

REQUEST FOR PROPOSALS  
FOR  
THE CURATORS OF THE UNIVERSITY OF MISSOURI  
FOR  
FURNISHING AND DELIVERY  
OF  
TITLE SERVICES  
RFP # 6222

OPENING DATE: January 16, 2018

TIME: 2:00 PM, CT

Prepared by:  
Stacy Jones,  
Professional Services Specialist  
University of Missouri System  
Supply Chain

Dated: December 18, 2017

## NOTICE TO RESPONDENTS

The University of Missouri requests proposals for the Furnishing and Delivery of Title Services, RFP #6222, which will be received by the undersigned at the UM System Supply Chain, 1201 State Street, G5C Campus Support, Rolla, MO 65409 until 2:00 p.m., CT, January 16, 2018 Proposals will be opened and identified starting at 2:05 p.m., CT.

The University of Missouri reserves the right to waive any informality in proposals and to reject any or all proposals.

THE CURATORS OF THE  
UNIVERSITY OF MISSOURI

By: Stacy Jones,  
Professional Services Specialist  
University of Missouri System Supply Chain  
[jonessta@mst.edu](mailto:jonessta@mst.edu)

Dated: December 18, 2017

**UNIVERSITY OF MISSOURI**  
**DETAILED SPECIFICATIONS AND SPECIAL CONDITIONS**  
**UNIVERSITY OF MISSOURI – TITLE SERVICES**  
**RFP#6222**

**1. INTRODUCTION:**

The Curators of the University of Missouri, a public organization, purpose to contract on behalf of the University of Missouri System (referred to as “University”) with an organization (referred to as “Contractor”) for the Furnishing and Delivery of Title Services; as described herein.

Attached hereto is a Form of Proposal to be used for the submission of information requested herein. The Form of Proposal must be sealed and clearly addressed to the University of Missouri System Supply Chain, 1201 State Street, G5C Campus Support Facility, Rolla, Missouri 65409. A notation must be made on the sealed envelope showing the contents to be a proposal for Furnishing and Delivery of Title Services RFP# 6222 and received no later than, January 16, 2018 at 2:00 p.m. CT.

**All proposals must be submitted, one hard copy, and one electronic copy (thumb drive, or flash drive is the only acceptable form of electronic copy). Electronic Files MUST NOT be password protected. All pricing solutions must be submitted in a separate file from the proposal solution.**

**2. OBJECTIVE/SCOPE:**

The University of Missouri System is seeking proposals from qualified title companies for title insurance, title search and closing services related to the sale of properties from the University of Missouri - Kansas City Board of Trustees (“Trustees”) to the Curators of the University of Missouri.

The Trustees own 54 properties (39 single family homes, 11 duplexes, 2 six-plexes and 2 vacant lots (“Properties”) in the general vicinity of the University of Missouri-Kansas City campuses and further described in Exhibit A.

The University intends to purchase the Properties with the anticipated sales/closings to occur by December 31, 2018.

The University reserves the right to combine transactions into a single transaction, groups of smaller transactions, or based on individual properties. The sales prices will be \$1 per property (as described in Appendix A) and the face value of the respective title commitments are expected to correspond to the county’s assessed property values.

### **3. FINANCIAL DISCLOSURE:**

All respondents must provide a complete disclosure of any and all financial relationships between Respondent and University of Missouri faculty and staff.

### **4. PAYMENT:**

All proposals to be submitted on the basis of "Preferred" settlement method is through the use of Electronic Accounts Payable solutions. Payment terms associated with these forms of payment will be issued as net 15 after the date of invoice. Payment terms associated with settlement by check will be considered to be net 30 days. Cash discounts for prompt payment may be offered but they will not be considered in determination of award unless specifically stated in the Detailed Specifications and Special Conditions. The University may withhold payment or make such deductions as may be necessary to protect the University from loss or damage on account of defective work, claims, damages, or to pay for repair or correction of equipment or supplies furnished hereunder. Payment may not be made until satisfactory delivery and acceptance by the University and receipt of correct invoice have occurred.

### **5. NON-FUNDING CLAUSE:**

The Curators of the University of Missouri is a public corporation and, as such, cannot create indebtedness in any one year (the fiscal year beginning July 1 to June 30) above what they can pay out of the annual income of said year as set forth in Section 172.250 RS MO. Therefore, if the University determines it has not received adequate appropriations, budget allocations or income to enable it to meet the terms of this contract, the University reserves the right to cancel this contract with thirty (30) days' notice.

### **6. AWARD OF CONTRACT:**

Proposals will be awarded based upon the criteria set forth in Section 15 - Detailed Specifications. The University is seeking to contract with a single supplier.

### **7. QUESTIONS AND CLARIFICATIONS:**

All questions on this Request for Proposal must be submitted in writing. Any attempt to make contact with any other University personnel will be viewed as inappropriate and will have negative implications on your proposal. Questions should be emailed to Stacy Jones at [jonessta@mst.edu](mailto:jonessta@mst.edu) The deadline for submission of questions is Monday, January 8, 2018 at 4:00 pm Central Standard Time.

## **8. DESIRED TIME-LINE FOR PROJECT:**

- Request for proposal documentation published on December 18, 2017
- Proposal responses must be received no later than 2:00 pm Central Standard Time on January 16, 2018
- If required, finalists will be notified of in-person interviews/presentations following review of responses with meetings taking place the week of January 22, 2018.
- The University is anticipating a proposal award by the end of January. The desired completion date for all Title Work is March 16, 2018. (The University reserves the right to cancel or modify this RFP at any time. Furthermore, the University will select the proposal that, in the University's opinion, meets the needs and is the best fit for this project.)

## **9. INSTRUCTIONS FOR PROPOSAL RESPONSE:**

Respondents to this proposal are required to fully respond with compliance statements to each of the mandatory specifications/limiting criteria. Respondents are required to fully respond with description of ability to meet (and how) desirable specifications.

Respondents must be clear and concise in responses in order to be fully credited in the evaluation. Attach and reference any relevant documentation that would ensure the evaluating committee that specifications are met. If "no response" or insufficient response to substantiate compliance is provided, the University reserves the sole right to reject vendor's proposal from further consideration. Your qualifying response must include all topics and questions, fully answered and in the sequence listed below. Attachments that enhance or amplify responses or provide relevant illustrations are welcomed, however, superfluous information is not requested.

## **10. PREPERATION OF PROPOSALS/INCLUSIONS**

1. All proposals must be submitted, in one original hard copy and one copy on a flash or jump drive, with pricing solutions submitted on a separate file from proposal solutions and must be enclosed in a sealed envelope plainly marked: "Title Services RFP# 6222 " and addressed, mailed and/or delivered to University of Missouri System Supply Chain, 1201 State Street, G5C Campus Support Facility, Rolla, MO 65409 ATTN: Stacy Jones. All electronic copies MUST NOT be password protected.

To receive consideration, proposals must be received, at the above address, prior to the proposal opening time and date stated in this RFP. Respondents assume full responsibility for the actual delivery of proposals during business hours at the specified address.

2. Proposals should be organized into distinctive sections that correspond with the individual evaluation categories described herein and be in the order they are listed in the proposal.
  - a. Each distinctive section should be titled with each individual evaluation category and all materials related to that category should be included therein.
  - b. It is the responder's sole responsibility to submit information related to the evaluation categories and the University is not obligated to solicit such information if it is not included. The failure to submit such information may cause an adverse impact on the evaluation of the proposal.
  - c. All responses to the request for proposal should be limited to a total of not more than 5 pages.

#### **11. INSURANCE REQUIRMENTS:**

- Contractor agrees to maintain, on a primary basis and at its sole expense, at all times during the life of any resulting contract the following insurance coverages, limits, including endorsements described herein. The requirements contained herein, as well as the University's review or acceptance of insurance maintained by Contractor is not intended to and shall not in any manner limit or qualify the liabilities or obligations assumed by Contractor under any resulting contract. Coverage to be provided as follows by a carrier with A.M Best minimum rating of A-VIII.
  - Professional Liability: Contractor agrees to maintain Professional Liability insurance to cover claims arising out of the negligent acts, errors or omissions of Contractor, Sub Contractor or anyone directly or indirectly employed by them. Coverage shall be not less than \$1,000,000 per occurrence, \$3,000,000 aggregate.
  - A certificate of insurance evidencing all coverage required is to be provided prior to the inception date of the contract between the contractor and the University. Contractor/Party is required to maintain coverages as stated and required to notify the University of a Carrier Change or cancellation within two (2) business days. The University reserves the right to request a copy of the policy. The University reserves the right to require higher limits on any contract provided notice of such requirement is stated in the request for proposals for such contract.

#### **12. PRICING PROPOSAL:**

Pricing Proposal must include a break-down of the cost for Owners Policies and the closing fees/costs (to be paid in their entirety by the University). Pricing proposals must be in a separate file on the electronic format submitted.

### **13. DIVERSITY:**

Contractor must indicate capability to provide supplier diversity participation either as first or second tier spend as described on the Supplier Diversity Participation Form attached as Attachment A. Form must be completed as a part of your response.

### **14. PROPOSAL EVALUATION AND CRITERIA FOR AWARD OF PROPOSAL:**

#### **1. RFP Evaluation**

- a. Proposals will be evaluated in the areas as described in Section 3 below. Respondents must meet or exceed the limiting criteria to be qualified for further scoring. If requirements are not met, the vendors are disqualified from further evaluation/award. Qualified remaining respondents will be scored on their ability to meet scored criteria/desirable specifications, which includes qualitatively, how specifications are met. A team of University of Missouri individuals will evaluate and assign points to vendor's responses to desirable criteria. At the sole option of the University, the functional/technical review team may decide to go on a site visit at their expense or request vendors to perform in person presentations to confirm specifications are met as provided in responses. The University could elect to not award to a potential respondent if site visits revealed compliance inconsistency.
- b. An evaluation team will evaluate the proposals utilizing the following process:
  1. Results of the initial proposal evaluation are used to determine those having a reasonable chance of being selected for award. Proposals determined not to be competitive will be eliminated from further consideration, and the respondents are notified accordingly.
  2. The University may, at its sole discretion, conduct limited communications with one or more respondents for the purpose of determining whether the proposals should be included for further consideration. Such communications may be conducted to enhance the University's understanding of proposal(s) and may be used to:
    - a. Validate or clarify the proposed pricing; and
    - b. Clarify omissions, ambiguities and uncertainties in respondent's proposal; and
    - c. Clarify relevant firm experience information.
  3. The University reserves the right to make determinations about any proposals received without conducting further communications with any respondents. Further, the University, at its sole discretion, may waive minor informalities and minor irregularities in proposals received.
  4. The University may make source selection after the initial

proposal evaluation and presentations or may conduct discussions with any or all respondents who have submitted proposals, which are determined to be competitive. The purpose of such discussions is to assist the evaluators in fully understanding each proposal by:

- a. Discussing those aspects of each proposal, which contain omissions, ambiguities and uncertainties;
  - b. Verifying and identifying strengths and weaknesses which could affect work performance;
  - c. Verifying the validity of the respondent's proposed pricing; and
  - d. Assessing the proposed personnel and the respondent's capabilities for performing the work.
5. After discussions, if any, the initial evaluation findings will be reviewed and may be revised to incorporate the results of the discussions to arrive at a final evaluation.
  6. The evaluation findings will be compiled by the evaluation team and ratings are assigned which incorporate the results of the proposal assessments and any discussions with respondents.

## **2. Contractor Selection**

- a. The results of the final RFP evaluation will be approved by the appropriate authorized University personnel and Professional Services Specialist will notify the selected Respondent and coordinate the negotiation of contractual terms and conditions based on the proposal(s) submitted.
- b. The University reserves the right to reject all proposals, to award a contract based on initial proposals (without proposal clarifications) or to conduct oral discussions, prior to making source selection.

## **3. Evaluation**

- a. Specific evaluation questions are found in section 15 below. The criteria and factors for use to evaluate the proposal are listed below in no particular order.
  1. Limiting Criteria (Contractor must meet or exceed these criteria to be considered further)
  2. Desirable Criteria
  3. Complete submission of required documentation
  4. In person interviews/presentations (if required)
  5. Pricing Proposal



**15. DETAILED SPECIFICATIONS:**

**LIMITING CRITERIA:**

1. Respondent shall have been licensed to do business as a Title Company for not less than five years.

Confirm Compliance: Yes \_\_\_\_\_ or No \_\_\_\_\_

2. Respondent shall be underwritten by a National Underwriter

Confirm Compliance: Yes \_\_\_\_\_ or No \_\_\_\_\_

3. Respondent shall be in compliance with American Land Title Association Best Practices

Confirm Compliance: Yes \_\_\_\_\_ or No \_\_\_\_\_

4. Respondent shall fully meet or exceed all insurance requirements as listed above

Confirm Compliance: Yes \_\_\_\_\_ or No \_\_\_\_\_

**DESIRABLE CRITERIA:**

1. The University has listed the desired timeline for completion of this project in #8 above. Describe your company's ability to comply with that timeline, or, detail a subsequent timeline to include deadline for completion.
2. Provide details about the title plant your company will be accessing throughout this project.
3. List names, contacts, addresses, and phone numbers of three clients you have served that have included multiple properties.

## **ADDITIONAL INFORMATION:**

- The University issues this solicitation with the understanding that it may or may not lead to the eventual procurement of products or services. This decision will be made by the University and in the best interest of the University.
- The University reserves the right to reject any or all proposals received. Non-acceptance of a proposal will mean that one or more other proposals were deemed more advantageous to the University or that all proposals were rejected. Firms whose proposals are rejected will be notified after a binding contractual agreement between the University and the selected firm exists, or when the University rejects all proposals. In the event that a response contains significant errors or if a response fails to conform to the requirements of the RFP, the university alone shall judge if the variance is significant enough to reject the proposal.
- The University shall select finalists that appear to have the ability to service the University's needs. The University may ask the finalist to travel to Columbia, Missouri to present further detail and respond to questions at your expense. The University shall not be responsible for any related costs.
- In the event that a response to this RFP contains information which is deemed by the company as being of a proprietary nature, the pages containing such information must be clearly marked as PROPRIETARY INFORMATION and placed in a marked envelop. The University will disclose this information only to the members of the evaluation committee. However, an agency cannot classify any information pertaining to contract terms, experience, proposed products or proposed pricing as proprietary information. Pricing information cannot be considered proprietary.
- Companies submitting proposals agree to submit to all criteria set forth by the RFP and the University for selecting a contractor, and waive any and all rights to challenge or bring suit against the University based upon their selection.
- If you have requested and/or otherwise received an electronic copy, and for any reason our specifications and general conditions are altered in the response, University will ignore the alteration, and our specifications and general conditions will be the prevailing document.
  
- **CHECKLIST FOR RESPONSE INCLUSIONS:**
  - Pricing proposal as described in Pricing Proposal #12
  - Supplier Registration Information Form Attachment A
  - Diversity/Diversity Participation Form Attachment B as described in #13
  - Proposal documentation with answers to both limiting and desirable criteria listed in Detailed Specifications #15
  - Authorized respondent representation form Attachment C

## Attachment A

### SUPPLIER REGISTRATION INFORMATION

Completion of this section is strongly encouraged. Please review and check ALL applicable boxes.

SMALL BUSINESS CONCERN:  Yes  No

The term “small business concern” shall mean a business as defined pursuant to Section 3 of the Small Business Act and relevant regulations issued pursuant thereto. Generally, this means a small business concern organized for profit, which is independently owned and operated, is not dominant in the field of operations in which it is bidding. We would consider any firm with 500 employees or less a “small business concern”.

WOMAN OWNED BUSINESS (WBE):  Yes  No

A woman owned business is defined as an organization that is 51% owned, controlled and/or managed, by a woman. The determination of WBE status depends solely on ownership and operation and is not related to employment. The firm should be certified by a recognized agency (e.g., state, local, federal, etc.). Please see Public Law 106-554 for more detail.

MINORITY BUSINESS ENTERPRISE (MBE):  Yes  No

A minority business is defined as an organization that is 51% owned, controlled and/or managed by minority group members. The determination of minority status depends solely on ownership and operation and is not related to employment. The firm should be certified by a recognized agency (e.g., state, local, federal, etc.). Please see Public Law 95-507 for more detail. Place an X by the appropriate space below.

1. Asian-Indian - A U.S. citizen whose origins are from India, Pakistan and Bangladesh  (A)
2. Asian-Pacific - A U.S. citizen whose origins are from Japan, China, Indonesia, Malaysia, Taiwan, Korea, Vietnam, Laos, Cambodia, the Philippines, Thailand, Samoa, Guam, the U.S. Trust Territories of the Pacific or the Northern Marianas.  (P)
3. Black - A U.S. citizen having origins in any of the Black racial groups of Africa.  (B)
4. Hispanic - A U.S. citizen of true-born Hispanic heritage, from any of the Spanish-speaking areas Mexico, Central America, South America and the Caribbean Basin only.  (H)
5. Native American - A person who is an American Indian, Eskimo, Aleut or Native Hawaiian, and regarded as such by the community of which the person claims to be a part.  (N)

A Veteran or Service Disabled Veteran business is defined as an organization that is 51% owned, controlled and/or managed by Veterans. The firm should be certified by a recognized agency (e.g., state, local, federal, etc.). Please see Public Law 109-461 for more detail.

VETERAN BUSINESS ENTERPRISE  Yes  No

SERVICE DISABLED VETERAN BUSINESS ENTERPRISE  Yes  No

**Please include what organization your firm has secured certification from with a certification number and date it expires. \_\_\_\_\_**

MISSOURI FIRM: \_\_\_\_ Yes \_\_\_\_ No

A Missouri Firm is defined as an organization which has and maintains within the State of Missouri a regular place of business for the transaction of their business.

**BUSINESS TYPE:**

- Manufacturer \_\_\_\_\_ (M)
- Distributor/Wholesaler \_\_\_\_\_ (D)
- Manufacturer's Representative \_\_\_\_\_ (F)
- Service \_\_\_\_\_ (S)
- Retail \_\_\_\_\_ (R)
- Contractor \_\_\_\_\_ (C)
- Other \_\_\_\_\_ (O)

SOLE PROPRIETORSHIP: \_\_\_\_ Yes \_\_\_\_ No

**SUPPLIER'S CERTIFICATION:**

The undersigned hereby certifies that the foregoing information is a true and correct statement of the facts and agrees to abide by the laws of the State of Missouri and the rules and regulations of the University of Missouri System now in effect including any subsequent revisions thereof. Supplier acknowledges that it is his/her responsibility to keep the information current by notifying the University of Missouri of any changes. The supplier also acknowledges that repeated failure to respond to Invitation to Bids may result in removal from the bid lists.

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Signature of Person Authorized to Sign this Supplier Registration Information Form

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment B**  
**SUPPLIER DIVERSITY PARTICIPATION FORM**

The contractor/supplier must indicate below the percentage of diverse supplier participation committed to in relation to the total dollar value of the contract. Please provide this information whether the contractor/supplier is awarded one, some, or all of the categories being proposed. Overall the diverse supplier participation must not be contingent upon award of a specific category. The contractor/supplier, if awarded a contract, must be able to achieve the stated participation for the resulting contract regardless of the categories awarded or not awarded. The contractor/supplier must be able to achieve participation stated below for the total value of the awarded contract(s). If the contractor/supplier is a certified diverse supplier, the contractor/supplier may indicate 100% participation below. We also ask that a diverse supplier we contract with directly provide us with any supplier diversity participation your firm does that helps to fulfill the contract. Listed below are definitions of direct versus indirect 2<sup>nd</sup> Tier spending:

- Direct 2<sup>nd</sup> Tier spending: This is diverse supplier spending by a first tier supplier of goods and/ or services that directly fulfills a UMSSC contract. The principle to follow— if the diverse supplier spending by the first tier supplier can be traced and tracked specifically to the contract, this is direct 2<sup>nd</sup> tier spending.
  - a. Example: Company A is a prime supplier that sells UMSSC Health System medical supplies. Masks that are supplied to fulfill the contract come from a woman-owned business. This would be called direct 2<sup>nd</sup> tier as the purchase is directly fulfilling the contractual obligation.
  - b. Example: Company B is a prime supplier of office products to UMSSC. Ink pens that are supplied are provided by a minority-owned business. This would also be direct 2<sup>nd</sup> Tier. Dollars can be tracked and traced to fulfilling the contract.
- Indirect 2<sup>nd</sup> Tier spending: Calculates the 2<sup>nd</sup> Tier spending by prorating the prime supplier's company-wide diverse supplier spending with the percentage of its total business represented by the customer company's business.
  - a. Example: Company A spends \$100,000 with a Veteran-owned landscaping company. UMSSC comprises 20% of that company's/subsidiary's business revenue. Company A can report \$20,000 of the amount spent for landscaping as part of its reporting to UMSSC.
  - b. Example: Company B spends \$150 million dollars in diverse supplier spending for its enterprise. UMSSC comprises 1% of Company B's overall revenue. Company B can the report 1% (\$1.5 million) as supplier diversity spending to UMSSC.

The contractor/ supplier is committing to the following diverse supplier participation on this proposal:

Complete the following table indicating the suppliers that will be used as direct subcontractors to meet the participation levels indicated. If you are committing to indirect 2<sup>nd</sup> tier spending, please list as “indirect” under supplier name and indicate what percentage you will target. If your company will not have a supplier diversity component, please indicate that below as well.

<b>Supplier Name</b>	<b>% of Contract</b>	<b>Specify 1<sup>st</sup> or 2<sup>nd</sup> Tier</b>

-----THIS FORM MUST BE SUBMITTED WITH THE RESPONSE-----

Attachment C

The University reserves the sole right to reject any and all proposals.

AUTHORIZED RESPONDENT REPRESENTATION FORM

RFP#6222 Title Work

Number of calendar days delivery after receipt of order	Payment Terms N/A
Authorized Signature	Date
Printed Name	Title
Company Name	
Mailing Address	
City, State, Zip	
Phone No.	Federal Employer ID No.
Fax No.	E-Mail Address
Circle one:      Individual      Partnership      Corporation	
If a corporation, incorporated under the laws of the State of _____	
Licensed to do business in the State of Missouri?    ___yes    ___no	

This signature sheet must be returned with your response.

Please provide any additional contact information (name, phone number, email address, etc.) for your organization you feel is relevant in addition to what is included on the respondent form above.

## Exhibit A

### Properties

ADDRESS	CITY	TYPE	ASSESSED VALUE	LIVING AREA (sf)	LOT SIZE (acres)
5305 CHARLOTTE	Kansas City, MO	Duplex	\$ 20,950.00	2,600	0.11
5409 CHARLOTTE	Kansas City, MO	Single Family	\$ 25,342.00	1,294	0.11
5411 CHARLOTTE	Kansas City, MO	Single Family	\$ 26,501.00	1,574	0.11
5414 CHARLOTTE	Kansas City, MO	Single Family	\$ 23,400.00	1,114	0.11
5429 CHARLOTTE	Kansas City, MO	Single Family	\$ 22,063.00	1,240	0.09
5436 CHARLOTTE	Kansas City, MO	Single Family	\$ 33,301.00	1,752	0.13
5437 CHARLOTTE	Kansas City, MO	Single Family	\$ 24,190.00	1,440	0.12
5439 CHARLOTTE	Kansas City, MO	Single Family	\$ 29,812.00	1,900	0.12
5446 CHARLOTTE	Kansas City, MO	Duplex	\$ 35,028.00	3,560	0.15
5400 HARRISON	Kansas City, MO	Duplex	\$ 24,251.00	2,632	0.16
5405-07 HARRISON	Kansas City, MO	Duplex	\$ 23,179.00	2,056	0.15
5408 HARRISON	Kansas City, MO	Single Family	\$ 26,473.00	1,476	0.15
5409-11 HARRISON	Kansas City, MO	Duplex	\$ 21,135.00	2,056	0.15
5410 HARRISON	Kansas City, MO	Duplex	\$ 24,872.00	2,688	0.19
5424-26 HARRISON	Kansas City, MO	Duplex	\$ 22,374.00	2,468	0.15
5425 HARRISON	Kansas City, MO	Single Family	\$ 22,140.00	1,370	0.11
5428 HARRISON	Kansas City, MO	Single Family	\$ 22,800.00	1,351	0.15
5429 HARRISON	Kansas City, MO	Single Family	\$ 25,971.00	1,544	0.12
5430-32 HARRISON	Kansas City, MO	Duplex	\$ 26,145.00	2,690	0.14
5431 HARRISON	Kansas City, MO	Single Family	\$ 26,970.00	1,490	0.12



**Exhibit A**

Properties (continued)

<b>ADDRESS</b>	<b>CITY</b>	<b>TYPE</b>	<b>ASSESSED VALUE</b>	<b>LIVING AREA (sf)</b>	<b>LOT SIZE (acres)</b>
5435 HARRISON	Kansas City, MO	Single Family	\$ 29,722.00	1,652	0.12
5436 HARRISON	Kansas City, MO	Duplex	\$ 22,224.00	2,888	0.16
5441 HARRISON	Kansas City, MO	Single Family	\$ 25,718.00	1,600	0.15
5442 HARRISON	Kansas City, MO	Duplex	\$ 22,190.00	2,002	0.16
5446 HARRISON	Kansas City, MO	Duplex	\$ 19,961.00	1,920	0.17
5419 HOLMES	Kansas City, MO	Single Family	\$ 23,757.00	1,206	0.12
5425 HOLMES	Kansas City, MO	Single Family	\$ 24,493.00	1,228	0.10
5431 HOLMES	Kansas City, MO	Single Family	\$ 29,197.00	1,546	0.11
5435 HOLMES	Kansas City, MO	Single Family	\$ 22,778.00	1,135	0.11
5437 HOLMES	Kansas City, MO	Single Family	\$ 26,638.00	1,456	0.11
5310-12 ROCKHILL	Kansas City, MO	Six-Plex	\$ 41,648.00	NA	0.17
5314-16 ROCKHILL	Kansas City, MO	Six-Plex	\$ 41,648.00	NA	0.17
5400 ROCKHILL	Kansas City, MO	Single Family	\$ 28,519.00	3,020	0.28
5401 ROCKHILL	Kansas City, MO	Single Family	\$ 35,403.00	2,090	0.25
5408 ROCKHILL	Kansas City, MO	Single Family	\$ 32,309.00	2,404	0.18
5409 ROCKHILL	Kansas City, MO	Single Family	\$ 31,657.00	1,800	0.15
5411 ROCKHILL	Kansas City, MO	Single Family	\$ 34,455.00	2,196	0.15
5418 ROCKHILL	Kansas City, MO	Single Family	\$ 34,455.00	2,196	0.15
5420 ROCKHILL	Kansas City, MO	Single Family	\$ 34,692.00	2,308	0.15
5429 ROCKHILL	Kansas City, MO	Single Family	\$ 29,851.00	1,624	0.13

## Exhibit A

### Properties (continued)

ADDRESS	CITY	TYPE	ASSESSED VALUE	LIVING AREA (sf)	LOT SIZE (acres)
5430 ROCKHILL	Kansas City, MO	Vacant	\$ 5,620.00		0.27
5433 ROCKHILL	Kansas City, MO	Single Family	\$ 25,745.00	1,609	0.15
5434 ROCKHILL	Kansas City, MO	Single Family	\$ 40,549.00	2,227	0.27
5435 ROCKHILL	Kansas City, MO	Single Family	\$ 30,345.00	1,776	0.15
5440 ROCKHILL	Kansas City, MO	Single Family	\$ 55,277.00	3,701	0.28
5441 ROCKHILL	Kansas City, MO	Single Family	\$ 34,502.00	2,311	0.15
707 E 54TH TERR.	Kansas City, MO	Single Family	\$ 25,049.00	1,168	0.11
709 E 54TH TERR.	Kansas City, MO	Single Family	\$ 21,057.00	880	0.11
714 E 54TH TERR.	Kansas City, MO	Single Family	\$ 23,443.00	1,006	0.20
709 E 54TH ST.	Kansas City, MO	Single Family	\$ 25,595.00	1,272	0.09
715 E 54TH ST.	Kansas City, MO	Single Family	\$ 27,180.00	1,378	0.12
710 E 55TH ST	Kansas City, MO	Single Family	\$ 21,481.00	1,108	0.11
714 E 55TH ST.	Kansas City, MO	Single Family	\$ 27,791.00	1,400	0.11
727 E 54TH ST.	Kansas City, MO	Vacant	\$ 5,219.00		0.12