

WWW CROSSINGS LLC



Attached hereto as Exhibit A are twelve (12) pages of records from the Clay County, Missouri Assessment Department. These pages of records are kept by the Clay County, Missouri Assessment Department in the regular course of business, and were retrieved from the website of the Clay County, Missouri Assessment Department on April 2, 2026.

I, Phil Nguyen, am the Managing Member of WWW Crossings LLC, a Delaware limited liability company which is the owner the real property identified as Parcel ID 18106001700900 (the “**Property**”) do hereby certify that (a) as evidenced by Exhibit B attached hereto, the Clay County, Missouri Assessment Department refused to execute an affidavit to certify the below assessed values for the Property; and (b) the foregoing are the Appraisal Card values, as provided by the Clay County, Missouri Assessment Department website as of April 2, 2026, for the previous 5-years of the Property (as evidenced by Exhibit A attached hereto):

**2021 Appraisal Card (Parcel ID 18106001700900): \$1,351,680.00**

**2022 Appraisal Card (Parcel ID 18106001700900): \$1,351,680.00**

**2023 Appraisal Card (Parcel ID 18106001700900): \$1,392,190.00**

**2024 Appraisal Card (Parcel ID 18106001700900): \$1,392,190.00**

**2025 Appraisal Card (Parcel ID 18106001700900): \$1,588,320.00**

**2026 Appraisal Card (Parcel ID 18106001700900): \$1,588,320.00**

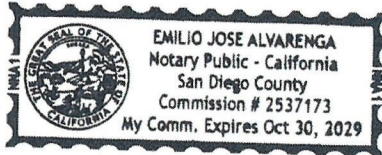
**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 San Diego }  
On April 22, 2026 before me, Emilio Jose Alvarenga  
Date Here Insert Name and Title of the Officer  
personally appeared Phil Nguyen  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Certificate of Parcel  
Document Date: 04/22/2026 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

IN WITNESS, WHEREOF, I have set my hand at my office in 3787 Avocado Blvd, La Mesa, CA 91941 on this 22 day of April, 2026.

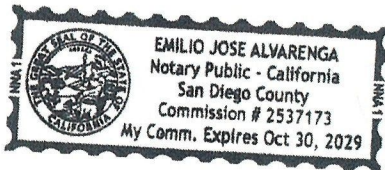
WWW CROSSINGS LLC, a Delaware limited liability company

By: [Signature]  
Print: Phil Nguyen  
Title: Managing Member

STATE OF California )  
COUNTY OF San Diego ) ss.

On this \_\_\_ day of April, 2026, before me, a Notary Public in and for said County and State, personally appeared Phil Nguyen, to me known to be the person described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



[Signature]

Notary Signature

Emilio Jose Alvarenga  
Printed Name:

My Commission Expires: October 30, 2029

**Exhibit A**

**Appraisal Card Values**

[Attached]



**CLAY COUNTY ASSESSOR'S OFFICE**

\*ACRC-295667-2021\* 2021 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 4/2/2026 at 10:44:53AM

Property ID: 295667

Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

WWW CROSSINGS LLC  
 C/O GRUBB & ELLIS/THE WINBURG GROUP  
 4520 MAIN ST STE 1000  
 KANSAS CITY, MO 64111

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO



18106001700900 07/12/2016

**PROPERTY VALUATION**

Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$3,411,200	\$4,224,000	\$1,091,580	\$1,351,680
<b>Total</b>	<b>\$3,411,200</b>	<b>\$4,224,000</b>	<b>\$1,091,580</b>	<b>\$1,351,680</b>

Final Estimate of Fair Market Value using the Income approach: \$4,224,000

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT. 1A 4341  
 THRU 4367 NE CHOUTEAU TRFY

**BUILDING PERMIT**

Permit #	Active	Issue Date	Date Complete	Type Code	Value	% Comp
CPBC-2023-01	No	3/10/2023		CMMISC		
CPEC-2022-0	No	9/22/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	6/23/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	5/26/2022	12/20/2022	CMMISC		
CPFC-2022-01	No	5/6/2022	12/20/2022	CMMISC		

**PROPERTY CLASSIFICATION**

Primary Use: 34 - IMPROVED RETAIL  
 NBHD Code: 2310  
 City: 314(KANSAS CITY)  
 School Dist: 274(NKC SCHOOL DIST)  
 Fire District: 400(NO FIRE DISTRICT)  
 Exemption:  
 Abatement:  
 TIF: CHOUTEAU/135 - 980426

**DEED HISTORY**

Book/Page	Inst #	Date
5729/62		6/13/2007
2886/0659		1/1/1900
2887/0386		1/1/1900

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
181364	COM - Commercial		6.7945	\$0	\$2,036,100
Total:			6.7945	\$0	\$2,036,100

IMPROVEMENT INFORMATION

Commercial  
 Imprv ID: 166135      Market Value: \$4,946,500      Imprv 1 of 1

Imprv Type: 446      Exterior Wall:  
 Year Built: 2001      Roofing:  
 Total Area: 68,894.0      HVAC:  
 Stories: 1      Basement Area 0.0  
 # of Imprv: 5      Basement Fin: 0.00

Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
446	2001	20		30	54,854.0	18.0	\$4,479,400	72.00%	\$3,749,900
413	2001	20		30	6,480.0	12.0	\$588,800	79.00%	\$522,300
413	2001	20		30	7,560.0	12.0	\$687,000	79.00%	\$598,200
CAN	2001	30			836.0	0.0	\$21,900	31.00%	\$6,800
PAS	2001	40			85,800.0	0.0	\$346,600	20.00%	\$69,300



**CLAY COUNTY ASSESSOR'S OFFICE**

\*ACRC-295667-2022\* 2022 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 4/2/2026 at 10:44:15AM

Property ID: 295667

Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

WWW CROSSINGS LLC  
 C/O GRUBB & ELLIS/THE WINBURG GROUP  
 4520 MAIN ST STE 1000  
 KANSAS CITY, MO 64111

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO



**PROPERTY VALUATION**

Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$4,224,000	\$4,224,000	\$1,351,680	\$1,351,680
<b>Total</b>	<b>\$4,224,000</b>	<b>\$4,224,000</b>	<b>\$1,351,680</b>	<b>\$1,351,680</b>

Final Estimate of Fair Market Value using the Income approach: \$4,224,000

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

Permit #	Active	Issue Date	Complete Date	Type Code	Value	% Comp
CPBC-2023-0	No	3/10/2023		CMMISC		
CPEC-2022-0	No	9/22/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	6/23/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	5/26/2022	12/20/2022	CMMISC		
CPFC-2022-0	No	5/6/2022	12/20/2022	CMMISC		

**PROPERTY CLASSIFICATION**

Primary Use: 34 IMPROVED RETAIL  
 NBHD Code: 2310  
 City: 314(KANSAS CITY)  
 School Dist: 274(NKC SCHOOL DIST)  
 Fire District: 400(NO FIRE DISTRICT)  
 Exemption:  
 Abatement:  
 TIF

**DEED HISTORY**

Book/Page	Inst #	Date
5729/62		6/13/2007
2886/0659		1/1/1900
2887/0386		1/1/1900

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
181364	COM - Commercial		6.7945	\$0	\$2,036,100
Total:			6.7945	\$0	\$2,036,100

IMPROVEMENT INFORMATION

Commercial  
 Imprv ID: 166135      Market Value: \$4,946,500      Imprv 1 of 1

Imprv Type: 446      Exterior Wall:  
 Year Built: 2001      Roofing:  
 Total Area: 68,894.0      HVAC:  
 Stories: 1      Basement Area 0.0  
 # of Imprv: 5      Basement Fin: 0.00

Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
446	2001	20		30	54,854.0	18.0	\$4,479,400	70.00%	\$3,749,900
413	2001	20		30	6,480.0	12.0	\$588,800	77.00%	\$522,300
413	2001	20		30	7,560.0	12.0	\$687,000	77.00%	\$598,200
CAN	2001	30			836.0	0.0	\$21,900	31.00%	\$6,800
PAS	2001	40			85,800.0	0.0	\$346,600	20.00%	\$69,300



**CLAY COUNTY ASSESSOR'S OFFICE**

\*ACRC-295667-2023\* 2023 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 4/2/2026 at 10:43:35AM

Property ID: 295667

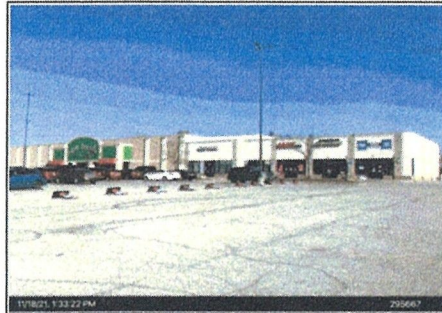
Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

WWW CROSSINGS LLC  
 C/O GRUBB & ELLIS/THE WINBURG GROUP  
 4520 MAIN ST STE 1000  
 KANSAS CITY, MO 64111

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY, MO



**PROPERTY VALUATION**

Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$4,224,000	\$4,350,600	\$1,351,680	\$1,392,190
<b>Total</b>	<b>\$4,224,000</b>	<b>\$4,350,600</b>	<b>\$1,351,680</b>	<b>\$1,392,190</b>

Final Estimate of Fair Market Value using the Income approach: \$4,350,600

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

Permit #	Active	Issue Date	Date Complete	Type Code	Value	% Comp
CPBC-2023-01	No	3/10/2023		CMMISC		
CPEC-2022-0	No	9/22/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	6/23/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	5/26/2022	12/20/2022	CMMISC		
CPFC-2022-01	No	5/6/2022	12/20/2022	CMMISC		

**PROPERTY CLASSIFICATION**

Primary Use: 34 - IMPROVED RETAIL  
 NBHD Code: 2310  
 City: 314(KANSAS CITY)  
 School Dist: 274(NKC SCHOOL DIST)  
 Fire District: 400(NO FIRE DISTRICT)  
 Exemption  
 Abatement:  
 TIF

**DEED HISTORY**

Book/Page	Inst #	Date
5729/62		6/13/2007
2886/0659		1/1/1900
2887/0386		1/1/1900

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
181364	COM - Commercial		6.7945	\$0	\$2,036,100
Total:			6.7945	\$0	\$2,036,100

IMPROVEMENT INFORMATION

Commercial

Imprv ID: 166135      Market Value: \$5,912,300      Imprv 1 of 1

Imprv Type: 446      Exterior Wall:  
Year Built: 2001      Roofing:  
Total Area: 68,894.0      HVAC:  
Stories: 1      Basement Area: 0.0  
# of Imprv: 4      Basement Fin: 0.00

Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
446	2001	20		30	54,854.0	18.0	\$4,479,400	68.00%	\$5,912,300
413	2001	20		30	14,040.0	12.0	\$1,275,800	75.00%	\$0
CAN	2001	30			836.0	0.0	\$21,900	31.00%	\$0
PAS	2001	40			85,800.0	0.0	\$346,600	20.00%	\$0



## CLAY COUNTY ASSESSOR'S OFFICE

\*ACRC-295667-2024\* 2024 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 4/2/2026 at 10:42:58AM

Property ID: 295667

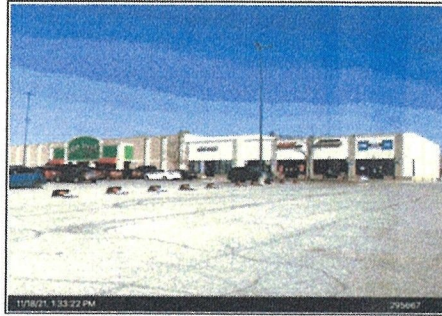
Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

WWW CROSSINGS LLC  
 C/O GRUBB & ELLIS/THE WINBURG GROUP  
 4520 MAIN ST STE 1000  
 KANSAS CITY, MO 64111

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY, MO



**PROPERTY VALUATION**

Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$4,350,600	\$4,350,600	\$1,392,190	\$1,392,190
<b>Total</b>	<b>\$4,350,600</b>	<b>\$4,350,600</b>	<b>\$1,392,190</b>	<b>\$1,392,190</b>

Final Estimate of Fair Market Value using the Income approach: \$4,350,600

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

Permit #	Active	Issue Date	Date Complete	Type Code	Value	% Comp
CPBC-2023-01	No	3/10/2023		CMMISC		
CPEC-2022-0	No	9/22/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	6/23/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	5/26/2022	12/20/2022	CMMISC		
CPFC-2022-01	No	5/6/2022	12/20/2022	CMMISC		

**PROPERTY CLASSIFICATION**

Primary Use: 34 - IMPROVED RETAIL  
 NBHD Code: 2310  
 City: 314(KANSAS CITY)  
 School Dist: 274(NKC SCHOOL DIST)  
 Fire District: 400(NO FIRE DISTRICT)  
 Exemption:  
 Abatement:  
 TIF:

**DEED HISTORY**

Book/Page	Inst #	Date
5729/62		6/13/2007
2886/0659		1/1/1900
2887/0386		1/1/1900

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
181364	COM - Commercial		6.7945	\$0	\$2,036,100
Total:			6.7945	\$0	\$2,036,100

IMPROVEMENT INFORMATION

**Commercial**  
 Imprv ID: 166135      Market Value: \$5,912,300      Imprv 1 of 1

Imprv Type: 446      Exterior Wall:  
 Year Built: 2001      Roofing:  
 Total Area: 68,894.0      HVAC:  
 Stories: 1      Basement Area 0.0  
 # of Imprv: 4      Basement Fin: 0.00

Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
446	2001	20		30	54,854.0	18.0	\$4,479,400	65.00%	\$5,912,300
413	2001	20		30	14,040.0	12.0	\$1,275,800	73.00%	\$0
CAN	2001	30			836.0	0.0	\$21,900	31.00%	\$0
PAS	2001	40			85,800.0	0.0	\$346,600	20.00%	\$0



**CLAY COUNTY ASSESSOR'S OFFICE**

\*ACRC-295667-2025\* 2025 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 4/2/2026 at 10:42:16AM

Property ID: 295667

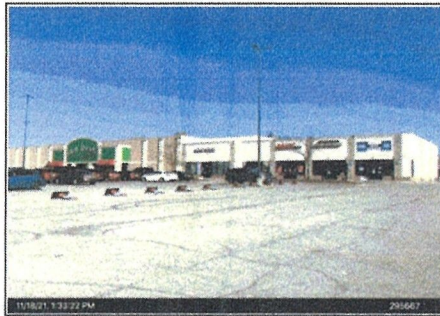
Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

WWW CROSSINGS LLC  
 C/O GRUBB & ELLIS/THE WINBURG GROUP  
 4520 MAIN ST STE 1000  
 KANSAS CITY, MO 64111

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO



**PROPERTY VALUATION**

Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$4,350,600	\$4,963,500	\$1,392,190	\$1,588,320
<b>Total</b>	<b>\$4,350,600</b>	<b>\$4,963,500</b>	<b>\$1,392,190</b>	<b>\$1,588,320</b>

Final Estimate of Fair Market Value using the Income approach: \$4,963,500

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

Permit #	Active	Issue Date	Complete Date	Type Code	Value	% Comp
CPBC-2023-01	No	3/10/2023		CMMISC		
CPEC-2022-0	No	9/22/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	6/23/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	5/26/2022	12/20/2022	CMMISC		
CPFC-2022-01	No	5/6/2022	12/20/2022	CMMISC		

**PROPERTY CLASSIFICATION**

Primary Use: 34 - IMPROVED RETAIL  
 NBHD Code: 2310  
 City: 314(KANSAS CITY)  
 School Dist: 274(NKC SCHOOL DIST)  
 Fire District: 400(NO FIRE DISTRICT)  
 Exemption:  
 Abatement:  
 TIF:

**DEED HISTORY**

Book/Page	Inst #	Date
5729/62		6/13/2007
2886/0659		1/1/1900
2887/0386		1/1/1900

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
181364	COM - Commercial		6.7945	\$0	\$2,036,100
Total:			6.7945	\$0	\$2,036,100

IMPROVEMENT INFORMATION

Commercial

Imprv ID: 186135      Market Value: \$5,235,800      Imprv 1 of 1

Imprv Type: 446      Exterior Wall:  
Year Built: 2001      Roofing:  
Total Area: 68,894.0      HVAC:  
Stories: 1      Basement Area 0.0  
# of Imprv: 4      Basement Fin: 0.00

Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
446	2001	20		30	54,854.0	18.0	\$4,479,400	63.00%	\$5,235,800
413	2001	20		30	14,040.0	12.0	\$1,275,800	71.00%	\$0
CAN	2001	30			836.0	0.0	\$21,900	31.00%	\$0
PAS	2001	40			85,800.0	0.0	\$346,600	20.00%	\$0



**CLAY COUNTY ASSESSOR'S OFFICE**

\*ACRC-295667-2026\* 2026 Appraisal Card

Data Provided by: TRACY BALDWIN County Assessor. Printed on 4/2/2026 at 10:41:02AM

Property ID: 295667

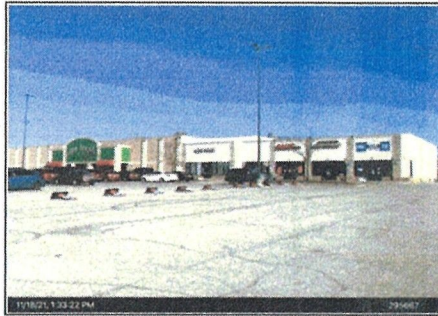
Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

WWW CROSSINGS LLC  
 C/O GRUBB & ELLIS/THE WINBURG GROUP  
 4520 MAIN ST STE 1000  
 KANSAS CITY, MO 64111

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO



**PROPERTY VALUATION**

Property Classification	Previous Market Value	Current Market Value	Previous Assessed	Current Assessed
Residential	\$0	\$0	\$0	\$0
Agricultural	\$0	\$0	\$0	\$0
Commercial	\$4,963,500	\$4,963,500	\$1,588,320	\$1,588,320
<b>Total</b>	<b>\$4,963,500</b>	<b>\$4,963,500</b>	<b>\$1,588,320</b>	<b>\$1,588,320</b>

Final Estimate of Fair Market Value using the Income approach: \$4,963,500

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

Permit #	Active	Issue Date	Date Complete	Type Code	Value	% Comp
CPBC-2023-0	No	3/10/2023		CMMISC		
CPEC-2022-0	No	9/22/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	6/23/2022	12/20/2022	CMMISC		
CPMC-2022-0	No	5/26/2022	12/20/2022	CMMISC		
CPFC-2022-0	No	5/6/2022	12/20/2022	CMMISC		

**PROPERTY CLASSIFICATION**

Primary Use: 34 - IMPROVED RETAIL  
 NBHD Code: 2310  
 City: 314(KANSAS CITY)  
 School Dist: 274(NKC SCHOOL DIST)  
 Fire District: 400(NO FIRE DISTRICT)  
 Exemption:  
 Abatement:  
 TIF:

**DEED HISTORY**

Book/Page	Inst #	Date
5729/62		6/13/2007
2886/0659		1/1/1900
2887/0386		1/1/1900

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

Land ID	Type Code	Method	Size (AC)	Productivity Value	Market Value
181364	COM - Commercial		6.7945	\$0	\$2,036,100
Total:			6.7945	\$0	\$2,036,100

IMPROVEMENT INFORMATION

Commercial

Imprv ID: 166135 Market Value: \$5,235,800 Imprv 1 of 1

Imprv Type: 446 Exterior Wall:  
Year Built: 2001 Roofing:  
Total Area: 68,894.0 HVAC:  
Stories: 1 Basement Area 0.0  
# of Imprv: 4 Basement Fin: 0.00

Type	Year	Class	Quality	Condition	Area	Height	RCN	Depr %	RCNLD
446	2001	20		30	54,854.0	18.0	\$4,479,400	63.00%	\$5,235,800
413	2001	20		30	14,040.0	12.0	\$1,275,800	71.00%	\$0
CAN	2001	30			836.0	0.0	\$21,900	31.00%	\$0
PAS	2001	40			85,800.0	0.0	\$346,600	20.00%	\$0

**Exhibit B**

**Correspondence with Clay County, MO Assessment Department**

[Attached]

**McDermed, Mark J.**

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**From:** Baldwin, Tracy <tbaldwin@claycountymo.gov>  
**Sent:** Thursday, April 2, 2026 11:35 AM  
**To:** Jacoby, Mike; McDermed, Mark J.; Frantze, Christopher B.; @CRE Assessor  
**Cc:** Wallingford, Lucas  
**Subject:** Re: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

Mr. McDermed,

Mike Jacoby has sent you an official document from my office. This is the only confirmation you should need; these are certified values through the Clay County Assessor's office. I have also copied in Lucas Wallingford - Clay County Assessor's attorney, if you have any further concerns.

Best Regards,

Tracy Baldwin

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**From:** Jacoby, Mike <mjacoby@claycountymo.gov>  
**Sent:** Thursday, April 2, 2026 11:24 AM  
**To:** McDermed, Mark J. <mark.mcdermed@stinson.com>; Frantze, Christopher B. <chris.frantze@stinson.com>; @CRE Assessor <CREAssessor@claycountymo.gov>  
**Subject:** RE: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

No I am not signing this

**From:** McDermed, Mark J. <mark.mcdermed@stinson.com>  
**Sent:** Thursday, April 2, 2026 11:21 AM  
**To:** Jacoby, Mike <mjacoby@claycountymo.gov>; Frantze, Christopher B. <chris.frantze@stinson.com>; @CRE Assessor <CREAssessor@claycountymo.gov>  
**Subject:** RE: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

Thanks, Mike – would you be able to sign / have notarized pg. 2 of this very simple document that compiles the parcel appraisal cards? A scanned copy would work well, no need to have hard copy originals.

Would greatly appreciate your time and help.

Thanks again,  
Mark

**Mark J. McDermed**

Attorney

STINSON LLP  
1201 Walnut Street, Suite 2900  
Kansas City, MO 64106-2150  
Direct: 816.691.2442

Assistant: [KCM.LSSTeam26@stinson.com](mailto:KCM.LSSTeam26@stinson.com) | 816.691.3423

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**From:** Jacoby, Mike <[mjacoby@claycountymo.gov](mailto:mjacoby@claycountymo.gov)>

**Sent:** Thursday, April 2, 2026 10:47 AM

**To:** Frantze, Christopher B. <[chris.frantze@stinson.com](mailto:chris.frantze@stinson.com)>; McDermed, Mark J. <[mark.mcdermed@stinson.com](mailto:mark.mcdermed@stinson.com)>; @CRE Assessor <[CREAssessor@claycountymo.gov](mailto:CREAssessor@claycountymo.gov)>

**Subject:** RE: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

These should be enough for what you are needing they are considered official county documents.

**From:** Jacoby, Mike <[mjacoby@claycountymo.gov](mailto:mjacoby@claycountymo.gov)>

**Sent:** Thursday, April 2, 2026 10:26 AM

**To:** Frantze, Christopher B. <[chris.frantze@stinson.com](mailto:chris.frantze@stinson.com)>; McDermed, Mark J. <[mark.mcdermed@stinson.com](mailto:mark.mcdermed@stinson.com)>; @CRE Assessor <[CREAssessor@claycountymo.gov](mailto:CREAssessor@claycountymo.gov)>

**Subject:** RE: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

Mr. Frantze,

I do not have any form myself, this is something that we do not do or have been asked to do, the information was sent from the county email, you are more than welcome to comedown to the Clerks office and have it notarized. I certify that the information is correct and I am an employee of the Assessment Dept and a commercial appraiser.

**From:** Frantze, Christopher B. <[chris.frantze@stinson.com](mailto:chris.frantze@stinson.com)>

**Sent:** Thursday, April 2, 2026 10:03 AM

**To:** Jacoby, Mike <[mjacoby@claycountymo.gov](mailto:mjacoby@claycountymo.gov)>; McDermed, Mark J. <[mark.mcdermed@stinson.com](mailto:mark.mcdermed@stinson.com)>; @CRE Assessor <[CREAssessor@claycountymo.gov](mailto:CREAssessor@claycountymo.gov)>

**Subject:** RE: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

Hi Mike, thank you for sending this. KCMO is requiring a document with this information notarized by the County. Do you all have a form that you use for that? I believe a certification of records with this information attached would be sufficient.

Thank you,

Chris

**Christopher B. Frantze**

Partner

STINSON LLP  
 1201 Walnut Street, Suite 2900  
 Kansas City, MO 64106-2150  
 Direct: 816.691.3133 \ Mobile: 816.255.0395 \ [Bio](#)

Assistant: [KCM.LSSTeam26@stinson.com](mailto:KCM.LSSTeam26@stinson.com) \ 816.691.3423

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**From:** Jacoby, Mike <[mjacoby@claycountymogov](mailto:mjacoby@claycountymogov)>

**Sent:** Thursday, April 2, 2026 8:39 AM

**To:** McDermed, Mark J. <[mark.mcdermed@stinson.com](mailto:mark.mcdermed@stinson.com)>; @CRE Assessor <[CREAssessor@claycountymogov](mailto:CREAssessor@claycountymogov)>; Frantze, Christopher B. <[chris.frantze@stinson.com](mailto:chris.frantze@stinson.com)>

**Subject:** RE: Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

**External Email – Use Caution**

Property Information	Tax Districts	Owner Name / Situs
PID: 295667 Parcel ID: 18106001700900 Tax Area: 128	100, 110, 120, 140, 150, 170, 274, 314, 160, Kansas City r x, 400, 500, 600, 700, 800, 900	(364233) WWW CROSSINGS LLC C/O GRUBB & ELLIS/THE WINBURG GROUP  4357 NE CHOUTEAU TRFY MO

Roll History						
Category	2026	2025	2024	2023	2022	2021
RC Num	0	0	0	0	0	0
Imprv HS	\$0	\$0	\$0	\$0	\$0	\$0
Imprv NHS	\$2,927,421	\$2,927,421	\$2,314,523	\$2,314,523	\$2,187,903	\$2,187,903
Land HS	\$0	\$0	\$0	\$0	\$0	\$0
Land NHS	\$2,036,100	\$2,036,100	\$2,036,100	\$2,036,100	\$2,036,100	\$2,036,100
Ag Market	\$0	\$0	\$0	\$0	\$0	\$0
Ag Use	\$0	\$0	\$0	\$0	\$0	\$0
Timber Market	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Timber Use	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Market	\$4,963,500	\$4,963,500	\$4,350,600	\$4,350,600	\$4,224,000	\$4,224,000
File As Name	WWW CROSSINGS LLC	WWW CROSSINGS LLC	WWW CROSSINGS LLC	WWW CROSSINGS LLC	WWW CROSSINGS LLC	WWW CROSSINGS LLC
Appraised	\$4,963,500	\$4,963,500	\$4,350,600	\$4,350,600	\$4,224,000	\$4,224,000
Assessed	\$1,588,320	\$1,588,320	\$1,392,190	\$1,392,190	\$1,351,680	\$1,351,680
Pct Ownership	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %
Tax Area	128	128	128	128	128	128
Primary Use	34	34	34	34	34	34
Exemptions						
Taxable Acreage	6.8000	6.8000	6.8000	6.8000	6.8000	6.8000

**From:** McDermed, Mark J. <[mark.mcdermed@stinson.com](mailto:mark.mcdermed@stinson.com)>

**Sent:** Wednesday, April 1, 2026 8:00 PM

**To:** @EXCHANGE ASSESSOR <[assessor@claycogov.com](mailto:assessor@claycogov.com)>

**Cc:** Frantze, Christopher B. <[chris.frantze@stinson.com](mailto:chris.frantze@stinson.com)>

**Subject:** Confirmation / Notarization of Assessed Value (4357 NE CHOUTEAU - Parcel ID 18106001700900 - Prop ID 295667)

Hello –

We represent a client needing to submit documentation notarized by the County denoting the total assessed valuation of the parcel identified in the subject line for each of the five immediately preceding tax years.

Based upon publicly available County records, this parcel's assessed value for the last 5 years is:

2025 Total Assessed Value: \$1,588,320.  
2024 Total Assessed Value: \$1,392,190.  
2023 Total Assessed Value: \$1,392,190.  
2022 Total Assessed Value: \$1,351,680.  
2021 Total Assessed Value: \$1,351,680.

Could you please assist us in providing the needed documentation?

Thank you for your time and consideration,  
Mark

**Mark J. McDermed**  
Attorney

STINSON LLP  
1201 Walnut Street, Suite 2900  
Kansas City, MO 64106-2150  
Direct: 816.691.2442

Assistant: [KCM.LSSTeam26@stinson.com](mailto:KCM.LSSTeam26@stinson.com) | 816.691.3423

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**Mike Jacoby**  
Commercial Appraiser  
Assessor  
816-407-3509

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