

**PETITION TO ESTABLISH
THE
BLUE RIDGE CROSSING
COMMUNITY IMPROVEMENT DISTRICT
IN
KANSAS CITY, MISSOURI**

KANSAS CITY, JACKSON COUNTY, MISSOURI

February 27, 2025

TABLE OF CONTENTS

I.	PETITIONERS	1
II.	DESCRIPTION OF THE DISTRICT	1
	A. Legal Description	1
	B. Boundary Map	1
	C. Name of District	1
	D. Notice to Petitioners	1
III.	FIVE YEAR PLAN.....	1
	A. Purposes of the District	1
	B. Improvements and Services	2
	1. Capital Improvements and Maintenance.....	2
	2. Administration and Operations.	2
	3. Maintenance.....	3
	4. Additional Improvements and Services	3
	C. Estimate of Revenues and Costs of Improvements and Services	3
IV.	GOVERNANCE OF THE DISTRICT	4
	A. Type of District.....	4
	B. Board of Directors.....	4
	1. Number.....	4
	2. Qualifications	4
	3. Initial Directors.....	5
	4. Terms.....	5
	5. Slate.....	5
	6. Successor Directors	5
	7. Termination	6
	8. Compensation	6
V.	ASSESSED VALUE.....	6
VI.	BLIGHT DETERMINATION.....	6
VII.	LIFE OF DISTRICT	6
VIII.	REAL PROPERTY TAXES AND BUSINESS LICENSE TAXES	6
IX.	SPECIAL ASSESSMENTS	6
X.	SALES TAX	6
XI.	LIMITATIONS ON BORROWING CAPACITY, REVENUE GENERATION AND DISTRICT POWERS.....	7
XII.	REQUEST TO ESTABLISH DISTRICT.....	7
XIII.	SEVERABILITY	7

EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION

EXHIBIT B DISTRICT BOUNDARY MAP

EXHIBIT C PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

EXHIBIT D FIVE YEAR PLAN'S ESTIMATE OF REVENUES AND COSTS OF IMPROVEMENTS AND SERVICES

**PETITION TO ESTABLISH THE
BLUE RIDGE CROSSING COMMUNITY IMPROVEMENT DISTRICT**

This petition ("Petition") is submitted in accordance with Section 67.1401, RSMo, through Section 67.1571, RSMo, as amended, otherwise known as the Missouri Community Improvement District Act ("Act"), by those persons and entities whose signatures appear below ("Petitioners"). The Petitioners request that the City Council ("City Council") of the City of Kansas City, Missouri, establish a community improvement district ("District") in the City of Kansas City, Jackson County, Missouri ("City") in accordance with this Petition.

I. PETITIONERS

The Petitioners represent more than fifty percent (50%) per capita of all owners of the District Land and District Land owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

II. DESCRIPTION OF THE DISTRICT

A. Legal Description

The District includes all of the real property ("District Land") legally described in Exhibit A ("District Legal Description") attached to this Petition.

B. Boundary Map

A map illustrating the general boundaries of the District is attached to this Petition as Exhibit B ("District Boundary Map").

C. Name of District

The name of the District shall be the Blue Ridge Crossing Community Improvement District.

D. Notice to Petitioners

The signatures of Petitioners signing this Petition may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

III. FIVE YEAR PLAN

A. Purposes of the District

The District shall serve the following purposes ("District Purposes"):

- (a) facilitating development within the District by providing, or causing to be provided, certain improvements and services (collectively, "Eligible Services") described in Paragraph B of this Article for the benefit of the District;

- (b) financing allowed under the Act to finance: (1) the costs of the Eligible Services, (2) other costs incurred by the District to carry out the District Purposes, and (3) costs of financing, including but not limited to: (a) costs of issuance, (b) capitalized interest, and (c) debt service reserves;
- (c) imposing and collecting a sales tax authorized pursuant to this Petition and the Act.

B. Improvements and Services

The Eligible Services shall include, but are not necessarily limited to, the following:

1. Capital Improvements and Maintenance

The District may construct, reconstruct, install, repair, maintain, and equip (or cause such services to be undertaken) capital improvements within the District including, but not limited to: streetscape, energy efficient LED lighting for parking lot and exterior building security, public benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, barriers, public parking lots and facilities, public art, and any other useful, necessary or desired improvement authorized under the Act.

2. Administration and Operations

The District may provide and/or contract for managerial, engineering, legal, technical, clerical, accounting, financial consulting, and other assistance deemed necessary or desirable by the District to meet the District Purposes, including, but not necessarily limited to, the following:

- (a) financing the costs of creating and operating the District;
- (b) managing the District's budget and personnel, including providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;
- (c) maintaining insurance for the District;
- (d) contracting for legal counsel on matters pertaining to the District;
- (e) imposing and collecting a sales tax as authorized pursuant to this Petition and the Act; and
- (f) obtaining funds to pay for the costs incurred to meet the District Purposes;

3. Maintenance

The District may provide cleaning and maintenance services to public and private property within the District to improve the appearance and image of the District. Such services may include, but are not necessarily limited to:

- (a) providing litter removal and cleaning of common areas, trash containers, alley ways, streets, and sidewalks within the District;
- (b) providing for the provision of security personnel, equipment, or facilities for the protection of property and persons;
- (c) providing landscaping care, maintenance, weed abatement, and providing and/or replacing landscaping;
- (d) providing cleaning, maintenance, and other services to public and private property;
- (e) providing graffiti removal; and
- (f) providing other beautification efforts designed to improve the District's appeal and encourage private investment within the District.

4. Additional Improvements and Services

District shall be authorized to provide for any additional improvements and services allowed by law.

C. Estimate of Revenues and Costs of Improvements and Services

The commencement of the Eligible Services and the levy and collection of the Sales Tax are anticipated to occur within the first year of the District's existence. For the first five years of the District's existence, the Five-Year Plan's estimate of revenues from the collection of the Sales Tax, and estimated costs related to the provision of the Eligible Services are shown on Exhibit D attached to this Petition. It is estimated that approximately 95% of the District's revenue as set forth in the Five-Year Plan will fund the District's improvements and services intended for the benefit of the public, including parking lot security services, parking lot landscaping maintenance, parking lot utilities, parking lot maintenance services (snow removal, trash removal, signage, and sweeping), and drive lane and sidewalk repairs. Over the 20-year term of the District, it is estimated that the District will generate \$12.452 million in Sales Tax revenue and incur \$12.057 million in costs for eligible improvements and services.

IV. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision and shall have all of the powers granted to and/or exercisable by a community improvement district according to the Act, except as limited by this Petition. The District shall comply with all applicable state statutory requirements of a political subdivision, including, but not limited to: (1) State of Missouri open meeting and records law; (2) procurement and public improvement contracting laws, including prevailing wage requirements; and (3) annual unaudited financial statements. The City Auditor shall have the right to examine or audit the records of the District and shall require the District make such records available to the City Auditor within ten (10) business days after a written request for the same is made.

B. Board of Directors

1. Number

The District shall initially be governed by a Board of Directors ("Board") consisting of five (5) members.

2. Qualifications

The Initial Directors of the Board shall be comprised of those individuals listed in Paragraph 3 of this Article. Successor directors ("Successor Directors") shall be appointed in accordance with Paragraph 5 of this Article. Each Initial Director and Successor Director shall meet the following requirements:

- (a) be at least 18 years of age;
- (b) be a Missouri resident for at least one year prior to taking office and as long as required by the Missouri Constitution or by state statute;
- (c) be either an owner of real property ("Owner") within the District, or such Owner's representative, or an owner of a business ("Operator") operating within the District, or such Operator's representative;
- (d) except for the Initial Directors named in this Petition, be nominated according to a slate submitted by the Board to the Mayor of the City and the City Council according to the nominating procedures set out below; and
- (e) At least one director must be someone who (1) resides within the City. (2) is qualified to vote. (3) has no financial interest in any real property or business in the District, and (4) is not a relative to an owner of real property or a business within the District ("Independent Director").

3. Initial Directors

In accordance with Section 67.1451.6, RSMo of the Act, the Initial Directors to serve on the Board, and their respective terms, will be:

NAME	TERM (in years)
Shannon Meyer	4
Jamie Belew	4
Janae Nauser	2
Tracy Ryan-Hoover	2
BJ Craig (Independent Director)	2

4. 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. Each Successor Director shall serve a four-year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a director is not able to serve his/her full term, the remaining directors shall elect an interim director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Initial Director's or Successor Director's (collectively, "Director") failure to continually meet the qualification requirements set forth in Paragraph 2 of this Article, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

5. Slate

The Board shall select the slate of nominated individuals as follows:

- (a) Individuals meeting the qualifications set out in this Petition for Successor Directors must be nominated by at least two sitting Directors; and
- (b) The Directors shall then vote for a slate of nominees who shall consist of a number sufficient to fill all of the expiring terms and/or additional terms, as applicable, and the Board shall submit the approved slate to the City Clerk.

6. Successor Directors

Successor Directors shall be appointed by the Mayor of the City with the consent of the City Council by resolution, and the slate submitted by the Board to the City Clerk shall serve as recommendations for such appointments. Such appointment shall be at the discretion of the Mayor, subject to each and every qualification stated in this Petition.

7. Termination

Any Director may be removed for cause by a two-thirds affirmative vote of the Board. Written notice of the proposed removal shall be given to all Directors prior to action thereon.

8. Compensation

No Director shall receive compensation for performing their official duties as a member of the Board, except that the District may reimburse Directors for reasonable and actual expenses incurred in the performance of their official duties as may be permitted in the Act.

V. ASSESSED VALUE

The total assessed value of all of the real property within the District is \$8,027,296.00.

VI. BLIGHT DETERMINATION

The petitioners are not seeking a determination that the District Land is a blighted area.

VII. LIFE OF DISTRICT

The life of the District shall be for a period of twenty (20) years following the effective date of the Ordinance establishing the District unless and until terminated earlier in accordance with Section 67.1481 of the Act. The owners of property within the District may initiate a petition to terminate the District as provided in Section 67.1481 of the Act.

VIII. REAL PROPERTY TAXES AND BUSINESS LICENSE TAXES

The District is not authorized to levy a real property tax or a business license tax.

IX. SPECIAL ASSESSMENTS

The District is not authorized to levy a special assessment.

X. SALES TAX

The District may by resolution of the Board, and in accordance with the Act, impose a District-wide sales tax not to exceed one percent (1.0%) upon all eligible retail sales within the District. The estimated total District sales tax revenues anticipated to be collected by the District to fund the District's improvements and services is estimated to be \$12,200,000 over the proposed twenty (20) year term of the District. The improvements and services funded by District revenues are more fully described in Exhibit D.

XI. LIMITATIONS ON BORROWING CAPACITY, REVENUE GENERATION AND DISTRICT POWERS

There shall be no limitations on District's borrowing capacity, revenue generation, or powers.

XII. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, Petitioners request the City Council establish the District as set out in this Petition.

XIII. SEVERABILITY

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

EXHIBIT A

LEGAL DESCRIPTION OF DISTRICT

- 1 BLUE RIDGE CROSSING----LOT 5
- 2 BLUE RIDGE CROSSING----LOT 4
- 2 BLUE RIDGE CROSSING---PT LOT 2 DAF: BEG NE COR TH S 02 DEG 48 MIN 12 SEC W 226.55' TH N 87 DEG 17 MIN 09 SEC W 218.62' TH N 02 DEG 42 MIN 51 SEC E 132.83' TH N 73 DEG 27 MIN 35 SEC E ALG CURV LF RAD; 1500' ARC DIST 107.21' TH N 69 DEG 21 MIN 52 SEC E 50' TH CONT NELY ALG CURV LF RAD 1066.31' ARC DIST 81.14' TO POB (KNOWN AS LOT 2A CERT SUR T-32 PG-47)
- 3 BLUE RIDGE CROSSING----LOT 3
- 4 BLUE RIDGE CROSSING---PT LOT 2 DAF: BEG NW COR TH S 88 DEG 00 MIN 49 SEC E 192.62' TH ELY ALG CURV LF RAD 1025' ARC DIST 251.34' TH N 77 DEG 56 MIN 14 SEC E 97.12' TH CONT ELY ALG CURV LF RAD 1500'; ARC DIST 117.22' TH S 02 DEG 42 MIN 51 SEC W 132.83' TH S 87 DEG 17 MIN 09 SEC E 218.62' TH S 02 DEG 48 MIN 12 SEC W 632.59' TH N 86 DEG 37 MIN 51 SEC W 221.31' TH N 77 DEG 34 MIN 30 SEC W 25.41' TH N; 86 DEG 37 MIN 51 SEC W 595.35' TH CONT NWLY ALG CURV RI RAD 15' ARC DIST 23.3' TH N 01 DEG 59 MIN 11 SEC E 641.7' TO POB (KNOWN AS LOT 2B CERT SUR T-32 PG-47)
- 5 CORR PLAT OF VINEYARD HEIGHTS; LOTS 1-8 AND PT LOT 6 OTT'S PLAT DAF: BEG NW COR LOT 8 CORR; PLAT OF VINEYARD HGTS TH S 170' ALG W LI SD LOT 8 TO NE COR; OF LOT 7 OF SD SUB TH W ALG N LI OF LOTS 1-7 OF SD SUB 420'; TH N 120' TH E 420' TO POB
- 6 BLUE RIDGE CROSSING---PT TRACT A DAF: BEG SE COR SD TRACT A TH N 87 DEG 16 MIN 22 SEC W 271.93' TH N 02 DEG 15 MIN 00 SEC E 5.22' TH NWLY ALG CURV LF RAD 101' DIST 80.20' TH S 87 DEG 16 MIN 22 SEC E; 102' MOL TH SELY 213' TH S ELY ALG CURV RI RAD 915.37' DIST 3' MOL TO TRU POB (PT IN KANSAS CITY)
- 6 BLUE RIDGE CROSSING LOTS 7A AND 7B---PT LOT 7B DAF: BEG SE COR LOT 7B TH NWLY ALG CURV LF RAD 101' ARC DIST 37.92' TH N 64 DEG 45 MIN 53 SEC W 47.09' TH N 25 DEG 14 MIN 07 SEC E 25' MOL TH SELY 178' MOL; TH N 87 DEG 16 MIN 42 SEC W 102' MOL TO POB
- 6 BLUE RIDGE CROSSING LOTS 7A AND 7B---PT LOT 7A DAF: BEG SE COR LOT 7A TH N 64 DEG 45 MIN 53 SEC W 57.71' TH N 25 DEG 14 MIN 07 SEC E 23' TH SELY 58' MOL TH S 25 DEG 14 MIN 07 SEC W 25' MOL TO POB
- 7 BLUE RIDGE CROSSING III --- ALL LOT 11 AND PT LOT 12 DAF: BEG AT THE NE COR OF LOT 11; TH N 87 DEG 02 MIN 16 SEC W 134.65' TO POB TH S 07 DEG 06 MIN 37 SEC W 14.65'; TH ALG CURV TO W WITH RAD 200' AND DIST 127.57' TH S 43 DEG 39 MIN 46 SEC W 33.54'; TH N 24 DEG 35 MIN 20 SEC E 51.22' TH ALG CURV TO LF ARC RAD 111.32' AND ARC DIST 32.35'; TH N 08 DEG 09 MIN 43 SEC E 86.87' TO N LI OF LOT 12 TH S 71 DEG 27 MIN 50 SEC E 35.08; TH S 87 DEG 02 MIN 16 SEC E 2.76' TO POB
- 8 BLUE RIDGE CROSSING III---LOT 10
- 9 BLUE RIDGE CROSSING III---LOT 9
- 9 BLUE RIDGE CROSSING III---LOT 8
- 10 BONNIE VISTA ACRES---LOTS 1-6

INCLUDED WITHIN THE DISTRICT IS THE RIGHT-OF-WAY OF EAST 43RD STREET AND STERLING AVENUE AS DRAWN ON THE ATTACHED MAP OF THE DISTRICT

EXHIBIT B

MAP OF DISTRICT

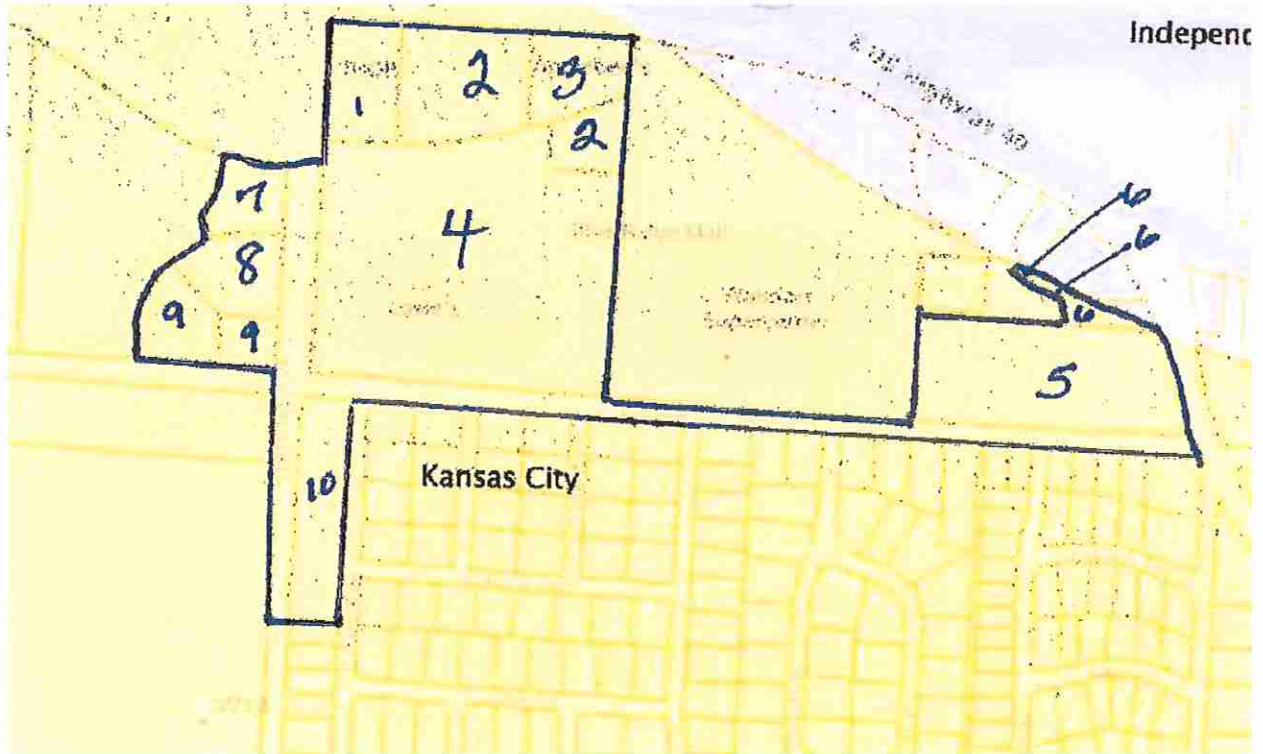


EXHIBIT C

PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

See next page.

Map No.	Property Owner / Mailing Address	Parcel No.	Property Address	2024 Assessed Value	Signature Page AV/ Unique Owners	%
	Washington Heights Assoc., LLC 470 NW Legacy Dr					
1	Kansas City MO 64155 Blue Ridge Shops - 2016 LLC 470 NW Legacy Dr	32-140-12-05-00-0-00-000	4151 Sterling Ave	\$615,616.00	\$615,616.00	
2	Kansas City MO 64155 Blue Ridge Shops - 2016 LLC 470 NW Legacy Dr	32-140-12-04-00-0-00-000	4173 Sterling Ave	\$1,120,000.00	\$1,120,000.00	
2	Kansas City MO 64155 AGA Kansas City LLC 122 Stewart Dr	32-140-12-07-00-0-00-000	4281 Sterling Ave	\$576,000.00	\$576,000.00	
3	Aspen CO 81611 YFP Lowes Kansas City LLC 3224 Club Dr	32-140-12-03-00-0-00-000	4181 Sterling Ave	\$455,200.00	\$0.00	
4	Los Angeles CA 90064 Blue Ridge Tower LLC P.O. Box 172047	32-140-12-08-00-0-00-000	4201 Sterling Ave	\$2,346,016.00	\$0.00	
5	Kansas City KS 66117 Blue Ridge Retail-06 LLC 470 NW Legacy Dr	33-330-11-03-01-0-00-000	4240 Blue Ridge Blvd	\$1,440,000.00	\$1,440,000.00	
6	Kansas City MO 64155 Blue Ridge Retail-06 LLC 470 NW Legacy Dr	33-330-11-14-00-0-00-000	11815 E US 40 Hwy	\$5,120.00	\$5,120.00	
6	Kansas City MO 64155 Blue Ridge Retail-06 LLC 470 NW Legacy Dr	33-330-11-13-00-0-00-000	11825 E US 40 Hwy	\$9,408.00	\$9,408.00	
6	Kansas City MO 64155 CT I Land Opportunities LLC 2557 Stone Myers Pkwy	33-330-11-06-00-0-00-000	4328 Blue Ridge Blvd	\$31,584.00	\$31,584.00	
7	Grapevine TX 76051 MDC Coast 2 LLC 11995 El Camino Real	32-140-11-13-00-0-00-000	4200 Sterling Ave	\$20,480.00	\$0.00	
8	San Diego CA 92130 MBS Mall Investor 98 LLC 470 NW Legacy Dr	32-140-11-17-00-0-00-000	4220 Sterling Ave	\$1,168,000.00	\$0.00	
9	Kansas City MO 64155 MBS Mall Investor 98 LLC 470 NW Legacy Dr	32-140-11-15-00-0-00-000	11130 E 43rd St	\$25,664.00	\$25,664.00	
9	Kansas City MO 64155 Blue Ridge Bank & Trust Co 4200 Little Blue Pkwy #100	32-140-11-16-00-0-00-000	11150 E 43rd St	\$11,648.00	\$11,648.00	
10	Independence MO 64057	32-610-05-15-00-0-00-000	4315 Sterling Ave	\$202,560.00	\$202,560.00	
	Total AV			\$8,027,296.00	\$4,037,600.00	50.29%
	Needed AV			\$4,013,649.00		
	Total Unique Owners			10	6	60.00%
	Needed Owners			6		

EXHIBIT D

FIVE-YEAR PLAN
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

- I. **General.** The District will be established to fund those items set forth below in the CID Project Budget, and also fund the initial start-up costs and ongoing operating costs of the District.
- II. **District Purposes.** The purposes of the District are to:
- (1) Provide or cause to be provided for the benefit of the District, certain improvements more specifically described in this Petition;
 - (2) Fund the costs, expenditures, and undertakings of the District;
 - (2) To levy and collect the Sales Tax in order to provide a source of payment for the District Projects; and
 - (3) Such other purposes and activities authorized by the Act and allowed by the Petition.
- III. **Estimated Initial Five-Year Budget.** The estimated revenue from the Sales Tax and expenditures are as follows for the initial five years of the District:
- Notes:
- A The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective July 1, 2025, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.
- B For the first year, this includes all legal costs associated with the formation of the District, drafting, filing and prosecuting this Petition, the negotiation of any and all agreements between the District and the City, and engineering, insurance and accounting fees.
- * To the extent the actual revenue and costs of improvements vary from this five-year plan and CID Project Budget, the District's budget will be modified by the Board on an annual basis.

	Year 1	Year 2	Year 3	Year 4	Year 5
Estimated Sales Tax Revenue (1%)	\$512,500	\$522,750	\$533,205	\$543,868	\$554,746
Expenditures					
Maintenance Wages	\$30,000	\$30,600	\$31,212	\$31,836	\$32,472
Management Fee	\$40,000	\$40,800	\$41,616	\$42,448	\$43,297
Accounting Fee	\$2,500	\$2,550	\$2,601	\$2,653	\$2,706
Legal Fees	\$20,000	\$5,000	\$5,000	\$5,000	\$5,000
Liability Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Electricity-CAM	\$8,000	\$8,160	\$8,323	\$8,489	\$8,659
Water /Sewer-CAM	\$15,000	\$15,300	\$15,606	\$15,918	\$16,268
JCAM Security	\$260,000	\$265,200	\$270,504	\$275,914	\$281,432
JCAM Landscape	\$35,000	\$35,700	\$36,414	\$37,142	\$37,885
JCAM Maint- Snow Removal	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236
JCAM Maint- Trash Removal	\$25,000	\$25,500	\$26,010	\$26,530	\$27,060
JCAM Maint- Signs/Entrance	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
JCAM Maint- Sweeping	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
JCAM Rep-Drive lanes/Sidewalks	\$35,000	\$35,700	\$36,414	\$37,142	\$37,885
JCAM Maint- Misc.	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412
Umbrella Insurance Policy	\$200	\$200	\$200	\$200	\$200
City Admin Fee	\$1,500	\$1,000	\$1,000	\$1,000	\$1,000
Total Operating Expense	\$512,200	\$506,510	\$516,516	\$526,721	\$537,162

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the ____ day of February, 2025.

City Clerk

[SEAL]

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
BLUE RIDGE CROSSING – KANSAS CITY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: **Washington Heights Associates, LLC**
DBA (if any): ~~Chipotle~~
Property Address: 4151 Sterling Ave, Kansas City MO 64133
Owner's telephone number: 212-685-5263
Owner's mailing address: 470 NW Legacy Dr., Kansas City MO 64155
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Michael Kane
State basis of legal authority to sign: Member/~~Manager~~ of the LLC
Signer's telephone number: 212-685-5263
Signer's mailing address: 10 Morris Lane, Scarsdale, NY 10583

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	<u>Limited Liability Company</u>	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 33-140-12-05-00-0-00-000
Assessed Value: \$615,616.00

By executing this petition, undersigned represents and warrants he is authorized to execute petition on behalf of property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: February 18, 2025

Signature: 
Name: Michael Kane
Title: Member/~~Manager~~

STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

Be it remembered, that on this 18th day of February, 2025, before me, a Notary Public in and for County and State aforesaid, came Michael Kane, ~~the~~ Member/~~Manager~~ of Washington Heights Associates, LLC, a New York limited liability company ("Company"), who executed the within instrument on behalf of Company and he acknowledged execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.



NOTARY PUBLIC

My Commission Expires: March 19, 2028

{34553 / 72626; 1027464.8 }

Mark Nagel
Notary Public, State of New York
No. 01NA6253056
Qualified in Kings County 2028
Commission Expires March 19, ~~2016~~

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
BLUE RIDGE CROSSING - KANSAS CITY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: **Blue Ridge Tower LLC**

DBA (if any): N/A

Property Address: 4240 Blue Ridge Blvd, Kansas City, MO 64133

Owner's telephone number: 913-202-8086

Owner's mailing address: 4240 Blue Ridge Blvd., Suite 601, Kansas City, MO 64133

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Mark Davenport

State basis of legal authority to sign: Managing Member

Signer's telephone number: 913-202-8086

Signer's mailing address: 4240 Blue Ridge Blvd., Suite 601, Kansas City, MO 64133

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	<u>Limited Liability Company</u>	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 33-330-11-03-01-0-00-000
Assessed Value: \$1,440,000.00

By executing this petition, undersigned represents and warrants he is authorized to execute petition on behalf of property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/21/2025

Signature: [Signature]
Name: Mark Davenport
Title: Managing Member

STATE OF KANSAS)
) ss.
COUNTY OF RENO)

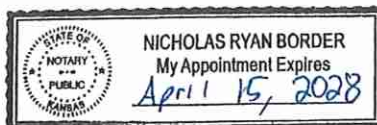
Be it remembered, that on this 21 day of February, 2025, before me, a Notary Public in and for the County and State aforesaid, came Mark Davenport, the Managing Member of Blue Ridge Tower LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

[Signature]
NOTARY PUBLIC

My Commission Expires:

{34553 / 72626; 1027464.8 }



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
BLUE RIDGE CROSSING - KANSAS CITY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: **Blue Ridge Shops-2016 LLC**

DBA (if any): _____

Property Addresses: (1) 4281 Sterling Ave, Kansas City MO 64133; (2) 4173 Sterling Ave, Kansas City MO 64133

Owner's telephone number: 816-353-1390 x 201

Owner's mailing address: 470 NW Legacy Dr, Kansas City, MO 64155

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Patrick T. Hayes

State basis of legal authority to sign: President of MBS Manager Corporation, Manager

Signer's telephone number: 816-353-1390 x 201

Signer's mailing address: 470 NW Legacy Dr, Kansas City, MO 64155

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other

Map and parcel numbers: 1. 32-140-12-07-00-0-00-000 2. 32-140-12-04-00-0-00-000

Assessed Values: 1. \$576,000.00 2. \$1,120,000.00

TOTAL: \$1,696,000.00

By executing this petition, undersigned represents and warrants he is authorized to execute petition on behalf of property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2-17-25

Signature: _____

Name: Patrick T. Hayes

Title: President of MBS Manager Corporation, Manager

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

Be it remembered, that on this 17 day of February, 2025, before me, a Notary Public in and for the County and State aforesaid, came Patrick T. Hayes, the President of Manager of Blue Ridge Shops-2016 LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he duly acknowledged execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

{34553 / 72626; 1027464.8 }



Jamie Belew
NOTARY PUBLIC

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
BLUE RIDGE CROSSING - KANSAS CITY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: **MBS Mall Investor-98, LLC**

DBA (if any): _____

Property Addresses: (1) 11130 E 43rd St Kansas City MO 64133; (2) 11150 E. 43rd St Kansas City MO 64133

Owner's telephone number: 816-353-1390 X 201

Owner's mailing address: 470 NW Legacy Dr, Kansas City, MO 64155

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Patrick T. Hayes

State basis of legal authority to sign: President of MBS Manager Corporation, Manager

Signer's telephone number: 816-353-1390 x 201

Signer's mailing address: 470 NW Legacy Dr, Kansas City, MO 64155

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	<u>Limited Liability Company</u>	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers:
1. 32-140-11-15-00-0-00-000
2. 32-140-11-16-00-0-00-000

Assessed Values:	1. \$25,664.00	
	2. \$11,648.00	TOTAL: \$37,312.00

By executing this petition, undersigned represents and warrants he is authorized to execute petition on behalf of property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2-17-25

Signature: [Signature]
Name: Patrick T. Hayes
Title: President of MBS Manager Corporation, Manager

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

Be it remembered, that on this 17 day of February, 2025, before me, a Notary Public in and for the County and State aforesaid, came Patrick T. Hayes, the President of Manager of MBS Mall Investor-98, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he acknowledged execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

{34553 / 72626; 1027464.8 }



[Signature]
NOTARY PUBLIC

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
BLUE RIDGE CROSSING - KANSAS CITY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: **Blue Ridge Retail - 06, LLC**

DBA (if any): _____

Property Address: (1) 4238 Blue Ridge Blvd Kansas City MO 64133; (2) 11825 E US 40 Hwy Kansas City MO 64133; (3) 11815 E US 40 Hwy Kansas City, MO 64133

Owner's telephone number: 816-353-1390 x 201

Owner's mailing address: 470 NW Legacy Dr, Kansas City, MO 64155

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Patrick T. Hayes

State basis of legal authority to sign: President of MBS Manager Corporation, Manager

Signer's telephone number: 816-353-1390 x 201

Signer's mailing address: 470 NW Legacy Dr, Kansas City, MO 64155

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	<u>Limited Liability Company</u>	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 33-330-11-06-00-0-00-000; 2. 33-330-11-13-00-0-00-000
3. 33-330-11-14-00-0-00-000

Assessed Values: 1. \$31,584.00; 2. \$9,408.00; 3. \$5,120.00 TOTAL: \$46,112.00

By executing this petition, undersigned represents and warrants he is authorized to execute petition on behalf of property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2-17-25

Signature: _____

Name: Patrick T. Hayes

Title: President of MBS Manager Corporation, Manager

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

Be it remembered, that on this 17 day of February, 2025, before me, a Notary Public in and for the County and State aforesaid, came Patrick T. Hayes, the President of Manager of Blue Ridge Retail - 06, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he duly acknowledged execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

{34553 / 72626; 1027464.8 }



Jamie Belew
NOTARY PUBLIC

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
BLUE RIDGE CROSSING - KANSAS CITY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: **Blue Ridge Bank & Trust Co.**

DBA (if any): _____

Property Address: 4315 Sterling Ave, Kansas City, MO 64133

Owner's telephone number: 816-358-5000

Owner's mailing address: 4200 Little Blue Pkwy Ste 210, Independence, MO 64057

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: William C. Esry

State basis of legal authority to sign: President

Signer's telephone number: 816-358-5000

Signer's mailing address: 4200 Little Blue Pkwy Ste 210, Independence, MO 64057

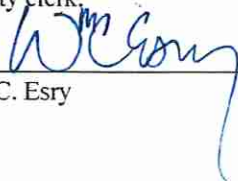
If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	<u>Other: Bank</u>

Map and parcel number: 32-610-05-15-00-0-00-000

Assessed Value: \$202,560.00

By executing this petition, undersigned represents and warrants he is authorized to execute petition on behalf of property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2-19-25

Signature: 
Name: William C. Esry
Title: President

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Be it remembered, that on this 19 day of February, 2025, before me, a Notary Public in and for the County and State aforesaid, came William C. Esry, the President of Blue Ridge Bank & Trust Co., a Missouri banking institution ("Bank"), who executed the within instrument on behalf of Bank and he duly acknowledged execution of the same to be the act and deed of Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.


NOTARY PUBLIC

My Commission Expires: 2-6-2029

DEBORAH S. WHITE Notary Public-Notary Seal STATE OF MISSOURI Commissioned for Jackson County My Commission Expires: Feb. 6, 2029 ID. #13446164

{34553 / 72626; 1027464.8 }