

**EXHIBIT 4A**  
**LCRA 1/23/25**

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Title of Document: Termination and Release of Redevelopment Contract

Date of Document: January 23, 2025

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

Grantee: The Reserve, LLC  
12651 Hemlock  
Overland Park, KS 66213

Document Number: 2009E0004951  
2011E0038160  
2011E0105008

Legal Description: See Exhibit A, Page 5

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## **TERMINATION AND RELEASE OF REDEVELOPMENT CONTRACT**

THIS TERMINATION AND RELEASE OF REDEVELOPMENT CONTRACT (this “Release”) is made as of January 23, 2025, by the LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, a public body corporate and politic organized and operating under the laws of the State of Missouri and the ordinances of the City of Kansas City, Missouri (“LCRA”).

### **RECITALS**

A. Authority and The Reserve, LLC, a Kansas limited liability company (“Original Redeveloper”), entered into the Redevelopment Contract dated December 23, 2008, and recorded on January 20, 2009, in the Office of the Recorder of Deeds of Jackson County, Missouri (“Recorder of Deeds”), as Instrument No. 2009E0004951, as amended by the Agreement to Extend Redevelopment Contract Deadline dated April 14, 2011, and recorded on April 25, 2011, in the Office of the Recorder of Deeds as Instrument No. 2011E0038160, and the Second Amendment Redevelopment Contract dated October 26, 2011, and recorded on November 9, 2011, in the Office of the Recorder of Deeds as Instrument No. 2011E0105008 (collectively, the “Redevelopment Contract”), pursuant to which the parties set forth their respective rights and obligations with respect to the Project (as defined below) located at 925 Grand Boulevard and 920 McGee Street and legally described on the attached Exhibit A (“Property”).

B. The Property is located within the Central Business District Urban Renewal Area.

C. The Original Redeveloper agreed to convert the former Federal Reserve Bank Building on the Property into approximately 155 condominium units and approximately 25,000 square feet of commercial space, or, alternatively, into a hotel with approximately 306 rooms (“Project”).

D. To fund the Project, the Original Redeveloper obtained a loan from Great Western Bank (“Lender”) as evidenced by the Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Filing (“Deed of Trust”) recorded on February 23, 2009, in the Office of the Recorder of Deeds as Instrument No. 2009E0016670.

E. Pursuant to the Redevelopment Contract, the deadline for the Original Redeveloper to complete the Project was January 31, 2014. The Original Redeveloper, however, did not undertake the Project and the Lender acquired the Property pursuant to the Deed of Trust. The Lender conveyed the Property to Wintergreen Real Estate Holding, LLC, a Colorado limited liability company (“Wintergreen”), by the Trustee’s Deed dated February 11, 2013, and recorded on February 14, 2013, in the Office of the Recorder of Deeds as Instrument No. 2013E0016619.

F. Wintergreen conveyed the Property to Delta Quad Holdings, LLC, a Missouri limited liability company (“Owner”) by the Special Warranty Deed dated May 14, 2014, and recorded on May 19, 2014, in the Office of the Recorder of Deeds as Instrument No. 2014E0039769. The Owner initially planned to convert the Property into an approximately 284-room hotel and is currently exploring options to convert the Property into a residential project.

G. The Original Redeveloper did not complete the Project as it was originally described in the Redevelopment Contract and the Original Redeveloper has no ownership interest in the Property.

H. In connection with a planned loan refinancing, the Owner requested and the Authority desires to release and terminate the Redevelopment Contract to remove it from the chain of title for the Property.

### **TERMINATION AND RELEASE**

1. Termination of Redevelopment Contract. The Redevelopment Contract is hereby released and terminated and the Authority remises and releases the Property from the encumbrance and effect of the Redevelopment Contract.

2. Eligible Project Area. Nothing herein shall be deemed to be, or operate as, a termination or modification of the Central Business District Urban Renewal Plan currently in place with respect to any of the Property, and each portion of the Property shall, to the extent currently a part of an urban renewal area, remain as a part of such urban renewal area.

[Remainder of page intentionally left blank.]

**IN WITNESS WHEREOF**, the Authority executed this Release effective as of the day and year first above written.

LAND CLEARANCE REDEVELOPMENT AUTHORITY  
OF THE CITY OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_  
Daniel Moye, Executive Director

ATTEST:

\_\_\_\_\_  
Susan Tumey, Assistant Secretary

STATE OF MISSOURI     )  
  ) ss  
COUNTY OF JACKSON    )

On this \_\_\_\_\_ day of January, 2025, Daniel Moye personally appeared before me a Notary Public in and for said County and State, and is known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that he, on behalf of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, executed the same freely and voluntarily and for the uses and purposes therein mentioned.

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

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Printed Name

My commission expires

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE PROPERTY**

All of Lots 103, 104, 105, 106, 107, 108, 111, 112, 113, 114, 115, 116, 117 and 118, SWOPE'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, a subdivision in Kansas City, Jackson County, Missouri; together with that part of the vacated North-South alley lying East and adjacent to Lots 103 through 108, inclusive, and West and adjacent to Lots 111 through 118, inclusive.