

ESTOPPEL AFFIDAVIT

August 27, 2026

PROJECT NAME: Acme Apartments (3200 Gillham Road)

PROPERTY ADDRESS: 3200 Gillham Road
(include county) Kansas City, Jackson County, Missouri 64109
Parcel ID: 29-840-12-27-00-0-00-000

REDEVELOPER: Exact Acme, LLC
4433 West 29th Ave., Ste 007
Denver CO 80212

AUTHORITY: Land Clearance for Redevelopment Authority of Kansas City,
Missouri
300 Wyandotte Street, Suite 400
Kansas City, MO 64105

Authority is advised that Redeveloper is seeking to sell the property ("Property") described above pursuant to a real estate sale contract and the title company is requiring an Estoppel Affidavit stating that the Redeveloper is in material compliance with the Redevelopment Contract dated October 25, 2017, between Authority and Redeveloper and recorded as Instrument No. 2018E0016463, as amended by the Amendment to Redevelopment Contract dated June 18, 2018, and recorded as Instrument No. 2018E0051717 (collectively, the "Redevelopment Contract"). Authority hereby acknowledges and confirms, as follows:

1. The Redevelopment Contract has not been modified, changed, altered, assigned, supplemented or amended in any respect except as noted above. The Redevelopment Contract represents the entire agreement between Redeveloper and Authority with respect to the Property.
2. The Redevelopment Contract is valid and in full force and effect as of the date hereof.
3. To Authority's actual knowledge, there is no existing material default or unfulfilled obligations on the part of Redeveloper in any of the terms and conditions of the Redevelopment Contract, and no event has occurred or condition exists which, with the passing of time or giving of notice or both, would constitute an event of default under the Redevelopment Contract.

IN WITNESS WHEREOF, the undersigned has signed and delivered this Estoppel Affidavit by its duly authorized representative.

AUTHORITY:

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY,
MISSOURI

By: _____
Name: Daniel Moye
Its: Executive Director

(SEAL)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this _____ day of August, 2026, before me appeared Daniel Moye, to me personally known, who, being by me duly sworn, did say that he is the Executive Director of Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic, and that the seal affixed to the foregoing instrument is the seal of said entity and that said instrument was signed on behalf of said Authority by the authority of its Board of Commissioners, and he acknowledged said instrument to be the free act and deed of said Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office the day and year first above written.

Notary Public

(Printed Name)

My Commission Expires:
