

BL #105188
LQ# 100283



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

AFFIDAVIT

Application is hereby being made for a
license to SELL _____ or
MANUFACTURE _____
RETAIL X WHOLESALE _____
DATE TO BEGIN SALES _____

_____ Intoxicating Liquor by
_____ Drink
_____ Malt Liquor/Wine by
_____ Drink
_____ Malt Liquor by Drink
_____ Intoxicating Liquor by
_____ Package
_____ Malt Liquor/Wine by
X Package Malt Liquor by
X Package Sunday Sales
_____ Liquor Tasting
_____ Domestic Winery

As Sole Owner _____ Partnership _____ Corporation X LLC _____

Business Name Racan, Inc. Address 17001 E. 24 Hwy. Phone 314-323-3331

1. What type of business is the license for? Liquor store
2. Provide dimensions or square footage of the building, outdoor patio and include any other areas in which alcoholic beverages may be stored The building is 49.9' x 90'
3. Is the proposed location within three hundred feet (300') of any church, school, or hospital building? No
4. From whom was the business purchased? Bella Casa Investments, LLC
5. Date of purchase 9/24/20 Purchase price \$390,000.00
6. Amount of down payment \$5,000 Balance due per mortgage terms
7. Balance due upon approval or chattel \$395,000.00
8. Effective date of possession 90 days following approval of license, or 12/21/20
9. Name and address of mortgage holder NBKC
Terms of repayment None, yet, as terms are contingent upon acquisition of license
10. Did you assume any debts not listed above in connection with the operation of said business? No
If so, give full details _____
11. Do you rent or lease the premises for which this business is to be used? Yes If so, give terms
of rent or lease, and name and address of owner of property The building is being purchased by
Waleed Aldoqum, who will lease it to Racan, Inc. The terms are \$3,000 per month.
Mr. Aldoqum's address is 5816 NE Holiday Dr., Lee's Summit, MO 64064
12. What interest, if any, does your landlord have, directly or indirectly, in the business in which you intend to engage if the license is granted? Mr. Aldoqum is the sole shareholder of Racan, Inc.

13. Does your landlord now hold, or has he or she every held, a license of any kind issued by the Supervisor of Liquor Control of this State or any other State? Yes, as to Racan, Inc. If so, give details Missouri Retail Sales, #17414636; Original Package Liquor (State of Mo.) #154581; Sunday - Original Package Liquor (State of Mo.) #154582
14. Does the former owner of the business have any interest, either directly or indirectly, in the business for which you seek a license? N/A If so, give details _____
15. State names and addresses or any person, firm, LLC, or corporation that has advanced, or will advance, any money to you to purchase or operate the business for which you seek a license None
16. If a RETAILER, does any distiller, wholesaler, winemaker, brewer, or supplier of coin or token-operated commercial, manual, electric, or mechanical amusement device or any employee, officer, or agent thereof have any financial interest in the business or will you either, directly or indirectly, borrow or accept from any such person or persons equipment, money, credit or property of any kind except ordinary commercial credit for liquor sold? _____
If so, state details No
17. If a WHOLESALER, does any retailer or supplier of equipment or coin or token-operated commercial, manual, electric or mechanical amusement device, or any employee, officer or agent thereof have any financial interest in the business, or will you either directly or indirectly borrow or accept from any such persons equipment, money, credit or property of any kind except ordinary commercial credit for liquor sold? N/A If so, state details _____
18. Is there now employed, or do you expect to employ, in the business sought to be licensed hereunder, any person who has been convicted of, found guilty of, or pleaded guilty, no contest, or no lo contendere to any offense involving a controlled substance, a weapon, illegal gambling, or the illegal sale, possession or use of alcohol, including alcohol-related traffic offenses? No If so, state details _____
19. Will you at all times permit the entry of any officer or investigator with legal authority for the purpose of inspection or search; and will you permit the removal of all things and articles, which may be in violation of the ordinances of Independence, Missouri, and the laws of the State of Missouri; and do you consent to the introduction of such articles as evidence in any proceedings for the violation of any provision of the revised liquor control ordinances of Independence, Missouri; and/or for the suspension or revocation of the license for which this application is made; and do you promise and agree not to violate any of the ordinances of Independence, Missouri, the laws of the State of Missouri or the United States in the conduct of the business for which license is sought? Yes

IF BUSINESS IS OWNED BY INDIVIDUAL, COMPLETE THE FOLLOWING:

20. Name, home address, and telephone number of owner:

IF BUSINESS IS OWNED BY PARTNERSHIP, COMPLETE THE FOLLOWING:

21. Name, home addresses, and telephone numbers of all partners, and percentage of ownership of business:

IF BUSINESS IS OWNED BY CORPORATION OR LIMITED LIABILITY COMPANY, COMPLETE THE FOLLOWING:

22. Name, address, and telephone number of corporation or LLC: Current: 2685 Towne Oaks Dr, St. Louis, MO 63129

A change of registered agent address to 5816 NE Holiday Dr., Lee's Summit, MO 64064 will soon be filed

23. State in which incorporated or organized Mo. Date of incorporation or organization 07/05/2000

24. Amount of paid-in capital \$30,000 Authorized capital 30,000 shares

25. Names and addresses of president, vice-president, treasurer and secretary of corporation. If LLC, names and addresses of main members Waleed Aldoqum serves as president and director; Mervat Aldugum serves as secretary

26. Name and address of Managing Officer Waleed Aldoqum, 5816 NE Holiday Dr., Lee's Summit, MO 64064

27. If corporation, names and addresses of all stockholders who hold 10% or more of the capital stock

Waleed Aldoqum, 5816 NE Holiday Dr., Lee's Summit, MO 64064

28. Is the corporation, any stockholder, or managing officer thereof, any member of his or her household or immediate family, the LLC, any member, or managing officer thereof, any member of his or her household or immediate family, interested, directly or indirectly, in any other license issued by the Supervisor of Liquor Control of this State or any other State which is now in force? No If so, give details

29. Has the corporation, any stockholder, or managing officer thereof, any member of his or her family, the LLC, any member, manager, or managing officer thereof, any member of his or her family, at any time in the past, held a license from the Supervisor of Liquor Control of this State or any other State? Yes If so, give name of such licensee and location of premises See the package liquor licenses as stated above. The business previously ran a convenience store at 8501 Morganford Rd., Affton, MO 63123
30. Has any stockholder of the corporation, member or manager of the LLC, or the managing officer ever been employed by any person, partnership, LLC, or corporation that had a license revoked or suspended by the Supervisor of Liquor Control? No If so, give details _____
31. State the name and residence of each person, firm, LLC, or corporation, if any, other than the corporation and its stockholders, or the LLC and its members, interested, or to become interested, directly or indirectly, other than herein above set out, in the business for which a license is sought and the nature of such interest None
32. Is this application being made by the corporation or the LLC to permit any person other than yourself to obtain a license from the Missouri Supervisor of Liquor Control, in your name, for his or her benefit? No

I, or we, (please print) Waleed Aldoqum

(Owner, all partners, or Managing Officer must sign below)

Being of lawful age and duly sworn upon my/our oath do swear that the answers and information given in this application are true and complete to the best of my/our knowledge and belief.

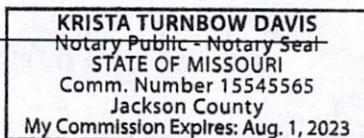
[Signature]

Subscribed and sworn to before me, a Notary Public, this 2nd day of October, 2020

[Signature]

Notary Public

My Commission expires:





INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

PERSONAL INFORMATION

To be completed by the individual owner, all members of a partnership, if a corporation or LLC the Managing Officer and principal corporate officers/members, directors and stockholders holding 10% or more of the stock of the corporation.

- Business Name Racan, Inc.
- Address 17001 East U.S. Highway 24, Independence, MO 64056
- Telephone 314-323-3331
1. Name Waleed Aldoqum
 2. Home Address 5816 NE Holiday Dr., Lee's Summit, MO
 3. Home Phone No. 314-323-3331 Date of Birth 7/15/1963 State of Birth Country of Jordan
 4. Social Security No. [REDACTED] Driver's License No. [REDACTED]
 5. Sex M Age 57 Height 5'9" Weight 195 lbs.
 6. Are you a citizen of the United States of America? Yes
 7. Wife or husband's name and address Mervat Aldugum, same address
 8. Have you ever been convicted of, found guilty of, or pleaded guilty, no contest, or no lo contendere to any offense involving a controlled substance, a weapon, illegal gambling, or the illegal sale, possession or use of alcohol, including alcohol-related traffic offenses? No If yes, give details _____
 9. Give names and business addresses of employers for the last five years. If you were self-employed, state nature of business and location _____
Gas station / convenience store at 5801 Morganford Rd., Affton, MO 63123
 10. Have you ever been the holder of a license to manufacture or sell alcoholic beverages, which was revoked? No
If so, give complete details _____
 11. Are you, or any member of your household or immediate family, interested, directly or indirectly, in any other license issued by the Supervisor of Liquor Control of this State or any other State which is now in force? No
If so, give details _____
 12. Have you, or any member of your household or immediate family, ever made application for any type of liquor license in the State of Missouri which was denied? No If so, give the name of applicant, the approximate date of denial, and details regarding same _____
 13. Have you ever been bankrupt or insolvent? No

14. Will you at all times permit the entry of any officer or investigator with supervisory authority for the purpose of inspection or search; and will you permit the removal of all things and articles which may be in violation of the City Code of Independence, Missouri, and the laws of the State of Missouri; and do you consent to the introduction in evidence of such articles in any proceedings for the violation of any provision of the liquor control regulations of Independence, Missouri, and/or for the suspension or revocation of the permit for which this application is made; and do you promise and agree not to violate any of the ordinances of Independence, Missouri, the laws of the State of Missouri, or the United States in the conduct of the business for which this permit is sought? Yes

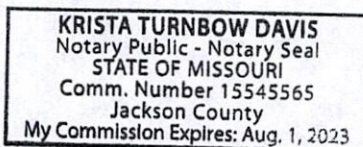
I, (please print) Waleed Aldoqum being of lawful age and duly sworn upon my oath

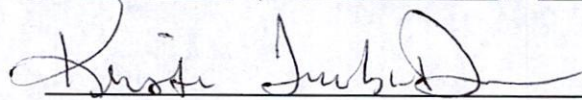
Do swear that the answers and information given in this application are true and complete to the best of my knowledge and belief.



Applicant's Signature

Subscribed and sworn to before me, a Notary Public, this 2nd day of October, 2020





Notary Public

My Commission expires: _____



COMMERCIAL REAL ESTATE SALES CONTRACT

PARTIES: This contract ("Contract") is made between:

SELLER: Bella Casa Investments, LLC, and
BUYER: Waleed N. Aldogum, and is effective as of the
date of acceptance on the last signature on this Contract (the "Effective Date").

2. PROPERTY: Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the real estate described in Exhibit A (Legal Description) attached hereto, such to be verified by the Title Company, together with any buildings and improvements thereon, and all personal property used in the operation of the buildings and improvements, including, if any, all mechanical systems, fixtures and equipment, heating, ventilating and air-conditioning equipment, electrical systems and lighting, plumbing equipment and fixtures, floor coverings, storm windows and doors, screens and awnings, keys, and including the following:

all of which is commonly known and numbered as 17001 E 24 Hwy, in the City of Independence in Jackson County County, State of Missouri.
Such real estate and other property shall be collectively referred to in this Contract as the "Property".

3. EXCEPTIONS: The Property shall be subject, however, to the Permitted Exceptions (as defined in the paragraph entitled "Title Insurance"), zoning ordinances and laws and the following existing leases or tenancies:

4. PURCHASE PRICE: The Purchase Price is Three Hundred Ninety Thousand and Zero/100 DOLLARS (\$390,000.00) which Buyer agrees to pay as follows:

a. Five Thousand and Zero/100 DOLLARS (\$5,000.00) at the signing of this Contract as Earnest Money, such to be deposited upon execution of this Contract within (10 days if the Property is located in Missouri) or (5 days if the Property is located in Kansas), in the insured trust or escrow account of (Escrow Agent) as part of the consideration of the sale;

b. The balance to be paid in the following manner: Three Hundred Eighty Five Thousand and Zero/100 DOLLARS (\$385,000.00), in guaranteed funds or cashier's check at Closing (as defined in this Contract), adjusted at Closing for pro-rations, closing costs and other agreed expenses, and [state other payment or financing terms if any]

5. CLOSING AND POSSESSION DATE(S): Subject to all the provisions of this Contract, the closing of this Contract (the "Closing") shall take place at the offices of First American Title, Blue Springs, MO on the 21st day of December, 2020, or prior thereto by mutual consent, and possession shall be delivered upon closing or as follows: 90 days following executed sales contract or as soon as liquor license and tobacco license has been obtained.

6. EXISTING FINANCING: Unless otherwise provided in this Contract, Seller shall make any payments required on existing mortgages or deeds of trust until Closing. If this Contract provides that the Property is being sold subject to any existing mortgage or deed of trust, Buyer shall, at Closing, reimburse Seller for any principal reductions not already considered in computing payments of purchase price and for any deposits held by the holder of the mortgage or deed of trust that are transferred to Buyer.

7. PRORATIONS: The rents, income and expenses from the Property, and the interest on any existing mortgages or deeds of trust to which this sale is made subject, shall be prorated between Seller and Buyer as of Closing. Seller shall pay all general real estate taxes levied and assessed against the Property, and all installments of special assessments for the years prior to the calendar year of Closing. All such taxes and installments of special assessments becoming due and accruing during the calendar year of Closing shall be prorated between Seller and Buyer on the basis of such calendar year, as of Closing. If the amount of any tax or special assessment cannot be ascertained at Closing, pro-ration shall be computed on the amount for the preceding year's tax or special assessment. Buyer shall assume and pay all such taxes and installments of special assessments accruing after the Closing.

8. TITLE INSURANCE: Seller shall deliver and pay for an owner's ALTA title insurance policy insuring marketable fee simple title in Buyer in the amount of the Purchase Price as of the time and date of recording of Seller's Warranty Deed (the "Deed"), subject only to the Permitted Exceptions defined below. Seller shall, as soon as possible and not later than Ten (10) days after the Effective Date of this Contract, cause to be furnished to Buyer a current commitment to issue the title policy (Title Commitment), to be issued through First American Title Blue Springs, MO (the "Title Company"). Buyer shall have Ten (10) days after receipt of the Title Commitment (the "Title Review Period") in which to notify Seller in writing of any objections Buyer has regarding any matters shown or referred to in the Title Commitment. Any matters which are set forth in the Title Commitment and to which Buyer does not object within the Review Period shall be deemed to be permitted exceptions to the status of Seller's title (the "Permitted Exceptions"). With regard to items to which Buyer does object within the Review Period, Seller shall have Ten (10) days after receipt of Buyer's written notice of objections to cure such objections ("Title Cure Period").

if Seller does not cure the objections by the end of the Title Cure Period or if Seller and Buyer have not agreed to extend the Title Cure Period by amending this Contract, then this Contract shall automatically be terminated unless Buyer waives the objections no later than Ten (10) days after the end of the Title Cure Period.

(Check one) ☒ Seller ☐ Buyer assume responsibility for paying for a survey and shall order a survey of the Property as soon as possible and not later than Forty Five (45) days after the Effective Date of this Contract. Unless otherwise objected to in writing by Buyer or Seller within five (5) days of delivery of the survey, the survey will be accepted as being correct for the Property and there will be no objections to such.

9. INSPECTIONS: Seller shall grant Buyer reasonable access to the Property for Thirty (30) days after the Effective Date of this Contract (the "Inspection Period") for the purpose of inspecting the physical condition of the Property. Buyer's inspection rights shall include performing soil tests, environmental tests or audits, foundation and mechanical inspections and such other inspections or surveys as Buyer may reasonably request. Buyer agrees to repair any damage to the Property arising from these inspections and to indemnify, defend and hold Seller harmless from and against all claims, costs, demands and expenses, including without limitation, reasonable attorney's fees, court costs and other legal expenses, resulting from these inspections. Buyer's obligations imposed by this paragraph shall survive termination of this Contract. Buyer agrees to provide Seller with a copy of any written reports resulting from such inspections within Ten (10) days of the completion of said inspections. With regard to any deficiencies identified during the inspection by Buyer which Buyer requests be corrected, Seller shall have Thirty (30) days (the "Cure Period") after seller's receipt of Buyer's written notice of such inspection issues to define in an Amendment to this Contract how and when such deficiencies will be cured. If Seller elects not to cure the deficiencies within the time frame defined in such Amendment, then this Contract shall automatically be terminated unless Buyer waives the objections no later than Fifteen (15) days after the end of the Cure Period. Buyer shall be deemed to be thoroughly acquainted and satisfied with the physical condition of the Property, other than as set forth in the paragraph entitled "INSURANCE; MAINTENANCE; CASUALTY; CONDEMNATION; CHANGE OF CONDITION" of this Contract. In addition, Buyer, or Buyer's representatives, may re-inspect the Property before Closing upon reasonable notice to Seller.

10. DUE DILIGENCE: Buyer will have Fifty (50) days after the Effective Date of this Contract to perform due diligence (the "Due Diligence Period") for the purpose of exploring and obtaining approval of governmental authorities for the intended purpose of the Property and any changes in zoning, if necessary. Upon presentation by Buyer to Seller of the written refusal(s) of such governmental authorities to Buyer's requests for approval of such intended purposes and zoning prior to the expiration of the Due Diligence Period, Buyer may deliver written notification to Seller to cancel this Contract and this Contract will be terminated. In the absence of such termination notice, the inspections and Due Diligence shall be deemed to be satisfactory to Buyer.

11. REPRESENTATIONS: Buyer acknowledges that neither Seller nor any party on Seller's behalf has made, nor do they hereby make, any representations as to the past, present or future condition, income, expenses, operation or any other matter or thing affecting or relating to the Property except as expressly set forth in this Contract. Buyer agrees to assume full responsibility for completing Buyer's Due Diligence in such a manner as to answer all questions necessary to make the decision to purchase the Property.

12. REAL ESTATE BROKER: Seller and Buyer agree that Greg Roberts of Block & Company Inc. and Bob Jaekel of Block & Company Inc. BROKER(S), identified in the Commercial Agency and Broker Disclosure Addendum which is a part of this Contract, is(are) the only real estate broker(s) negotiating this sale, and Seller agrees to pay a sales commission of \$20,400 () percent of the Purchase Price pursuant to the agreement between Seller and BROKER(S). Any party to this Contract through whom a claim to any broker's, finder's or other fee is made, contrary to the representations made above in this paragraph, shall indemnify, defend and hold harmless the other party to this Contract from any other loss, liability, damage, cost or expense, including without limitation, reasonable attorney's fees, court costs and other legal expenses paid or incurred by the other party, that is in any way related to such a claim. The provisions of this paragraph shall survive Closing or termination of this Contract.

13. DELIVERY OF DEED; PAYMENT; DISBURSEMENT OF PROCEEDS: At or before Closing, Seller agrees to properly execute and deliver into escrow the Deed, a Bill of Sale for any non-realty portion of the Property, and all other documents and funds necessary to complete the Closing. The Deed shall convey to Buyer marketable fee simple title to the Property, free and clear of all liens and encumbrances, other than the Permitted Exceptions. At or before the Closing, Seller and Buyer each agree to deliver into escrow a cashier's check or guaranteed funds sufficient to satisfy their respective obligations under this Contract. Seller understands that, unless otherwise agreed, disbursement of proceeds will not be made until after the Deed or the instrument of conveyance, and, if applicable, the mortgage/deed of trust have been recorded and the Title Company can issue the title policy with only the Permitted Exceptions.

14. INSURANCE; MAINTENANCE; CASUALTY; CONDEMNATION; CHANGE OF CONDITION: Seller agrees to maintain Seller's current fire and extended coverage insurance, if any, on the Property until Closing. Seller shall do ordinary and necessary maintenance, upkeep and repair to the Property through Closing. If, before Closing, all or any part of the Property is taken by eminent domain, or if a condemnation proceeding has been filed or is threatened against the Property or any part thereof, or if all or any part of the Property is destroyed or materially damaged after the Inspection Period, Seller shall promptly provide written notice to Buyer of any such event. UPON NOTICE OF SUCH OCCURRENCE, Buyer may re-inspect the Property and may, by written notice to Seller within ten (10) days after receiving Seller's notice, terminate this Contract.

Unless this Contract is so terminated, it shall remain in full force and effect, and Seller shall, at Closing, assign and transfer to Buyer all of Seller's right, title and interest in and to any awards that may be made for any taking and any insurance proceeds payable on account of casualty. If a non-material change in condition occurs with respect to the Property, Seller shall remedy such change before Closing. The provisions of this paragraph shall survive Closing or termination of this Contract.

15. FOREIGN INVESTMENT: Seller represents that Seller is not a foreign person as described in the Foreign Investment in Real Property Tax Act and agrees to deliver a certificate at Closing to that effect which shall contain Seller's tax identification number.

16. TERMINATION: If this Contract is terminated by either party pursuant to a right expressly given in this Contract, Buyer shall be entitled to an immediate return of the Earnest Money Deposit, and neither party shall have any further rights or obligations under this Contract except as otherwise stated in this Contract.

17. DEFAULT AND REMEDIES: Seller or Buyer shall be in default under this Contract if either fails to comply with any material covenant, agreement or obligation within any time limits required by this Contract. Following a default by either Seller or Buyer under this Contract, the other party shall have the following remedies, subject to the provisions of the paragraph entitled "DISPOSITION OF EARNEST MONEY DEPOSIT AND OTHER FUNDS AND DOCUMENTS" in this Contract:

(a) If Seller defaults, Buyer may (i) specifically enforce this Contract and recover damages suffered by Buyer as a result of the delay in the acquisition of the Property; or (ii) terminate this Contract by written notice to Seller and, at Buyer's option, pursue any remedy and damages available at law or in equity. If Buyer elects to terminate this Contract, the Earnest Money Deposit shall be returned to Buyer upon written demand.

(b) If Buyer defaults, Seller may (i) specifically enforce this Contract and recover damages suffered by Seller as a result of the delay in the sale of the Property; or (ii) terminate this Contract by written notice to Buyer and, at Seller's option, either retain the Earnest Money Deposit as liquidated damages as Seller's sole remedy (the parties recognizing that it would be extremely difficult to ascertain the extent of actual damages caused by Buyer's breach, and that the Earnest Money Deposit represents as fair an approximation of such actual damages as the parties can now determine), or pursue any other remedy and damages available at law or in equity. If, as a result of a default under this Contract, either Seller or Buyer employs an attorney to enforce its rights, the defaulting party shall, unless prohibited by law, reimburse the non-defaulting party for all reasonable attorneys' fees, court costs and other legal expenses incurred by the non-defaulting party in connection with the default.

18. DISPOSITION OF EARNEST MONEY DEPOSIT AND OTHER FUNDS AND DOCUMENTS: The Escrow Agent shall not distribute the Earnest Money Deposit or other escrowed funds or documents, once deposited, notwithstanding any other terms of this Contract providing for forfeiture or refund of the Earnest Money Deposit, without the written consent of all parties to this Contract. A party's signature on a closing statement prepared by the Escrow or Closing Agent shall constitute such consent. In the absence of either written consent or written notice of a dispute, failure by either Buyer or Seller to respond in writing to a certified letter from the Escrow Agent within Twenty (20) days of receipt, or failure by either Buyer or Seller to make written demand upon the other party and upon the Escrow Agent for return or forfeiture of the Earnest Money Deposit, other escrowed funds or documents within Ten (10) days after receiving written notice of cancellation of this Contract, shall constitute consent to the distribution of all funds and documents deposited with the Escrow Agent as suggested in any such certified letter or written demand. If a dispute arises over the disposition of funds or documents deposited with the Escrow Agent that results in litigation, any attorney's fees, court costs and other legal expenses incurred by the Escrow Agent in connection with such dispute shall be reimbursed from the Earnest Money Deposit or from other funds deposited with the Escrow Agent. Seller and Buyer release all brokers and licensees from any and all liability in regards to this Contract, for cancellation of this Contract and disbursing the Earnest Money Deposit or other escrowed funds or documents.

19. ENTIRE AGREEMENT AND MANNER OF MODIFICATION: This Contract, and any attachments or addenda hereto, constitute the complete agreement of the parties concerning the Property, supersede all other agreements and may be modified only by initiating changes in this Contract or by written agreement.

20. NOTICES: All notices, consents, approvals, requests, waivers, objections or other communications (collectively "notices") required under this Contract (except notice given pursuant to the paragraph entitled "DISPOSITION OF EARNEST MONEY DEPOSIT AND OTHER FUNDS AND DOCUMENTS" in this Contract) shall be in writing and shall be served by hand delivery, by prepaid U. S. Postal Service certified mail, return receipt requested, or by reputable overnight delivery service guaranteeing next-day delivery and providing a receipt. All notices shall be addressed to the parties at the respective addresses as set forth below, except that any party may, by notice in the manner provided above, change this address for all subsequent notices. Notices shall be deemed served and received upon the earlier of the third day following the date of mailing (in the case of notices mailed by certified mail) or upon delivery (in all other cases). A party's failure or refusal to accept service of a notice shall constitute delivery of the notice.

21. DEADLINE FOR ACCEPTANCE: Buyer's offer to purchase the Property from Seller shall expire if Seller has not accepted this Contract by signing and delivering a fully executed copy to Buyer, on or before the earlier of (i) September 24, 2020 or (ii) Buyer delivering written notice to Seller that Buyer's offer to enter into this Contract is withdrawn.

22. TIME AND EXACT PERFORMANCE ARE OF THE ESSENCE UNDER THIS CONTRACT.

23. ADDENDA: The following Addenda (riders, supplements, etc.) are attached hereto and are a part of this Contract (Check Those Which Are Applicable):

- ☐ Exhibit A (Legal Description)
☒ Commercial Agency & Brokerage Disclosure
Addendum
☐ Other _____

- ☐ Other _____
☐ Other _____
☐ Other _____

24. ADDITIONAL TERMS:

This contract is contingent upon buyer obtaining all applicable licenses and permits through the state of Missouri, County of Jackson Mo., and City of Independence MO, not limited to any obligations or ordinances. Buyer will be in full commitment of full liquor and tobacco licenses prior to closing. Buyer may cancel contract and receive any and all earnest money deposited by buyer to title company with-in due diligence period. Earnest money to become non refundable after all city and state approvals for full package liquor & tobacco licenses. Buyer will close 3 weeks after having state and city approvals for full package liquor & tobacco licenses. Buyer has 30 days to secure financing for the purchase of the real estate.
Sellers personal contents are not included in the sale that are not attached to the real estate.
Seller will remove parking lot barricades from the property prior to closing.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING. THE PARTIES EXECUTING THIS CONTRACT REPRESENT AND WARRANT THAT THEY ARE LEGALLY AUTHORIZED TO EXECUTE THIS CONTRACT.

All parties agree that this transaction can be conducted by electronic means, including email, according to the Uniform Electronic Transaction Act as adopted in Kansas and Missouri.

SELLER: Bella Casa Investments, LLC

By: [Signature] Date _____

Name & Title: [Signature] as a member 9/24/20

By: _____ Date _____

Name & Title: _____

Address: _____

Street _____

City _____ State _____ Zip _____

Telephone #: _____

TAX ID #: _____

BUYER: Waleed N. Aldogum

By: [Signature] Date 9/24/20

Name & Title: [Signature] Aldogum

By: _____ Date _____

Name & Title: _____

Address: 5816 NE Holiday Dr.

Street _____

City Lee's Summit State MO Zip 64064

Telephone #: _____

TAX ID #: _____

FOR INFORMATION ONLY—NOT PARTIES TO THE CONTRACT

Listing Broker: _____

Listing Agent: _____

Selling Broker: Greg Roberts

Selling Agent: _____

Escrow Agent: _____

Closing Agent: _____

Telephone #: _____

Telephone #: _____

Telephone #: 913-909-8191

Telephone #: _____

Telephone #: _____

Telephone #: _____

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 11/16. All previous versions of this document may no longer be valid. Copyright January 2020.

ST. LOUIS COUNTY BOARD OF ELECTION COMMISSIONERS

Dear Voter: Here is your notice of election and sample ballot for the June 2nd General Municipal Election which contains the name and address of your polling place. **Please mark this sample ballot and take it with you to the polling place to use as a guide.** For questions, please contact us at stlouiscovotes@stlouisco.com or 314-615-1800. You can also follow us on Facebook or Twitter @StLouisCoVotes.

If you can't make it to the polls on Election Day, please consider voting absentee. You may vote absentee at our main location for the June 2nd election. Absentee voting hours are 8:00 AM-4:30 PM M-F, 9:00 AM-1:00 PM Saturday May 30 2020; and 8:00 AM - 5:00 PM, Monday June 1, 2020.

Main Location

725 Northwest Plaza Dr.
St. Ann, MO 63074

The Circuit Court has ordered the removal of PROPOSITION Y from the General Municipal Ballot. Any votes for or against PROPOSITION Y will not count and will not be reported.

POLLING HRS:
OPEN 6 A.M.
CLOSE 7 P.M.

ST. LOUIS COUNTY
BOARD OF ELECTION COMMISSIONERS
725 NORTHWEST PLAZA DR
ST. ANN MO 63074

NONPROFIT
US POSTAGE
PAID
SAINT LOUIS, MO
PERMIT NO 2160

Saint Louis
county
ELECTION BOARD



RETURN SERVICE REQUESTED

TOWNSHIP PRECINCT
Oakville OAK 013

YOUR POLLING PLACE IS
WOHLWEND ELEMENTARY SCHOOL
5966 TELEGRAPH RD
ST LOUIS MO 63129

TYPE OF ELECTION
6/2/2020
General Municipal Election



73385551

*****ECRWSS**C 063
Waleed N Aldoqum
2685 Towne Oaks Dr
Saint Louis MO 63129-4970

55704
67
67



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

MANAGING OFFICER APPOINTMENT

Date 10/01/2020

Racan, Inc. has appointed
(Name of Corporation or LLC)

Waleed Aldoqum as Managing Officer for the
(Name of Managing Officer)

Corporation or LLC. Waleed Aldoqum is an officer or an employee
(Name of Managing Officer)

invested with the general control and superintendence of the business and corporation or LLC.

Indicate the actual involvement as Managing Officer: Shareholder, President, Director

The business operates under the name of Racan, Inc. (d/b/a to be determined)

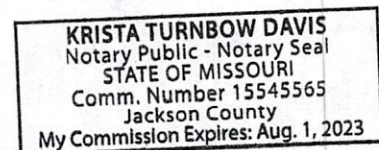
and is located at 17001 East U.S. Highway 24, Independence, MO 64056

[Signature]
Signature of Corporate Officer or LLC Member

Subscribed and sworn to before me this 2nd day of October 2020.

[Signature]
Notary Public

My Commission expires:



PLEASE NOTE: In the event the office of the Managing Officer becomes vacant, it is required that the corporation or LLC secure a new Managing Officer within ten days after said vacancy occurs, and that the City of Independence Regulated Industries division be notified.

No. 00485373

STATE OF MISSOURI



Rebecca McDowell Cook
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF INCORPORATION

WHEREAS, duplicate originals of Articles of Incorporation of
RACAN, INC.

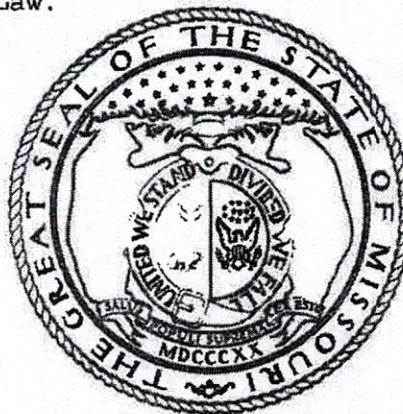
have been received and filed in the office of the Secretary of
State, which Articles, in all respects, comply with the
requirements of General and Business Corporation Law;

NOW, THEREFORE, I, REBECCA McDOWELL COOK, Secretary of State
of the State of Missouri, by virtue of the authority vested in
me by law, do hereby certify and declare this entity a body
corporate, duly organized this date and that it is entitled to
all rights and privileges granted corporations organized under
the General and Business Corporation Law.

IN TESTIMONY WHEREOF, I have set my
hand and imprinted the GREAT SEAL of
the State of Missouri, on this, the
5th day of JULY, 2000.

Rebecca McDowell Cook
Secretary of State

\$58.00



**BYLAWS
OF
Racan, Inc.**

**ARTICLE I
SHAREHOLDERS**

Section 1. Annual and Special Meetings. An annual meeting shall be held once each calendar year for the purpose of electing directors and for the transaction of such other business as may properly come before the meeting. The annual meeting shall be held at the time and place designated by the Board of Directors from time to time. " Special meetings of the shareholders may be requested by the President, the Board of Directors, or the holders of a majority of the outstanding voting shares.

Section 2. Notice. Written notice of all shareholder meetings shall be provided under this section or as otherwise required by law. The Notice shall state the place, date, and hour of meeting, and if for a special meeting, the purpose of the meeting. Such notice shall be mailed to all shareholders of record at the address shown on the corporate books, at least 10 days prior to the meeting. Such notice shall be deemed effective when deposited in ordinary U.S. mail, properly addressed, with postage prepaid.

Section 3. Place of Meeting. Shareholders meetings shall be held at the corporation's principal place of business unless otherwise stated in the notice.

Section 4. Quorum. A majority of the outstanding voting shares, represented in person, shall constitute a quorum at a shareholders meeting. In the absence of a quorum, a majority of the represented shares may adjourn the meeting to another time without further notice. If a quorum is represented at an adjourned meeting, any business may be transacted that might have been transacted at the meeting as originally scheduled. The shareholders present at a meeting represented by a quorum may continue to transact business until adjournment, even if the withdrawal of some shareholders results in representation of less than a quorum.

Section 5. Informal Action. Any action required to be taken, or which may be taken, at a shareholders meeting, may be taken without a meeting and without prior notice if a consent in writing, setting forth the action so taken, is signed by the shareholders who own all of the shares entitled to vote with respect to the subject matter of the vote.

**ARTICLE II
DIRECTORS**

Section 1. Number of Directors. A Board of Directors consisting of one director(s) shall manage the corporation.

Section 2. Election and Term of Office. The directors shall be elected at the annual

shareholders meeting. Each director shall serve a term of two year(s), or until a successor has been elected and qualified.

Section 3. Quorum. A majority of directors shall constitute a quorum.

Section 4. Adverse Interest. In the determination of a quorum of the directors, or in voting, the adverse interest of a director shall not disqualify the director or invalidate his or her vote.

Section 5. Regular Meeting. An annual meeting shall be held, without notice, immediately following and at the same place as the annual meeting of the shareholders. The Board of Directors may provide, by resolution, for additional regular meetings without notice other than the notice provided by the resolution.

Section 6. Special Meeting. The President, Vice-President, Secretary may request special meetings, or any two directors by providing five days' written notice by ordinary United States mail, effective when mailed.

Section 7. Informal Action. Any action required to be taken at a meeting of directors, or any action which may be taken at a meeting of directors or of a committee of directors, may be taken without a meeting if a consent in writing setting forth the action so taken, is signed by all of the directors or all of the members of the committee of directors, as the case may be.

Section 8. Removal / Vacancies. A director shall be subject to removal, with or without cause, at a meeting of the shareholders called for that purpose. The remaining directors may fill any vacancy that occurs on the Board of Directors, whether by death, resignation, removal or any other cause. A director elected to fill a vacancy shall serve the remaining term of his or her predecessor, or until a successor has been elected and qualified.

Section 9. Committees. To the extent permitted by law, the Board of Directors may appoint from its members a committee or committees, temporary or permanent, and designate the duties, powers and authorities of such committees.

ARTICLE III OFFICERS

Section 1. Number of Officers. The officers of the corporation shall be a President, Secretary, and a Treasurer. One person may hold two or more offices.

Section 2. Election and Term of Office. The officers shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following the annual

meeting of the shareholders. Each officer shall serve a one year term or until a successor has been elected and qualified.

Section 3. Removal or Vacancy. The Board of Directors shall have the power to remove an officer or agent of the corporation. The Board of Directors may fill any vacancy that occurs for any reason.

ARTICLE IV CORPORATE SEAL, EXECUTION OF INSTRUMENTS

The corporation shall not have a corporate seal. The President or any Vice-President and the Secretary or Treasurer shall execute all instruments that are executed on behalf of the corporation which are acknowledged and which affect an interest in real estate. The President or any Vice-President may execute all other instruments executed by the corporation. Notwithstanding the preceding provisions of this section, any officer(s) that are specifically designated by resolution of the Board of Directors may execute any written instrument.

ARTICLE V AMENDMENT TO BYLAWS

The bylaws may be amended, altered, or repealed by the Board of Directors or the shareholders by a majority of a quorum vote at any regular or special meeting; provided however, that the shareholders may from time to time specify particular provisions of the bylaws which shall not be amended or repealed by the Board of Directors.

ARTICLE VI INDEMNIFICATION

Any director or officer who is involved in litigation by reason of his or her position as a director or officer of this corporation shall be indemnified and held harmless by the corporation to the fullest extent authorized by law as it now exists or may subsequently be amended (but, in the case of any such amendment, only to the extent that such amendment permits the corporation to provide broader indemnification rights).

ARTICLE VII STOCK CERTIFICATES

The corporation may not issue shares of the corporation's stock without certificates. Upon written request to the corporate secretary by a holder of such shares, the secretary shall provide a certificate in the form prescribed by the directors.

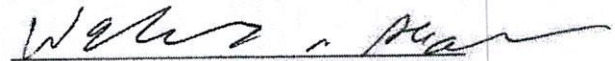
CERTIFICATION PAGE TO BYLAWS

STATE OF Missouri

COUNTY OF St. Louis

I, **Waleed N. Al-Doqum**, President of **Racan Inc.**, do hereby certify that on **July 5, 2000**, at a meeting of its Board of Directors, at which meeting a quorum of said Board was present and acting, or by unanimous written consent, the attached Bylaws were duly and unanimously enacted and such Bylaws have not been amended or revoked, and remain in full force and effect.

CERTIFIED on this **July 5, 2000**.


(Signature of President)

**Waleed N. Al-Doqum,
Racan, Inc.,**

CERTIFICATION PAGE TO BYLAWS

STATE OF Missouri

COUNTY OF St. Louis

I, **Mervat Al-Doqum**, Secretary of **Racan Inc.**, do hereby certify that on **July 5, 2000**, at a meeting of its Board of Directors, at which meeting a quorum of said Board was present and acting, or by unanimous written consent, the attached Bylaws were duly and unanimously enacted and such Bylaws have not been amended or revoked, and remain in full force and effect.

CERTIFIED on this **July 5, 2000**.


(Signature of Secretary)

Mervat Al-Doqum,
Racan, Inc.,

**LED AND CERTIFIED
INCORPORATION INC.**

JUL 05 2000

Articles of Incorporation*Rebecca McDowell Cook*
SECRETARY OF STATE

The undersigned natural person(s) of the age of eighteen years or more for the purpose of forming a corporation under The General and Business Corporation Law of Missouri adopt the following Articles of Incorporation.

Article One

The name of the corporation is **Racan, Inc.**

Article Two

The address, including street and number of the corporation's initial registered office in this state is **14810 Stratford Ct. St. Louis, MO 63044**

and the name of its initial agent at such address is **Waleed N. AL-Doqum.**

Article Three

The aggregate number, class and par value, if any, of shares which the corporation shall have authority to issue shall be: **Thirty Thousand (30,000) share of common stock with no par value.**

The preferences, qualifications, limitations, restrictions and the special or relative rights, including convertible rights, if any, in respect to the shares of each class are as follows:
None

Article Four

The extent, if any, to which the preemptive rights of a shareholder to acquire additional shares is limited or denied: None.

Article Five

The name and place of residence of each incorporator is as follows:

<i>Name</i>	<i>Street</i>	<i>City & State</i>
Joseph M. Kelly	7319 Lindbergh	St. Louis, MO 63117

Article Six

The number of directors to constitute the board of directors is one.

Article Seven

The duration of the corporation is perpetual.

Article Eight

The Corporation is formed for the following purpose:

- a. To engage in and carry on the business of owning, operating and managing a food store and gas station.
- b. To exercise all other powers necessary to or reasonably connected with the Company's business which maybe legally exercised by corporations under Missouri law.
- c. To engage in all activities necessary, customary, convenient or incident to any of the foregoing.

IN WITNESS WHEREOF, these Articles of Incorporation have been signed this 5th
day of July, 2000.

[Signature]

AND CERTIFICATE
INCORPORATION

JUL 05 2000

[Signature]
REBECCA McDONELL COLE
SECRETARY OF STATE

State of Missouri

County of

St Louis City

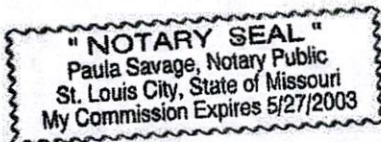
I,

Paula Savage

a Notary Public, do hereby

certify that on this 5th day of July, 2000; personally
appeared before me **Joseph M. Kelly**, who being by me first duly sworn, (severally)
declared that he is the person who signed the foregoing document as incorporator, and
that the statements therein contained are true.

(Notarial Seal)



Paula Savage
Notary Public

My commission expires:

NOTARY PUBLIC
INCORPORATION

JUL 05 2003

Rebecca McDowell Cook
SECRETARY OF STATE

BELLA CASA FLOORING & DESIGN

17001









Pay Personal Property Tax Online

Tax Due Amount

[Help](#)

Step 2

Our records indicate that all taxes for this account have been paid in full.

Divisions:

- ▶ Board Of Equalization
- ▶ Collection
- ▶ Licensing
- ▶ Recorder of Deeds
- Revenue Home
- Revenue Site Map
- Revenue Office Information
- Revenue Contact Us
- Property Value Appeals
- Real Property Tax Sale
- Post Third Sale Offerings
- Trustee Office
- County Assessor

Collection Division

- Pay Your Taxes Online
- Personal Property Information
- Real Estate Information
- Tax Rates Summary
- Your Tax Rates
- Subdivision Information

How To

- How can I pay my taxes?
- How can I get a personal property tax receipt?
- How can I get a real estate tax history statement?

Forms

- Address Change for Personal and Real Estate Property Tax Billing [pdf](#)
- Certificate Of Value [pdf](#)
- Remove Name From On-line Name Searches [pdf](#)
- Property Tax Installment Payment Program [pdf](#)

No Taxes Are Due

Effective 10/1/2020.

Tax Year: 2020
Account Number: I00211832
Account Status: Active
Name: Aldoqum Waleed N
Taxing Address: 2685 Towne Oaks Dr
 Saint Louis, MO 63129
School Sub Code: 120H
City Code: 000
Site Code: 0095
Total Assessed Value: 11,400
Tax Rate: 2020 tax rates are not available at this time.
Personal Property Declaration: 2020 declaration has been received.

Below is the latest payment information for this account.

Personal Property Tax Paid: I00211832

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2019	\$1,103.20	\$0.00	\$0.00	\$0.00	\$1,103.20	\$1,103.20	12/13/2019

[Previous](#)
[Next](#)

The Next Step

In the next step you will choose your payment method.

Please note that when making a tax payment online it may take up to five business days for your payment to be posted and reflected on our web site. A paid receipt will be mailed to the address on record within ten days of payment.



Commission Expires

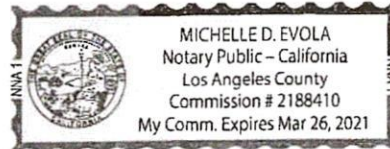
CALIFORNIA JURAT
(CALIFORNIA GOVERNMENT CODE § 8202)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th day of October, 2020,
by Waleed Aldoqum, proved to me on the basis of
(Name of Signer(s))
satisfactory evidence to be the person ☒ who appeared before me.

Michelle D. Evola
Signature of Notary Public

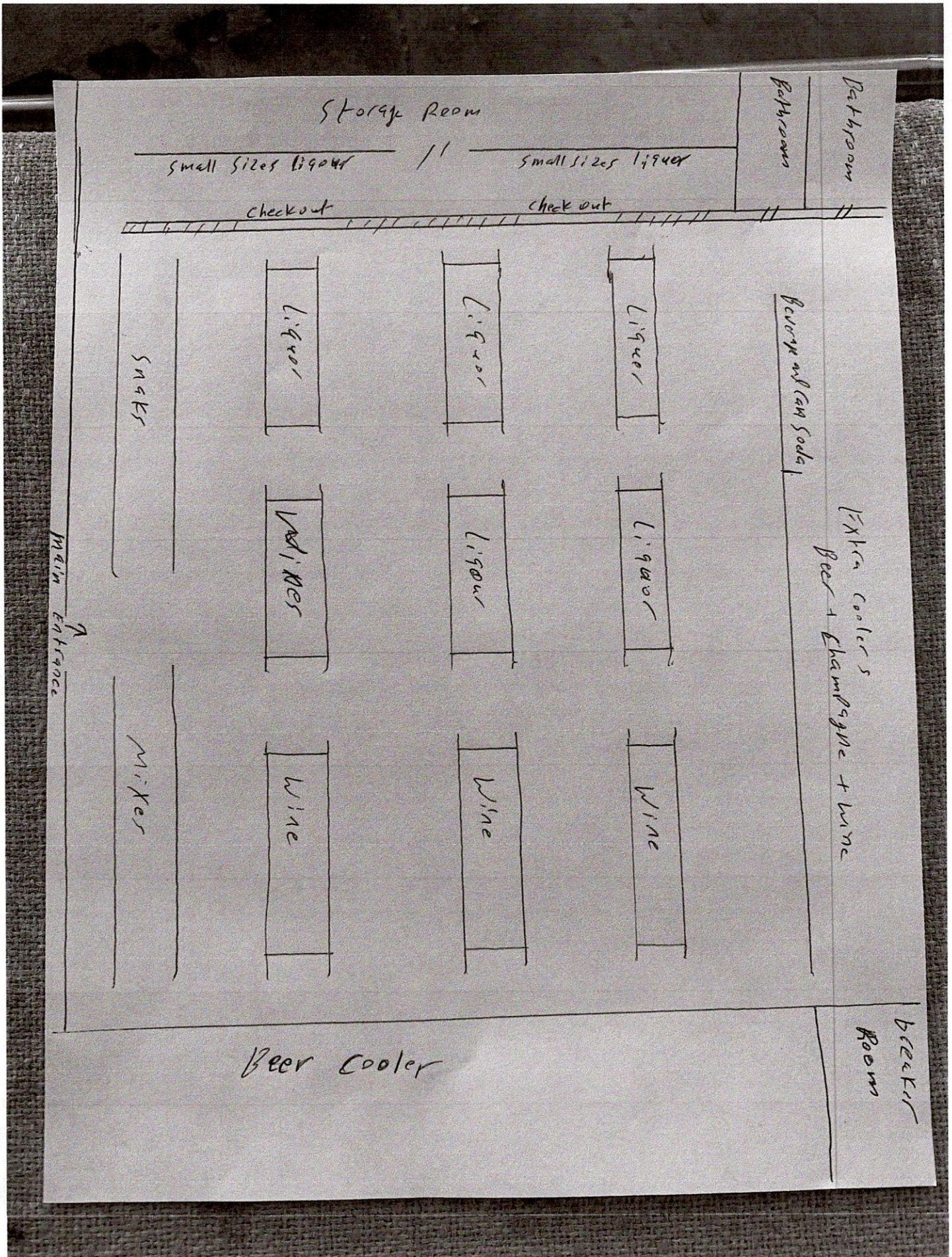


(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Affidavit Of Sales Document Date: 10/13/2020
Number of Pages: 1 Signer(s) Other Than Named Above: N/A
Additional Information: N/A



<u>Owner's Name</u>	<u>Owner's Mailing Address</u>	<u>Suite / Apt. No.</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Leased Property Address</u>
Roger L. Cover	728 N Downey Ct		Independence	MO	64056 (residence)	
Charles L Burton	725 N Downey Ct		Independence	MO	64056 (residence)	
Mark A Salamasina	725 N Downey Ct		Independence	MO	64056 (residence)	
Taco Bell of America, Inc.	PO Box 35370		Louisville	KY	40232 16903 E US 24 Hwy	
WK Land Holdings LLC	1203 NW Jefferson Ct		Blue Springs	MO	64056 16909 E US 24 Hwy	
Storefronts 24 Hwy LLC	4210 NW Lake Dr		Lee's Summit	MO	64064 16920 E US 24 Hwy	
Storefronts 24 Hwy LLC	4210 NW Lake Dr		Lee's Summit	MO	64064 17000 E US 24 Hwy	
Douglas & Donna Hepting	17000 E 7th Terr Ct N		Independence	MO	64056 (residence)	
Forrest L Schick	17004 E 7th Terr Ct N		Independence	MO	64056 (residence)	
Gene R & Lilly Ann Stine	17008 E 7th Terr Ct N		Independence	MO	64056 (residence)	
Jim & Rhonda Barber	2222 N Whitney Rd		Independence	MO	64058 17003 E US 24 Hwy	
Ki Nam Miller	17004 E US 24 Hwy		Independence	MO	64058 (residence)	
MDC Coast 21 LLC	11995 El Camino Real		Independence	MO	64058 17005 E US 24 Hwy	
Stoneybrook KC LLC	1701 W 45th St		Kansas City	MO	64111 17001 E US 24 Hwy	
Stoneybrook KC LLC	1701 W 45th St		Kansas City	MO	64111 17009 E US 24 Hwy	
Stoneybrook KC LLC	1701 W 45th St		Kansas City	MO	64111 17011 E US 24 Hwy	
Stoneybrook KC LLC	1701 W 45th St		Kansas City	MO	64111 17013 E US 24 Hwy	

Will mail
to me.

<u>Tenant</u>	<u>Mailing Address</u>	<u>Suite / Apt. No.</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Tenant	16920 E US 24 Hwy	A	Independence	MO	64056
Tenant	16920 E US 24 Hwy	B	Independence	MO	64056
Tenant	16920 E US 24 Hwy	C	Independence	MO	64056
Tenant	16920 E US 24 Hwy	D	Independence	MO	64056
Tenant	16920 E US 24 Hwy	E	Independence	MO	64056
Tenant	17000 E US 24 Hwy	A	Independence	MO	64056
Tenant	17000 E US 24 Hwy	B	Independence	MO	64056
Tenant	17000 E US 24 Hwy	C	Independence	MO	64056
Tenant	17000 E US 24 Hwy	D	Independence	MO	64056
Tenant	17000 E US 24 Hwy	E	Independence	MO	64056
Tenant	17007 E US 24 Hwy	1	Independence	MO	64056
Tenant	17007 E US 24 Hwy	2	Independence	MO	64056
Tenant	17007 E US 24 Hwy	3	Independence	MO	64056
Tenant	17007 E US 24 Hwy	4	Independence	MO	64056
Tenant	17007 E US 24 Hwy	5	Independence	MO	64056
Tenant	17007 E US 24 Hwy	6	Independence	MO	64056
Tenant	17007 E US 24 Hwy	7	Independence	MO	64056
Tenant	17007 E US 24 Hwy	8	Independence	MO	64056
Tenant	17007 E US 24 Hwy	9	Independence	MO	64056
Tenant	17007 E US 24 Hwy	10	Independence	MO	64056
Tenant	17007 E US 24 Hwy	11	Independence	MO	64056
Tenant	17007 E US 24 Hwy	12	Independence	MO	64056
Tenant	17009 E US 24 Hwy	1	Independence	MO	64056
Tenant	17009 E US 24 Hwy	2	Independence	MO	64056
Tenant	17009 E US 24 Hwy	3	Independence	MO	64056
Tenant	17009 E US 24 Hwy	4	Independence	MO	64056
Tenant	17009 E US 24 Hwy	5	Independence	MO	64056
Tenant	17009 E US 24 Hwy	6	Independence	MO	64056
Tenant	17009 E US 24 Hwy	7	Independence	MO	64056
Tenant	17009 E US 24 Hwy	8	Independence	MO	64056
Tenant	17009 E US 24 Hwy	9	Independence	MO	64056
Tenant	17009 E US 24 Hwy	10	Independence	MO	64056
Tenant	17009 E US 24 Hwy	11	Independence	MO	64056
Tenant	17009 E US 24 Hwy	12	Independence	MO	64056
Tenant	17011 E US 24 Hwy	1	Independence	MO	64056
Tenant	17011 E US 24 Hwy	2	Independence	MO	64056
Tenant	17011 E US 24 Hwy	3	Independence	MO	64056
Tenant	17011 E US 24 Hwy	4	Independence	MO	64056
Tenant	17011 E US 24 Hwy	5	Independence	MO	64056
Tenant	17011 E US 24 Hwy	6	Independence	MO	64056
Tenant	17011 E US 24 Hwy	7	Independence	MO	64056
Tenant	17011 E US 24 Hwy	8	Independence	MO	64056
Tenant	17011 E US 24 Hwy	9	Independence	MO	64056
Tenant	17011 E US 24 Hwy	10	Independence	MO	64056
Tenant	17011 E US 24 Hwy	11	Independence	MO	64056
Tenant	17011 E US 24 Hwy	12	Independence	MO	64056

Tenant	17013 E US 24 Hwy	1	Independence	MO	64056
Tenant	17013 E US 24 Hwy	2	Independence	MO	64056
Tenant	17013 E US 24 Hwy	3	Independence	MO	64056
Tenant	17013 E US 24 Hwy	4	Independence	MO	64056
Tenant	17013 E US 24 Hwy	5	Independence	MO	64056
Tenant	17013 E US 24 Hwy	6	Independence	MO	64056
Tenant	17013 E US 24 Hwy	7	Independence	MO	64056
Tenant	17013 E US 24 Hwy	8	Independence	MO	64056
Tenant	17013 E US 24 Hwy	9	Independence	MO	64056
Tenant	17013 E US 24 Hwy	10	Independence	MO	64056
Tenant	17013 E US 24 Hwy	11	Independence	MO	64056
Tenant	17013 E US 24 Hwy	12	Independence	MO	64056



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

Alcoholic Beverage Code Certification Form

Section 2.05.003.C.4 of the Code prohibits a liquor license holder from displaying or selling any books, photographs, magazines, films, videos, or other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, or describing or relating to specified sexual activity if the licensed premises is located within one thousand (1,000) feet as measured from the nearest property line of a school, church, hospital, public park playground, library, or museum.

Section 5.17.002 of the City's Code defines specified sexual activities to include sexual conduct, being acts of normal or perverted acts of human masturbation; deviate sexual intercourse; sexual intercourse; or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or the breast of a female in an act of apparent sexual stimulation or gratification or any sadomasochistic abuse or acts including animals or any latent objects in an act of apparent sexual stimulation or gratification, as such terms are defined in the pornography and related offenses chapter of the Missouri Criminal Code.

CHECK ONE OF THE FOLLOWING

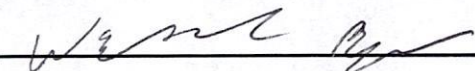
X This establishment does **not** display or sell books, photographs, magazines, films, videos or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing or relating to specified sexual activities.

 This establishment **does** display or sell books, photographs, magazines, films, videos or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing or relating to specified sexual activities.

Establishments that display explicit sexual material must provide the Regulated Industries Division a current certified survey. The survey needs to show the property lines of any schools, churches, hospitals, public parks, playgrounds, libraries or museums if located within one thousand (1,000) feet of the establishment. The certified survey must be received in the License Division within sixty (60) days of the date of this letter.

Business Name Racan, Inc.

Address 17001 East U.S. Highway 24, Independence, MO 64056

Signature: 

Print Name: Waleed Aldoqum

Title: President

Date: 10/2/22



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 10/01/2020

Name (1): WALEED ALDOQUM

Name (2):

Name (3):

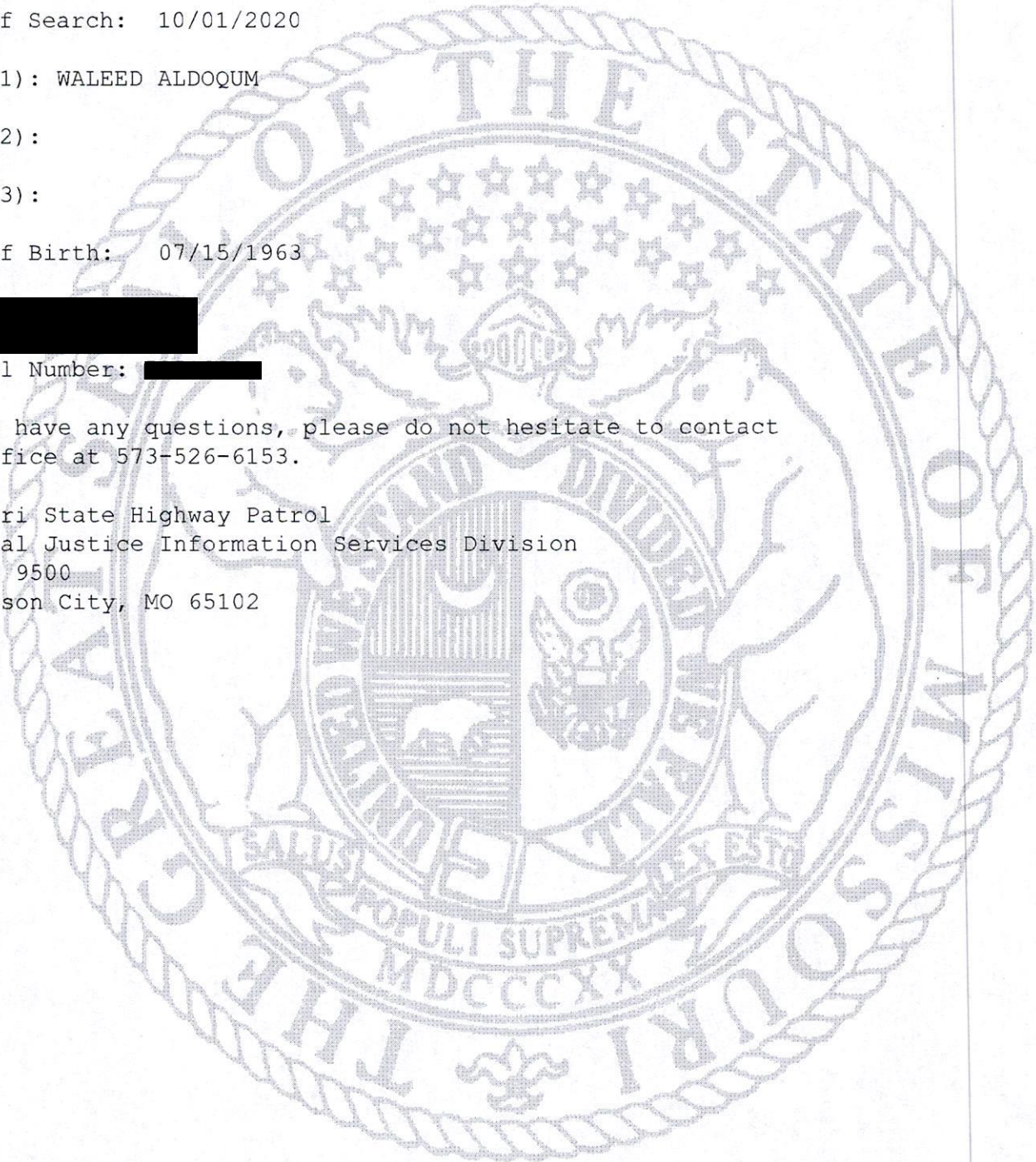
Date Of Birth: 07/15/1963

SSN: [REDACTED]

Control Number: [REDACTED]

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102



To: City of Independence
Re: Liquor License Application

Oct. 2, 2020

To Whom It May Concern:

I have applied for a package liquor license because I am a small business owner who wishes to open a convenience store at a currently vacant storefront along Highway 24.

I have recently moved to the Kansas City area, but I previously ran a gas station and convenience store in the St. Louis area starting in 2005.

I believe my new business will be a benefit to the area and the city of Independence specifically.

Thank you in advance for your consideration of my license application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Waleed Aldoqum', with a stylized flourish at the end.

Waleed Aldoqum