursday, November 17, 2022, to which you are invited to discuss the application directly with them. City staff will not be present at this time. If you have any concerns or need more information about the application, this is a good meeting to attend.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission **at 7:00 PM on Thursday, December 1, 2022.** The full packet and agenda should be available for view on the City of Raytown website on Wednesday, November 22, 2022.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, January 3, 2023.**

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

11-17-22

Alex's
Neighborhood Mt

~~Board of Aldermen Meeting~~

Public Comments Sign-in Sheet

	Name	Address	Phone
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ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
03/10/2015 08:41:04 AM
WD FEE: \$ 27.00 3 Pages
INSTRUMENT NUMBER:
2015E0019509

Missouri General Warranty Deed

This Indenture, Made on 6th day of March, 2015, by and between
ALEX A. AKLAGI AND VALENTINA T. AKLAGI, **husband and wife**, as GRANTOR, and

CAPITAL TEN PROPERTIES, LLC, A KANSAS LIMITED LIABILITY COMPANY, ,
as GRANTEE, whose mailing address is: **6518 W 132nd St., Overland Park, KS 66209**, the
property at the following address:

Property Address: **11900 E. 350 HWY., RAYTOWN, MO 64138**

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars
(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE,
GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in
the County of **JACKSON** and State of **Missouri**, to wit:

SEE ATTACHED EXHIBIT A

Subject to easements, restrictions, reservations, and covenants of record, if any.

Secured Title of Kansas City
111 W. 10th St.
Kansas City, MO 64105
SKC0026165C

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.


ALEX A. AKLAGI


VALENTINA T. AKLAGI

In The State of ^{KANSAS} ~~Missouri~~, County of Johnson, on this 6 day of MARCH, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ALEX A. AKLAGI AND VALENTINA T. AKLAGI HUSBAND AND WIFE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.


Notary Public

My Term Expires: 10/24/2017

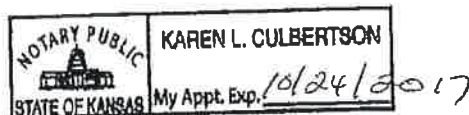


EXHIBIT "A"

TRACT I:

A tract of land in the West 1/2 of the Southwest 1/4 of Section 15, Township 48, Range 32 in the City of Raytown, Jackson County, Missouri, described as follows: Commencing at the point of intersection of the West line of said Section 15 and the Southerly right-of-way line of the Westbound lane of U.S. Highway No. 50, as now established; thence South 61 degrees 21 minutes 25 seconds East (this and subsequent bearings are based on a bearing of due North on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 15) along said Southwesterly right-of-way line, a distance of 525.0 feet to the point of beginning of the tract of land to be herein described; thence South 61 degrees 21 minutes 25 seconds East continuing along Southwesterly right-of-way line, a distance of 357.47 feet; thence South 28 degrees 38 minutes 35 seconds West at right angles to said Southwesterly right-of-way line, a distance of 320.16 feet to a point on the North line of a tract of land described in Document No. 468978, recorded in Book 684, at Page 612, in the Jackson County Recorder's Office; thence North 88 degrees 21 minutes 30 seconds West along said North line, a distance of 27.72 feet to a point on the Northeasterly right-of-way line of the Eastbound lane of U.S. Highway No. 50, as now established; thence North 38 degrees 42 minutes 13 seconds West along said Northeasterly right-of-way line, a distance of 289.89 feet; thence Northeasterly on a straight line to the point of beginning of the tract herein described.

TRACT II:

A tract of land in the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 48, Range 32 in the City of Raytown, Jackson County, Missouri, described as follows: Commencing at the point of intersection of the West line of said Section 15 and the Southwesterly right-of-way line of the Westbound lane of U.S. Highway No. 50, as now established; thence South 61 degrees 21 minutes 28 seconds East (this and subsequent bearings are based on a bearing of due North on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 15) along said Southwesterly right-of-way line, a distance of 882.47 feet to the true point of beginning of the tract of land to be herein described; thence South 28 degrees 38 minutes 35 seconds West at right angles to said Southwesterly right-of-way line, a distance of 320.16 feet to a point on the North line of a tract of land described in Document No. 468978, recorded in Book 684, at Page 612, in the Jackson County Recorder's Office; thence South 88 degrees 21 minutes 30 seconds East along said North line, a distance of 670.20 feet to a point on the West right-of-way line of Westridge Road as now established; thence due North along said West right-of-way line, a distance of 18.10 feet to a point on the Southwesterly right-of-way line of aforesaid Westbound lane of U.S. Highway No. 50; thence North 61 degrees 21 minutes 25 seconds West along said Southwesterly right-of-way line, a distance of 588.47 feet to the point of beginning.



Official Receipt

Jackson County, MO

2021 Property Tax

Paid November 23rd, 2021

Receipt Details

Receipt Number 12617324	Amount Applied \$43,992.46
Payer Name CAPITAL TEN PROPERTIES LLC	Tender Type ACH
Payer Address 11900 E M 350 HWY RAYTOWN, MO 64138	

Real Property

Property Account Number 44-930-03-08-00-0-00-000

Name
CAPITAL TEN PROPERTIES LLC

Address
11900 E M 350 HWY
RAYTOWN, MO 64138

Since 2015-03-06	To --
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Legal Line

SEC 15 TWP 48 RNG 32 POB IS 972' N OF SW COR OF SE SW 1/4 TH W 702' TH N 28 DEG E 320' TO PT TH SLY ON SLY LI HWY 50 WESTBOUND TH SELY ALG LI 605' TO C/L WESTRIDGE RD TH S 12' TO POB (EX PT IN ST) null

Tax Year 2021

Receipt Details

Amount Applied \$31,172.34	Unpaid Balance \$0.00	Description A/V Principal-Commer
Amount Applied \$4,745.55	Unpaid Balance \$0.00	Description Replacement Tax

Distribution of Districts

STATE BLIND PENSION
\$99.07
BOARD OF DISABLED SERVICES
\$218.95
MENTAL HEALTH
\$355.67
METRO JUNIOR COLLEGE
\$669.73
MID-CONTINENT LIBRARY
\$1,145.27



Official Receipt

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