

WWW CROSSINGS LLC



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

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

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

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

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

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

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

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

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

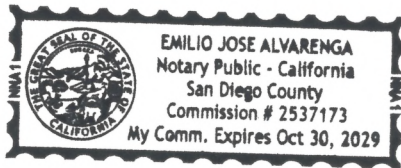
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego }

On April 22, 2026 before me, Emilio Jose Alvarenga  
Date Here Insert Name and Title of the Officer

personally appeared Phil Nguyen  
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Certificate of Parcel

Document Date: 04/22/2026 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



**Exhibit A**

**Appraisal Card Values**

[Attached]



## CLAY COUNTY ASSESSOR'S OFFICE

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

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

Property ID: 295667

Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

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

**PROPERTY VALUATION**

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

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

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO



**LEGAL DESCRIPTION**

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

**BUILDING PERMIT**

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

**PROPERTY CLASSIFICATION**

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

**DEED HISTORY**

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

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

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

IMPROVEMENT INFORMATION

Commercial

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

Imprv Type: 446      Exterior Wall:  
Year Built: 2001      Roofing:  
Total Area: 68,894.0      HVAC:  
Stories: 1      Basement Area .00  
# of Imprv: 5      Basement Fin: 0.00

| Type | Year | Class | Quality | Condition | Area     | Height | RCN         | Depr % | RCNLD       |
|------|------|-------|---------|-----------|----------|--------|-------------|--------|-------------|
| 446  | 2001 | 20    |         | 30        | 54,854.0 | 18.0   | \$4,479,400 | 72.00% | \$3,749,900 |
| 413  | 2001 | 20    |         | 30        | 6,480.0  | 12.0   | \$588,800   | 79.00% | \$522,300   |
| 413  | 2001 | 20    |         | 30        | 7,560.0  | 12.0   | \$687,000   | 79.00% | \$598,200   |
| CAN  | 2001 | 30    |         |           | 836.0    | 0.0    | \$21,900    | 31.00% | \$6,800     |
| PAS  | 2001 | 40    |         |           | 85,800.0 | 0.0    | \$346,600   | 20.00% | \$89,300    |



### CLAY COUNTY ASSESSOR'S OFFICE

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

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

Property ID: 295667

Parcel ID: 18106001700900

#### OWNER NAME & MAILING ADDR

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

#### PROPERTY SITUS

4357 NE CHOUTEAU TRFY MO



#### PROPERTY VALUATION

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

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

#### LEGAL DESCRIPTION

CHOUTEAU CROSSINGS REPLAT LT 1A

#### BUILDING PERMIT

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

#### PROPERTY CLASSIFICATION

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

#### DEED HISTORY

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

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

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

IMPROVEMENT INFORMATION

Commercial

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

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

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



## CLAY COUNTY ASSESSOR'S OFFICE

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

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

Property ID: 295667

Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

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

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY. MO



**PROPERTY VALUATION**

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

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

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

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

**PROPERTY CLASSIFICATION**

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

**DEED HISTORY**

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

Property ID: 295667

Parcel ID: 18106001700900

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

| IMPROVEMENT INFORMATION |
|-------------------------|
|-------------------------|

|                   |
|-------------------|
| <b>Commercial</b> |
|-------------------|

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

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

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



### CLAY COUNTY ASSESSOR'S OFFICE

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

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

Property ID: 295667

Parcel ID: 18106001700900

#### OWNER NAME & MAILING ADDR

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

#### PROPERTY SITU

4357 NE CHOUTEAU TRFY., MO



#### PROPERTY VALUATION

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

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

#### LEGAL DESCRIPTION

CHOUTEAU CROSSINGS REPLAT LT 1A

#### BUILDING PERMIT

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

#### PROPERTY CLASSIFICATION

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

#### DEED HISTORY

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

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

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

IMPROVEMENT INFORMATION

Commercial

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

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

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



### CLAY COUNTY ASSESSOR'S OFFICE

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

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

Property ID: 295667

Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

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



**PROPERTY VALUATION**

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

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

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

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

**PROPERTY CLASSIFICATION**

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

**DEED HISTORY**

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

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

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

IMPROVEMENT INFORMATION

Commercial

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

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

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



## CLAY COUNTY ASSESSOR'S OFFICE

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

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

Property ID: 295667

Parcel ID: 18106001700900

**OWNER NAME & MAILING ADDR**

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

**PROPERTY SITUS**

4357 NE CHOUTEAU TRFY MO



**PROPERTY VALUATION**

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

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

**LEGAL DESCRIPTION**

CHOUTEAU CROSSINGS REPLAT LT 1A

**BUILDING PERMIT**

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

**PROPERTY CLASSIFICATION**

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

**DEED HISTORY**

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

Property ID: 295667

Parcel ID: 18106001700900

LAND INFORMATION

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

IMPROVEMENT INFORMATION

Commercial

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

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

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

**Exhibit B**

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

[Attached]

**McDermed, Mark J.**

---

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

Mr. McDermed,

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

Best Regards,

Tracy Baldwin

---

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

No I am not signing this

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

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

Would greatly appreciate your time and help.

Thanks again,  
Mark

**Mark J. McDermed**

Attorney

**STINSON LLP**

1201 Walnut Street, Suite 2900

Kansas City, MO 64106-2150

Direct: 816.691.2442

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

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

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

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

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

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

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

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

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

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

Mr. Frantze,

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

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

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

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

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

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

Thank you,

Chris

**Christopher B. Frantze**

Partner

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

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

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

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

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

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

**External Email – Use Caution**

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

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

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

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

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

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

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

Hello –

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

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

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

Could you please assist us in providing the needed documentation?

Thank you for your time and consideration,  
Mark  
**Mark J. McDermed**  
Attorney

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

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

**STINSON.COM**

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

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