

250273

**PETITION FOR ESTABLISHMENT OF THE
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT
KANSAS CITY, JACKSON COUNTY, MISSOURI
FOURTH COUNCIL DISTRICT**

MARCH 28, 2025

c. Initial Directors. The initial directors ("Initial Directors"), their respective terms and their respective geographic designation for purposes of clause (e) below shall be as follows:

- (1) Jeff Owens - four (4) year term; Western Area
- (2) Leslie Tomlinson - four (4) year term; Western Area
- (3) Rick Usher - two (2) year term; Western Area
- (4) Alissa Wehmueller - two (2) year term; Western Area
- (5) Rasool Ahmed – four (4) year term; Eastern Area
- (6) Lara Gray – four (4) year term; Eastern Area
- (7) Elizabeth Rosin - two (2) year term; Eastern Area
- (8) Casey Osburn - two (2) year term; Eastern Area
- (9) Ryan Gaik - two (2) year term; Eastern Area

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until his/her successor is appointed in accordance with this Petition and the CID Act. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition and the CID Act. In the event of a vacancy on the Board, the remaining Directors shall elect an Interim Director to fill such vacancy for the remainder of the unexpired term and until his/her successor is appointed in accordance with this Petition and the CID Act, with due regard to the required geographic distribution set forth in clause (e) below.

Notwithstanding anything to the contrary, upon any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, such Director shall cease to be a Director automatically and without need for action by the remainder of the Board, effective upon the date such person ceased to so qualify. In addition, a Director may be removed for cause by a two-thirds affirmative vote of the Directors as provided by the CID Act.

e. Geographic Distribution of Directors. At all times at least four (4) Director seats shall be allocated to and (subject to vacancy) held by individuals who are at the time of their respective appointment either an owner (as defined in the CID Act) of real property in the "Western Area" (defined below) or of a business operating within the Western Area, or a registered voter residing within the Western Area, and at all times at least four (4) Director seats shall be allocated to and held by individuals who are at the time of their respective appointment either an owner (as defined in the CID Act) of real property in the "Eastern Area" (defined below) or of a business operating within the Eastern Area, or a registered voter residing within the Eastern Area. For purposes of this Petition, the term "Western Area" means the portion of the District situated west of the centerline of Grand Boulevard, and the term "Eastern Area" means the portion of the District situated east of the centerline of Grand Boulevard, and the term "Area" means either the Western Area or the Eastern Area.

No individual serving as a Director shall become disqualified from serving because such individual ceases during their term of office to be an owner (as defined in the CID Act) of real property in or of a business operating within the same Area as at the commencement of their term, or a registered voter residing within the same Area as at the commencement of their term; provided, however, that upon the replacement of such individual as a Director whether by reason of expiration of term, resignation or otherwise, the resultant geographic

10. Special Assessments. The District is authorized, subject to receipt of a Petition meeting the requirements of Section 67.1521, RSMo, as amended, to impose by resolution of the Board certain special assessments within the District as set forth below and otherwise in accordance with the CID Act (the “District Special Assessments”). The District Special Assessments will be used to pay for costs of the District’s Projects and administrative costs of the District. The maximum annual rates of the District Special Assessments with respect to the initial assessment year will be as set forth in the table below, and the maximum annual rates of the District Special Assessments with respect to subsequent assessment years will be increased by three percent (3%) cumulatively in each successive assessment year such that for the tenth (10th) and final assessment year the maximum annual rates of the District Special Assessments will be as set forth in the table below. With respect to special assessments on real property owned by the City or any other governmental body or political subdivision whose real property is not legally subject to the District’s special assessments pursuant to applicable law because such real property is owned by a governmental body or political subdivision (a “Governmental Body”), such Governmental Body’s joinder in this Petition as a Petitioner does not override the status of such Governmental Body’s real property as unassessable by the District. Notwithstanding the foregoing, any such Governmental Body may nevertheless agree to make voluntary payments in lieu of such special assessments in any amounts such Governmental Body from year to year appropriates for such purpose.

PROPERTY CATEGORY ¹	MAXIMUM ANNUAL DISTRICT SPECIAL ASSESSMENT	
	INITIAL ASSESSMENT YEAR	TENTH (FINAL) ASSESSMENT YEAR
Undeveloped county tax parcels under 500 sq. ft.	No Assessment	No Assessment
Undeveloped county tax parcels from 500 sq. ft. up to but less than 10,000 sq. ft.	\$100	\$130
Undeveloped county tax parcels equal to or over 10,000 sq. ft.	\$200	\$261
County tax parcels under 10,000 sq. ft. used as stand-alone parking lots	\$300	\$391
County tax parcels equal to or over 10,000 sq. ft. used as stand-alone parking lots	\$600	\$783
County tax parcels improved with one single family residence or one residential duplex (non-condominium) – Assessment per dwelling unit	\$100	\$1,566

¹ Square footage numbers refer solely to tax parcel acreage, not aggregate building square footage

WITH THE CITY CLERK.

WHEREFORE, Petitioners respectfully request that the City Council establish the requested Crossroads Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the City Council consent to the proposed members for the Board of Directors as set forth in this Petition, and take all other appropriate and necessary action that is consistent with the CID Act, the City CID Ordinance and other applicable law to establish the requested District.

SIGNATURE PAGES FOLLOW

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF SECTIONS 5 AND 8, IN TOWNSHIP 49 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WITHIN THE FOLLOWING DESCRIBED OUTLINE: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 25, GOODRICH ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THRU 16, BLOCK 25, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 22, GOODRICH ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16, BLOCK 22, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 33, BLOCK 19, GOODRICH ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 33, BLOCK 19, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 19, GOODRICH ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THRU 10, BLOCK 19, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 15, GOODRICH ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THRU 11, BLOCK 15, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 11, GOODRICH ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THRU 11, BLOCK 11, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 8, GOODRICH ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THRU 11, BLOCK 8, GOODRICH ADDITION AND ITS NORTHERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 DEVELOPMENT, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, BLOCK 4 DEVELOPMENT AND ITS NORTHERLY PROLONGATION, TO THE NORTH RIGHT OF WAY LINE OF WEST 17TH STREET, AS NOW ESTABLISHED; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF WEST 17TH STREET, AND ALONG THE SOUTH LINE OF LOT 2, PERFORMING ARTS DISTRICT, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LOT 2, PERFORMING ARTS DISTRICT; THENCE NORTH ALONG THE WESTERLY MOST EAST LINE OF SAID LOT 2, PERFORMING ARTS DISTRICT, TO THE NORTHERLY MOST SOUTH LINE OF SAID LOT 2, PERFORMING ARTS DISTRICT; THENCE EAST ALONG SAID NORTHERLY MOST SOUTH LINE OF LOT 2, PERFORMING ARTS DISTRICT, TO THE EAST LINE OF SAID LOT 2, PERFORMING ARTS DISTRICT AND THE WEST RIGHT OF WAY LINE OF WYANDOTTE STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST LINE OF LOT 2, PERFORMING ARTS DISTRICT AND SAID WEST RIGHT OF WAY LINE OF WYANDOTTE STREET, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 1, PERFORMING ARTS DISTRICT; THENCE EAST ALONG SAID WESTERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 1, PERFORMING ARTS DISTRICT, AND THE EAST RIGHT OF WAY LINE OF SAID WYANDOTTE STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND ALONG THE WEST LINE OF SAID LOT 1, PERFORMING ARTS DISTRICT, TO THE

LOT 911, BLOCK 65, MCGEE'S ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHWEST CORNER OF THE SOUTH 36 FEET OF LOT 2, HAEFNER'S 1ST ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, ALONG THE NORTH LINE OF THE SOUTH 36 FEET OF LOT 2, HAEFNER'S 1ST ADDITION, ALONG THE NORTH LINE OF LOTS 13 AND 24, HAEFNER'S 1ST ADDITION, TO THE WEST RIGHT OF WAY LINE OF MISSOURI ROUTE 71, AS NOW ESTABLISHED; THENCE EAST, TO THE NORTHWEST CORNER OF THE EAST 5 FEET OF LOT 1, BLOCK 17, DUNDEE PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE NORTH LINE OF LOTS 1 THRU 12, BLOCK 17, DUNDEE PLACE, AND SAID SOUTH RIGHT OF WAY LINE OF EAST TRUMAN ROAD, TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 17, DUNDEE PLACE, AND THE WEST RIGHT OF WAY LINE OF TROOST AVENUE, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE, ALONG THE EAST LINE OF LOTS 12 THRU 21, BLOCK 17, DUNDEE PLACE, ALONG THE EAST LINE OF LOTS 1 THRU 14, BLOCK 22, DUNDEE PLACE, ALONG THE EAST LINE OF LOTS 1 THRU 11, BLOCK 27, DUNDEE PLACE, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 27, DUNDEE PLACE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE AND ALONG THE EAST LINE OF LOTS 7 THRU 12, BLOCK 12, VINEYARD'S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 12, VINEYARD'S ADDITION; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE AND ALONG THE EAST LINE OF LOTS 34 THRU 43, KAUFFMAN'S RESURVEY OF BLOCK 11 VINEYARD'S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE NORTHEAST CORNER OF LOT 1, KAUFFMAN'S 19TH STREET SUBDIVISION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE AND THE EAST LINE OF LOT 1, KAUFFMAN'S 19TH STREET SUBDIVISION, AND THE SOUTHERLY PROLONGATION THEREOF, TO THE NORTHWEST CORNER OF LOT E, WIRTHMAN'S PARTITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE, THE EAST LINE OF LOTS E THRU J, WIRTHMAN'S PARTITION, AND THE EAST LINE OF LOTS 10 AND 11, BLOCK 10, VINEYARD'S ADDITION, TO THE SOUTHEAST CORNER OF THE NORTH 14 FEET OF LOT 10, VINEYARD'S ADDITION AND THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS NOW ESTABLISHED; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD, TO THE SOUTHEAST CORNER OF LOT L, WIRTHMAN'S PARTITION; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, ALONG THE SOUTH LINE OF LOT L, WIRTHMAN'S PARTITION, AND ALONG THE SOUTH LINE OF LOT 8, BLOCK 9, VINEYARD'S ADDITION, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 9, VINEYARD'S ADDITION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, BLOCK 4, VINEYARD'S ADDITION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 100 FEET WEST AND 27 FEET SOUTH OF THE NORTHEAST

THE NORTH LINE OF LOTS 1 THRU 6, THE OLD MILWAUKEE YARD SUBDIVISION, TO THE NORTHWEST CORNER OF LOT 1, THE OLD MILWAUKEE YARD SUBDIVISION, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF SAID BROADWAY BOULEVARD; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID BROADWAY BOULEVARD, TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 25, OF SAID GOODRICH ADDITION, AND THE POINT OF BEGINNING.

SAVE AND EXCEPT:

- UNIT 102 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 104 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 105 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 201 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 202 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 203 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 204 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 208 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

- UNIT 401 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 402 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 403 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 404 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 405 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 406 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 407 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 408 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 409 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 501 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

- UNIT 603 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 604 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 605 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 606 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 607 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 608 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 609 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 701 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 702 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 703 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

- UNIT 805 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 806 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 807 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 808 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 809 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 901 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 902 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 903 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 904 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 905 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

- UNIT 1108, IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1109 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1201 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1202 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1203, IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1204 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1205 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1206 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1207 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 1208 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

- UNIT 1209 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, A REPLAT OF LOTS 1 AND 4, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT C-1 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED CONDOMINIUM DOCUMENTS (THE DECLARATION OF CONDOMINIUM, RECORDED JULY 15, 2004, AS DOCUMENT NO. 2004K00469617 THAT WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR WESTERN AUTO LOFTS RECORDED APRIL 6, 2005, AS DOCUMENT NO. 2005K0021187, AND THE CONDOMINIUM (PHASE I) PLAT RECORDED JULY 15, 2004, AS DOCUMENT NO. 2004K0046916 THAT WAS SUPPLEMENTED BY THE (PHASE II) CONDOMINIUM PLAT RECORDED APRIL 6, 2005, AS DOCUMENT NO. 2005K0021186);
- UNIT C-2 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE I, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED CONDOMINIUM DOCUMENTS (THE DECLARATION OF CONDOMINIUM, RECORDED JULY 15, 2004, AS DOCUMENT NO. 2004K00469617 THAT WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR WESTERN AUTO LOFTS RECORDED APRIL 6, 2005, AS DOCUMENT NO. 2005K0021187, AND THE CONDOMINIUM (PHASE I) PLAT RECORDED JULY 15, 2004, AS DOCUMENT NO. 2004K0046916 THAT WAS SUPPLEMENTED BY THE (PHASE II) CONDOMINIUM PLAT RECORDED APRIL 6, 2005, AS DOCUMENT NO. 2005K0021186);
- UNIT 124 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 125 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 221 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 222 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 223 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 224 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;

- UNIT 521 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 522 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 523 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 524 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 525 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 526 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 621 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 622 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 623 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 624 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 625 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT 626 IN WESTERN AUTO LOFTS CONDOMINIUMS-PHASE II, WESTERN AUTO LOFTS, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF;
- UNIT C-6 IN WESTERN AUTO LOFTS REPLAT, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED CONDOMINIUM DOCUMENTS (THE DECLARATION OF CONDOMINIUM, RECORDED JULY 15, 2004, AS DOCUMENT NO. 2004K00469617 THAT WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR WESTERN AUTO LOFTS RECORDED APRIL 6, 2005, AS

THE EAST RIGHT-OF-WAY LINE OF SAID GRAND BOULEVARD, A DISTANCE OF 32.00 FEET TO A POINT 120.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 17TH STREET AS MEASURED PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 87°34'16" WEST ALONG A LINE 120.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 17TH STREET, A DISTANCE OF 114.00 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 378, BEING ALSO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID GRAND BOULEVARD; THENCE NORTH 02°18'21" EAST ALONG THE WEST LINE OF SAID LOTS 378, 377 AND 376, BEING ALSO ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GRAND BOULEVARD, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

AND:

THE REAL PROPERTY COMMONLY KNOWN AS 1707 LOCUST STREET, KANSAS CITY, JACKSON COUNTY, MISSOURI 64108, AND SPECIFICALLY DESCRIBED AS:

LOTS 741 AND 742, BLOCK 53, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

AND:

THE REAL PROPERTY COMMONLY KNOWN AS 1713 LOCUST STREET, KANSAS CITY, JACKSON COUNTY, MISSOURI 64108, AND SPECIFICALLY DESCRIBED AS:

LOT 743, BLOCK 53, MCGEE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; AND ALL THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 743, BLOCK 53, MCGEE'S ADDITION, A SUBDIVISION OF LAND, AS LOCATED ON THE GROUND, AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF LOCUST STREET 5.46 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 5, THENCE EAST ALONG THE SOUTH LINE OF SECTION 5 TO THE WEST LINE OF THE ALLEY RUNNING NORTH AND SOUTH THROUGH BLOCK 53 OF MCGEE'S ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY 6.50 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 743, BLOCK 53, MCGEE'S ADDITION; THENCE WEST TO THE POINT OF BEGINNING.

AND:

THE REAL PROPERTY COMMONLY KNOWN AS 2031-2049 MAIN STREET, KANSAS CITY, JACKSON COUNTY, MISSOURI 64108, AND SPECIFICALLY DESCRIBED AS:

EXHIBIT B
BOUNDARY MAP
(See Attached)

**FIVE YEAR DISTRICT MANAGEMENT PLAN
OF THE
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT
CITY OF KANSAS CITY, MISSOURI**

The information and details outlined in the following pages represent the strategies, and activities that it is anticipated will be undertaken during the initial five-year duration of the Crossroads Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the Crossroads Community Improvement District.

Introduction

The Crossroads Community Improvement District (the “District”) is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “CID Act”). Section 67.1421, RSMo, requires that the petition for the creation of the District be accompanied by a five-year plan which includes a description of the purposes of the proposed District, the services it will provide, the improvements it will make, an estimate of the costs of these services and improvements to be incurred, the anticipated sources of funds to pay the costs and anticipated term of such sources.. This Five-Year District Management Plan (the “Plan”) is intended to satisfy this statutory requirement, and is appended to the Petition for Formation of the District as an integral part thereof. Capitalized terms used but not defined in this Plan have the meaning given to such term in the Petition to which this Plan is appended, except as otherwise stated.

Section 1 - What is a Community Improvement District?

A community improvement district is an entity that is separate from the City of Kansas City and is formed by the adoption of an ordinance by the City Council following a public hearing before the City Council regarding formation of the District. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. CIDs are empowered to provide a variety of services and to construct and/or finance a number of different public improvements (and in a blighted area, to demolish and remove, renovate, reconstruct, or rehabilitate private improvements subject to certain conditions). CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used to pay the costs of the services or improvements. A CID is operated and managed by a board of directors, whose members may be appointed or elected. Board members serve for a designated period of time, and the Board positions are again elected or appointed at the expiration of each term.

Section 2 - Why Create this Community Improvement District?

The District is located in the Crossroads Art District in Kansas City, a vibrant neighborhood that serves as a destination for residents and tourists, and the home of First Friday, one of the City’s most popular events. The purpose of the District is to undertake certain improvements and provide certain services within the District, and to make strategic and visible improvements in the streetscape and safety of the neighborhood while maintaining its unique and authentic character. The District will improve the community by bettering conditions for current businesses and residents, and will provide and enhance greenspace, streetscape, security, trash, and graffiti removal services. Additionally, it is intended that the District will manage the First Friday events.

Section 3 - Management Plan Summary

The District in this case will take the form of a separate political subdivision of the State of Missouri, which will be governed by a Board of Directors that will consist of nine (9) members appointed by the Mayor of Kansas City with the consent of the City Council pursuant to slates submitted in accordance with the Petition.

Duration:

The District will continue to exist for a term of ten (10) years following the effective date of the Ordinance establishing the District, unless the City extends the term of the District as provided by 67.1481, RSMo. The District may be terminated prior to the expiration of its full term in accordance with the provisions of the CID Act and other applicable law, including Article VII of Chapter 74 of the City's Code of Ordinances, as amended from time to time (the "City CID Ordinance").

**Section 4
District Boundaries**

The legal description of the District is attached as Exhibit A to the Petition.

**Section 5
Facilities and Services to Be Provided**

District Revenue is intended to be used to create and maintain a safe, beautiful and vibrant neighborhood, and make the area more appealing and attractive to visitors, businesses and residents in the District. District Revenue will be used to pay for enhanced and additional landscape and streetscape, ongoing landscape maintenance and service, graffiti removal services, trash and waste management, First Friday event management, and security within the District, as well as District administrative costs. The District is not anticipated to construct or install any public or private improvements other than landscaping and streetscape.

**Section 6
Governing the Community Improvement District**

City Council:

Following the submission of the Petition, the City Council will conduct a public hearing and then consider an ordinance to create the District.

Board of Directors for District:

The District will be governed by a Board of Directors that will consist of nine members appointed by the Mayor of Kansas City, Missouri with the consent of the City Council. It is anticipated that if the proposed successor directors are identified in writing, the Mayor shall appoint such directors as successor directors, with the consent of the City Council, unless such suggested successor directors do not meet applicable legal requirements or lack the competency to serve as directors.

Annual Budget:

The District's budgets will be proposed and approved annually, within the limitations set forth in this Plan, by the District's Board of Directors. Budgets will be submitted annually to the City Council of the City of Kansas City for review and comment in accordance with the CID Act.

**EXHIBIT A TO FIVE YEAR PLAN OF THE
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES²**

(See Attached)

² These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes permitted under the CID Act.

Assessed Value Analysis		Per Capita Analysis	
TOTAL ASSESSED	\$241,040,517.00	523	TOTAL OWNERS PER CAPITA
50.10%	\$120,761,299	263	50.10%
COMMITTED	\$139,158,692	278	COMMITTED
REMAINING TO GET	(\$18,397,393)	(15)	REMAINING TO GET
Percent Complete	115.23%	106%	Percent Complete

Signatures	2024 Assesd Value
Signed	139,158,692
Not Signed	101,881,825
Grand Total	241,040,517

Properties Per Owner			
Count of Owner Name	Signatures		Grand Total
	Signed	Not Signed	
Property Owners			
108 West 19th Street LLC (Recorded)Spotlight LLC (Suzie's note)	1		1
1500 Grand LLC	2		2
1501 KC Main Street LLC	3		3
1509 Walnut LLCsunflower Development Group	1		1
1512 Holmes LLC		1	1
1512 KC Main Street LLCC/O the Cordish Companies	1		1
1515 Walnut LLC	2		2
1520 Grand Moks LLC	1		1
15walnut LLC	4		4
1600 Campbell Street KC LLCBryan Cave Leighton Paisner		1	1
1601 Charlotte LLC% Blue Valley Lab		1	1
1601 Walnut Street LLCC/O Artisan Capital Group		1	1
1617 Main Street LLCNicholson GroupBrad Nicholson	1		1
1619 Walnut LLC	1		1
1625 Holding LLC	1		1
1629 Walnut LLCBrad Nicholson	1		1
16Baltimore LLC		1	1
1701 Baltimore LLC	2		2
1701 Oak Group LLC	1		1
1712 Main St LLC	1		1
1718 Baltimore LLCAttn: Shirley Bush Helzberg	1		1
1721 Baltimore Real Estate LLC		1	1
1729 McGee LLC	1		1
1730 Walnut Partners LLC	1		1
1733 Locust LLCMatthew Abbott	1		1
1737 Mcgee Partners LLC	5		5
1801 Walnut LLC	1		1
1810 Baltimore LLC	1		1
1813 Locust LLC	1		1
1816 Walnut LLCopaken Brooks	1		1
1818 Investors LLC	2		2
1819 Baltimore LLC		1	1
1819 Grand LLC (recorded)Lopez Francisco (Suzie's note)	1		1
1821 Central LLC	1	1	2
18mcgee LLC	1		1
19 Grand LLCC/O Pricemgmtco		3	3
1900 Main LLC	1		1
1901 Holdings LLC	1		1
1906 Wyandotte LLC	2		2
1914 Main LLC	1		1
1925 Baltimore Holdings LLC	1		1
1993 Properties LLC	1		1
19locust LLC	1		1
19th And Oak LLC		1	1
20 Grand LLC	1		1
200 Swb LLC		1	1
2100 Central LLC	1		1
2100 Grand LLC	1		1
2100 Realty Company LC	1		1
2101 Broadway LLCC. Larkin O'keefe	1		1
2109 Broadway Boulevard LLCC/O Artisan Capital Group		1	1
2110 Grand LLC	1		1
2121 Central Street LLCC/O Artisan Capital Group		3	3
321-323 Swblvd LLCC/O Lucas Taylor: recordedClemons Real Estate (Suzie's note)		1	1
331 Southwest Boulevard LLC	1		1
3942 Broadway LLC		1	1

411 E 18th LLC		1	1
4130 Fisher LLC	1		1
419 Crossroads KC LLC		1	1
500 E 18th LLC	1		1
509east LLC	2		2
7th & Central Investment Co	1		1
A & L I LLC	1		1
A C Properties Inc	1		1
Abbott Hq LLC	3		3
Abbott Properties LLC	1		1
Abdiana A LLC		3	3
Abele R Christopher - Trustee	1		1
Abundant Life Baptist Church	1		1
Adams James L	1		1
Af Real Estate Holdings LLC	1		1
Aki 1704 Grand LLC	1		1
Al Rubaie & Joseph LLC		1	1
Algs & Rls LLC		1	1
Allen & Angela Kelley Trust Dated March 23, 2016Allen R & Angela R Kelley, Co-Trustees 2029 2029		1	1
Alport Company LLC		1	1
Alport Darlene L-Trustee		1	1
Ambassador Hospitality LLC		2	2
Amgraf Incorporated		1	1
Arte KC		2	2
Arthel Building LLC	1		1
Askew Daniel D Jr		1	1
Aulepp Jonathan Adam		1	1
Avelina Logan LLC	2		2
Baker Jennifer Elaine		1	1
Balanca LLC		1	1
Baltimore Avenue Investors LLC	1		1
Bandy Troy B-Trustee		1	1
Baritone Properties LLCBernstein-Rein Advertising Inc	2		2
Barker Jennifer Sue	1		1
Barnard Kathy J	1		1
Barone Faye B -Trustee		1	1
Barry Road Associates III LLC		2	2
Bastian Anthony		2	2
BDB Properties LLC	1		1
Beaver Bryan J & Nancy M	1		1
Belger Realty Co Inc	2		2
Berger Aaron	1		1
Big Brothers Big Sisters of Greater Kansas City	3		3
Birk Philipp	1		1
Birkestrand Bjorn	1		1
Birusingh Kevin K & Grams Linsey D		1	1
BK Building Ventures LLCMatthew Burcham	1		1
Black Star Society LLC	1		1
Blue Duck Holdings LLC	1		1
BMW KC Property LLC		1	1
BNMKC Cultural LLC/O David Brinkerhoff		1	1
Bomba LLCService Management Group		4	4
Bonfire LLC	1		1
Borsa John J & Anne M	1		1
BP Properties KCMO LLC	5		5
Bradford Krysia		1	1
Brechler David		1	1
Brewer's Alley Parking LLCMichael Surface		1	1
Broadway Bank Building LLC	1		1
Broadway Square Partners LLP	1		1
Bshu Property Group LLC	2		2

Building 106 LLC	1		1
Building 110 LLC	1		1
Butler Andrew B			1
Butler Jennifer		1	1
Byrne James & Johnson Laura		1	1
Caber Entrps Ptp		1	1
Calmus Quinton		1	1
Camelotte Co	4		4
Capable Qualified And Secure LLC	1		1
Carbondale Apartment Group LLCMatthew Abbott	12		12
Carroll & Carroll LLC		1	1
Carter Property Group LLCMatthew Abbott	3		3
Casella Anthony		1	1
Centerfield Asset Properties LLC		1	1
Centrality Crossroads I LLC	2		2
Chipman Robert & Chipman Caysie		1	1
Chris A Higginbotham & Jennifer B Higginbotham Co Trustees	1		1
Christ Community Evangelical Free Church	1		1
Christy Family Properties LLC	2		2
Christy John T & Melissa L Trustees	1		1
Church of Scientology of Kansas City	3		3
Church of the Resurrection	4		4
Cintas Corporation No2		1	1
City of Kansas City		4	4
Cocoa Partners LLC: recordedElevate Property Advisor (Suzie's note)		1	1
Collabor8space Real Estate LLC	2		2
Collaboration Place Stl Real Estate LLC	2		2
Corin Eli J & Choi Hyun Mi		1	1
Cortes Carlos & Gary - TrustReal Estate Tax Dept/Triad Capital Advisors	1		1
Crossgate Hotel Partners LLC		1	1
Crossroad II Owners LLC	1		1
Crossroad II Owners LLC	1		1
Crossroads 215 LLC	1		1
Crossroads 300 LLC	1		1
Crossroads Brewery Equipment LLC	1		1
Crossroads East LLCMatthew Abbott	17		17
Crossroads Hotel Group LLC	1		1
Crossroads Hotel LLC	6		6
Crossroads I Rollup LLC	6		6
Cupp Angelo Trust	1		1
Curry Investment Company	1		1
D&Dre LLC C/O David Brinkerhoff		1	1
Dab Holdings LLC	1		1
Dancer Jennifer R	1		1
David W Lee Revocable Trust Dated October 15, 2009David W Lee	1		1
Dead Sea Artworks LLC	1		1
Denlinger Dennis L & Debra K		1	1
DL & CI Investments LLC	3		3
Dowell Kathryn Aron & Dowell David Russell	1		1
Dugan Fine Properties LLC	2		2
Ebinger Bradley & Molly		1	1
Egan Shane	1		1
Egnoske Dylan		1	1
Ehinger Properties No 3 LLC		1	1
Ehinger Properties-1735-39 Walnut LLC		1	1
Ehinger Robert S TrusteeEhinger Properties		1	1
Emblem Properties LLCPeiwen Chen	1		1
Engelby & Partners LLC		1	1
EP - 18th St LLC		2	2
Ep-1608-10 Main LLC		1	1
Ep-1611-15 Oak LLC		1	1

Ep-1733 Walnut LLC		1	1
Ep-1810-20 Mcgee LLC		1	1
Ep-1813-17 Grand LLC		2	2
Ep-1824 Walnut LLC		1	1
Ep-1911 Baltimore LLC		3	3
Ep-1922 Baltimore LLC		1	1
Ep-Crossroads LLC		5	5
Ep-Drumworks LLC2727 Southwest BlvdKansas City		1	1
Ep-Lots LLC		1	1
Erickson Charles Sr		1	1
Esco Jordan & Elizabeth Hunt	1		1
Espinosa Mauricio	1		1
Ewi Building Company	3		3
Federal Iron LLC		5	5
Fedewa Marie	1		1
Ferguson James P		1	1
Film Row LLC	1		1
Flacks Janelle R-Trustee	1		1
Fleming Court Apartments LLC		2	2
Fosnacht Andrew		1	1
Fox Gary D Trustee		1	1
Fpen LLC	1		1
Francor L L C	2		2
Friesen Kehl D & Kim Hyoyeon	1		1
Frog Eyes LLC	1		1
Fruition Holdings LLCScott Long	2		2
Garney Anne	1		1
Gee Gordon D Trustee		1	1
GFH Land Holdings LLC		1	1
GGP Real Estate LLC		1	1
Gilmore Don		1	1
Glazer M Shane Jr	1		1
Glorioso Steven A & Regina A	1		1
Goodwill of Western Missouri & Eastern Kansas	1		1
Google3 LLC	1		1
Graeve Todd & Graeve Melanie	1		1
Grand Boulevard Building LLC	2		2
Grand Crossroads LLC		1	1
Grand Historic Developers LP	2		2
Grandiose LLC		1	1
Gray Venture LLC	3		3
Grayson Communities	1		1
Gregory James Izak & Thomas William Meyer Jr Revocable	1		1
Groom Anita J	1		1
Grunauer Nicholas	1		1
Hanna Land Acquisition LLC		1	1
Hansen Christopher J		1	1
Harrington John W		1	1
Hartwig Holdings LLC		1	1
Haubold Franz J Jr		1	1
Heijac Asset Preservation LLC	1		1
Heisler Zachary M		1	1
Hendrixson Peter J & Allison K	1		1
Henryord LLC		1	1
Herman & Miller LLC	2		2
Heron Point LLCMatthew Burcham	3		3
Heron Point LPMatthew Burcham	1		1
Hertz Equipment Rental Corp		1	1
Hewlett Jake Bradley	1		1
Hill Michael Aka Hill Michael K		1	1
Holding Space LLC		1	1

Holsinger Kristi B & Alexander M	1		1
Horn Zach	1		1
Horvitz Lillian F	1		1
HS Property Holdings LLCRobert Cecil	1		1
HTW KC Property LLC		1	1
Hubbard & Kurtz LLP	1		1
Hungry Dog Holdings LLCCarla Hussey (voted)	1		1
Icg Realty Holdings LLCRasool M Ahmed	4		4
Ignatius LLC		1	1
Incite Properties LLC	1		1
Innnisfree LLC		1	1
Innovative Properties LLC		1	1
Jackson Taylor R & Lucy E		1	1
Jarboe George Timothy		1	1
JDM Enterprises LLC	1		1
Jersey Holdings LLC	1		1
JL Partners LLC		1	1
Jobe Jack R	3		3
Johnson Beryl T-Trustee	1		1
Johnson David A & Powell Stephen	1		1
Jones David J-Trustee	1		1
JTB KCMO LLC		1	1
K C Automobile Spring Works Inc		1	1
K Douglas Properties LLC	1		1
Kansas City Clipper LLC		1	1
Kansas City Community Center (formerly known as Heartland Center for Behavioral Health)	3		3
Kansas City Power & Light		2	2
Kansas City Rescue Mission	2		2
Kavan Kevin & Ashley		1	1
KC Brake Inc	1		1
KC Crossroads Hospitality LLC	1		1
KC Dojo LLC	1		1
KCCM Properties LLC	1		1
Kelley Sean R & Hubbell James L	1		1
Kevin P Martinez & Kristi M Martinez Revocable Living Trust	1		1
King Thomas M & Dakota J		1	1
Kirk Josh		1	1
Kolster Ricardo A	1		1
Konami Code LLC	1		1
KPNR LLCC/O Kent Klepper		1	1
Krebs Douglas M & Susan H-Trustees	1		1
Krzyzanowski Bill & Laura Alter Ego MembKolbe Jamisen Properties	1		1
Kutilek Joshua Michael		1	1
Kyle Darrell		1	1
Langenwalter Elizabeth	1		1
Larson David J		1	1
Lead Bank	1		1
Lee Hee Kyung		1	1
Leray Andrea L	1		1
Lexington 900		5	5
Lillian Square LLC	3		3
Linn Rees & Jillian		1	1
Locust Group LLC		1	1
Logic I LLC		1	1
Logic II LLC		1	1
Logic III LLC		1	1
Luther Candace M & Steven M		1	1
Lyric Opera of Kansas City Inc	1		1
Lysinger James F & Catherine J	1		1
M19 Master LLC	2		2
Machine Head 723 LLC	1		1

Mad Bear Holdings Group LLC	1		1
Madden Christopher A	1		1
Mahler Properties LLC	4		4
Main Street Realty Co		3	3
Maloney Paul & Samantha	1		1
Manio Boulevard Properties LLC		2	2
Mark I Ensmann Revocable Trust Dated 03/25/1999	1		1
Marker Dennis C - Tr	1		1
Marker Susan Lordi-Tr		1	1
Marks Revocable Trust of 04-19-2019		1	1
Marquez Gerardo Becerra		1	1
Masterson Michael & Lynn		1	1
Matthew & Michele Galliano Rev Trust		1	1
Matthew E Rowland Revocable Trust	1		1
McDonald Robert K & Parker Amy D		1	1
McGee John R		2	2
McKay John E Trustee		1	1
McNerney Denise M-Trustee	1		1
McPhail Robb & Geritz Laura		1	1
McQuillen Mitchell & Mcquillen Lisa		1	1
McZ/Centrum-Western LLC		1	1
MD Michaelis Revocable TrustMichael D Michaelis, Trustee	1		1
MDJ Investment Company LLC		2	2
Meave Karlo & Bhandari Shivani	1		1
Megan C Toal Living Trust	1		1
Messibis LLCC/O Ron Matsch	1		1
Meyers Shaina	1		1
Mid America Arts Alliance	2		2
Missouri Sewing Machine Co Inc			3
Mitchum Investments L L C		1	1
Mitkc LLC		1	1
MLF Building 2009 LLC	1		1
MLK Midwest Properties LLCMike Schmidt		1	1
MLL Campbell 602 LLC		1	1
MMHL Campbell 701 LLC		1	1
Mohn Timothy M & Kristi C		1	1
Monogram LLC	1		1
Monroe Ventures LLC	1		1
Moosehead Properties LLC	1		1
Morita Takamasa		1	1
Mozart 1640 LLC	1		1
Mozart Properties LLC	2		2
MRP Freighthouse LP		1	1
Muerlott Alicia		1	1
Muhawi Nicole	1		1
Mussurici Investments LLC		3	3
Musubi LLC		1	1
MVT Properties LLC	2		2
Myers Properties KC LLC	2		2
New Frontier Properties LLC	1		1
New Life Ministries of Kansas City	1		1
Nicholson Bradley	2		2
Nicholson Bradley W & Linda J	9		9
NNN Reit, LP		7	7
Nola Realty LLC		1	1
Nomyaw LLC		1	1
Nomyaw1500group LLC		3	3
Norris David		1	1
North of the Border LLC	1		1
Novorr Shirley A Trustee	2		2
Oetting Jordan C		1	1

Ohlde Adriane		1	1
Old Town Partners Xiii LP	1		1
Old Town Partners Xiv LP	1		1
Old Town Partners Xv LP	2		2
Omega Investment Partners LLC		2	2
Opie Brush Building LLC		1	1
Otto Michael J & Kym Chambers		1	1
Outreach International	1		1
P Teleo LLC		1	1
Pac Development Inc	5		5
Pac Holding IncDavid C Lady	1		1
Palette Works LLC	1		1
Pan Educational Institute		2	2
Paradis Jo Beth	2		2
Parr Darien	1		1
Parr-Hands LLC		1	1
Penns Tow Service Inc		2	2
Pensacola Apartment Group LLC	2		2
PFM Company		2	2
PH Commercial Holdings LLC	2		2
Philip Stueve And Stacey As Trustees of the Joint Declaration		1	1
Piper Jen Investments LLC		1	1
Piper Lofts Spe LLC		5	5
Pisciotta John J		1	1
Planned Industrial Exp Auth of KC MO		1	1
Planned Industrial Expansion Authority of Kansas City, Misso		8	8
Plehn Meredith		1	1
Port Authority of Kansas City Missouri	9		9
Powell Wayne M - Trustee	1		1
Privitera Properties LLC		1	1
Pulse Jeremy B		1	1
Pupperdawg LLC	2		2
Puppolo Nicholas D		1	1
Pwa-2121 Central LLC		1	1
Pyrtle Cynthia	1		1
Quercus LLC		1	1
Quinn Daniel Patrick		1	1
Redeyes LLC		2	2
Reesor Steven Gregory		1	1
Regina Deboutez Liv Tr (06/03/2022)regina Deboutez, Trustee	1		1
Rensenhause LLC	1		1
Richerson Kristi L & James Joseph	1		1
RJM Re Holdings LLC		1	1
Rkbk1927 LLC	1		1
Rosebrough Matthew		1	1
Roudebush Carolyn Sue & Forrest Lee Trus		2	2
Roy E Applequist		1	1
Ruckman Sharilyn	1		1
RWW Development Company LLC		1	1
RWW Development LLC		3	3
Salon 122 LLC	1		1
Sanderson L Joe & Michele L		1	1
Sandicot LLC		1	1
Sandtcastle LLC		2	2
Saracini Joseph M		1	1
SBR Enterprises LLC		1	1
Scherb Cynthia W	1		1
Schlitter Sarah S & Travis		1	1
Schmidt Gary L & Diane D		1	1
Schneider Sarah C & Jeffrey T-Trustees		1	1
Schultz Stephanie P		1	1

Schwartz Siblings LLC		2	2
Scott M Grauer Trust No 1	1		1
Semref Crossroads LLC	1		1
Sevedge Christopher & Martha		1	1
Sfera Real Estate LLC		2	2
Shaw John Firth-Trustee		1	1
Shaw Patrick B		1	1
Shell MandyShell Law & Tax	1		1
Shmalberg Lori Genna		1	1
Shockley Mark		1	1
Shriver Rebecca	1		1
Simpson Renea E & Jay P	1		1
Six Sac Self-Storage		5	5
Sixteen Twenty-One Baltimore LLC	1		1
Skaurud Cindy J	1		1
SKR Realty LLC	2		2
Sleyster Daren & Angela		1	1
SMS Delectations LLC	1		1
Sobel Properties LLC	1		1
Soller Properties LLC		2	2
Solo Lofts LPembassy Properties Inc	1		1
Soulikias Jenifer		1	1
Southwest Boulevard Partners LLC	1		1
Sparks Gary L & Sparks Dean N	3		3
Squeeze Box LLC		1	1
Stanley William Don-Trustee		1	1
Stephanie E Leedy Trust U/A	2		2
Sterling Peter N & Tina M		1	1
Stucker & Hess LLC	1		1
Studio 118 LLC	1		1
Studio 325 LLC		1	1
Sugar Magnolia Holdings LLC	2		2
Sullivan William		1	1
Surface Michael & Surface Andrew-Trustee		3	3
Sutherlin Investment LLC	1		1
Sutter Christian		1	1
Sutter Holdings LLC		1	1
Sutter Luke		1	1
Swartz Martin G & Lynn F	1		1
Sweeney Properties 2049 Wyandotte LLC		1	1
T&M Leasing LC		1	1
Tavio Eddy	1		1
Taylor Keith Michael		1	1
Tcb-Crossroads Concepts LLC		1	1
Tension Envelope Corp	3		3
Terrace On Walnut LLC	1		1
The Accardo Family LPZimmer Real Estate Services	3		3
The Accardo Family LTD Partnership		3	3
The Childrens Mercy Hospital		2	2
The Danial R Merker Revocable Trust Dated 12/14/2018	1		1
The Helping Hand of Goodwill Industries	7		7
The Law Offices of Scott Cutter LLC		1	1
The Planned Indus Expansion Auth of KCMO		1	1
The Royal Building LLC		1	1
The Studios IncBrad Nicholson	1		1
Thompson Sheila M	1		1
Ti - 20th & Grand LLC		2	2
Tkg-StorageMart Partners Portfolio LLC		1	1
Tomahawk Properties LLC		1	1
Tracks 215 LLC %3 Development: Vince Bryant & Erik Wullschlger	2		2
Trade Services Group International LLCMichael Oneill	1		1

Treco Enterprises	7		7
Trees Harmon Joint Revocable Trust		1	1
Trident 704 LLC	1		1
Troost Ave Enterprises LLC	1		1
Troost Avenue Devco LLC		1	1
Troske Kaitlyn & Dana	1		1
Tshibanda Holdings LLC	1		1
TT Property LLC		1	1
Tunnell Barry J	1		1
Twa Lofts LLCNicholson Group	2		2
Unique City Living LLC	1		1
United Missouri City BankC/O Corporate Tax Department		1	1
Unitog Rental Services Inc		2	2
Uzinski Travis A & Jalie E		1	1
Van Trump Kevin J & Michelle R	1		1
VHR Mcgee LLC	2		2
Vincent Properties LC		1	1
Wagner David	1		1
Waldrop Brandon		1	1
Walker Marcus B & Lusette	1		1
Walnut Creek Ranch LLC	6		6
Wassergord Dale R & Diane J	1		1
Watson Eric		1	1
Weber Brody Quinn & Katherine Alexis	1		1
Webster House Garage LLC	1		1
Westech Asset Management Inc		1	1
Westroads LLC	1		1
Weyant George C & Joy Ann		1	1
Wieland Kristy D		1	1
Wijata Yulia I Trustee		1	1
Wilkerson Revocable Trust 4003 W 112th St		1	1
Williams April	1		1
Williams Brian J		1	1
Williams Michael		1	1
Winters Kevin W		1	1
WNN 2010 Mcgee St LLC		1	1
Wright Steven Craig	1		1
Yull Jacqueline Juliana		1	1
Zabel John		1	1
Zbryk Burgess & Egawa Zbryk Rie	1		1
Number of Owner	278	246	523