



# Liquor License

Application Form

Regulated Industries Division  
111 E. Maple Avenue  
Independence, MO 64050  
(816) 325-7079  
blicenses@indepmo.org

Application Type:  Package  Drink  Manufacturing  Wholesale  Special  Ownership Change

### Business Information

This Business is a:  Sole Proprietor  Partnership  LP  LLC  Corporation

**NOLAND PETROLEUM LLC**

**CONVENIENCE W/GAS**

Legal Name of Entity

Type of Business

**CROWN LIQUORS**

Doing Business as (d/b/a) (if different than above)

**3900 S NOLAND ROAD**

**INDEPENDENCE**

**MO**

**64055**

Physical Address

City

State

Zip

**4021 STERLING, KANSAS CITY, MO 64133**

Mailing Address (if different from above)

**(816) 313-5070**

**(909) 775-6958**

**lovesingh248@gmail.com**

Phone

Cell Phone

Email

**MISSOURI 06/03/2022**

**27485242**

State & Date of Incorporation or Organization

Missouri Retail Sales Tax Number

**07/19/2022**

Date business scheduled to open

Give dimensions or square footage of the building, outdoor patio, and any other areas in which alcoholic beverages may be stored or dispensed: \_\_\_\_\_

Is the proposed location within 300 feet of a church, school, or hospital? NO

Proposed hours of operation: 6AM - 12AM

If existing business, from whom was the business purchased? LEASE FROM JAY MAVDI 1 LLC

Date of purchase: \_\_\_\_\_ Date of Possession: 07/19/2022

Does the former owner of the business have any interest, either directly or indirectly, in the business for which you seek a license? If so, explain:

**NO**

I hereby apply to the City of Independence, MO, for the following license(s) for the business and premises described above (mark all license types for which you are applying on page 2). I also certify that the information given in this application is true to the best of my knowledge and that the license is non-transferable. I also agree that this business will observe the restrictions specifically enumerated in Chapter 2 of the Independence City Code related to alcoholic beverages.

**STISHA L. BURTON**

Signature of Applicant

Printed Name

**MANAGING OFFICER**

7/24/22

Title

Date

**Liquor License Types (mark all license types for which you are applying)**

All liquor licenses are effective for one (1) year, beginning July 1 and ending June 30. Any liquor license application made between January 1 and March 31 will be charged a prorated fee equal to one-half of the annual license fee (listed below). Those licenses will expire June 30 of that year. Applications made between April 1 and June 30 will be charged the full license fee (listed below), however those licenses will expire June 30 the following year.

**Package Liquor Licenses**

- P1 – Retail Selling of Intoxicating Liquor of all kinds in the original package (\$150.00)
- P3 – Retail Selling of Beer only in the original package; includes Sunday Sales (\$150.00)
- S – Sunday Sales (\$300.00)
- T – Tasting Permit (\$25.00)

**Drink Licenses**

- T1 – Retail Selling of Intoxicating Liquor by the Drink (\$450.00)
- T2 – Retail Selling of Malt Liquor & Wine by the Drink (\$150.00)
- T3 – Retail Selling of Beer by the Drink; includes Sunday Sales (\$150.00)
- R1 – Restaurant Selling Intoxicating Liquor (\$450.00)
- R2 – Restaurant Selling Beer; includes Sunday Sales (\$150.00)
- F1 – Tax Exempt Organizations Selling Intoxicating Liquor (\$300.00)
- H1 – Hotel Selling Intoxicating Liquor (\$450.00)
- Z1 – Consumption of Intoxicating Liquor (\$150.00)
- S – Sunday Sales (\$300.00)

**Manufacturing, Distilling, Blending Licenses**

- M1 – Manufacturing, Distilling, Blending Intoxicating Liquor of all kinds (\$300.00)
- M2 – Manufacturing twenty-two (22) percent or less alcohol- content intoxicating liquor (\$300.00)
- M3 – Manufacturing, Brewing Malt Liquor (\$300.00)

**Wholesale Licenses**

- W1 – Wholesale selling of Intoxicating Liquor of all kinds (\$300.00)
- W2 – Wholesale selling of twenty-two (22) percent or less alcohol-content intoxicating liquor (\$300.00)
- W3 – Wholesale selling of malt liquor (\$300.00)

**Special Licenses**

- S1 – Microbrewery (\$7.50 per 100 barrels produced)
- S2 – Domestic Winery (\$7.50 per 500 gallons produced)
- S4 – Picnic 7 Day Intoxicating Liquor by the Drink (\$15.00 per day)
- S6 – July 4<sup>th</sup> Celebration Malt Liquor & Light Wine by the Drink (\$15.00 per day)
- C1 – Caterer Intoxicating Liquor by the Drink – Up to 7 Days (\$15.00 per day)
- C2 – Caterer Intoxicating Liquor by the Drink – Up to 50 Days (\$500.00)
- C3 – Caterer Intoxicating Liquor by the Drink – Unlimited Days (\$1,000.00 per day)



# Liquor License Application Form

Regulated Industries Division  
 111 E. Maple Avenue  
 Independence, MO 64050  
 (816) 325-7079  
 blicenses@indepmo.org

## Managing Officer, Sole Owner, or Managing Partner Information

|   |     |           |                  |                |                       |                        |
|---|-----|-----------|------------------|----------------|-----------------------|------------------------|
| STISHA LYNNE BURTON                       |     |           |                  |                |                       | [REDACTED]             |
| Full Name                                 |     |           |                  |                |                       | Social Security Number |
| FEMALE                                    | 49  | 5' 0"     | 175              | 12/01/1972     | KCMO                  | YES                    |
| Sex                                       | Age | Height    | Weight           | Date of Birth  | Place of Birth        | Are you a U.S. Citizen |
| 825 SE 19TH STREET                        |     | OAK GROVE |                  |                |                       | MO 64075               |
| Home Address                              |     | City      |                  |                |                       | State Zip              |
| ALL ABOUT LICENSING LLC                   |     |           |                  | (816) 490-8637 | 2premiertax@gmail.com |                        |
| Place of Employment (other than business) |     |           | Employment Phone |                | Email                 |                        |
| 701 S BROADWAY, SUITE B                   |     | OAK GROVE |                  |                | MO                    | 64075                  |
| Employment Address                        |     | City      |                  |                | State                 | Zip                    |

City or Town where the Managing Officer, Sole Owner, or Managing Partner pays taxes:

OAK GROVE

Will this person be in active control and management of this business? Please explain (part-time/full-time, etc.):

I WILL BE IN ACTIVE CONTROL AND MANAGEMENT OF BUSINESS LICENSES AND OVERALL COMPLIANCE.

Have you, any partner or employee ever been arrested anywhere in the United States for the violation of any City, State or Federal Law? If so, who, where, when and what offense (do not include minor traffic offenses):

YES, PLEASE SEE ATTACHED

Have you, any partner or employee ever been the holder of a license to manufacture or sell alcoholic beverages, which was revoked? If so, explain:

NO

Have you, or any member of your household or immediate family, ever made application for a permit for the Director of Liquor Control that was denied? If so, explain and provide approximate date of denial:

NO

Do you rent or lease the premises for which this business is to be used? If so, give terms of rent or lease, and name and address of property owner:

LEASE, \$12,000 MONTHLY 5 YEARS

**Partnership or Member Information (complete only for partnerships or LLCs with multiple members)**

Give partnership or LLC name (if not already listed above) and the name, address, and percentage ownership interest of each partner or member:

LOVEDEEP SINGH, 11100 KENTUCKY AVE, APT C8, SUGAR CREEK, MO 64054; 100%

**Corporate Information (complete only for a corporation)**

List full name, complete address, phone number, date of birth and Social Security Number of all corporate officers:

President: N/A  
 Vice President: \_\_\_\_\_  
 Secretary: \_\_\_\_\_  
 Treasurer: \_\_\_\_\_  
 Managing Officer: \_\_\_\_\_

Names, address, and phone number of shares owned of all stockholders who hold 10% or more of the capital stock:

N/A

Is the corporation or any stockholder or the managing officer thereof, or any member of his/her household or immediate family, have interest directly in any other permit issued by the Director of Liquor Control? If so, explain:

YES, PLEASE SEE ATTACHED

Has any stockholder of the corporation or an officer ever been employed by any person, partnership, or corporation that had a license revoked or suspended? If so, who, where, when and what offense:

NO

**Alcoholic Beverage Code Certifications – Adult Materials**

- I certify this establishment **will not** display or sell books, photos, magazines, videos, or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing, or relating to specified sexual activities.
- I certify this establishment **will** display or sell books, photos, magazines, videos, or other periodicals which are distinguished or characterized by the principal emphasis on matters depicting, describing, or relating to specified sexual activities.

**Alcoholic Beverage Code Certifications – Allow Entry for Inspection**

- I agree that I will permit the entry of any officer or investigator who has legal authority for the purpose of inspection; and will permit the removal of all things and articles which may be in violation of the ordinances of Independence, Missouri, and the laws of the State of Missouri or the United States.

**PAGE 4 ATTACHMENT**

**LICENSES HELD BY MANAGING OFFICER – STISHA L. BURTON**

| <b>LIQUOR LICENSE NO.</b>              | <b>NAME</b>                              | <b>D/B/A</b>                     | <b>ADDRESS</b>   |
|--|--|----------------------------------|--|
| 267461 OPL<br>267462 SOP               | A & B Grocery Inc                        | Saves Liquor                     | 6859 Longview Road<br>Kansas City, Missouri 64134                |
| 256810 OPL<br>256811 SOP<br>256812 OPT | <i>Adshot LLC</i>                        | <i>Miller's General Store</i>    | <i>305 N. US Highway 71<br/>Savannah, Missouri 64485</i>         |
| 284593 OPL<br>284594 SOP               | AS Venture LLC                           | Grandview Liquor                 | 6111 Main<br>Grandview, Missouri 64030                           |
| 276214 OPL<br>276216 SOP               | Austin Operations<br>LLC                 | Cash & Dash                      | 1502 Austin<br>Nevada, Missouri 64772                            |
| 268305 OPL<br>268306 SOP<br>268307 OPT | Bear Stop<br>Convenience LLC             | Bear Stop Convenience            | 1006 W. Fort Scott<br>Butler, Missouri 64730                     |
| 270733 OPL<br>270734 SOP<br>270735 OPT | Cameron Liquor<br>LLC                    | Cameron Smoke & Liquor           | 318 S. Walnut Street<br>Cameron, Missouri 64429                  |
| 267981 OPL<br>267982 SOP<br>267983 OPT | <i>Cheap Smokes &amp;<br/>Liquor LLC</i> | <i>Cheap Smokes &amp; Liquor</i> | <i>2409 NW Prairie View Road<br/>Platte City, Missouri 64079</i> |
| 280380 OPL<br>280381 SOP               | Chief Petroleum                          | Easy Picken                      | 8900 E State Route 350<br>Raytown, Missouri 64133                |
| 269635 OPL<br>269636 SOP<br>269637 OPT | Cleveland<br>Convenience LLC             | Fast Stop                        | 24702 S. State Route D<br>Cleveland, Missouri 64784              |
| 265390 OPL<br>265391 SOP<br>265392 OPT | Clinton<br>Convenience LLC               | Clinton Convenience              | 115 N. 2 <sup>nd</sup> Street<br>Clinton, Missouri 64735         |
| 272570 OPL<br>272571 SOP               | Concordia<br>Petroleum LLC               | 7 <sup>th</sup> Heaven           | 104 S. Main Street<br>Concordia, Missouri 64020                  |
| 278947<br>278948<br>5BDW               | Cozy Thai LLC                            | Cozy Thai Restaurant             | 1032 E 103 <sup>rd</sup> Street<br>Kansas City, Missouri 64134   |
| 280585 OPL<br>280586 SOP               | D & I Petroleum<br>LLC                   | Cash N Dash                      | 1518 E Austin<br>Nevada, Missouri 64772                          |
| 274814 OPL<br>274815 SOP               | Duttons LLC                              | Smokerz Outlet                   | 10104 US Highway 63<br>Lancaster, Missouri                       |
| 273107 OPL<br>273108 SOP               | Eva Operation<br>LLC                     | Zipz                             | 1201 Range Line Road<br>Joplin, Missouri                         |
| 273103 OPL<br>273104 SOP               | Eva Operation<br>LLC                     | Zipz                             | 1902 E 32 <sup>nd</sup> Street<br>Joplin, Missouri               |
| 273105 OPL<br>273106 SOP               | Eva Operation<br>LLC                     | Zipz                             | 2115 Connecticut<br>Joplin, Missouri                             |
| 273109 OPL<br>273110 SOP               | Eva Operation<br>LLC                     | Zipz                             | 2702 S. Main Street<br>Joplin, Missouri                          |
| 187404 OPL<br>187405 SOP               | Faisal Inc.                              | 7-Eleven Store #29062C           | 12333 E US Highway 40<br>Independence, Missouri 64055            |

|  |                                     |  |   |
|--|-------------------------------------|--|---|
| 269208 OPL<br>269209 SOP               | Fatima Properties<br>LLC            | 7 <sup>th</sup> Heaven                             | 2006 Main Street<br>Unionville, Missouri 63565              |
| 273800 OPL<br>273801 SOP               | FJ Mart LLC                         | Quick Stop   | 1116 S. Crysler<br>Independence, Missouri                   |
| 284591 OPL<br>284592 SOP               | Frederick Discount<br>LLC           | Discount Smoke & Liquor                            | 1801 Frederick Avenue<br>St. Joseph, Missouri 64501         |
| 259709 OPL<br>259710 SOP<br>259711 OPT | <i>Frederick Mini<br/>Mart LLC</i>  | <i>Frederick Discount Liquor &amp;<br/>Tobacco</i> | <i>1801 Frederick Avenue<br/>St. Joseph, Missouri 64501</i> |
| 268599 OPL<br>268600 SOP               | Frederick Stop                      | Wood's Mini Mart                                   | 1334 Frederick Avenue<br>St. Joseph, Missouri 64501         |
| 221882 OPL<br>221883 SOP<br>222089 OPT | G & A<br>Commercial LLC             | Mygrain Liquors                                    | 1324 S. Noland Road<br>Independence, Missouri 64055         |
| 233555 OPL<br>233556 SOP<br>234010 OPT | <i>G &amp; C<br/>Commercial LLC</i> | <i>Mygrain Liquors 2</i>                           | <i>7542 Raytown Road<br/>Raytown, Missouri 64138</i>        |
| 273223 OPL<br>273224 SOP<br>273225 OPT | Hale Petroleum<br>LLC               | EZ Stop  | 701 E. Hale Lake Road<br>Warrensburg, Missouri 64093        |
| 256081 OPL<br>256082 SOP<br>256083 OPT | Hamza Petroleum<br>LLC              | Daily Quick Shop                                   | 15396 E. US Highway 24<br>Independence, Missouri 64050      |
| 254453 OPL<br>254454 SOP<br>254455 OPT | <i>Harson LLC</i>                   | <i>New Lathrop Tobacco &amp;<br/>Liquor</i>        | <i>213 North Street<br/>Lathrop, Missouri 64465</i>         |
| 271384 OPL<br>271385 SOP               | Higginsville LLC                    | 7 <sup>th</sup> Heaven                             | 1501 Main Street<br>Higginsville, Missouri                  |
| 273802 OPL<br>273803 SOP               | Himalayan Petro<br>LLC              | Himalayan Petro                                    | 151 W. Liberty<br>Independence, Missouri                    |
| 270623 OPL<br>270624 SOP               | Hum Convenience<br>LLC              | Nashua General Store                               | 11103 N Nashua Drive<br>Kansas City, Missouri 64155         |
| 284635 OPL<br>284636 SOP               | Imperial<br>Petroleum LLC           | Imperial Super Gas                                 | 811 S. 6 <sup>th</sup> Street<br>St. Joseph, Missouri 64501 |
| 254763 OPL<br>254764 SOP<br>254765 OPT | <i>Jagat LLC</i>                    | <i>Cameron Liquor &amp; Smoke</i>                  | <i>318 S. Walnut Street<br/>Cameron, Missouri 64429</i>     |
| 222276 OPL<br>222277 SOP               | Jotpreet LLC                        | Neighborhood Market                                | 108 N. Sterling Avenue<br>Sugar Creek, Missouri 64054       |
| 264519 OPL<br>264520 SOP<br>264521 OPT | Kasio LLC                           | Royal Tobacco & Liquor                             | 6737 NW Tower Drive<br>Platte Woods, Missouri               |
| 265367 OPL<br>265368 SOP<br>265369 OPT | Kisu LLC                            | Xpress Discount Smokes &<br>Liquor                 | 9033 E US Hwy 350<br>Raytown, Missouri 64133                |
| 279924 OPL<br>279925 SOP               | KS Crown LLC                        | Crown Liquor 2                                     | 1922 Woods chapel Road<br>Blue Springs, Missouri 64014      |
| 275803 OPL<br>275804 SOP               | Lazy Lee<br>Operations LLC          | One Stop#4   | 566 W Commercial<br>Lebanon, Missouri 64536                 |

|  |   |                                    |  |
|--|---|------------------------------------|--|
| 280061 OPL<br>280062 SOP               | Lexington<br>Convenience LLC              | Bharti Liquors                     | 1101 E 13 Hwy<br>Lexington, Missouri 640                             |
| 266875 OPL<br>266876 SOP               | <i>Liberty Food Mart<br/>LLC</i>          | <i>Stop &amp; Shop</i>             | <i>151 E US Highway 24<br/>Independence, Missouri 64050</i>          |
| 279573 OPL<br>279574 SOL               | Liquor Studio LLC                         | Liquor Studio                      | 961 W College<br>Marshall, Missouri 65340                            |
| 279101 OPL<br>279102 SOP               | Love Petroleum<br>LLC                     | In & Out                           | 712 Maguire<br>Warrensburg, Missouri 64093                           |
| 164457 OPL<br>164458 SOP               | Manreet, Inc.                             | 7-Eleven Store #18711C             | 2636 Van Brunt<br>Kansas City, Missouri 64127                        |
| 270093 OPL<br>270094 SOP               | Midwest Grocers<br>LLC                    | Saver Food                         | 1616 E 63 <sup>rd</sup> Street<br>Kansas City, Missouri 64110        |
| 268446 OPL<br>268447 SOP<br>268448 OPT | Missouri Stores<br>Inc.                   | (Joplin 66)                        | 6601 E. 7 <sup>th</sup> Street<br>Duenweg, Missouri 64841            |
| 276569 OPL<br>276570 SOP               | MSK Operation<br>LLC                      | Everyday                           | 840 N Montgall<br>Kansas City, Missouri 64120                        |
| 279538 OPL<br>279539 SOP               | MSK Convenience<br>LLC                    | Grab & Go                          | 21406 E 275 <sup>th</sup><br>Harrisonville, Missouri 64740           |
| 275117 OPL<br>275118 SOP               | NAIS LLC                                  | Lathrop Liquor & Tobacco           | 213 North Street<br>Lathrop, Missouri 64465                          |
| 179043 OPL<br>179044 SOP               | Neelam Inc.                               | 7-Eleven Store #13294C             | 11001 E. 23 <sup>rd</sup> Street<br>Independence, Missouri 64052     |
| 259348 OPL<br>259349 SOP<br>259350 OPT | <i>Nemam LLC</i>                          | <i>Discount Smoke &amp; Liquor</i> | <i>2409 NW Prairie View Road<br/>Platte City, Missouri 64079</i>     |
| 276218 OPL<br>276219 SOP               | Nevada Operations<br>LLC                  | Tobacco Shack                      | 2505 E Austin<br>Nevada, Missouri 64772                              |
| 285488 OPL<br>285489 SOP               | Noland Petroleum<br>LLC                   | Crown Liquors                      | 3900 S. Noland Road<br>Independence, Missouri 64055                  |
| 279922 OPL<br>279923 SOP               | Prospect Stop LLC                         | Prospect Stop                      | 2604 E. 27 <sup>th</sup> Street<br>Kansas City, Missouri 64127       |
| 281911 OPL<br>281912 SOP               | PS Smoke Shop<br>LLC                      | Everyday Discount                  | 714 S. Maguire Street<br>Warrensburg, Missouri 64093                 |
| 269123 OPL<br>269124 SOP<br>269125 OPT | <i>Royal Liquor &amp;<br/>Tobacco LLC</i> | <i>World Liquor 2</i>              | <i>601 NW 68<sup>th</sup> Street<br/>Kansas City, Missouri 64118</i> |
| 268601 OPL<br>268602 SOP               | Redline Petroleum<br>LLC                  | Quick Shop                         | 2615 Saint Joseph Avenue<br>St. Joseph, Missouri 64505               |
| 258749 OPL<br>258750 SOP<br>258751 OPT | Ricky Operations<br>LLC                   | Smokerz Outlet                     | 1601 Frederick Avenue<br>St. Joseph, Missouri 64501                  |
| 275553 OPL<br>275554 SOP               | RJAZ LLC                                  | Quick Stop                         | 19300 E. US Highway 24<br>Independence, Missouri 64056               |
| 272972 OPL<br>272973 SOP<br>272974 OPT | Running Horse<br>LLC                      | KC Liquor & Tobacco                | 2701 Running Horse Lane<br>Platte City, Missouri 64079               |
| 264522 OPL<br>264523 SOP               | Rushville<br>Operations LLC               | Rushville Smoke & Liquor           | 13595 SW US Highway 59<br>Rushville, Missouri 64484                  |

|  |                                  |                           |  |
|--|----------------------------------|---------------------------|--|
| 264524 OPT                             |                                  |                           |  |
| 280919 OPL<br>280920 SOP               | Shaktiram LLC                    | World Liquor              | 3002 N. Belt Highway<br>St. Joseph, Missouri 64506         |
| 278764 OPL<br>278765 SOP               | Skyline Liquor &<br>Beverage LLC | Skyline Mart              | 4201 Blue Ridge Blvd<br>Kansas City, Missouri 64133        |
| 269762 OPL<br>269763 SOP<br>269764 OPT | Slater Quick Shop<br>LLC         | Quick Shop                | 120 Industrial Blvd.<br>Slater, Missouri 65349             |
| 275548 OPL<br>275549 SOP               | Smithville<br>Operation LLC      | KC Liquor & Tobacco       | 124 N. US Highway 169<br>Smithville, Missouri 64089        |
| 276529 OPL<br>276530 SOP               | SMP Operations<br>LLC            | SMP Liquors               | 7542 Raytown Road<br>Raytown, Missouri 64138               |
| 281667<br>5BDW                         | SSNKC LLC                        | SureStay Plus             | 7333 NE Parvin Road<br>Kansas City, Missouri 64117         |
| 254801 OPL<br>254802 SOP<br>254803 OPT | Swami LLC                        | New Polo Liquor & Tobacco | 406 Main Street<br>Polo, Missouri 64671                    |
| 272572 OPL<br>272573 SOP               | Ten Star Operation<br>LLC        | Quick Stop                | 31 S State Route F<br>Garden City, Missouri 64747          |
| 273683 OPL<br>273684 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 3821 E. Truman<br>Kansas City, Missouri 64127              |
| 273714 OPL<br>273715 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 11200 E. Truman<br>Independence, Missouri 64050            |
| 273718 OPL<br>273719 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 17403 E. US Highway<br>Independence, Missouri 64056        |
| 273765 OPL<br>273766 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 3500 Blue Ridge Cutoff<br>Independence, Missouri 64133     |
| 273767 OPL<br>273768 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 8744 Blue Ridge Blvd.<br>Kansas City, Missouri 64138       |
| 273794 OPL<br>273795 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 6599 North Oak Trafficway<br>Gladstone, Missouri 64118     |
| 273796 OPL<br>273797 SOP               | Value Grocers<br>LLC             | Save-A-Lot                | 2751 Burlington<br>N. Kansas City, Missouri 64116          |
| 260336 OPL<br>260337 SOP<br>260338 OPT | <i>Vishwa LLC</i>                | <i>World Liquor</i>       | <i>3002 N. Belt Highway<br/>St. Joseph, Missouri 64506</i> |
| 248647 OPL<br>248648 SOP<br>248947 OPT | Vivion Liquor<br>LLC             | Vivion Liquor Superstore  | 3514 Vivion Road<br>Kansas City, Missouri 64119            |
| 272528 OPL<br>272529 SOP               | Woodbine<br>Petroleum LLC        | Woodbine Food Mart        | 402 N. Woodbine Road<br>St. Joseph, Missouri 64506         |
| 167555 OPL<br>167556 SOP               | Zaman Inc.                       | 7-Eleven Store #21391C    | 16801 E. Gudgell Road<br>Independence, Missouri 64055      |



**Alcoholic Beverage Code Certifications – Restaurant Liquor Sales**

- If qualifying as a restaurant:** I certify that at least 50% of the gross sales of the business for which this license application is made will consist of food.

**Alcoholic Beverage Code Certifications – Package Liquor Sales**

**If applying for a package liquor license:** I certify that, at all times, I will keep a stock of goods having a value according to my original invoices of at least one thousand dollars (\$1,000.00), exclusive of the inventory value of the fixtures and of the intoxicating liquor, which I shall offer for sale on said premises. Check one of the following:

- This location will have alcohol sales that are less than 90% of gross store sales.  
 This location will have alcohol sales that are more than 90% of gross store sales.

**Additional Documentation Required**

1. Letter of Explanation – Letter explaining why the application is being submitted by outlining the operations of the business and the use of the liquor license, should it be approved.
2. A recent photo of the Managing Officer.
3. Criminal Record Check – Missouri Highway Patrol criminal record check for the Managing Officer, Sole Owner, or each partner or member of a partnership or LLC.
4. Copy of the Managing Officer's paid Missouri personal property tax receipt for year immediately preceding the date of application.
5. Copy of Missouri voter registration card for the Managing Officer.
6. Recent photos of the interior and exterior of the premises to be licensed. If the building is under construction, the applicant shall provide a copy of the plans and specifications of the building.
7. Floorplan of the premises to be licensed including any areas where alcoholic beverages will be stored, sold, or consumed including outdoor patio areas.
8. Copy of Jackson County Business Property Tax receipt for year immediately preceding date of application. (If the business was new after January 1 of that year, it is exempt from this requirement.)
9. Business License Application – Applicant must submit a Business License application that includes a letter of "No Tax Due" dated within the previous 90-days for the MO sales tax number provided and a certificate of liability insurance.
10. License Fee: Check or money order payable to the City of Independence. See page 2 for current annual license fees.

*Please return this application and all required documents to the Regulated Industries Division at the address above. For questions about completing this application, please contact Jordan Ellena at [JEllena@indepmo.org](mailto:JEllena@indepmo.org) or by phone at 816-325-7183.*

CITY OF INDEPENDENCE, MISSOURI  
Finance Department - License Division  
111 East Maple  
Independence, Missouri 64050

**MANAGING OFFICER APPOINTMENT**

Date 07/12/2022

NOLAND PETROLEUM LLC has appointed  
(Name of Corporation or LLC)


STISHA L. BURTON as Managing Officer for the  
(Name of Managing Officer)

Corporation or LLC. STISHA L. BURTON is an officer or an employee  
(Name of Managing Officer)

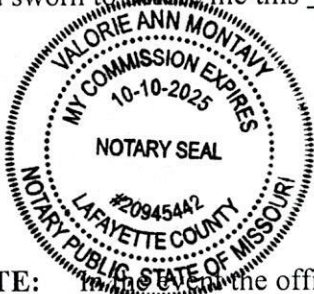
invested with the general control and superintendence of the business and corporation or LLC and is a resident within the State of Missouri.

Indicate the actual involvement as Managing Officer: TO ENSURE LICENSING COMPLIANCE

The business operates under the name of CROWN LIQUORS  
and is located at 3900 S. NOLAND ROAD, INDEPENDENCE, MISSOURI 64055

  
\_\_\_\_\_  
Signature of Corporate Officer or LLC Member

Subscribed and sworn to before me this 12<sup>th</sup> day of JULY 2022.



Valorie Ann Montany  
Notary Public  
10/10/2025  
My Commission expires:

**PLEASE NOTE:** When the office of the Managing Officer becomes vacant, it is required that the corporation or LLC secure a new Managing Officer within fifteen days after said vacancy occurs, and that the City of Independence License Division be notified.

**CITY OF INDEPENDENCE LIQUOR LICENSE APPLICATION**

**NOLAND PETROLEUM LLC**

**LETTER OF EXPLANATION**

A request for a City of Independence Liquor License is being made in order to enhance daily business operations which currently exist. My company NOLAND PETROLEUM LLC is leasing the convenience store and gas station located at 3900 Noland Road, Independence, Missouri 64055. Noland Petroleum LLC intentions are to increase revenue and provide additional merchandise to the public for purchase.

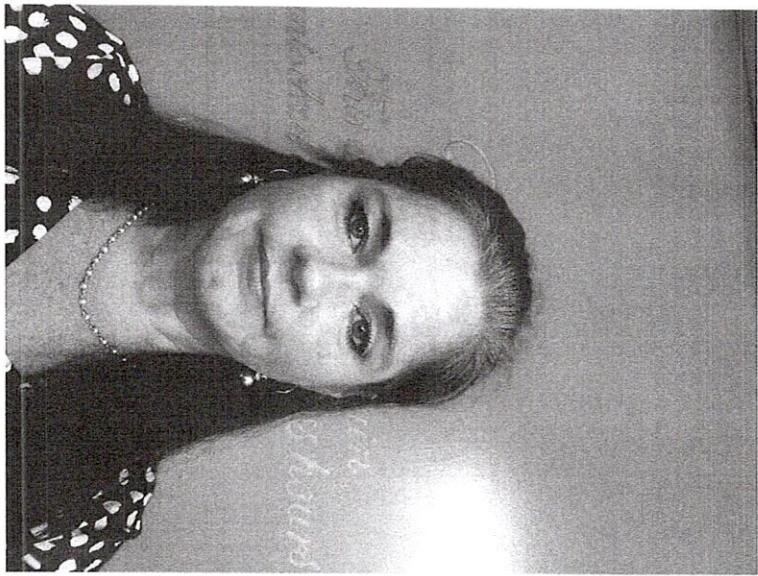
DATE

7/27/20



STISHA L. BURTON, Managing Officer

NOLAND PETROLEUM LLC



**PAGE 3 ATTACHMENT**

**CRIMINAL BACKGROUND OF MANAGING OFFICER, STISHA L. BURTON**

08/08/14 Charged with local ordinance violation of possession of marijuana and possession of paraphernalia resulting in a guilty plea of littering and assessed a fine.

10/2004 Class C Felony – Forgery, Suspended Imposition Sentence, 5 years probation, released one year early.



DISSEMINATED TO: STISHA BURTON  
118 SW 18TH STREET  
OAK GROVE, MO 64075

\* \* MISSOURI CRIMINAL HISTORY \* \*  
DATA AS OF JUL 6 2022 11:44AM

THIS RAP SHEET WAS PRODUCED IN RESPONSE TO THE FOLLOWING REQUEST:

SID NUMBER: MO63073094  
PURPOSE CODE: E OPEN PUBLIC RECORD  
ATTENTION: MACHS

\*\*\*\*\*

THIS RECORD IS PROVIDED IN RESPONSE TO YOUR REQUEST. ALL ENTRIES ARE COMPILED FROM THE INFORMATION FURNISHED TO THE CENTRAL REPOSITORY. USE OF THE INFORMATION CONTAINED IN THIS RECORD IS GOVERNED BY STATE AND FEDERAL LAW. BECAUSE MODIFICATIONS AND ADDITIONS MAY BE MADE AT ANY TIME, A NEW RECORD SHOULD BE REQUESTED WHEN NEEDED FOR SUBSEQUENT USE. FOR SPECIFIC DATA ABOUT CHARGES OR ARRESTS, CONTACT THE CONTRIBUTING AGENCY. THE RECIPIENT OF THIS RECORD IS RESPONSIBLE FOR ALL SECONDARY DISSEMINATION.

\*\*\*\* UNAUTHORIZED DISSEMINATION OF THIS RECORD \*\*\*\*  
\*\*\*\* WILL SUBJECT THE DISSEMINATOR TO CRIMINAL \*\*\*\*  
\*\*\*\* AND CIVIL PENALTIES \*\*\*\*

\*\*\*\*\*

IDENTIFICATION

SID NUMBER  
MO63073094

NAME(S) USED  
BURTON, STISHA L  
BURTON, STISHA LYNNE  
GARROUTTE, STISHA LYNNE

DATE(S) OF BIRTH  
12/01/1972

| SEX    | RACE  | HEIGHT | WEIGHT |
|--------|-------|--------|--------|
| FEMALE | WHITE | 5'01"  | 200    |
|        |       | 5'00"  | 170    |
|        |       |        | 180    |
|        |       |        | 175    |

| EYE COLOR | HAIR COLOR | PLACE OF BIRTH | CITIZENSHIP |
|-----------|------------|----------------|-------------|
| BROWN     | BLACK      | MISSOURI       | US          |
| BLUE      | BROWN      |                |             |

CRIMINAL HISTORY

===== CYCLE 1 ===== OCN 77287143 =====

----- ARREST -----



OCN: 77287143  
 ARREST DATE: 08/08/2014  
 ARREST AGENCY: MO0481200 Lone Jack PD  
 AGENCY CASE NUMBER: 14129  
 ARREST NAME: BURTON, STISHA L  
 ARREST COUNTY: JACKSON

----- PROSECUTION -----

COUNT: 001  
 ACTION: CHARGE FILED  
 ACTION DATE: 08/12/2014  
 PROSECUTING AGENCY: MO048081A Lone Jack Prosecuting Attorney  
 CHARGE PROSECUTED: POSSESS MARIJUANA  
 OFFENSE TYPE: LOCAL ORDINANCE  
 STATE CODE: ORDIN.0-076Y20003599.0  
 NCIC CODE: 3599

COUNT: 002  
 ACTION: CHARGE FILED  
 ACTION DATE: 08/12/2014  
 PROSECUTING AGENCY: MO048081A Lone Jack Prosecuting Attorney  
 CHARGE PROSECUTED: POSSESS DRUG PARAPHERNALIA  
 OFFENSE TYPE: LOCAL ORDINANCE  
 STATE CODE: ORDIN.0-077Y20003599.0  
 NCIC CODE: 3599

----- COURT -----

COUNT: 001  
 COURT: MO048191J Cir Crt-Mun Div-Lone Jack  
 CHARGE LITERAL: LITTERING  
 OFFENSE TYPE: LOCAL ORDINANCE  
 STATE CODE: ORDIN.0-169N20005599.0  
 NCIC CODE: 5599  
 COURT ACTION: GUILTY ON 08/12/2014  
 --- SENTENCE --- FINE  
 COURT COST INDICATOR: YES

COUNT: 002  
 COURT: MO048191J Cir Crt-Mun Div-Lone Jack  
 CHARGE LITERAL: LITTERING  
 OFFENSE TYPE: LOCAL ORDINANCE  
 STATE CODE: ORDIN.0-169N20005599.0  
 NCIC CODE: 5599  
 COURT ACTION: GUILTY ON 08/12/2014  
 --- SENTENCE --- FINE  
 COURT COST INDICATOR: YES

\*\*\*\*\*

IDENTIFICATION RECORDS OBTAINED FROM THE CRIMINAL RECORDS REPOSITORY MAY BE USED SOLELY FOR THE PURPOSE REQUESTED. ALL ARREST ENTRIES CONTAINED IN THIS RECORD ARE MATCHED BY FINGERPRINT COMPARISONS. AS PER SECTION 610.120 RSMO, CLOSED RECORDS SHALL BE INACCESSIBLE TO THE GENERAL PUBLIC. THEY SHALL BE AVAILABLE ONLY TO CRIMINAL JUSTICE AGENCIES AND AGENCIES AS DESCRIBED IN 610.120 RSMO WITH SUBMISSION OF FINGERPRINTS. THE SUBJECT OF THIS RECORD SHALL BE AFFORDED THE OPPORTUNITY TO CHALLENGE CORRECTNESS, ACCURACY AND/OR COMPLETENESS OF THIS RECORD PURSUANT TO



SECTION 43.532 RSMO. A CHARGE WITHOUT FINAL DISPOSITION CARRIES THE PRESUMPTION OF NOT GUILTY UNTIL THE TIME IT IS ADJUDICATED GUILTY, SUSPENDED IMPOSITION OF SENTENCE DISPOSITIONS ARE NOT CONVICTIONS AND ARE CLOSED RECORDS WHEN PROBATION IS COMPLETED OR FINALLY TERMINATED. UNLESS FINGERPRINTS ACCOMPANY YOUR INQUIRY, WE CANNOT GUARANTEE THIS RECORD RELATES TO THE PERSON IN WHOM YOU HAVE AN INTEREST.

QUESTIONS REGARDING INFORMATION CONTAINED WITHIN THIS RESPONSE MAY BE DIRECTED TO:  
THE MISSOURI STATE HIGHWAY PATROL  
CRIMINAL JUSTICE INFORMATION SERVICES DIVISION  
P.O. BOX 9500  
JEFFERSON CITY, MO 65102  
573-526-6153

\*\*\*\*\*  
END OF RECORD





895011388

Property Account Summary

Parcel ID: 095011388 Property Address: 306 W FARMER ST , INDEPENDENCE, MO 64050

General Information

Property Description  
 Property Category Personal Property Account  
 Status Active, Locally Assessed  
 Tax Code Area 009  
 Remarks From Conversion

Property Characteristics

No Property Characteristics Found

Parties

| Role     | Percent | Name          | Address                             |
|----------|---------|---------------|-------------------------------------|
| Taxpayer | 100     | BURTON STISHA | 118 SW 18TH ST, OAK GROVE, MO 64075 |
| Owner    | 100     | BURTON STISHA | 118 SW 18TH ST, OAK GROVE, MO 64075 |

Property Values

| Value Type           | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 | Tax Year 2018 | Tax Year 2017 |
|----------------------|---------------|---------------|---------------|---------------|---------------|
| Taxable Value Total  | 2115          | 2050          | 2370          | 2785          | 2670          |
| Assessed Value Total | 2115          | 2050          | 2370          | 2785          | 2670          |

Motor Vehicle Account Asset Inventory

| Item Type  | Make  | Model    | Series    | Model Year | Item ID           | Plate Number | Name on Title 1    | Name on Title 2 |
|------------|-------|----------|-----------|------------|-------------------|--------------|--------------------|-----------------|
| AUTO       | DODGE | AVENGER  | 4D SE I4  | 2013       | 1C3CDZAB3DN619632 |              | BURTON STISHALYNNE |                 |
| AUTO       | FORD  | MUSTANG  | GT CV V6  | 1995       | 1FALP45T9SF139682 |              | BURTON STISHA      |                 |
| MOTORCYCLE | HONDA | MC 747CC | NIGHTHAWK | 2002       | JH2RC43022M801274 |              | BURTON STISHA      |                 |

Active Exemptions

No Exemptions Found

Tax Balance

"If you wish to pay your property taxes on-line now, click here to use myJacksonCounty powered by Paylt."

| District                   | Amount   |
|----------------------------|----------|
| BOARD OF DISABLED SERVICES | \$1.40   |
| INDEPENDENCE SCHOOL #30    | \$114.99 |
| JACKSON COUNTY             | \$12.32  |
| MENTAL HEALTH              | \$2.28   |
| METRO JUNIOR COLLEGE       | \$4.29   |
| MID-CONTINENT LIBRARY      | \$7.33   |
| STATE BLIND PENSION        | \$0.64   |
| JACKSON COUNTY             | \$35.00  |

### Receipts

| Date                | Receipt No.     | Amount Applied to Parcel | Amount Due for Parcels Selected | Receipt Total | Change  |
|---------------------|-----------------|--------------------------|---------------------------------|---------------|---------|
| 12/31/2021 20:20:00 | <u>12963095</u> | \$192.75                 | \$678.90                        | \$678.90      | \$0.00  |
| 12/31/2020 12:50:00 | <u>12370773</u> | \$191.61                 | \$191.61                        | \$191.61      | \$0.00  |
| 01/02/2020 13:11:00 | <u>11818571</u> | \$229.37                 | \$229.37                        | \$229.37      | \$0.00  |
| 07/22/2019 15:34:00 | <u>11399122</u> | \$100.27                 | \$100.27                        | \$100.27      | \$0.00  |
| 12/31/2018 18:32:00 | <u>11234754</u> | \$168.51                 | \$168.51                        | \$168.51      | \$0.00  |
| 05/25/2018 15:32:00 | <u>10804247</u> | \$262.62                 | \$262.62                        | \$262.62      | \$0.00  |
| 10/06/2017 16:21:00 | <u>10286759</u> | \$746.48                 | \$746.48                        | \$746.48      | \$0.00  |
| 03/24/2017 10:59:00 | <u>10208865</u> | \$42.81                  | \$42.81                         | \$42.81       | \$0.00  |
| 03/16/2016 13:49:00 | <u>9649455</u>  | \$44.41                  | \$44.41                         | \$44.41       | \$0.00  |
| 02/05/2015 09:18:00 | <u>9057118</u>  | \$44.25                  | \$44.25                         | \$44.26       | \$0.00  |
| 07/30/2014 14:53:00 | <u>8590005</u>  | \$49.04                  | \$49.04                         | \$49.04       | \$0.00  |
| 01/16/2014 08:57:00 | <u>8471787</u>  | \$72.75                  | \$72.75                         | \$72.75       | \$0.00  |
| 02/01/2013 14:10:00 | <u>7934229</u>  | \$69.64                  | \$69.64                         | \$69.64       | \$0.00  |
| 02/15/2012 14:50:00 | <u>7395901</u>  | \$72.63                  | \$72.63                         | \$72.63       | \$0.00  |
| 04/22/2011 16:19:00 | <u>6887751</u>  | \$79.94                  | \$79.94                         | \$100.00      | \$20.06 |
| 07/19/2005 15:25:00 | <u>3618841</u>  | \$34.60                  | \$34.60                         | \$34.60       | \$0.00  |
| 07/21/2004 12:48:00 | <u>3094036</u>  | \$199.38                 | \$199.38                        | \$200.00      | \$0.62  |
| 11/08/2001 08:52:00 | <u>1548447</u>  | \$114.62                 | \$196.24                        | \$114.62      | \$0.00  |
| 05/09/2000 11:19:00 | <u>988579</u>   | \$106.45                 | \$106.45                        | \$106.45      | \$0.00  |
| 12/31/1998 12:00:00 | <u>429969</u>   | \$131.16                 | \$131.16                        | \$131.16      | \$0.00  |

### REMINDER:

This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, [Click here](#). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

Jackson County Board of Election Commissioners  
P.O. Box 298, Independence, MO 64051

RETURN SERVICE REQUESTED

JACKSON COUNTY  
BOARD OF ELECTION COMMISSIONERS  
P.O. Box 298 • Independence, MO 64051 • 325-4600  
VOTER NOTIFICATION CARD  
PLEASE KEEP THIS CARD

BURTON, STISHA LYNNE  
825 SE 19TH ST  
OAK GROVE, MO 64075

TWP PCT CON SEN REP CO CTY  
SN 49A 5 8 33 5 3

ID No. 37318738

PROPOST

12/10/09

000.409



POSTED  
02/10/10 10:27/00

Registration Date:  
12/06/2009

STISHA LYNNE BURTON  
825 SE 19TH ST  
OAK GROVE, MO 64075

Please retain this card for voting purposes  
and to obtain a Real ID





## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 06/27/2022

Name (1): LOVEDEEP SINGH

Name (2):

Name (3):

Date Of Birth: 04/30/1997

SSN: [REDACTED]

Control Number: 6017455

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102

Mark J. Windler  
Commissioner of Motor Vehicles

**NEW YORK STATE** USA  
DRIVER LICENSE

NOT FOR FEDERAL PURPOSES

Class E

SINGH  
LOVEDEEP  
10420 130TH ST  
S RICHMOND HL, NY 11419

DOB [REDACTED]



Issued 05/05/2022  
Expires 04/30/2025

Organ Donor

E NONE  
R NONE

Sex M Height 5'-11" Eyes BLK

APR 97

**SOCIAL SECURITY**

VALID FOR WORK ONLY  
WITH DHS AUTHORIZATION


[REDACTED]

THIS NUMBER HAS BEEN ESTABLISHED FOR

LOVEDEEP  
SINGH

SIGNATURE

07/17/2019



UNITED STATES OF AMERICA  
EMPLOYMENT AUTHORIZATION

SINGH LOVEDEEP 30 APR 1997

Surname  
SINGH

Given Name  
LOVEDEEP

USCIS# [REDACTED]

Category Card#  
C08 IOE0910591188



Country of Birth  
India

Terms and Conditions  
None

Date of Birth  
30 APR 1997

Sex  
M

Valid From: 08/20/21

# State of Missouri Missouri Retail Sales License

Licensee:

License Issued: 06/07/2022

CROWN LIQUORS  
3900 S NOLAND RD  
INDEPENDENCE, MO 64055-3347

NOLAND PETROLEUM LLC

MISSOURI ID: 27485242

The issuance of this license is contingent upon the licensee's compliance in all respects with the requirements in Chapter 144 RSMo, and the rules promulgated thereunder.

This license is valid until cancelled and surrendered by the licensee or revoked by the Director of Revenue.

This license must be prominently displayed in the place of business.

LIQUOR CONTROL  
COPY

STATE OF

MISSOURI

*Janice Weisinger*  
Director of Revenue

MISSOURI DEPARTMENT OF REVENUE  
TAXATION DIVISION

This business is registered INSIDE the city limits of INDEPENDENCE in JACKSON COUNTY and you are liable to collect and remit all applicable state and local sales taxes.

TAXATION DIVISION  
PO BOX 3666  
JEFFERSON CITY, MO 65105-3666



*Missouri*  
DEPARTMENT OF REVENUE

Telephone: 573-751-9268  
Fax: 573-522-1265  
E-mail: taxclearance@dor.mo.gov

NOLAND PETROLEUM LLC  
NOLAND PETROLEUM LLC  
3900 S NOLAND RD  
INDEPENDENCE, MO 64055-3347

DATE: 07/11/2022  
VALID THROUGH: 10/11/2022

### CERTIFICATE OF NO TAX DUE

MISSOURI ID: 27485242  
Notice Number 2031629868

To Supervisor of Liquor Control: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales, use, or withholding tax due, including penalties and interest, and does not owe any sales, use, and withholding tax, as of July 10, 2022. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

This certificate is only for the purpose of obtaining a liquor license and is not pursuant to Section 144.150, RSMo.

This statement only applies to sales, use, and withholding tax due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

USA

JOSEPH G. MORGENTHAU  
Acting Governor of Missouri

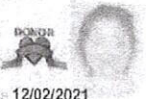
# MISSOURI

NOT FOR  
REAL ID  
PURPOSES

## DRIVER LICENSE



9 CLASS **F**      4b EXP **12/01/2027**  
 4a DL ID **[REDACTED]**      3 DUB **12/01/1972**  
 1 **BURTON**  
 2 **STISHA LYNNE**  
 6 **825 SE 19 ST**  
**OAK GROVE, MO 64075**  
 9a END **NONE**  
 12 RESID. HOURS **NONE**  
 15 SEX **F**      17 WGT **170 lb**  
 16 HGT **5'-00"**      18 EYES **BLU**  
 4a ISS **12/02/2021**



*Stisha A. Burton*

9 DD **211613360030**

**12/01/72**





DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 06-03-2022

Employer Identification Number:  
88-2631129

Form: SS-4

Number of this notice: CP 575 A

For assistance you may call us at:  
1-800-829-4933

NOLAND PETROLEUM LLC  
CROWN LIQUORS  
% LOVEDEEP SINGH SOLE MBR  
3900 S NOLAND RD  
INDEPENDENCE, MO 64055

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-2631129. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

|          |            |
|----------|------------|
| Form 941 | 07/31/2022 |
| Form 940 | 01/31/2023 |

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.



State of Missouri

John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

X001731107
Date Filed: 6/3/2022
Expiration Date: 6/3/2027
John R. Ashcroft
Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

New
[checked] Registration [ ] Renewal [ ] Amendment [ ] Correction
Charter number Charter number Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Crown Liquors
Business Address: 3900 S Noland Rd
(P.O. Box may only be used in addition to a physical street address)
City, State and Zip Code: Independence, MO 64055-3347

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Table with 6 columns: Name of Owners, Individual or Business Entity, Charter # Required If Business Entity, Street and Number, City and State, Zip Code, If Listed, Percentage of Ownership Must Equal 100%. Row 1: Noland Petroleum LLC, LC014383329, 3900 S Noland Rd, Independence, MO, 64055 - 3347, 100.00

All owners must affirm by signing below

In Affirmation thereof, the facts stated above are true and correct:
(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Noland Petroleum LLC - Lovedeep Singh SINGH 06/03/2022
Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Name and address to return filed document:
Name: Zafar Iqbal
Address: Email: premiertaxkc@gmail.com
City, State, and Zip Code:



**State of Missouri**  
 John R. Ashcroft, Secretary of State  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC014383329**  
**Date Filed: 6/3/2022**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is  
Noland Petroleum LLC

*(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")*

2. The purpose(s) for which the limited liability company is organized:

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

|                    |   |                              |
|--------------------|---|------------------------------|
| <u>ZAFAR IQBAL</u> | <u>4021 Sterling Avenue</u>   | <u>Kansas City, MO 64133</u> |
| <i>Name</i>        | <i>Street Address: May not use PO Box unless street address also provided</i> | <i>City/State/Zip</i>        |

4. The management of the limited liability company is vested in:     managers     members    *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

*(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)*

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

*(Organizer(s) are not required to be member(s), manager(s) or owner(s))*

| <i>Name</i>            | <i>Address</i>                     | <i>City/State/Zip</i>            |
|------------------------|------------------------------------|----------------------------------|
| <u>Singh, Lovedeep</u> | <u>11100 E Kentucky Ave Apt C8</u> | <u>Sugar Creek MO 64054-1299</u> |

7.  Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

*(Each separate series must also file an Attachment Form LLC 1A.)*

Name and address to return filed document:

Name: Zafar Iqbal

Address: Email: premiartaxkc@gmail.com

City, State, and Zip Code: \_\_\_\_\_

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

3900 S Noland Rd

Independence, MO 64055-3347

*Address (PO Box may only be used in conjunction with a physical street address)*

*City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: \_\_\_\_\_

*(Date may not be more than 90 days after the filing date in this office)*

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

Lovedeep Singh

LOVEDEEP SINGH

06/03/2022

*Organizer Signature*

*Printed Name*

*Date of Signature*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

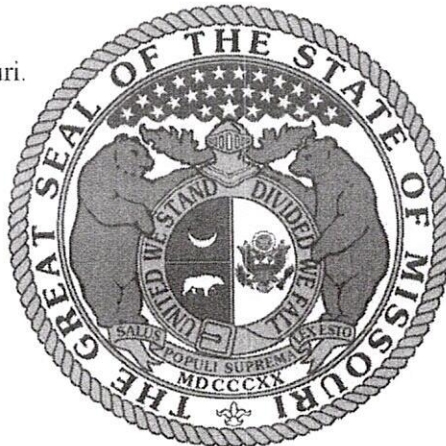
*Noland Petroleum LLC*  
*LC01438329*

filed its Articles of Organization with this office on the 3rd day of June, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 3rd day of June, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 3rd day of June, 2022.

  
Secretary of State



# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

CORPORATION DIVISION  
CERTIFICATE OF GOOD STANDING

I, JOHN R. ASHCROFT, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

*Noland Petroleum LLC*  
*LC014383329*

was created under the laws of this State on the 3rd day of June, 2022, and is active, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 9th day of July, 2022.

  
Secretary of State



Certification Number: CERT-07092022-0038

## LEASE

This Lease is made between Noland Real Estate LLC ("Lessor"), and Noland Petroleum LLC, ("Tenant"). Tenant hereby offers to lease from Lessor the real property located in the City of Independence, State of Missouri, with a common address of 3900 S. Noland Road, Independence, Missouri 64055, (the "Real Property"), upon the following terms and conditions. (This document shall hereafter be referred to as the "Lease").

### TERMS AND CONDITIONS

1. Term and Rent. Lessor leases to Lessee the above Real Property for a term of 5 years, commencing July 1, 2022 and terminating on June 30, 2027, or sooner as provided herein at an annual rent of Twelve Thousand Dollars \$12,000.00 payable in advance on the first day of each month for that month's rental, during the term of this Lease.
2. Option to Renew. Provided that Tenant is not in default in the performance of this Lease, Tenant shall have the option to renew the Lease for additional terms on a month to month basis commencing at the expiration of the initial Lease term. All of the terms and conditions of the Lease shall apply during the term of the lease.
3. Use. Tenant shall use and occupy the Real Property for the commercial purpose of Liquor, tobacco and merchandise sales. The Real Property shall be used for no other purpose.
4. Care and Maintenance of Real Property. Tenant acknowledges that the Real Property is in good order and repair, unless otherwise indicated herein. Tenant shall, at his own expense and at all times, maintain the Real Property in good and safe condition, including plate glass, electrical wiring, plumbing and heating installations and any other system or equipment upon the Real Property and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted.
5. Ordinances and Statutes. Tenant shall comply with all statutes, ordinances, regulations, covenants, conditions and requirements of all municipal, state and federal authorities (including owner's association and similar entities) now in force, or which may hereafter be in force, pertaining to the Real Property, occasioned by or affecting the use thereof by Tenant.
6. Utilities. All applications and connections for necessary utility services on the Real Property shall be made in the name of Tenant only, and Tenant shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, and telephone services.
7. Indemnification of Lessor. Lessor shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the Real Property or any part thereof, and Tenant agrees to indemnify and hold Lessor harmless from any claims for damages, no matter how caused, except for those caused by the sole negligence or sole unlawful conduct of Lessor.
8. Insurance. Tenant, at Tenant's expense, shall maintain plate glass and public liability insurance including bodily injury and property damage insuring Tenant and Lessor with minimum coverage.
9. Eminent Domain. If the Real Property or any part thereof or any estate therein, or any other part of the building materially affecting Tenant's use of the Real Property, shall

be taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Tenant. Tenant shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Tenant may file a claim for any taking of fixtures and improvements owned by Tenant, and for moving expenses.

10. Destruction of Real Property. In the event of a partial destruction of the Real Property during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations; but, such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Tenant on the Real Property. If such repairs cannot be made within said sixty (60) days, Lessor, in Lessor's sole discretion and option, may make the repairs within a reasonable time, this Lease continuing in effect with the rent proportionately abated as provided in the preceding sentence, and in the event that Lessor shall not elect to make such repairs, which cannot be made within sixty (60) days, this Lease may be terminated at the option of either party. In the event that the building in which the Real Property may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this Lease whether the Real Property be injured or not. A total destruction of the building in which the Real Property may be situated shall terminate this Lease.
11. The term "rent" as used in this Lease shall mean Rent and all other sums required to be paid by Tenant pursuant to the terms of this Lease.
12. Tax Increase. In the event there is any increase during any year of the term of this Lease in real property taxes over and above the amount of such taxes assessed for the tax year during which the term of this Lease commences, whether because of increased rate, valuation or otherwise, Tenant shall pay to Lessor upon presentation of paid tax bills an amount equal to the increase in taxes upon the land and building on which the Real Property is situated. In the event that such taxes are assessed for a tax year extending beyond the term of the Lease, the obligation of Tenant shall be proportionate to the portion of the Lease term included in such year. All such tax obligations of Lessee hereunder shall be added to and become a part of the rent paid under this Lease.
13. Common Area Expenses. In the event the Real Property is situated in a shopping center, a commercial building or other complex in which there are common areas, Tenant agrees to pay Tenant's pro-rata share of maintenance, taxes, and insurance for the common area. All such obligations of Tenant hereafter shall be added to and become a part of the rent paid under this Lease.
14. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.
15. Heirs, Assigns, Successors. This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest of the parties.
16. Subordination. This Lease is and shall be subordinated to all existing and future liens, mortgages, deeds of trust, ground leases, hypothecations, security devices and



encumbrances ("Security Instruments ") against the Real Property now or hereafter placed upon the Real Property, to any and all advances made under any of said Security Instruments. Tenant covenants and agrees to execute and deliver, upon demand, those instruments reasonably necessary to affect such subordination. Self-executing: The agreements contained in this Paragraph shall be effective without the execution of any further documents; the power given herein is coupled with an interest and is irrevocable. Provided, that upon written request from a Lender or Lessor in connection with a sale, financing or refinancing of the premises, Lessee and Lessor shall execute such further writings as may be reasonably required to separately document any subordination, attornment and/or other relevant terms provided for herein.

17. Time of Essence. Time is of the essence in the performance of this Agreement.

18. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

Signed this \_\_\_\_\_ day of June, 2022.

NOLAND REAL ESTATE LLC

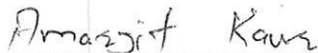
NOLAND PETROLEUM LLC



\_\_\_\_\_  
HIRA SINGH, Owner



\_\_\_\_\_  
LOVEDEEP SINGH, Owner



\_\_\_\_\_  
AMARJIT KAUR, Owner

## PURCHASE AGREEMENT

26<sup>th</sup> THIS PURCHASE AGREEMENT ("Agreement") is made and entered into as of the day of May, 2022, by and between JAY MAVDI, LLC, a Missouri limited liability company ("Seller") and NOLAND REAL ESTATE, LLC, a Missouri limited liability company ("Buyer").

Section 1. Sale: Property. Seller hereby agrees to sell, and Buyer hereby agrees to buy, upon and subject to the terms and conditions set forth in this Agreement, that real estate situated in the CITY OF INDEPENDENCE, JACKSON COUNTY, MISSOURI, that is described as follows:

3900 SOUTH NOLAND ROAD, INDEPENDENCE, MISSOURI. An exact legal description will be provided with the title insurance commitment.

Section 2. Purchase Price and Earnest Money.

(a) Buyer agrees to pay to Seller for the Property a purchase price of Two Million Five Hundred Twenty-Five Thousand Dollars and No/100 (\$2,525,000.00) cash at Closing by cash or wire transfer.

(b) Buyer shall deposit with Chicago Title Insurance Company the nonrefundable sum of Fifty Thousand Dollars and No/100 (\$50,000.00) within five (5) days of the execution of this Agreement as earnest money. The earnest money shall be applied against the cash portion of the Purchase Price at Closing. The earnest money shall not be returned to Buyer under any circumstance as Buyer is asking Seller not to sell to another potential purchaser in consideration of the nonrefundable earnest money deposit. *If the sales difference is more than*

*50 Percent difference then there will be negotiation with in 60 days of contract.*

Section 3. Real Estate Taxes; Special Assessments.

(a) On or before Closing, Seller shall pay all real estate taxes that are liens for prior years. All real estate taxes for the Property for the year of closing shall be prorated between Seller and Buyer as of the date of possession.

Section 4. Due Diligence

(a) Buyer shall have the right, prior to Closing and delivery of possession, to enter upon the Property, at all reasonable times, for the purpose of making whatever examinations, surveys, studies or tests Buyer desires to make, in Buyer's sole discretion, for the purpose of determining the suitability of the Property for Buyer's purposes and to show the Property to prospective lenders, tenants or other interested persons. Buyer shall protect, defend, indemnify and hold harmless Seller and each of its members and their members, officers, directors, employees and agents, from any claim, liability and expense, including reasonable attorney's fees and expenses, of any kind whatsoever, that may arise by reasons of Buyer, or its agents, entering upon the Property and conducting such inspections, surveys, tests or other studies, or from any mechanic's liens arising from any such work performed on behalf of Buyer. Buyer shall repair any physical

damage to any such property caused by such entry, surveys or tests. This covenant shall survive the termination of this Agreement or Closing and conveyance of title to the Property.

(b) On or before the date which is fifteen (15) days from the date of this Agreement, Buyer shall determine, in its sole discretion, if the Property is suitable for its needs and meets its criteria and expectations. If Buyer determines the Property is not suitable for its needs during the due diligence period, Buyer may terminate its obligations under this Agreement and Seller's sole recourse is to keep the \$50,000 nonrefundable earnest money deposit.

Section 5. Closing; Possession and Title.

(a) Closing on the Property shall occur on or before ~~May 31~~<sup>June 10<sup>th</sup></sup>, 2022 at the Offices of Chicago Title Insurance Company ("Closing"); or at such other time, date or place as the parties shall agree in writing. At Closing, Buyer shall pay to Seller the purchase price for the Property and Seller shall convey title to the Property by special warranty deed. Possession shall be given upon transfer of title.

(b) On the Closing Date, Seller shall deliver to Buyer:

(i) A special warranty deed for the Property conveying marketable title;

(ii) A Seller's closing statement;

(iii) Such other documents as may reasonably be requested by Buyer to provide clear title or to otherwise close this transaction in accordance with this Agreement.

(c) On the Closing Date, Buyer shall deliver to Seller:

(i) The balance of the purchase price by wire transfer or in immediately available funds; and

(ii) A Buyer's closing statement.

(d) Closing Costs. Buyer shall pay the costs of ALTA title insurance. Buyer shall pay recording fees, extended title insurance costs and all costs in connection with the physical inspection, and other investigations made in connection with Buyer's due diligence review.

*All the fees will be split in half for Buyer & Seller.*

The Buyer and Seller shall each pay for their respective attorney fees and out-of-pocket expenses. All escrow fees shall be paid by Buyer.

Section 6. Title Insurance.

a. Within fifteen (15) days after the date Seller executes this Agreement, Seller shall deliver or cause to be delivered to Buyer any surveys in Seller's possession.

b. Within fifteen (15) days after the date Seller executes this Agreement, Seller

shall, at Seller's expense, deliver or cause to be delivered to Buyer:

i. a title commitment ("Title Binder") covering the Real Property binding the Title Company to issue an ALTA Owner's Title Policy at the Closing in the full amount of the purchase price, and

ii. true, correct, and legible copies of any and all instruments referred to in the Title Binder as constituting exceptions or restrictions upon the title of Seller (the "Exception Documents").

b. Buyer shall have five (5) days after the receipt of the Survey (if any), the Title Binder and the Exception Documents to review them and to deliver in writing to Seller such objections as Buyer may have to anything contained in them. Any such item to which Buyer shall not object shall be deemed a "Permitted Exception." If there are objections by Buyer, and Seller is unwilling or unable to satisfy same, Buyer shall, within five (5) days after receiving written notice of such unwillingness or inability to notify Seller in writing of its election ("Buyer's Election") to (i) accept title as Seller is able to convey, or (ii) terminate this Agreement.

Section 7. Notices.

Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally or by U.S. Certified Mail or by overnight delivery service by a reliable company, such as Federal Express or United Parcel Service. Until further notification by written notice in the manner required by this Section, notices to the parties shall be delivered as follows:

To Seller:

JAY MAVDI, LLC  
3900 South Noland Road  
Independence, Missouri 64055

With a copy to:

Stephanie G. Hazelton, Esq.  
Hazelton & Laner, LLP  
4600 Madison Avenue, Suite 650  
Kansas City, Missouri 64112  
Email: [nancy@hlblaw.net](mailto:nancy@hlblaw.net)

To Buyer:

NOLAND REAL ESTATE, LLC  
18025 S. Bond St.  
Bucyrus, Kansas 66013

With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If notice is given by mailing, then the notice shall be deemed to have been given on the date the envelope containing the notice is deposited in the United States mail, properly addressed to party to whom it is directed, postage prepaid. Notice made by personal delivery or overnight delivery shall be deemed given when received.

Section 8. Seller's Representations and Warranties. Seller hereby represents and warrants to Buyer that:

(a) Seller has the right, power and authority to enter into this Agreement and to sell the Property; has duly authorized and executed this Agreement; and no approval, consent or withholding of objection on the part of any local, state or federal governmental body or court or any other person is necessary as a condition to the execution and delivery by Seller of this Agreement or the sale by Seller of the Property.

Section 9. Remedies of the Parties.

(a) If Buyer shall default in any of its obligations under this Agreement, and such default shall remain uncured for five (5) days after written notice from Seller to Buyer specifying the nature of the default, then Seller shall have the right to terminate this Agreement, by written notice to Buyer, and shall be entitled to any and all other remedies or actions at law or in equity available to Seller, including an action for specific performance.

(b) If Seller fails to timely perform this Agreement, and such default continues for five(5) days after written notice from Buyer to Seller specifying the nature of such default, Buyer shall have the right to terminate this Agreement.

In the event of litigation between the parties, the losing party shall pay the prevailing party's attorney's fees and litigation expenses, including expert witness fees.

Section 10. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties, and their heirs, successors and assigns.

Section 11. Brokers and Finders. Neither party has had any contact or dealings regarding the Property, or any communication in connection with the subject matter of this transaction, through any licensed real estate broker, entity, agent, commission salesperson, or other person who will claim a right to compensation or a commission or finder's fee as a procuring cause of the sale contemplated herein.

Section 12. Waiver. Waiver, or extension of a deadline for performance, by one party of the other's breach of any provision of this Agreement (or obligation to perform by, or exercise a right by, a date certain) shall not be deemed a waiver of any subsequent or continuing breach of such provision (or obligation to perform by, or exercise a right by, a date certain) or of the breach of any other provision of this Agreement (or obligation to perform by, or exercise a right by, a date certain).

Section 13. Time. Time is of the essence in the performance of this Agreement.

Section 14. Entire Agreement. This Agreement constitutes the entire agreements of the parties and supersedes and replaces all other written or oral agreements between the parties and their representatives with respect to the subject matter of the Agreement. No party has received any promise or inducement for entering into this Agreement that is not set forth in the Agreement. This Agreement can only be modified in a writing signed by the parties bound by such modification. If any term or provision of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such term or provision shall not be affected thereby.

This Agreement shall be construed under and governed by the laws of the State of Missouri.

Section 15. Headings. The section headings contained in this Agreement are for the convenience of the parties only and shall not be interpreted as part of this Agreement.

Section 16. Legal Review/Legal Advice. The parties acknowledge and agree that they have been advised to consult with an attorney prior to executing this Agreement.

Section 17. 1031 Exchange. The parties understand that one or more of the parties may desire to qualify this transaction as a like-kind exchange pursuant to Section 1031 of the Internal Revenue Code. The parties will cooperate so as to enable such an exchange, provided that the non-exchanging party incurs no cost, expenses or liability for which it is not reimbursed, or against which it is not indemnified. Such cooperation may include, among other matters, amending this Agreement to reflect the exchange, provided none of the substantive terms of this Agreement are in any way modified and that none of the time periods set out herein shall extend beyond the dates and times set forth herein.

New pumps will be install before August 31<sup>st</sup> 2022. All the **IN WITNESS WHEREOF**, Seller and Buyer have duly executed this Purchase Agreement, in duplicate, as of the day and year first above written. *Material & Labor will be will paid by seller.*

SELLER:

JAY MAVDI, LLC

By: *[Signature]*  
Vishnukumar Patel

Date: 5/26/22

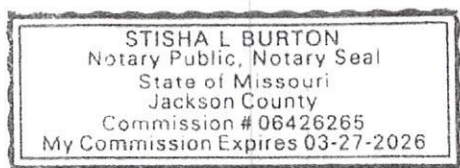
BUYER: NOLAND REAL ESTATE, LLC

By: *[Signature]*  
Hira Singh

By: *[Signature]*  
Amarjit Kaur

Date: \_\_\_\_\_

*[Signature]*  
Notary Public



5/26/22

*[Handwritten mark]*

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS: THAT JAY MAVDI I, LLC, (hereinafter "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by NOLAND REAL ESTATE LLC (hereinafter "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, and deliver unto said Grantee, the UNDERGROUND STORAGE TANKS relating to the business at 3900 S. NOLAND ROAD, INDEPENDENCE, MISSOURI 64055, free and clear of all liens and encumbrances whatsoever.

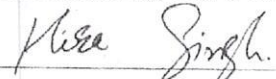
TO HAVE AND TO HOLD THE SAME, unto said Grantee, its successors and assigns forever, and Grantor, for itself, its heirs, successors, and assigns, will warrant and defend the title to such goods and chattels hereby sold to said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, Grantor has executed this Bill of Sale this 1st day of September, 2022. Buyer will do phase 1 & phase 2 if any problem Seller will take care of it for 90 days.

JAY MAVDI I, LLC

By: 

NOLAND REAL ESTATE LLC

By: 

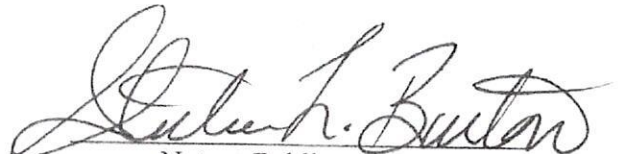


ACKNOWLEDGMENT

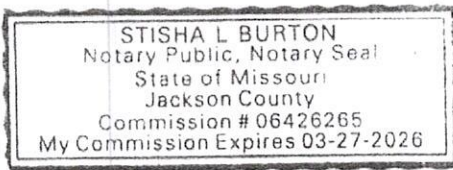
State of Missouri

County of Jackson

On this 26<sup>th</sup> day of May, 2022, before me, Stisha L. Burton, a Notary Public in and for said state, personally appeared Dina Singh, known to me to be the person who executed the foregoing Bill of Sale and acknowledged to me that he executed the same for the purposes and consideration therein stated.

  
Notary Public

My commission expires:



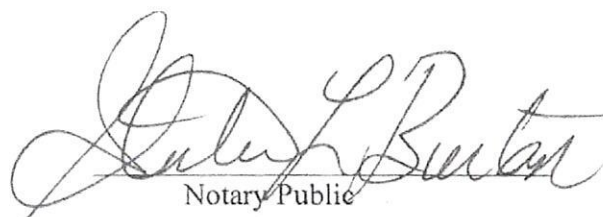


ACKNOWLEDGMENT

State of Missouri

County of Jackson

On this 26<sup>th</sup> day of May, 2022, before me, Stisha L. Burton, a Notary Public in and for said state, personally appeared VishnuKumar Patel, known to me to be the person who executed the foregoing Bill of Sale and acknowledged to me that he executed the same for the purposes and consideration therein stated.

  
Notary Public

My commission expires:

