

RESOLUTION NO. 17-005

**A RESOLUTION OF THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT LEVYING A
SPECIAL ASSESSMENT AGAINST THE REAL PROPERTY
WITHIN THE BOUNDARIES OF THE DISTRICT; AND
AUTHORIZING CERTAIN ACTIONS IN CONNECTION
THEREWITH**

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "*CID Act*"), The Arbors of Rockwood Community Improvement District (the "*District*") was formed by Ordinance No. 2394 of the City of Eureka, Missouri (the "*City*") adopted on October 18, 2016 (the "*Ordinance*"), for the purpose of undertaking certain improvements within the boundaries of the District (the "*CID Project*"); and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the District may consider a petition for the imposition of a special assessment filed by petitioners who are owners of record of more than fifty percent (50%) (a) of the assessed value of all real property within the CID, and (b) per capita of all real property within the District (the "*Petitioners*"); and

WHEREAS, the Petitioners filed a Petition for the Imposition of a Special Assessment with the District (the "*Assessment Petition*"), attached hereto and incorporated herein as **Exhibit A**, requesting that the special assessment described therein be levied against the real property within the boundaries of the District (the "*CID Special Assessment*"); and

WHEREAS, the District will contribute revenues from the CID Special Assessment toward completion of the CID Project, which CID Project is expected to include, among other things, the construction and installation of the following public improvements: lawns, trees, and other landscape, sidewalks, streets, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements, streetscape, and lighting within the proposed District, and undertaking the construction of any other useful, necessary, or desired improvements within the District; and

WHEREAS, on February 22, 2017, the Board of Directors of the District adopted Resolution No. 17-004 approving and authorizing the execution of a Development Agreement (the "*Development Agreement*") among the City, the District and Brewster Road, LLC (the "*Developer*") to provide for the process by which the District will use the revenues from the CID Special Assessment to reimburse the Developer for certain costs related to the CID Project, to provide for the payment of Operating Costs (as defined in the Development Agreement) and to provide assurances to the City regarding the implementation of the Project; and

WHEREAS, the District has reviewed the Assessment Petition and determined that it is in the best interest of the District to levy the CID Special Assessment against the real property benefited within the boundaries of the District pursuant to the terms of the Assessment Petition and the Development Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARBORS OF ROCKWOOD COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. Levy of the CID Special Assessment. The Board of Directors of the District hereby levies the CID Special Assessment against the real property benefited within the boundaries of the CID pursuant to Section 67.1521 of the CID Act and to the terms of the Assessment Petition set forth as

Exhibit A, attached hereto and incorporated herein by reference, which CID Special Assessment shall terminate no later than October 18, 2048.

Section 2. Real Property Classes. The District sets forth the following four (4) classes of real property within the District for the purpose of the CID Special Assessment, which classes will be distinguished by the width of each dwelling unit constructed on the residential tax parcels located within the District, and shall be conclusively established by measuring the original front building line footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (or its authorized representative) and written notice of the width to be provided to the District:

- a. The "Villas" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 0 - 35.99 feet (the "Villas Class");
- b. The "Baysides" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 36.00 - 45.99 feet (the "Bayside Class");
- c. The "Oakwoods" class shall consist of all tax parcels within the proposed District that have a dwelling unit with a structure width ranging from 46.00 - 51.99 feet (the "Oakwood Class"); and
- d. The "Timberwoods" class shall consists of all tax parcels within the proposed District that have a dwelling unit with a structure width of 52.00 feet or larger (the "Timberwood Class", along with the Villas Class, the Bayside Class, and the Oakwood Class, each individually, a "Class", and, collectively, the "Classes").

Section 3. Methodology of CID Special Assessment. The method of imposing such Special Assessment on each residential tax parcel within the District shall be based upon the determination of (i) the type of Real Property Class (as described in Section 2 of this Resolution) and (ii) the initial issuance of an occupancy permit after completion of a dwelling unit (or equivalent documentation indicating a dwelling unit is ready for occupancy) on such residential tax parcel (the *"Initial Certificate of Occupancy"*).

Section 4. Annual Rate of CID Special Assessment. The District sets forth the following annual rates of the CID Special Assessment of the Real Property Classes:

Class	Prior to issuance of Initial Certificate of Occupancy	After issuance of Initial Certificate of Occupancy
Villas Class	\$0	\$500
Bayside Class	\$0	\$600
Oakwood Class	\$0	\$700
Timberwood Class	\$0	\$800

Section 5. CID Special Assessment Roll. The CID Special Assessment shall be levied against the properties listed on the CID Special Assessment Roll set forth as **Exhibit B**, attached hereto and incorporated herein by reference.

Section 6. Annual Calculation and Payment of CID Special Assessment. During each calendar year that the CID Special Assessment is in effect, any residential tax parcel having been issued an Initial Certificate of Occupancy prior to June 30 of such calendar year shall be assessed the annual rate of CID Special Assessment as given in Section 4 of this Resolution. The annual CID Special Assessment Roll shall be provided by the District to the St. Louis County Collector of Revenue on or before July 31 of each year. Payments of Annual CID Special Assessments shall be due and payable on or before December 31 of each year.

Section 7. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the Resolution.

Section 8. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 9. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 10. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District's Board of Directors.

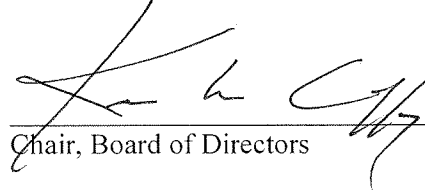
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Passed this 22nd day of February, 2017.

I, the undersigned, Chair of The Arbors of Rockwood Community Improvement District, hereby certify that the foregoing Resolutions were duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on February 22, 2017.




**THE ARBORS OF ROCKWOOD
COMMUNITY IMPROVEMENT DISTRICT**



Chair, Board of Directors

WITNESS my hand and official seal this 22nd day of February, 2017.

ATTEST:



Assistant Secretary, Board of Directors

EXHIBIT A

PETITION FOR LEVYING SPECIAL ASSESSMENT

In accordance with the Act, as defined in the petition establishing the District (the “Petition”), The Arbors of Rockwood Community Improvement District (the “District”) shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District for completion of the Project, as defined in the Petition, in the District.

The special assessment may be levied against each Class (as hereinafter defined) within the District, which Classes (as hereinafter defined) receive special benefit as a result of the Project. The cost of the Project shall be allocated among each of the Classes, based upon the schedule set forth below. For purposes of the special assessment, there will be four (4) Classes within the District for purposes of the special assessment, which shall be distinguished by the width of dwelling unit constructed on the tax parcels located within the District, to be distinguished as: Villas, Baysides, Oakwoods, and Timberwoods. For the sake of clarity, the width of each dwelling unit constructed shall be conclusively established by measuring the original front building footings as of the first day after construction of the dwelling unit is completed, the width of each dwelling unit to be measured by the Developer (as defined in the Petition) or its authorized representative and written notice of such measurement delivered to the District. The Villas class shall consist of all tax parcels within the District which have a dwelling unit structure width of 0 – 35.99 feet (the “Villas Class”). The Baysides class shall consist of all tax parcels within the District which have a dwelling unit structure width of 36.00 – 45.99 feet (the “Bayside Class”). The Oakwoods class shall consist of all tax parcels within the District which have a dwelling unit structure width of 46.00 – 51.99 feet (the “Oakwood Class”). The Timberwoods class shall consist of all tax parcels within the District which have a dwelling unit structure width greater than or equal to 52.00 feet (the “Timberwood Class”, along with the Villas Class, the Bayside Class and the Oakwood Class, each individually, a “Class” and, collectively, the “Classes”). The District’s Board of Directors shall adopt rules and regulations that set forth any additional qualifications or documentation necessary for the District’s Board of Directors to distinguish a Class or the Classes.

The method of imposing the special assessments for each tax parcel of property shall be based upon (i) the determination of each tax parcel of property within the District as part of the Villas Class, Bayside Class, Oakwood Class, or Timberwood Class, and (ii) the initial issuance of an occupancy permit (or equivalent documentation indicating that the dwelling unit located on the tax parcel has been authorized to be occupied by the local municipality) for the dwelling unit located on the tax parcel (the “Initial Certificate of Occupancy”). The rates of the yearly special assessment for each of the Classes are as follows:

CLASS	Prior to Issuance of Initial Certificate of Occupancy	After Issuance of Initial Certificate of Occupancy
Villas	\$0	\$500

Bayside	\$0	\$600
Oakwood	\$0	\$700
Timberwood	\$0	\$800

The District's authorization to levy the yearly special assessment set forth herein shall expire at a maximum of thirty-two (32) years from the effective date of the ordinance approving the Petition.

The properties located in the District that will receive special benefit from the Project are as set forth below:

Tax Parcel	Address	Summary Legal Description	Assessed Value
28W330055	765 Brewster Rd Eureka, MO 63025	A tract of land being part of Fractional Section 35, Township 44 North – Range 3, East, St. Louis County, Missouri and being more particularly described as: Beginning at the intersection of the centerline of Brewster Road, 40 feet wide, with the dividing line between Fractional Section 35 and U.S. Survey 2010; thence North 29 degrees 12 minutes 58 seconds West 2181.39 feet, along said dividing line between Fractional Section 35 and U.S. Survey 2010 to the Northwest corner of Fractional Section 35; thence South 89 degrees, 03 minutes 28 seconds East 2293.05 feet along the North line of said Fractional Section 35 to the Northwest corner of Lot 29 of the "Louis Courtois Jr. Tract", being also the Northeast corner of said Fractional Section 35; thence South 00 degrees 52 minutes 00 seconds West 1184.60 feet along the West line of said Lot 29 and said East line of Fractional Section 35 to the said centerline of Brewster Road, 40 feet wide; thence Westwardly along the said center lien of Brewster Road, the following courses and distances; South 70 degrees 41 minutes 50 seconds West 133.71 feet South 59 degrees 28 minutes 02 seconds West 540.71 feet, South 77 degrees 25 minutes 17 seconds West 174.48 feet, South 60 degrees 33 minutes 54 seconds West 315.74 feet and South 45 degrees 31 minutes 44 seconds West 242.07 feet to the point of beginning TOGETHER WITH that portion of Brewster Road vacated by City of Eureka ordinance No. 1107, a copy of which is recorded in Book 12524 page 354.	\$98,340
29W630026	764 Brewster Rd Eureka, MO 63025	A tract of land being part of Lot 5 of "Calvin M. Christy's Subdivision", a subdivision according to the plat thereof recorded in Plat Book 4 page 31 of the St. Louis County Records, in U.S. Survey 2010 and part of Fractional Section 35,	\$75,580

		<p>Township 44 North-Range 3 East, St. Louis County, Missouri and being more particularly described as:</p> <p>Beginning on the Southeast corner of said Lot 5 of "Calvin M. Christy's Subdivision", said point being on the dividing line between U.S. Survey 2010 and Fractional Section 35, being also the most Eastern corner of property conveyed to James R. and Alveretta M. McIntyre, by deed recorded in Book 6925, Page 1593, of the St. Louis County Records; thence Northwestwardly along the Northeast line of said McIntyre property and the East line of property conveyed to Larry W. and G. Janet Venter Barkley, by deed recorded in Book 9613 Page 93 of the St. Louis County Records, the following courses and distances: North 45 degrees 57 minutes 01 second West 284.99 feet, North 52 degrees 16 minutes 43 seconds West 678.40 feet, North 41 degrees 37 minutes 29 seconds West 383.09 feet and North 24 degrees 39 minutes 10 seconds West 301.26 feet to the centerline of Brewster Road, 40 feet wide; thence Easterly and Northeastwardly along said centerline of Brewster Road, the following courses and distances: South 87 degrees 37 minutes 15 seconds East 423.15 feet, North 43 degrees 15 minutes 54 seconds East 49.03 feet, North 45 degrees 31 minutes 44 seconds, East 242.07 feet, North 60 degrees 33 minutes 54 seconds East 315.74 feet, North 77 degrees 25 minutes 17 seconds East 174.48 feet, North 59 degrees 28 minutes 02 seconds East 540.77 feet and North 70 degrees 41 minutes 50 seconds East 133.71 feet to West line of U.S. Survey 3206, being also the East line of Fractional Section 35 and being also the West line of Lot 29 of the "Louis Courtois, Jr. Tract"; thence South 0 degrees 52 minutes 00 seconds West 2774.09 feet, along said West line of U.S. Survey 3206, said East line of Fractional Section 35 and the West line of Lots 29, 30 and 38 of said "Louis Courtois, Jr. Tract" to the most Southern Corner of Fractional Section 35, being also on the aforesaid East line of U.S. Survey 2010; thence North 29 degrees 10 minutes 39 seconds West 1031.48 feet along said East line of U.S. Survey 2010 to the point of beginning according to a survey by Volz., Inc. during June 1994 TOGETHER WITH that portion of Brewster Road vacated by City of Eureka Ordinance No 1107 a copy of which is recorded in Book 12524 page 0354.</p>	
29W420113	501 Brewster Rd Eureka, MO 63025	Lot 2 of Six Flags -- Brewster Lot Split Plat, per that plat recorded in Plat Book 363, Page 603 of the St. Louis County Records	\$30,850
28W140030*	4900 Six Flags	A tract of land being part of Lot A of "Six Flags	\$829,703.41

	Rd., Eureka, MO 63025	over MidAmerica,” according to the plat thereof recorded in plat book 152 page 2 of the St. Louis County, Missouri, records, said tract also being all of lots 8 and 9 of “Calvin M. Christy’s subdivision” a subdivision according to the plat thereof recorded in plat book 4, page 31 of said records in U.S. Survey 2010 and part of the northeast quarter of fractional section 34 and part of the northwest quarter of fractional section 35, township 44 north, range 3 east, City of Eureka, St. Louis County, Missouri	
29W510391**	547 Brewster Rd Eureka, MO 63025	Lot 2 of Eureka Commercial Park Outlot A Resubdivision, a Subdivision in the County of St. Louis, State of Missouri, according to the plat thereof recorded in Plat Book 364, page 107 of the St. Louis County Records	\$6,358.32
29W510379***	551 Brewster Rd Eureka, MO 63025	Lot 2 of the Eden Community Church Lot Split Plat, according to the plat thereof recorded in Plat Book 364 page 51 of the St. Louis County Records	\$50.65

*NOTE: A portion of this fourth tax parcel, which has been legally subdivided, is within the proposed District, but the Assessor has not yet assigned a separate Parcel Identification Number or created a separate assessed value for the portion of this fourth parcel within the proposed District. The approximate assessed value of the portion of the fourth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the fourth tax parcel, which was allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the fourth tax parcel was approximately 487.32 acres and approximately 178.425 acres thereof constitute the portion of the fourth parcel within the proposed District.

**NOTE: This fifth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510335), but Assessor has not yet created a separate assessed value. The approximate assessed value of the fifth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the fifth tax parcel within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510335 was approximately 1.77 acres and approximately .1520 acres thereof constitute the fifth tax parcel within the proposed District.

***NOTE: This sixth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510094), but Assessor has not yet created a separate assessed value. The approximate assessed value of the sixth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax

parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510094 was approximately 4.3 acres and approximately .4033 acres thereof constitute the sixth tax parcel within the proposed District.

[Remainder of page intentionally left blank. Signature page to follow]

Signature Page for The Arbors of Rockwood Community Improvement District Special Assessment Petition

Name of Owner:	Brewster Road, LLC
Owner's Telephone Number:	636-537-2000
Owner's Mailing Address	16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017
Owner Entity Type:	Missouri limited liability company
Name of Signer:	Jeannie Aumiller
Basis of Legal Authority to Sign:	Authorized Agent
Signer's Telephone Number:	636-537-2000
Signer's Mailing Address	16091 Swingley Ridge Road, Suite 300, Chesterfield, MO 63017

The map (see Exhibit 1), tax parcel identification numbers and assessed value of the tax parcels owned:

Parcel	Address	Assessed Value		
		Land	Imp.	Total
28W330055	765 Brewster Rd Eureka, MO 63025	\$98,340	\$0	\$98,340
29W630026	764 Brewster Rd Eureka, MO 63025	\$75,580	\$0	\$75,580
29W420113	501 Brewster Rd Eureka, MO 63025	\$30,850	\$0	\$30,850
28W140030*	4900 Six Flags Rd., Eureka, MO 63025	\$829,703.41	\$0	\$829,703.41
29W510391**	547 Brewster Rd Eureka, MO 63025	\$6,358.32	\$0	\$6,358.32
29W510379***	551 Brewster Rd Eureka, MO 63025	\$50.65	\$0	\$50.65

*NOTE: A portion of this fourth tax parcel, which has been legally subdivided, is within the proposed District, but the Assessor has not yet assigned a separate Parcel Identification Number

or created a separate assessed value for the portion of this fourth parcel within the proposed District. The approximate assessed value of the portion of the fourth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the fourth tax parcel, which was allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the fourth tax parcel was approximately 487.32 acres and approximately 178.425 acres thereof constitute the portion of the fourth parcel within the proposed District.

**NOTE: This fifth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510335), but Assessor has not yet created a separate assessed value. The approximate assessed value of the fifth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the fifth tax parcel within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510335 was approximately 1.77 acres and approximately .1520 acres thereof constitute the fifth tax parcel within the proposed District.

***NOTE: This sixth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510094), but Assessor has not yet created a separate assessed value. The approximate assessed value of the sixth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510094 was approximately 4.3 acres and approximately .4033 acres thereof constitute the sixth tax parcel within the proposed District.

By executing this Special Assessment Petition the undersigned represents and warrants that she is authorized to execute this Special Assessment Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that she has received a copy of the Special Assessment Petition, has read the Special Assessment Petition, and authorizes this signature page to be attached to the original Special Assessment Petition to be filed with the Board of Directors of The Arbors of Rockwood Community Improvement District.

Brewster Road, LLC

By : _____
Name: Jeannie Aumiller
Title: Authorized Representative
Date: _____

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

Before me personally appeared Jeannie Aumiller, an authorized representative of Brewster Road, LLC, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company and acknowledged to me that she executed the same for the purposes therein stated.

WITNESS my hand and official seal this ____ day of _____, 2016 in the County and State aforesaid, the day and year first above written.

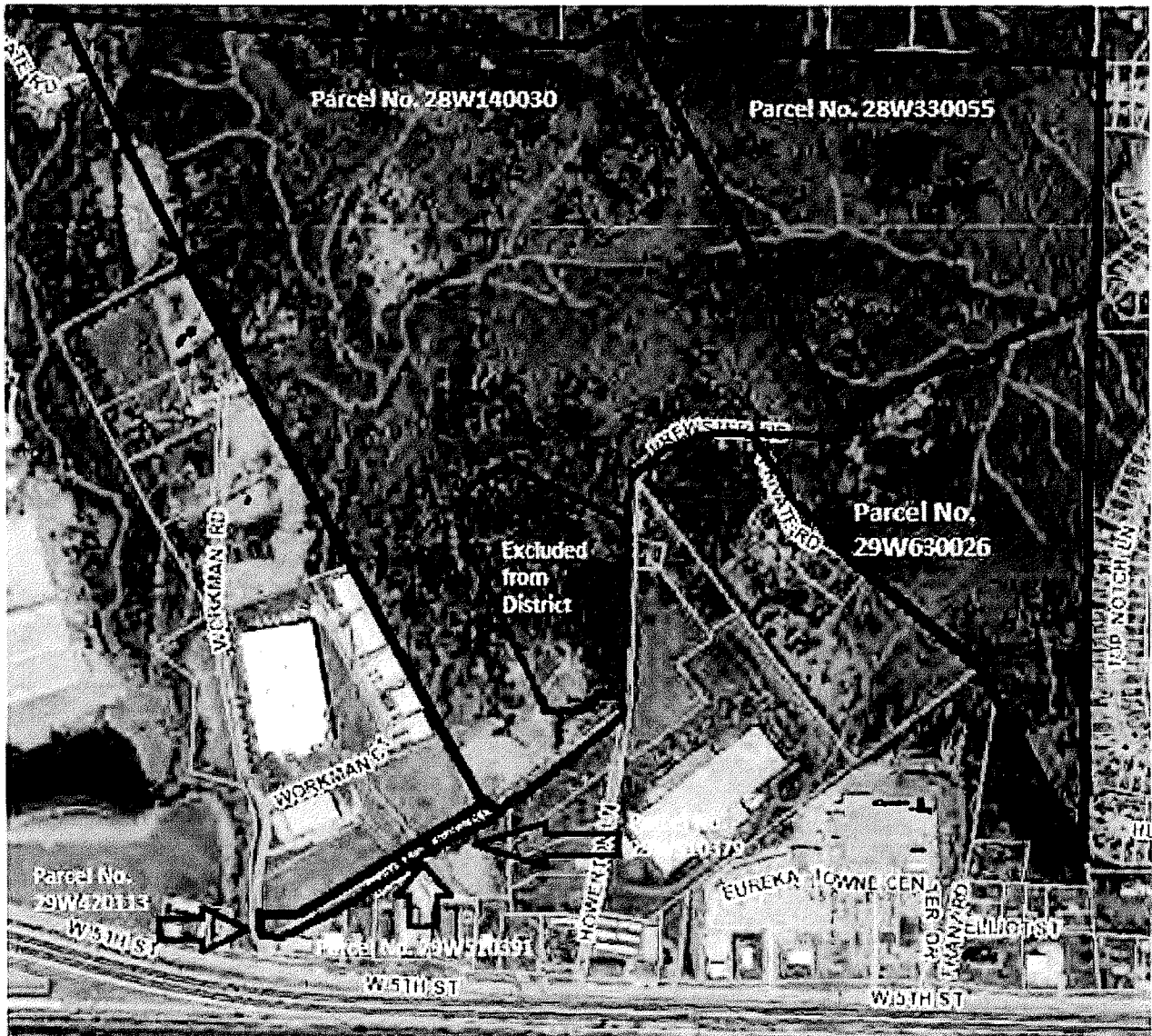
Notary Public
Printed Name: _____

My Commission Expires:

EXHIBIT 1

DISTRICT BOUNDARY MAP

(See Attached.)



Area outlined in black, and therein broken down into individual tax parcels, is the proposed District boundary.

EXHIBIT B

ASSESSMENT ROLL

Tax Parcel	Address	Summary Legal Description	Assessed Value
28W330055	765 Brewster Rd Eureka, MO 63025	A tract of land being part of Lot 5 of "Calvin M. Christy's Subdivision", a subdivision according to the plat thereof recorded in Plat Book 4 page 31 of the St. Louis County Records, in U.S. Survey 2010 and part of Fractional Section 35, Township 44 North-Range 3 East, St. Louis County, Missouri	\$98,340
29W630026	764 Brewster Rd Eureka, MO 63025	A tract of land being part of Fractional Section 35, Township 44 North – Range 3, East, St. Louis County, Missouri	\$75,580
29W420113	501 Brewster Rd Eureka, MO 63025	Lot 2 of Six Flags – Brewster Lot Split Plat, per that plat recorded in Plat Book 363, Page 603 of the St. Louis County Records	\$30,850
28W140030*	4900 Six Flags Rd., Eureka, MO 63025	A tract of land being part of Lot A of "Six Flags over MidAmerica," according to the plat thereof recorded in plat book 152 page 2 of the St. Louis County, Missouri, records, said tract also being all of lots 8 and 9 of "Calvin M. Christy's subdivision" a subdivision according to the plat thereof recorded in plat book 4, page 31 of said records in U.S. Survey 2010 and part of the northeast quarter of fractional section 34 and part of the northwest quarter of fractional section 35, township 44 north, range 3 east, City of Eureka, St. Louis County, Missouri	\$829,703.41
29W510391**	547 Brewster Rd Eureka, MO 63025	Lot 2 of Eureka Commercial Park Outlot A Resubdivision, a Subdivision in the County of St. Louis, State of Missouri, according to the plat thereof recorded in Plat Book 364, page 107 of the St. Louis County Records	\$6,358.32
29W510379***	551 Brewster Rd Eureka, MO 63025	Lot 2 of the Eden Community Church Lot Split Plat, according to the plat thereof recorded in Plat Book 364 page 51 of the St. Louis County Records	\$50.65

*NOTE: A portion of this fourth tax parcel, which has been legally subdivided, is within the proposed District, but the Assessor has not yet assigned a separate Parcel Identification Number or created a separate assessed value for the portion of this fourth parcel within the proposed District. The approximate assessed value of the portion of the fourth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the fourth tax parcel, which was allocated to reflect the percentage of the acreage of the fourth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for the fourth tax parcel as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the fourth tax parcel was approximately 487.32 acres and approximately 178.425 acres thereof constitute the portion of the fourth parcel within the proposed District.

**NOTE: This fifth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510335), but Assessor has not yet created a separate assessed value. The approximate assessed value of the fifth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510335) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the fifth tax parcel within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510335 was approximately 1.77 acres and approximately .1520 acres thereof constitute the fifth tax parcel within the proposed District.

***NOTE: This sixth tax parcel was created by legally subdividing an existing tax parcel (Parcel Locator No. 29W510094), but Assessor has not yet created a separate assessed value. The approximate assessed value of the sixth tax parcel within the proposed District is calculated based on the most recent assessed land value available for the entire undivided existing tax parcel (Parcel Locator Nos. 29W510094) from which it was legally subdivided, allocated to reflect the percentage of the acreage thereof constituting the sixth tax parcel within the proposed District, which does not include the most recent assessed improvement value available for Parcel Locator Nos. 29W510094 as none of the improvements located thereon are within the proposed District. Here, for purposes of this calculation, the parcel assigned Parcel Locator No. 29W510094 was approximately 4.3 acres and approximately .4033 acres thereof constitute the sixth tax parcel within the proposed District.