

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 4130 Fisher LLC Owner's telephone number: 913.303.1817

Owner's address: 11709 Roe Ave. Ste D 166 Shawnee Mission, KS 66211

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Juan Tobon

State Basis of Legal Authority to Sign: Manager LLC

Signer's telephone number: 913.303.1817

Signer's mailing address: 11709 Roe Ave. St. D166, Shawnee Mission, KS. 66211

If owner is an individual: Single Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
<u>29-520-14-03-00-0-00-000</u>	<u>429</u>	<u>954,560</u>

By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately above.

[Signature]  
Signature of person signing for owner

Date: DEC 18, 2023

STATE OF FLORIDA

COUNTY OF Miami-Dade ss

On this 18th day of December, 2023, before me personally appeared Juan G. Tobon, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 18th day of December, 2023.

My Commission Expires:

April 11, 2027

Notary Public

Printed Name of Notary: Luis Rivas



LUIS F. RIVAS  
Commission # HH 385562  
Expires April 11, 2027

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

500 E 18<sup>th</sup> LLC

Name of owner: 500 E 18<sup>th</sup> LLC Owner's telephone number: 816-304-1541

Owner's address: 2727 Southwest Blvd Kansas City, MO 64108

2007 Broadway Blvd  
IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: MA Matt Abbott

State Basis of Legal Authority to Sign: Owner

Signer's telephone number: P.O. Box 411857

Signer's mailing address: Kansas City, MO. 64141

If owner is an individual: Single Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-510-06-06-00-0-00-000</u>	<u>520</u>	<u>196000</u>

By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.

[Signature]  
Signature of person signing for owner

Date: March 19, 2024

STATE OF Kansas )  
COUNTY OF Johnson ) ss

On this 19 day of March 2024, before me personally appeared Matt Abbott, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 19 day of March, 2024.

My Commission Expires: 10-22-2027

Sharon Hendee Landess  
Notary Public

Printed Name of Notary: Sharon Hendee Landess





**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: 509east LLC    Owner's telephone number: 913.961. 1013

Owner's address: 509 E 18th St Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: TYLER ENDERS  
State Basis of Legal Authority to Sign: LEGAL OWNER OF LLC  
Signer's telephone number: 913.961. 1013  
Signer's mailing address: 2915 SOUTHWEST BLVD  
KANSAS CITY, MO 64108

If owner is an individual: \_\_\_\_\_ Single X Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-510-11-04-00-0-00-000</u>	600	60416
<u>29-510-11-05-00-0-00-000</u>	599	42912

**By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.**

  
Signature of person signing for owner

Date: MAY 30, 2024

STATE OF MO )  
COUNTY OF Sackson ) ss

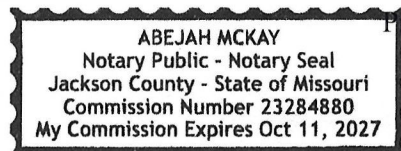
On this 5 day of 30 2024, before me personally appeared TYLER ENDERS, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 5 day of 30, 2024.

My Commission Expires:

Notary Public

Printed Name of Notary: Abejah McKay



John Shirley  
Rebekah Lynn Shirley



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: A & L I LLC      Owner's telephone number: 816-724-7245  
Owner's address: 1803 Wyandotte St Unit 307 Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Aaron Berger  
State Basis of Legal Authority to Sign: Owner  
Signer's telephone number: 1803 Wyandotte Unit 307  
Signer's mailing address: Kansas City, MO 64108  
816-724-7245




If owner is an individual:             Single             Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-520-30-04-01-0-00-000</u>	<u>161</u>	<u>324000</u>

By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.

  
Signature of person signing for owner

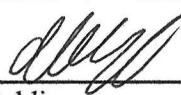
Date: 08-July, 2024

STATE OF MO      )  
   ) ss  
COUNTY OF Jackson      )

On this 8 day of July, 2024, before me personally appeared Aaron Berger, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 8<sup>th</sup> day of July, 2024.

My Commission Expires: 01/12/2027

  
Notary Public  
Printed Name of Notary: Abby Price

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Abbott HQ LLC Owner's telephone number: 816.304.1541

Owner's address: PO Box 411857, Kansas City, MO 64141  
2007 Broadway, Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Matt Abbott  
State Basis of Legal Authority to Sign: Owner  
Signer's telephone number: 816.304.1541  
Signer's mailing address: P.O.Box 411857, KCMO 64141

If owner is an individual:        Single        Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other <u>                    </u>

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-240-35-03-00-0-00-000</u>	<u>470 [1718 Oak St]</u>	<u>\$140,800</u>
<u>29-510-08-07-00-0-00-000</u>	<u>471 [1722 Oak St]</u>	<u>\$131,616</u>
<u>29-510-03-21-00-0-00-000</u>	<u>672 [800 E. 18<sup>th</sup> St]</u>	<u>\$512,000</u>
<u>29-520-28-16-01-0-00-000</u>	<u>122 [2007 Broadway Blvd]</u>	<u>\$129,840</u>

**By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.**

[Signature]  
Signature of person signing for owner

Date: June, 18, 2025

STATE OF Kansas )  
COUNTY OF Johnson ) ss

On this 18<sup>th</sup> day of June, 2025, before me personally appeared Matt Abbott,  
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 18<sup>th</sup> day of June, 2025

My Commission Expires:

Sharon Hendee Landess  
Notary Public  
Printed Name of Notary: Sharon Hendee Landess





M. Cook  
Notary Public  
Printed Name of Notary: Melinda E. Cook

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

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 this document.

State of California }

County of Los Angeles }

On August 27, 2024 before me, Melinda E. Cook,

Notary Public, personally appeared Louis Christopher Accardo,  
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.

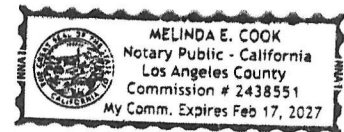
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melinda E. Cook

Notary Public Signature

(Notary Public Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Execution Page for Petition for  
the Creation of the Crossroads  
(Title or description of attached document)  
Community Improvement District

(Title or description of attached document continued)

Number of Pages 1 Document Date August 27, 2024

**CAPACITY CLAIMED BY THE SIGNER**

☐ Individual(s)  
☒ Corporate Officer  
Director  
(Title)

☐ Partner(s)  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

**INSTRUCTIONS FOR COMPLETING THIS FORM**

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.

Date of notarization must be the date that the signer(s) personally appeared which must also be the same date as the acknowledgment is completed.

The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public). Print the name(s) of document signer(s) who personally appear at the time of notarization.

Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is/are) or circling correct forms. Failure to correctly indicate this information may lead to rejection of document recording.

The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.

Signature of the notary public must match the signature on file with the office of the county clerk.

Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.

Indicate title or type of attached document, number of pages and date.

Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document with a staple.



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Abbott Properties LLC Owner's telephone number: 816-304-1541  
% Matthew Abbott

Owner's address: PO Box 411857, Kansas City, MO 64141  
2007 Broadway, Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Matt Abbott  
State Basis of Legal Authority to Sign: Owner  
Signer's telephone number: 816.304.1541  
Signer's mailing address: P.O. Box 411857  
Kansas City, MO. 64141

If owner is an individual:        Single        Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other <u>                    </u>

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-510-24-06-00-0-00-000</u>	<u>582 [1926 Oak]</u>	<u>\$118,816</u>

By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.


[Signature]  
Signature of person signing for owner

Date: 1/13/25 ~~2023~~

STATE OF Kansas )  
                                  ) ss  
COUNTY OF Johnson )

On this 13 day of January, 2025, before me personally appeared Matthew Abbott,  
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 13 th day of January, 2025

My Commission Expires 

Sharon Hendee Landess  
Notary Public  
Printed Name of Notary: Sharon Hendee Landess

Notary Public  
Printed Name of Notary: MICHAELA HAWCOCK



Printed Name of Notary: Abby Price

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Af Real Estate Holdings LLC      Owner's telephone number: 310.745.4050  
Owner's address: 6717 Shawnee Mission Pkwy Overland Park, KS 66202

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Christopher Accardo  
State Basis of Legal Authority to Sign: Owner  
Signer's telephone number: 310.745.4050  
Signer's mailing address: 6717 Shawnee Mission Parkway  
Overland Park, KS. 66202

If owner is an individual:        Single        Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other <u>                    </u>

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-520-25-06-00-0-00-000</u>	155 [1911 Central St.]	\$114,016

By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.

[Signature]

Date: 8/22, 2024

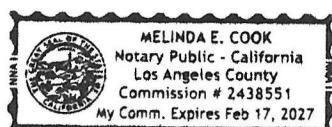
Signature of person signing for owner

STATE OF California )  
  ) ss  
COUNTY OF Los Angeles )

On this 22nd day of August, 2024, before me personally appeared Christopher Louis Accardo, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 22nd day of August, 2024.

My Commission Expires:  
February 17, 2027



[Signature]  
Notary Public  
Printed Name of Notary: Melinda E. Cook



**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

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 this document.

State of California }

County of Los Angeles }

On August 22, 2024 before me, Melinda E. Cook,

Notary Public, personally appeared Louis Christopher Accardo,  
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.

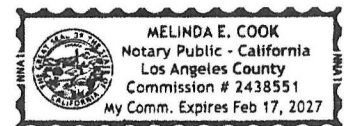
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melinda E. Cook

Notary Public Signature

(Notary Public Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Execution Page for Petition for  
the Creation of the Crossroads  
Community Improvement District

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date August 22, 2024

**CAPACITY CLAIMED BY THE SIGNER**

- ☐ Individual(s)  
☒ Corporate Officer  
Director  
(Title)  
☐ Partner(s)  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

**INSTRUCTIONS FOR COMPLETING THIS FORM**

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.

Date of notarization must be the date that the signer(s) personally appeared which must also be the same date as the acknowledgment is completed.

The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public). Print the name(s) of document signer(s) who personally appear at the time of notarization.

Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is/are) or circling correct forms. Failure to correctly indicate this information may lead to rejection of document recording.

The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.

Signature of the notary public must match the signature on file with the office of the county clerk.

Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.

Indicate title or type of attached document, number of pages and date.

Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document with a staple.

BRENDA S. KITCHEN





**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Avelina Logan LLC Owner's telephone number: 816-918-7170

Owner's address: 609 E 17th Street, Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Kevin Martinez

State Basis of Legal Authority to Sign: Member/Owner

Signer's telephone number: 816-918-7170

Signer's mailing address: PO Box 410094, Kansas City, MO 64141

If owner is an individual:            Single            Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/> xx	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other <u>                                </u>

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
29240381100000000	631	42,400
29240380200000000	632	182,016.00

**By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately above.**

[Signature]

Signature of person signing for owner

Date: 09/28/2023, 2023

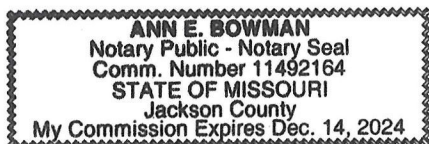
STATE OF Missouri )  
                                  ) ss

COUNTY OF Jackson )

On this 28 day of Sept 2023, before me personally appeared Kevin Martinez,  
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 28th day of Sept, 2023.

My Commission Expires:



Notary Public

Printed Name of Notary: Ann E. Bowman



Notary Public \_\_\_\_\_  
Printed Name of Notary: Abby Price

Printed Name of Notary: LARA GRAY



Notary Public  
Printed Name of Notary: LARA GRAY

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Belger Realty Co Inc      Owner's telephone number: 816-474-7316

Owner's address: 2100 Walnut St Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer:

State Basis of Legal Authority to Sign: Richard Belger

Signer's telephone number: owner

Signer's mailing address: 816-474-7316  
2100 Walnut St Kansas City, Mo. 64108

If owner is an individual:             Single        Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input checked="" type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other <u>                    </u>

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-520-38-02-00-0-00-000</u>	436 [2101 Walnut]	55584
<u>29-520-34-10-00-0-00-000</u>	416 [2100 Walnut]	611616

**By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.**

[Signature]

Signature of person signing for owner

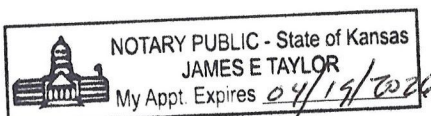
Date: 26 July, 2024

STATE OF Kansas )  
COUNTY OF Johnson ) ss

On this 26 day of July, 2024, before me personally appeared C Richard Belger, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 26<sup>th</sup> day of July, 2024.

My Commission Expires: April 19, 2026



[Signature]  
Notary Public

Printed Name of Notary: James E Taylor



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Big Brothers Big Sisters of Kansas City Owner's telephone number: 816 561 5269

Owner's address: 1709 Walnut St. Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer:

Erica Ostroski

State Basis of Legal Authority to Sign:

MO - MANAGER

Signer's telephone number:

816 777 2880

Signer's mailing address:

1709 Walnut St. KC, MO

If owner is an individual:

\_\_\_\_\_ Single X Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input checked="" type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-230-42-11-00-0-00-000</u>	<u>315</u>	<u>594,016</u>
<u>29-230-42-02-00-0-00-000</u>	<u>313</u>	<u>680,800</u>

29-230-42-03-00-0-00-000

314

143,616

**By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately above.**

Signature of person signing for owner

Date: 8/23, 2023

STATE OF MO )

) ss

COUNTY OF Jackson )

On this 23 day of August 2023, before me personally appeared Erica Ostroski,  
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 23 day of August, 2023.



Notary Public

Printed Name of Notary: Abby Price

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: BIC Building Ventures, LLC Owner's telephone number: (816) 729-8635  
 Owner's address: 5011 Sunset Drive  
Kansas City, MO 64112

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Matthew Burcham  
 State Basis of Legal Authority to Sign: Manager  
 Signer's telephone number: (816) 729-8635  
 Signer's mailing address: PO Box 413823  
Kansas City, MO 64141

If owner is an individual: \_\_\_\_\_ Single \_\_\_\_\_ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____


<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
29-520-12-01-00-0-00-000	367	\$ 340,000

**SIGNATURE ON NEXT PAGE**



EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.

  
\_\_\_\_\_  
Signature of person signing for owner

Date: 8-16-2023, 2023

STATE OF Kansas )  
 ) ss  
COUNTY OF Johnson )

On this 16th day of August 2023, before me personally appeared Matthew Burdum, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 16th day of August, 2023.

My Commission Expires: 6/12/25



Notary Public

Printed Name of Notary: Deborah Kay Hoskins

DEBORAH KAY HOSKINS  
NOTARY PUBLIC  
STATE OF KANSAS

My Appt. Exp. 6/12/25

Name of owner: Black Star Society, LLC Owner's telephone number: 913-710-7214  
Owner's address: 821 W 17th St. KCMO 64108

Owner's address: 821 W 17th St. KCMO 64108

Name of signer: Cindy Augustine

State Basis of Legal Authority to Sign: Co-Owner

Signer's telephone number: 913-710-7214

Signer's mailing address: 821 W 17th St. KCMO 64108

If owner is an individual: Single ☒ ~~Married~~

	Corporation		General Partnership
	Limited Partnership	x	Limited Liability Company
	Partnership		Urban Redevelopment Corporation
	Not-for-Profit Corporation		Other _____

**By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately above.**

Date: February 13, 2028

On this 13 day of Feb 2023, before me personally appeared Cindy Augustine  
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 13<sup>th</sup> day of Feb, 2023.

Notary Public  
Printed Name of Notary: Abby Lane



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Blue Duck Holdings LLC

Owner's telephone number: 816-469-5287

Owner's address: 808 E 31st Ter Kansas City, MO 64109

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Eric Martens

State Basis of Legal Authority to Sign: X Owner

Signer's telephone number: X 913-209-4030

Signer's mailing address: X 512 E 18<sup>th</sup> Street

Kansas City, Mo 64108

If owner is an individual: \_\_\_\_\_ Single \_\_\_\_\_ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership	
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company	
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation	
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____	

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-510-06-07-00-0-00-000</u>	<u>533</u>	<u>216960</u>

By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.

[Signature]

Date: April 30, 2024

Signature of person signing for owner

STATE OF MISSOURI )  
 ) ss  
COUNTY OF JACKSON )

On this 30<sup>th</sup> day of APRIL, 2024, before me personally appeared ERIC MARTENS, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 30<sup>th</sup> day of APRIL, 2024.

My Commission Expires



[Signature]  
Notary Public

Printed Name of Notary: LARA GRAY

## A circular notary seal for Abby Price, a Notary Public in the State of Missouri. The seal features a dashed outer border. Inside the border, the text "ABBY PRICE" is at the top, "Notary Public" is in the center, and "State of Missouri" is at the bottom. To the left of the center, it says "Comm. Expires 01/12/2027". To the right of the center, it says "Seal #2302AT6T" and "Jackson County" is written along the bottom curve.



telephone number: Y 913

Name of owner: BP Properties KCMO LLC      Owner's telephone number: 913 228 3604  
Owner's address: 9900 Little Salt Rd Waverly, NE 68462

***IF SIGNER IS DIFFERENT FROM OWNER:***

Name of signer: Bradley Lewis

State Basis of Legal Authority to Sign: Co-Owner

Signer's telephone number: 913-981-3143

Signer's mailing address: 5800 Wyandotte St  
Kansas City Mo 64113


\_\_\_\_\_ Single        Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

	Corporation		General Partnership
	Limited Partnership	x	Limited Liability Company
	Partnership		Urban Redevelopment Corporation
	Not-for-Profit Corporation		Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<a href="#"><u>29-230-29-17-00-0-01-001</u></a>	297	192032
<a href="#"><u>29-230-29-17-00-0-02-001</u></a>	297	192032
<a href="#"><u>29-230-29-17-00-0-00-000</u></a>	297	3
<a href="#"><u>29-230-29-17-00-0-03-001</u></a>	297	222813

**By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.**

  
Signature of person signing for owner

Date: April 30, 2024

STATE OF MISSOURI )

COUNTY OF JACKSON )

On this 30<sup>th</sup> day of APRIL, 2024, before me personally appeared BRADLEY LEWIS, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 30<sup>th</sup> day of APRIL, 2024.

0<sup>th</sup> day of APRIL, 2024.

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Broadway Bank Building LLC Owner's telephone number: 720-220-4821

Owner's address: 2660 Walnut St Denver, CO 80205

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Ken Wolf

State Basis of Legal Authority to Sign: Owner

Signer's telephone number: 720-220-4821

Signer's mailing address: 2660 Walnut St. Denver, CO. 80205

If owner is an individual: Single Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-520-41-11-00-0-00-000</u>	<u>140</u>	<u>84800</u>

**By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.**

[Signature]  
Signature of person signing for owner

Date: 10.27., 2023

STATE OF MO )  
COUNTY OF Jackson ) ss

On this 27 day of October 2023, before me personally appeared Ken Wolf, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 27<sup>th</sup> day of October, 2023.



Commission Expires: 01/12/2027

[Signature]  
Notary Public  
Printed Name of Notary: Abby Price



**TAYLOR ROSE HINES**  
**Notary Public - Notary Seal**  
**Jackson County - State of Missouri**  
**Commission Number 22523923**  
**My Commission Expires Nov 7, 2026**

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Bshu Property Group LLC      Owner's telephone number: (913) 520-4784

Owner's address: 810 Cherry St Kansas City, MO 64108

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: GREG MOORE

State Basis of Legal Authority to Sign: Chief Operating Officer

Signer's telephone number: (816) 520-4784

Signer's mailing address: 201 West 115th Street

KANSAS CITY MO 64108

If owner is an individual:      Single ☒ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-510-11-10-00-0-00-000</u>	604	95616
<u>29-510-11-15-00-0-00-000</u>	607	212832

**By executing this petition, the undersigned represents and warrants that he/she/they is authorized to execute this petition on behalf of the property owner named immediately above.**

[Signature]  
Signature of person signing for owner

Date: MAY 21, 2024

STATE OF MISSOURI )  
  ) ss  
COUNTY OF JACKSON )

On this 21<sup>st</sup> day of MAY, 2024, before me personally appeared GREG MOORE, to me personally known to be the individual described in and who executed the foregoing instrument.

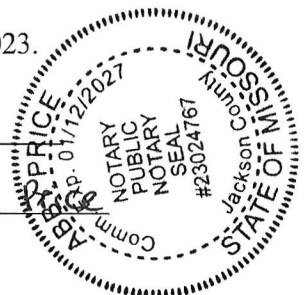
WITNESS my hand and official seal this 21<sup>st</sup> day of MAY, 2024.

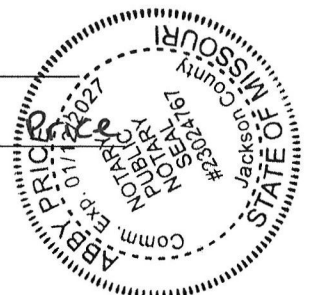
My Commission Expires



[Signature]  
Notary Public  
Printed Name of Notary: LARA GRAY







**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE  
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Camelotte Co Owner's telephone number: 816-283-9807

Owner's address: 819 E 19TH ST, KANSAS CITY MO 64106

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Keith Hyder

State Basis of Legal Authority to Sign: Company Officer

Signer's telephone number: 816 283 9807

Signer's mailing address: 819 E 19TH ST, Kansas City MO 64106

If owner is an individual: \_\_\_\_\_ Single \_\_\_\_\_ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input checked="" type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
<u>29-510-14-22-02-0-00-000</u>	<u>707</u>	<u>\$ 7616.00</u>
<u>29-510-14-14-00-0-00-000</u>	<u>713</u>	<u>\$12384.00</u>
<u>29-510-14-15-00-0-00-000</u>	<u>714</u>	<u>\$ 24384.00</u>
<u>29-510-19-03-00-0-00-000</u>	<u>721</u>	<u>\$1744000.00</u>

By executing this petition, the undersigned represents and warrants that he is authorized to execute this petition on behalf of the property owner named immediately above.

Keith Hyder  
Signature of person signing for owner

Date: 1/18, 2024

STATE OF MO )  
 ) ss  
COUNTY OF Jackson )

On this 18 day of January, 2024, before me personally appeared Keith Hyder, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 18th day of January, 2024.



My Commission Expires: 01/12/2027

Abby Price  
Notary Public

Printed Name of Notary: Abby Price