

ORDINANCE NUMBER 70353

BOARD BILL #127

INTRODUCED BY ALDERWOMEN

CAROL HOWARD AND BETH MURPHY

PRESIDENT LEWIS REED

An Ordinance Approving The Petition Of Various Owners Of Certain Real Property To Establish A Community Improvement District, Establishing The Bevo Community Improvement District, Finding A Public Purpose For The Establishment Of The Bevo Community Improvement District, And Containing An Emergency Clause And A Severability Clause.

WHEREAS, Mo. Rev. Stat. §67.1400 *et seq.* (the “CID Act”) authorized the Board of Aldermen to approve the petitions of property owners to establish a Community Improvement District; and

WHEREAS, a petition has been filed with the City, requesting formation and establishment of The Bevo Community Improvement District, signed by owners or authorized representatives of the owners of more than fifty percent by assessed value and per capita of the property located within the proposed boundaries of The Bevo Community Improvement District (as amended, the “Petition”); and

WHEREAS, the Register of the City of St. Louis did review and determine that the Petition substantially complies with the requirements of the CID Act; and

WHEREAS, a public hearing, duly noticed and conducted as required by and in accordance with the CID Act was held at ____ a.m. on the _____ day of _____, 2016, by the Board of Aldermen; and

WHEREAS, this Board of Aldermen hereby finds that the adoption of this ordinance is in the best interest of the City of St. Louis and that the owners of real property located within

1 The Bevo Community Improvement District, as well as the City as a whole, will benefit from the
2 establishment of The Bevo Community Improvement District.

3 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

4 **SECTION ONE.**

5 (a) A community improvement district, to be known as “The Bevo Community
6 Improvement District” (hereinafter referred to as the “District”), is hereby established pursuant
7 to the CID Act on certain real property described below to provide services, construct
8 improvements, impose taxes and carry out other functions as set forth in the Petition, which is
9 attached hereto as Appendix A and incorporated herein by this reference.

10 (b) The District boundaries are set forth in the Petition and are specifically
11 described in Appendix B attached hereto and made a part of this Ordinance.

12 **SECTION TWO.** The District is authorized by the Petition, in accordance with the CID
13 Act, to impose a tax upon retail sales within the District to provide funds to accomplish any
14 power, duty or purpose of the District.

15 **SECTION THREE.** The District is authorized by the CID Act, at any time, to issue
16 obligations, or to enter into agreements with other entities with the authority to issue obligations,
17 for the purpose of carrying out any of its powers, duties, or purposes. Such obligations shall be
18 payable out of all, part or any combination of the revenues of the District and may be further
19 secured by all or any part of any property or any interest in any property by mortgage or any
20 other security interest granted. Such obligations shall be authorized by resolution of the District,
21 and if issued by the District, shall bear such date or dates, and shall mature at such time or times,
22 but not more than ten (10) years from the date of issuance, as the resolution shall specify. Such
23 obligations shall be in such denomination, bear interest at such rate or rates, be in such form, be

1 payable in such place or places, be subject to redemption as such resolution may provide and be
2 sold at either public or private sale at such prices as the District shall determine subject to the
3 provisions of Mo. Rev. Stat. §108.170. The District is also authorized to issue such obligations
4 to refund, in whole or part, obligations previously issued by the District.

5 **SECTION FOUR.**

6 (a) Pursuant to the Petition, the District shall be in the form of a political
7 subdivision of the State of Missouri, known as “The Bevo Community Improvement District.”

8 (b) Pursuant to Section 67.1471 of the CID Act, the fiscal year for the District
9 shall be the same as the fiscal year for the City of St. Louis.

10 (c) No earlier than one hundred and eighty (180) days and no later than ninety
11 (90) days prior to the first day of each fiscal year, the District shall submit to the Board of
12 Aldermen a proposed annual budget for the District, setting forth expected expenditures,
13 revenues, and rates of assessments, if any, for such fiscal year. The Board of Aldermen may
14 review and comment on this proposed budget, but if such comments are given, the Board of
15 Aldermen shall provide such written comments no later than sixty (60) days prior to the first day
16 of the relevant fiscal year; such comments shall not constitute requirements, but shall only be
17 recommendations.

18 (d) The District shall hold an annual meeting and adopt an annual budget no later
19 than thirty (30) days prior to the first day of each fiscal year.

20 **SECTION FIVE.** The District is authorized to use the funds of the District for any of
21 the improvements, services or other activities authorized in the Petition and under the CID Act,
22 which funds will be used within the boundaries of the District as required by the CID Act.

1 **SECTION SIX.** Pursuant to the CID Act, the District shall have all of the powers
2 necessary to carry out and effectuate the purposes of the District and the CID Act as set forth in
3 the Petition and under the CID Act.

4 **SECTION SEVEN.** The City of St. Louis hereby finds that the uses of the District
5 proceeds as provided for in the Petition hereto, which proceeds will be used within the
6 boundaries of the District as required by the CID Act, will serve a public purpose by encouraging
7 the redevelopment of real property within the District.

8 **SECTION EIGHT.** Within one hundred twenty (120) days after the end of each fiscal
9 year, the District shall submit a report to the Register of the City and the Missouri Department of
10 Economic Development stating the services provided, revenues collected and expenditures made
11 by the District during such fiscal year, and copies of written resolutions approved by the board of
12 directors of the District during the fiscal year. The Register shall retain this report as part of the
13 official records of the City and shall also cause this report to be spread upon the records of the
14 Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

15 **SECTION NINE.** The term for the existence of the District shall be as set forth in the
16 Petition, as may be amended from time to time or as such term may be otherwise modified in
17 accordance with the CID Act.

18 **SECTION TEN.** Pursuant to the CID Act, the Board of Aldermen shall not decrease the
19 level of publicly funded services in the District existing prior to the creation of the District or
20 transfer the burden of providing the services to the District unless the services at the same time
21 are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision
22 of the publicly funded services between areas included in the District and areas not so included.

1 **SECTION ELEVEN.** The Register shall report in writing the creation of the District to
2 the Missouri Department of Economic Development.

3 **SECTION TWELVE.** The Petition provides that the District shall be governed by a
4 Board of Directors consisting of eleven individual directors (collectively the “Directors” and
5 each a “Director”), such Directors to be appointed by the Mayor of the City with the consent of
6 the Board of Aldermen, in accordance with the CID Act and the qualifications set forth in the
7 Petition. By his approval of this ordinance, the Mayor does hereby appoint the following named
8 individuals as Directors of the District for the terms set forth below, and by adoption of this
9 ordinance, the Board of Aldermen hereby consents to such appointments:

<u>Name</u>	<u>Term</u>	<u>Qualification/Representative Of</u>
11 ▪ Mark Daly	2 years	Property Owner
12 ▪ Sadik Kukic	4 years	Property and Business Owner
13 ▪ Caitlin Lambert	2 years	Business Owner
14 ▪ Samir Niksic	2 years	Property Owner
15 ▪ David Ottinger	3 years	Resident
16 ▪ Daniel Ryan	4 years	Property and Business Owner
17 ▪ Zoran Ponjevic	3 years	Business Owner
18 ▪ Patrick Schuchard	4 years	Business Owner
19 ▪ Jodie Timbrook	3 years	Property and Business Owner
20 ▪ Paula Zingrich	2 years	Property and Business Owner
21 ▪ Anthony Zanti	3 years	Property Owner

22 **SECTION THIRTEEN.** If any section, subsection, sentence, clause, phrase or portion of
23 this ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court

1 of competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
2 distinct and independent provision of this ordinance, and such holding or holdings shall not
3 affect the validity of the remaining portions of this ordinance.

4 **SECTION FOURTEEN.** The Board of Aldermen hereby finds and determines that this
5 ordinance constitutes an “emergency measure” pursuant to Article IV, Section 20 of the City
6 Charter, because this Ordinance establishes the District, which is a taxing district, and as such,
7 this Ordinance shall take effect immediately upon its approval by the Mayor as provided in
8 Article IV, Section 20 of the City Charter.

APPENDIX A

Petition to Establish The Bevo Community Improvement District

APPENDIX B

Boundaries of The Bevo Community Improvement District



**THE BEVO
COMMUNITY IMPROVEMENT
DISTRICT**

**Petition to Establish a Community
Improvement District and
Authorize a Sales Tax and Special Assessment
Pursuant to Sections 67.1401-67.1571 of the
Revised Statutes of Missouri, as Amended**

City Of St. Louis, Missouri

Submitted 2016

EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION

EXHIBIT B DISTRICT BOUNDARY MAP

EXHIBIT C SPECIAL ASSESSMENT PARCEL IDENTIFICATION

EXHIBIT D SPECIAL ASSESSMENT PETITION

PETITION TO ESTABLISH THE BEVO COMMUNITY IMPROVEMENT DISTRICT

This petition (“Petition”) for the creation of a Community Improvement District within a certain limited portion of the City of St. Louis, Missouri (the “City”), is submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the “Act”).

As set forth herein, the persons and/or entities signing this Petition in accordance with the Act (“Petitioners”) request that the governing body of the City (the “Board of Aldermen”) hold a public hearing and approve and adopt the Petition as described herein and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

- A. Name of District: The name of the District shall be “The Bevo Community Improvement District” (the “District”).
- B. Legal Description: The District includes all of the real property (the “District Property”) legally described on Exhibit A attached hereto and made a part hereof.
- C. Boundary Map: A map illustrating the boundaries of the District is attached hereto and made a part hereof as Exhibit B (“District Boundary Map”).

2. PETITIONERS

Based on the tax records of the City of St. Louis as of the date of filing this Petition, Petitioners:

- A. collectively own more than fifty percent (50%) by assessed value of the District Property; and
- B. collectively represent more than fifty percent (50%) per capita of all owners of the District Property.

A list of the owners of District Property and the equalized assessed value of the District Property is included in the attached Exhibit A.

3. FIVE YEAR PLAN

- A. Purposes of the District: The District will play a very pivotal role in the continued growth and development of the Bevo Mill Neighborhood. Situated along the Gravois Avenue commercial corridor, the District will serve as a community-strengthening tool designed to provide services to and improvements for the District Property.

The District is designed to provide a source of revenue to be used to facilitate community improvement projects to increase the use and value of the District Property. The principal objective of the District is to provide a vehicle for the funding of the improvements and services listed below and the financing and reimbursement of such expenditures through District revenues, including and the receipts from the imposition of the sales and use tax of not more than one percent (1%) on all retail sales made within the District which may be subject to taxation

pursuant to the Act as further provided for in Section 6 of this petition and the imposition of a special assessment as further provided in Section 7.

In addition to providing for and causing the completion of the Project, as defined hereinafter, the purposes of the District are to:

- 1) Issue notes or enter into other obligations of the District to fund the cost of the Project (“District Obligations”);
- 2) Enter into contracts or other agreements in order to complete or cause completion of the Project and other purposes of the District;
- 3) Implement the Project;
- 4) Impose a special assessment in accordance with the Act (the “Special Assessment”) for a maximum of ten (10) years; and
- 5) Levy retail sales and use tax in accordance with the Act for a maximum of ten (10) years (the “District Sales Tax”);
- 6) Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

B. Services and Improvements (the “Project”): The District will provide certain services and construct, reconstruct, install, repair, maintain, and equip various public improvements, as described herein (collectively, the services and improvements shall be referred to as the “Project”). The Project may be completed in one or more phases. Services and improvements contemplated by the District are as follows:

- 1) **Marketing, Advertising, Promotion, Branding and Special Events:** Services in this category will include (a) the contracting of services for the purposes of marketing, advertising and promotion of the District; (b) the purchase and installation of way-finding markers, banners, electronic and or print newsletters and other promotional materials; (c) contracting of services for District-wide events; (d) the hiring or contracting of services of a real estate consultant and/or a leasing agent. Services in this category may include, but are not limited to (a) the purchase of marketing materials such as banners, newsletters, and other promotional materials; (b) the contracting of services for the planning and implementation of District-wide events; (c) funds to help in the planning, coordination, and implementation of District-wide events; (d) the purchase or lease of tents, bleachers, and other similar equipment for use at District-wide events; and (e) the District’s professional fees.
- 2) **Cleaning, Landscaping, and Maintenance:** services in this category will include the contracting of cleaning and maintenance services to a maintenance provider, which maintenance activities will include, but are not limited to (a) scheduled street sweeping and cleaning; (b) additional trash collection; (c) landscape and streetscape maintenance within the District; (d) maintenance of public art, decorations, improvements, banners, lighting, and signage; (e) graffiti removal; and (f) the purchase of equipment to assist in the above-listed cleaning and maintenance services.

- 3) Purchase, Installation, and Construction of Public Improvements: Services in this category will include the (a) the purchase, installation, and maintenance of lighting within the District; (b) the purchase, installation, and maintenance of street and/or sidewalk furniture; (c) the purchase, installation, and maintenance of beautification materials throughout the District, including seasonal and holiday decorations and landscaping; (d) the contracting of services for installation of street improvements throughout the District; (e) the matching of funds for grants and projects intended to benefit the District; and (f) the purchase and installation of way-finding signage throughout the District. Services in this category may include, but are not limited to the provision of or contracting of transportation services including, but not limited to, valet parking. Public improvements in this category may include, but are not limited to (a) acquisition, construction, reconstruction and/or operation of parking lots and parking structures; (b) construction or reconstruction of sidewalks; (c) acquisition, construction, reconstruction and/or operation of buildings and other structures and the leasing of such buildings or structures to tenants; and (d) transportation related improvements.
- 4) Security and Public Safety: Services in this category will include (a) the contracting of security services to private security providers, off duty police officers, or a local police department; and (b) the purchase, installation, and maintenance of security cameras within the District. Services in this category may include, but are not limited to (a) the purchase of communication equipment designed to address security related issues; (b) the purchase, installation, and maintenance of lighting for the security of the District; and (c) the purchase of bicycles or automobiles for security personnel.
- 5) Economic Development: Services in this category will include programs supporting business activity, attracting new and retaining existing businesses. Services in this category may include, but are not limited to contracting with consultants to provide (a) survey and analysis of vacant commercial space within the District; (b) survey and analysis of needs assessment; (c) writing, design and production of marketing materials to attract businesses; (d) coordination of business and developer recruitment; and (e) commercial façade improvements.
- 6) Administrative Support: Services in this category will include (a) the purchase of administrative support materials such as office supplies, postage, reporting, and necessary equipment; (b) fees associated with the administrative activities of the District; (c) the contracting of services with a separate entity for the administration of the District; and (d) the hiring of personnel.

In addition to the above-described items, the Project may be expanded or limited as decided by the Board, as hereinafter defined. The Board shall have the authority to implement such other services and improvements as contemplated by the Act.

- C. Budget: The Project will be funded from the District Sales Tax and the Special Assessment. The estimated costs of these services and improvements to be incurred by the District during the first five years are approximately \$749,794, as set forth in

the Five-Year Budget Projections. The actual revenue collected and expenses incurred may vary from the estimated budget. The Five-Year Budget contained herein shall not limit the District in the event the cost of the Project increase or decrease.

- 1) Assumptions
 - a. \$82,200 annually will be raised from the Special Assessments (first revenue arrives in 2017)
 - b. \$48,000 annually will be raised from sales taxes (first revenue arrives the first quarter of 2017)
 - c. It is contemplated that the budget over this five year period will be distributed in approximate percentages as follows:
 - i. 10% - Marketing, Advertising, Promotion, Branding and Special Events
 - ii. 15% - Cleaning, Landscaping and Maintenance
 - iii. 20% - Purchase and Installation of Public Infrastructure
 - iv. 35% - Public Safety and Security
 - v. 5% - Economic Development
 - vi. 15% - Administration
 - d. Any additional money raised through the sales and use tax will be distributed as outlined in “Assumption c” above.
 - e. All dedicated outside funding will go to its intended section(s) of the budget. Unrestricted outside funding will be used as determined by the Board, as hereinafter defined.

2) Five-Year Budget Projections

The Five-Year Budget Projections are an estimate of total revenue and Project costs of the District. The actual revenue collected and Project expenses incurred may vary from the Budget.

Description	2017	2018	2019	2020	2021
Special Assessments	\$ 82,200	\$ 82,200	\$ 82,200	\$ 82,200	\$ 82,200
Sales Tax	\$48,000	\$48,960	\$49,939	\$50,938	\$51,957
TOTAL	\$130,200	\$131,160	\$132,139	\$133,138	\$134,157

- D. Powers: The District shall have the powers provided for in § 67.1461 of the Act, subject to the limitations set forth herein.

4. GOVERNANCE OF THE DISTRICT

- A. Type of District: The District shall be a separate political subdivision governed by a board of directors (“Board”) appointed by the Mayor with the consent of the Board of Aldermen of the City in accordance with the Act, and shall have all of the powers authorized and/or granted by the Act.

- B. Board of Directors

- 1. Number: The District shall be governed by a Board consisting of eleven (11) directors (the “Directors” and each a “Director”).
- 2. Qualifications: Each Director, during his or her term, shall meet the following requirements:
 - (a) be at least 21 years of age;
 - (b) be a Missouri resident for at least one (1) year prior to appointment to the Board; and
 - (c) either be an owner of commercial real property or its legally authorized representative within the District (“Property Owner”), an owner of a business or its legally authorized representative operating within the District (“Business Owner”) or a Registered Voter.
- 3. Board Representation: In order to ensure fair representation of the District, the Board representation shall meet the following requirements:
 - (a) At least four (4) Directors shall be Property Owners and Business Owners concurrently; and
 - (b) At least three (3) Directors shall be Property Owners; and
 - (c) At least three (3) Directors shall be Business Owners.
 - (d) At least one (1) Director shall be a Registered Voter who is a Property Owner and a Resident of a Single-Family Property Owner and;
 - (e) At the Board’s discretion, two (2) Registered Voters who are residents of the Bevo Mill Neighborhood, one (1) from the east side of Gravois and one (1) from the west side of Gravois who are not a property owner, business owner or a resident within the boundaries of the Bevo Community Improvement District who meets all the qualifications cited in 4 B 2 above may be appointed by the Mayor to serve as an Ex Officio Director. Said Ex Officio Director shall have no authority to make or second motions or to vote on any action that may come before the Board of Directors.

The failure of the Board to meet the preceding representation requirements shall not affect the Board's authority to hold meetings, exercise any of the District's powers, or take any action otherwise lawful.

4. Terms of Initial Directors: Three (3) of the Directors initially appointed by the Mayor with the consent of the Board of Aldermen shall serve an initial term of two (2) years; four (4) of the Directors initially appointed by the City shall serve an initial term of three (3) years; and four (4) of the Directors initially appointed by the Mayor shall serve an initial term of four (4) years. Ex Officio Director shall serve a term of two (2) years.

The initial Directors shall serve for the term set out in the Ordinance of the Board of Aldermen appointing them and until their successor Directors are appointed.

In the event, for any reason, a Director is not able to serve his or her full term ("Existing Director"), any vacancy to the Board shall be filled by appointment of a Director ("Interim Director") by a vote of the Board. If applicable at the time of appointment, any Interim Director shall be of the same type and from the same category as the Existing Director.

5. Terms of Successor Directors: Successor Directors shall serve a term of three (3) year and successor Ex Officio Directors shall serve a term of two (2) years on the Board. Directors shall be appointed by the Mayor with the consent of the Board of Aldermen by resolution according to a slate submitted to the Mayor by the Board. Following submission of the slate to the Mayor:
- (a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent to the appointment; or
 - (b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the Board submit an alternate slate.

If an alternate slate is requested, the Board shall within sixty (60) days following receipt of the written request submit an alternate slate to the Mayor. Following submission of the slate to the Mayor:

- i. the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent to the appointment: or
- ii. the Mayor or the Board of Aldermen may reject the alternate slate submitted and request in writing that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the Board of Aldermen.

The Board shall select the slate as follows:

- (a) individuals meeting the qualifications set out in this Petition must be nominated by two sitting Directors;
- (b) the Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- (c) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 3 of this Petition

6. Removal.

Any director may be removed for cause or to ensure the representation requirement set for in Section 4.B.2. above of this Petition are met, pursuant to the provisions of the Act.

5. DETERMINATION OF BLIGHT. The District does not seek a determination of blight.

6. MAXIMUM RATES OF BUSINESS LICENSE TAX, REAL PROPERTY TAX AND SALES TAX

- A. Business License and Real Estate Taxes: The District will not impose business license taxes.
- B. Sales and Use Tax: Pursuant to Section 67.1545 of the Act, the District may, by resolution, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%) for a maximum of ten (10) years approval of the imposition of said tax by registered voters within the District boundary.

7. SPECIAL ASSESSMENTS: The special assessment petition shall be in substantially the following form:

- A. The District shall be authorized to levy special assessments against real property benefited within the District for the purpose of providing revenue to complete the services identified herein. Such special assessments to be levied against each tract, lot or parcel of real property within the legal description attached hereto as Exhibits A and B for a period of ten (10) years following the effective date of the ordinance adopting and approving this Petition.
- B. The rate of the Special Assessment and the method of assessment that are proposed by petition are set out in the special assessment petition attached to this Petition as Exhibit C (the "Special Assessment Petition") which is annexed to and made an integral part of this Petition. By execution of this Petition the Petitioners have executed the Special Assessment Petition and authorized the Special Assessment set out in the Special Assessment Petition.
- C. District will establish two (2) classes of real property within the District for the purposes of the Special Assessment, which classes will be distinguished on the basis of the use of each parcel of property by the Assessor of the City of St. Louis, Missouri (the "Assessor") as follows:

- (1) Single-Family Residential Class shall consist of all parcels within the District classified as Single-Family Residential by the Assessor; and
- (2) General-Use Properties Class shall consist of all other parcels within the District not classified as Tax Exempt or Single-Family Residential by the Assessor.

In accordance with the Act, the levy rate for each class of property may vary. The method of imposing such Special Assessment shall be an annual rate of One Hundred (\$100.00) US Dollars for parcels deemed by the Assessor to be Single-Family Parcels and \$0.0325 per square foot of land and \$0.135 per square foot of the first floor of all General-Use parcels.

The rate of the Special Assessment and the method of assessment that may be proposed by petition are set out in the special assessment petition attached to this Petition as Exhibit C (the “Special Assessment Petition”) which is annexed to and made an integral part of this Petition. By Execution of this Petition the Petitioners have executed the Special Assessment Petition and Authorized the Special Assessment set out in the Special Assessment Petition.

Upon the City’s adoption of an ordinance establishing the District according to the Act as provided in this Petition, the Petitioners shall present the Special Assessment Petition to the Board for its approval.

- D. Levy of Assessments: In accordance with the Act, the levy rate for each class of property may vary.
8. **ASSESSED:** As of the date of this Petition, the total assessed value of all of the real property within the District is \$4,966,460, according to the records of the City of St. Louis Assessor’s Office.
 9. **LIFE OF DISTRICT:** The proposed length of time for the existence of the District is a maximum of twenty-five (25) years following the effective date of the ordinance adopting and approving this Petition.
 11. **REQUEST TO ESTABLISH DISTRICT:** By execution and submission of this Petition, the Petitioners request that the Board of Aldermen hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.
 12. **NOTICE TO PETITIONERS:** The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Register of the City of St. Louis (acting as the “city clerk” under the Act).
 13. **BORROWING CAPACITY AND REVENUE GENERATION:** The District shall have all powers and authority provided in the Act to borrow revenue in order to complete the Project, and to provide services and complete such improvements as are necessary and desirable to the District. The District shall have the authority, as set forth above, to levy the District Sales Tax in accordance with the Act in order to generate revenue for the District. Petitioners do not seek to limit the borrowing capacity or revenue generation of the District and anticipate

the pledge of revenues by the District to District Obligations issued, to fund the Project or other purposes of the District as set forth in this Petition.

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

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**SIGNATURE PAGE FOR
THE BEVO COMMUNITY IMPROVEMENT DISTRICT SPECIAL ASSESSMENT PETITION**

By executing this Special Assessment Petition, the undersigned represents and warrants that s/he is authorized to execute this Special Assessment Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that h/she has received a copy of the Special Assessment Petition including Exhibits A, B, C and D, and is the owner or is authorized to execute this Petition on behalf of the property owner named immediately above.

By:

_____ (signature)

_____ (printed name)

Title:

_____ (basis of legal authority to sign)

Date:

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

SS.

BEFORE ME, a Notary Public, personally appeared

(name of signator)

to me personally known to be the individual described herein and who executed the foregoing instrument.

WITNESS MY hand and official seal this _____ day of _____, 2016.

Notary Public

My Commission Expires:

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of St. Louis, Missouri on the _____ day of _____, 2016.

Clerk, City of St. Louis

[SEAL]

DISTRICT LEGAL DESCRIPTION

THE BEVO COMMUNITY IMPROVEMENT DISTRICT

Beginning at intersection of the centerlines of Gravois Avenue and Taft Avenue located in the City of St. Louis, Missouri, proceeding southeast from said centerlines to the southern boundary of Taft Avenue; thence continuing along the southern boundary of Taft Avenue to the intersection of the western boundary of the northeast/southwest alley in City Block 5270; thence southwestwardly along the western boundary of said alley to the northeastern boundary of City Parcel Locator Number 52700-00-0100-0, commonly known as 4500 Gravois Avenue and currently owned by William and Stephanie Dribben; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-00-0090-7, commonly known as 4526 Gravois Avenue, and currently owned by the Sunday Morning Amateur Rugby Foundation; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0080-0, commonly known as 4530 Gravois and currently owned by the Sunday Morning Amateur Rugby Foundation; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0070-0, commonly known as 4532 Gravois Avenue and currently owned by Anthony J. Zanti; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0060-2, commonly known as 4534-4536-4538 Gravois Avenue and currently owned by Samir Niksic; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0050-7, commonly known as 4540 Gravois Avenue and currently owned by Anthony J. Zanti; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0045-7, commonly known as 4544-4546-4548-4550 Gravois Avenue and currently owned by 4544-4552 Gravois Avenue LLC; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0025-0, commonly known as 4554-4556 Gravois Avenue and currently owned by James S. and Rochelle Lebbing; thence southwestwardly along the western boundary of said parcel to the adjoining northeastern boundary of City Parcel Locator Number 5270-00-0225-0, commonly known as 4564-4564-4568 Gravois Avenue and 4175 Neosho Street and currently owned by 4564 Gravois Avenue, LLC; thence continuing southwestwardly across Neosho Street to the western boundary of the northeast/southwest alley in City Block 5313; thence southwestwardly along said alley to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0210-7, commonly known as 4600-4602-4604 Gravois Avenue and 4180-4182-4184 Neosho Street and currently owned by 4600 Gravois Av LLC; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0205-0, commonly known as 4612 Gravois Avenue, and currently owned by Bakir LLC; thence continuing southwestwardly across Newport Court to the western boundary of the northeast/southwest alley in City block 5313; thence continuing southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0080-7, commonly known as 4626 Gravois Avenue and currently owned by Jesse Speaks; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0070-7, commonly known as 4630 Gravois Avenue and currently owned by Marbus Realty LLC and Infinity Properties LLC; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0060-7, commonly known as 4632 Gravois Avenue and currently owned by Saiko Lulic and Ahid Lulic; thence southwestwardly along the western

boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0050-0, commonly known as 4636 Gravois Avenue and currently owned by Mike M. Corric; thence southwestwardly along the eastern boundary of said parcel to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0045-0, commonly known as 4640 Gravois Avenue and currently owned by Ibrahim and Dzanija Secic; thence southwestwardly along the boundary of said parcel to the adjoining northern boundary of City Parcel Locator Number 5313-13-0040-7, commonly known as 4642-4644 Gravois Avenue and currently owned by Petar and Biserka Grgic; thence southeastwardly along the northern boundary to the northeastern boundary of said parcel; thence southwestwardly to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0030-7, commonly known as 4646 Gravois Avenue and currently owned by Medina Gutic and Suljanovic Berminko; thence southwestwardly to the southeastern boundary of said parcel; thence northwestwardly along the southern boundary of said parcel to the adjoining northeastern boundary of City Parcel Locator Number 5313-13-0027-7, commonly known as 4648-4650-4652-4654-4656 Gravois Avenue and currently owned by Ahmet Kalender and Dezabada Kalender; thence southwestwardly along the eastern boundary of said parcel to the southeasternmost boundary of City Parcel Locator Number 5313-13-0010-7, commonly known as 4658-4660 Gravois Avenue and currently owned by Ahmet Kalender and Dezabada Kalender; thence continuing southwestwardly across Itaska Street to the western boundary of the northeast/southwest alley in City Block 5646; thence continuing southwestwardly along the western boundary of said alley to the northeastern boundary of City Parcel Locator Number 5646-00-0080-0, commonly known as 4700-4702 Gravois Avenue and currently owned by Tony and Anna Pham; thence continuing southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0070-7, commonly known as 4704-4706-4708 Gravois Avenue and currently owned by Sabiha and Teufic Kovacevic; thence continuing southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0060-0, commonly known as 4712 Gravois Avenue and currently owned by Ronald A Schraut; thence continuing southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0050-0, commonly known as 4716-4718-4722 Gravois Avenue and currently owned by W & K Real Estate Properties, LLC; thence continuing southeastwardly to the northeasternmost boundary of said parcel; thence continuing southwestwardly to the southeasternmost boundary of said parcel and the northern boundary of McCullagh Place; thence northwestwardly along the northern boundary of McCullagh Place to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0040-0, commonly known as 4724 Gravois Avenue and currently owned by W & K Real Estate Properties LLC; thence continuing southwestwardly along the western boundary McCullagh Place to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0030-0, commonly known as 4728 Gravois Avenue and currently owned by Weber & Kenney Properties, LLC; thence continuing southwestwardly along the western boundary of McCullagh Place to the southeasternmost boundary of said parcel; thence northwestwardly along the boundary of said parcel to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0020-7, and commonly known as 4736-4738-4740-4742 Gravois Avenue and currently owned by Timmy A. and Ifigenia Pappas; thence continuing southwestwardly along said parcel boundary to the adjoining northeastern boundary of City Parcel Locator Number 5646-00-0010-0, commonly known as 4746-4748 Gravois Avenue and currently owned by Miniature Museum of Greater St. Louis; thence continuing southeastwardly across Delor Street to the northeastern boundary of City Parcel Locator Number 5653-00-0035-0, commonly known as 4266 Delor Street and currently owned by Midwest Bankcentre; thence continuing southwestwardly to the southeasternmost boundary of said parcel; thence continuing northwestwardly along the southern boundary of said parcel to the southeastern boundary of City Parcel Locator 5653-00-0220-0, commonly known as 4914 Gravois Avenue and currently owned by Midwest

Bankcentre;thence northwestwardly to the southwesternmost boundary of said parcel;thence southwestwardly across Morgan Ford Road to the northeastern boundary of City Parcel Locator Number 5299-05-0050-0, commonly known as 5000-5002-5204-5006-5008 Gravois and 5021-5029 Morgan Ford Road and currently owned by the City of St. Louis; thence southwestwardly along the eastern boundary of said parcel to the northeastern boundary of City Parcel Locator Number 5299-05-0010-0, commonly known as 5010-5012-5014-5016-5018-5020-5022-5024-5026-5028-5030-5032 Gravois Avenue and currently owned by the City of St. Louis; thence southwestwardly along the eastern boundary to the southeastern boundary of said parcel; thence southwestwardly to the western boundary of the northeast/southwest alley in City Block 5299 and the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0060-7, commonly known as 5204 Gravois Avenue and currently owned by Gaspare and Sebastian Giardina; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0050-0, commonly known as 5206-5208-5210-5212 Gravois Avenue and currently owned by Philip M. and Susan L. Courtney; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0040-0, commonly known as 5214-5216 Gravois Avenue and currently owned by Anthony Zanti; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0030-0, commonly known as 5218 Gravois Avenue and currently owned by Dolores Grebe; thence southwestwardly along the boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0025-0, commonly known as 5226 Gravois Avenue and currently owned by Heavy Anchor Holdings, LLC; thence southwestwardly along the boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0020-0, commonly known as 5228-5230 Gravois Avenue and currently owned by Vernon J. Holliday Jr.; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5299-06-0010-7, commonly known as 5232-5234-5236 Gravois Avenue and currently owned by Gary and Jerrie E. Bruno; thence southwestwardly along the western boundary of said alley to the southeastern boundary of said parcel; thence southwestwardly across Eichelberger Street to the northeastern boundary of City Parcel Locator Number 5300-00-0260-7, commonly known as 5400-5402-5404 Gravois Avenue and currently owned by Jasmin Ibrisagic; thence southwestwardly to the intersection of the southeastern boundary of said parcel and the adjoining northern boundary of City Parcel Locator Number 5300-00-0250-7, commonly known as 5406 Gravois Avenue and currently owned by Beatriz Andon Cervantes; thence southeastwardly to the intersection of the northeastern boundary of said parcel and the western boundary of the northeast/southwest alley in City Block 5300; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5300-00-0240-0, commonly known as 5410 Gravois Avenue and currently owned by Ana M. Andon; thence southwestwardly along the boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5300-00-0230-0, commonly known as 5414 Gravois Avenue and currently owned by James Kirn; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5300-00-0220-0, commonly known as 5416 Gravois Avenue and currently owned by David and Christine Devonshire; thence southwestwardly along the boundary of said alley to the northeastern boundary of City Parcel Locator Number 5300-00-0210-0, commonly known as 5418-5420 Gravois Avenue and currently owned by Ryann Spencer Group Inc.; thence southeastwardly across Frieda Avenue to the intersection of the western boundary of the northeast/southwest alley in City Block 5301 and the northeastern boundary of City Parcel Locator Number 5301-00-0300-0, commonly known as 5424-5246-5428-5430-5432-5234-5236-5438-5440-5442-5444-5446 Gravois Avenue and currently owned by Monsters Inc.; thence southwestwardly across Gertrude Avenue to the intersection of the western boundary of the northeast/southwest alley in City Block 5302 and the northeastern

boundary of City Parcel Locator Number 5302-00-0436-1, commonly known as 5448-5440-5452 Gravois Avenue and currently owned by Paula Zingrich and Cynthia A. Cole Stege; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5302-00-0420-0, commonly known as 5456-56A Gravois Avenue and currently owned by Vajzovic Real Estate LLC; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5302-00-0410-0, commonly known as 5458 Gravois Avenue and currently owned by Joseph Jordan and Amber Marshall; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5302-00-0400, commonly known as 5462 Gravois Avenue and currently owned by Ellie Klisowski; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 5302-00-0390-0, commonly known as 5464-5466-5468-5470 Gravois Avenue and 4385 Bates Street and currently owned by Fel Ro Enterprises, Inc.; thence southwestwardly across Bates Street to the intersection of the southern boundary of Bates Street and the northeasternmost boundary of City Parcel Locator Number 5877-00-0220-0, commonly known as 5604 Gravois Avenue and currently owned by STL Associates; thence southeastwardly along the eastern boundary to the southeastern boundary of said property; thence southwestwardly to the southwestern boundary of said parcel and the northern boundary of Wanda Avenue; thence southwestwardly across Wanda Avenue to the intersection of the northern boundary of the northeast/southwest alley in City Block 5875 and the southeastern boundary of City Parcel Locator Number 5875-00-0050-0, commonly known as 5616 Gravois Avenue and currently owned by Rall's Amalgamated LLC; thence southwestwardly along the northern boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 5875-00-0045-0, commonly known as 5626 Gravois Avenue and currently owned by Barbara Mungenast Trust; thence southwestwardly along the northern boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 5875-00-0040-0, commonly known as 5628 Gravois Avenue and currently owned by Barbara Mungenast Trust; thence southwestwardly along the northern boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 5875-00-0035-0, commonly known as 5630 Gravois Avenue and currently owned by Barbara Mungenast Trust; thence southwestwardly along the northern boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 5875-00-0030-0, commonly known as 5634 Gravois Avenue and currently owned by Union Electric Co.; thence southwestwardly along the boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 5875-00-0020-0, commonly known as 5640-5642-5644-5646 Gravois Avenue and currently owned by D & D Hess LLC; thence southwestwardly along the northern boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 5875-00-0010-0, commonly known as 5650-5652-5654-5656 Gravois Avenue and currently owned by Lawrence H. and Judith A. Ayers; thence southwestwardly along the boundary of said alley to the southwestern boundary of said parcel; thence southwestwardly across Dresden Avenue to the intersection of the western boundary of the northeast/southwest alley in City Block 6063 and the southeastern boundary of City Parcel Locator Number 6063-22-0080-0, commonly known as 5800-5802 Gravois Avenue and currently owned by Sulejman, Ermina and Ermin Grbic; thence southwestwardly along the western boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 6063-22-0070-0, commonly known as 5806 Gravois Avenue and currently owned by Sulejman, Ermina, and Ermin Grbic; thence southwestwardly along the western boundary of said alley to the adjoining southeastern boundary of City Parcel Locator Number 6063-22-0060-0, commonly known as 5822 Gravois Avenue and currently owned by Vahlkamp Real Estate Holding LLC; thence southwestwardly along the western boundary of said alley to the adjoining northeastern boundary of City Parcel Locator Number 6063-22-0050-0, commonly known as 5828 Gravois Avenue and currently owned by Christy Boulevard Properties LLC; thence southwestwardly along the western boundary of said alley to the adjoining

northeastern boundary of City Parcel Locator Number 6063-22-0040-0, commonly known as 5856-5858 Christy Boulevard and currently owned by Christy Boulevard Properties LLC; thence northwestwardly along the southern boundary of said parcel to the intersection of the southeastern boundary of said parcel and the eastern boundary Christy Boulevard; thence continuing northeastwardly along the eastern boundary Christy Boulevard to the northwestern boundary of said parcel and the southeastern boundary of Gravois Avenue; thence continuing northeastwardly along the southeastern boundary of Gravois Avenue to the intersection of the northwestern boundary of said parcel and the southwestern boundary of City Parcel Locator Number 6063-22-0050-0, commonly known as 5828 Gravois Avenue and currently owned by Christy Boulevard Properties LLC; thence continuing northeastwardly along the southern boundary of Gravois Avenue to the adjoining southwestern boundary of City Locator Number 6063-22-0060-0, commonly known as 5822 Gravois Avenue and currently owned by Vahlkamp Real Estate Holding LLC; thence continuing northeastwardly along the southern boundary of Gravois Avenue to the adjoining southwestern boundary of City Property Locator Number 6063-22-0070-0, commonly known as 5806 Gravois Avenue and currently owned by Sulejman, Ermina, and Ermin Grbic; thence continuing northeastwardly along the southern boundary of Gravois Avenue to the adjoining southwestern boundary of City Parcel Locator Number 6063-22-0080-0, commonly known as 5800-5802 Gravois Avenue and currently owned by Sulejman, Ermina, and Ermin Grbic; thence continuing northeastwardly along the southern boundary of Gravois Avenue across Dresden Avenue to the southwestern boundary of City Parcel Locator Number 5875-00-0010-0, commonly known as 5650-5652-5654-5656 Gravois Avenue and currently owned by Lawrence H. and Judith A. Ayers; thence continuing northwestwardly across Gravois Avenue to the southwest boundary of City Parcel Locator Number 5331-00-0440-0, commonly known as 5717 Gravois Avenue and currently owned by Emil and Sanela Mesinovic; thence continuing along the western boundary of said parcel to the intersection of the northwestern boundary of said parcel and the southern boundary of the northeast/southwest alley in City Block 5331; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwestern boundary of City Parcel Locator Number 5331-00-0430-0, commonly known as 5713-5715 Gravois and currently owned by Hasiba and Sulejman Kovacevic; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5331-00-0420-0, commonly known as 5711 Gravois Avenue and currently owned by Nedzad Ukejnovic; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5331-00-0410-0, commonly known as 5701-5703-5705-5707 Gravois Avenue and currently owned by James W. and Shirley J. King; thence northeastwardly along the southern boundary of said alley to the northeastern boundary of said parcel thence continuing northeastwardly across Cologne Avenue to the intersection of the southern boundary of the east/west alley in City Block 5680 and the northwest boundary of City Parcel Locator Number 5680-00-0430-0, commonly known as 5631-5635 Gravois Avenue and 5464-5466-5468 Cologne Avenue and currently owned by Mastis Properties LP; thence continuing eastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5680-00-0420-0, commonly known as 5627-5629 Gravois Avenue and currently owned by Nuhi and Mirsada Mehmeti; thence continuing eastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5680-00-0410-0, commonly known as 5621-5623-5625 Gravois Avenue and currently owned by Barbara Mungenast Trust; thence continuing eastwardly along the southern boundary of said alley to the adjoining west boundary of City Parcel Locator Number 5680-00-0400-0, commonly known as 5617 Gravois Avenue and currently owned by Barbara Mungenast Trust; thence continuing northwardly along the eastern boundary of said alley and the western boundary of said parcel to the northwest boundary of said parcel; thence continuing eastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5680-00-0390-7, commonly known as 5613 Gravois Avenue

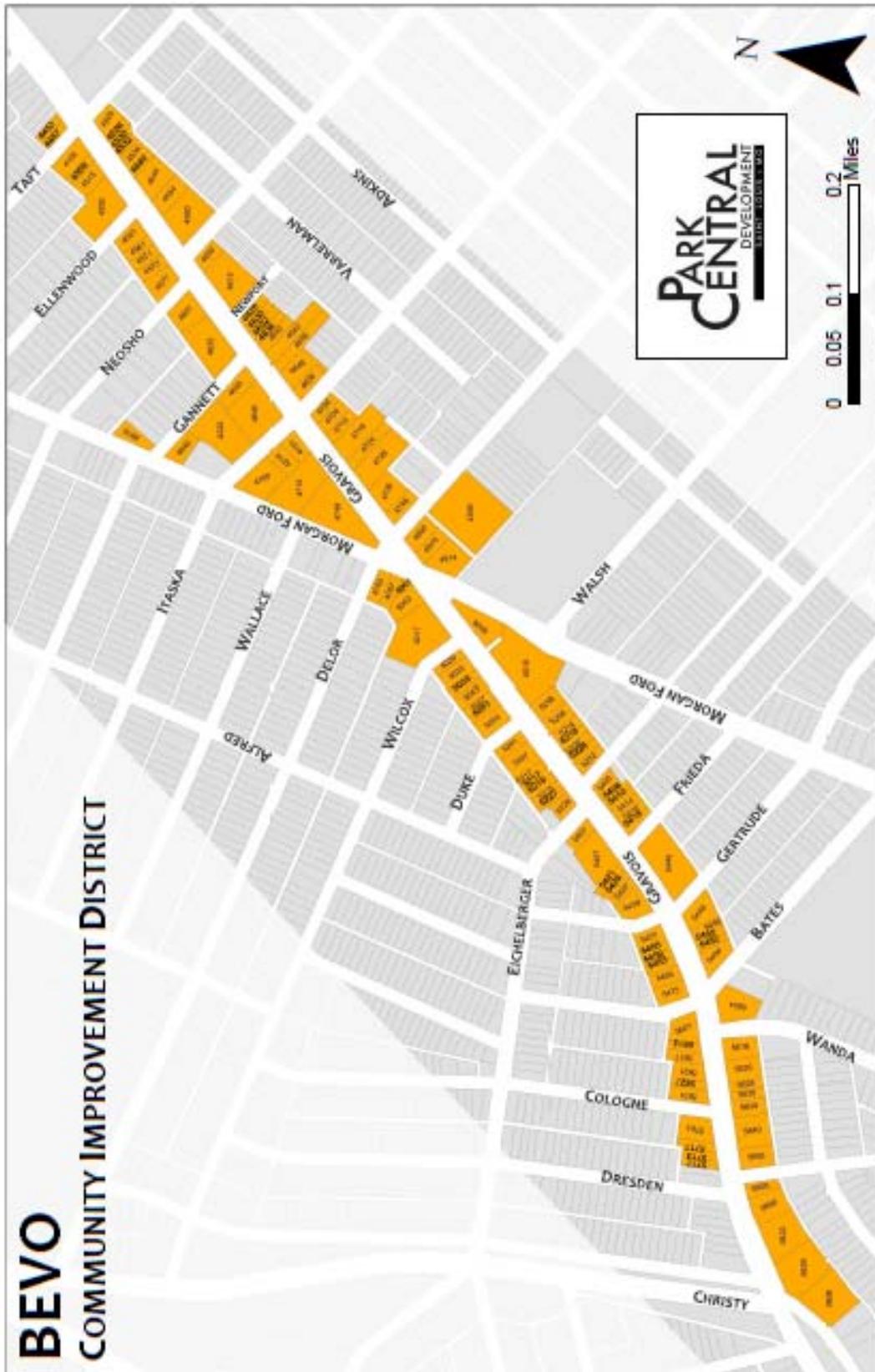
and currently owned by James Conboy, c/o Barbara Mungenast Trust; thence continuing eastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5680-00-0381-0, commonly known as 5601-5603-5605 Gravois Avenue and currently owned Tarcisio and Elsa Guijosa; thence continuing eastwardly along the southern boundary of said alley to the northeastern boundary of said parcel; thence continuing northeastwardly across Bates Street to the intersection of the southern boundary of the northeast/southwest alley in City Block 5681 and the northwest boundary of City Parcel Locator Number 5681-00-0270-0, commonly known as 5475 Gravois Avenue and currently owned by James W. & Shirley J. King; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5681-00-0260-0, commonly known as 5465-5467-5469-5471 Gravois Avenue and currently owned by Monsters Inc.; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5681-00-0250-7, commonly known as 5463 Gravois Avenue and currently owned by Bryan Killoren; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5681-00-240-4, commonly known as 5459-5461 Gravois Avenue and currently owned by Urban Outreach East St. Louis NFP; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5681-00-0230-7, commonly known as 5455 Gravois Avenue and currently owned by Vajzovic Real Estate, LLC; thence continuing northeastwardly along the southern boundary of said alley to the adjoining northwest boundary of City Parcel Locator Number 5681-00-0220-0, commonly known as 5451 Gravois Avenue and currently owned by Lillian An; thence continuing northeastwardly along the southern boundary of said alley to the northeast boundary of said parcel; thence continuing northeastwardly across Gertrude Avenue to the intersection of the southern boundary of the northeast/southwest alley in City Block 5682 and the northwesternmost boundary of City Parcel Locator Number 5682-00-0160-0, commonly known as 5439 Gravois Avenue and currently owned by Sycamore Foundation Inc.; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5682-00-0150-0, commonly known as 5427-5429 Gravois Avenue and currently owned by Kirkwood Baptist Church; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5682-00-0145-7, commonly known as 5425 Gravois Avenue and currently owned by Robert III and Linda Stevenson Trust; thence continuing northeastwardly along the southwestern boundary of said parcel to the adjoining southwestern boundary of City Parcel Locator Number 5682-00-0140-7, commonly known as 5421-5423 Gravois Avenue and currently owned by Elvis and Mirjana Pajazetovic; thence continuing northeastwardly along the northwestern boundary of said parcel to the northwesternmost boundary of said parcel; thence continuing southeastwardly along the northeastern boundary of said parcel to the intersection of the adjoining southwest boundary of City Parcel Locator Number 5682-00-0125-0, commonly known as 5407-5409-5411-5413-5415-5417-5419 Gravois Avenue and currently owned by Hasan and Adnan Iriskic; thence continuing northeastwardly along the southwestern boundary of said parcel to the intersection of the adjoining southwest boundary of City Parcel Locator Number 5682-00-0100-7, commonly known as 5401-5403 Gravois Avenue and currently owned by Damir and Sema Didovic; thence continuing northeastwardly across Eichelberger Street to the southwest boundary of City Parcel Locator Number 5581-00-0160-7, commonly known as 5229-5231-5233-5233R Gravois Avenue and currently owned by Weindel Properties LLC; thence continuing northeastwardly along the southwestern boundary of said parcel to the northeast boundary of said parcel; thence continuing along the northwestern boundary of said parcel to the intersection of the adjoining western boundary of City Parcel Locator Number 5581-00-0150-7, commonly known as 5227 Gravois Avenue and currently owned by Trautweins Inc.; thence continuing northwestwardly along the northwestern boundary of said parcel and the

eastern boundary of the northeast/southwest alley in City Block 5581; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5581-00-0140-0, commonly known as 5223 Gravois Avenue and currently owned by David L. Ottinger; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5581-00-0130-0, commonly known as 5221 Gravois Avenue and currently owned by Gary L. and Jerrie E. Bruno; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5581-00-0120-7, commonly known as 5219-Gravois Avenue and currently owned by Gary L. and Jerrie E. Bruno; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5581-00-0125-7, commonly known as 5217 Gravois Avenue and currently owned by Henry J. McArdle, II; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5581-00-0115-, commonly known as 5207-5209-5211-5213-5215 Gravois Avenue and currently owned by Mehira and Zlatko Husidic; thence continuing northeastwardly along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5581-00-0100-7, commonly known as 5201-5203-5205 Gravois Avenue and currently owned by Beriz and Dzvedia Nukic; thence continuing northeastwardly along the southern boundary of said alley to the northwestern boundary of said parcel;thence continuing northwardly across Duke Street to the intersection of the southern boundary of the northeast/southwest alley in City Block 5582 and the southwestern boundary of City Parcel Locator Number 5582-00-0220-7, commonly known as 5053-5055-5057 Gravois Avenue and 4307-4309-4311 Duke Street and currently owned by Beriz and Dzveda Nukic; thence continuing northeastwardly along the southeastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5582-00-0210-7, commonly known as 5051 Gravois Avenue and currently owned by BGSTL, LLC; thence continuing northeastwardly along the southeastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5582-00-0200-0, commonly known as 5047 Gravois Avenue and currently owned by Bright Stars Academy LLC; thence northeastwardly along the southern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5582-00-0190-0, commonly known as 5043-5045 Gravois Avenue and currently owned by Darmin, Kasim, and Gordana Beganovic; thence continuing northeastwardly along the southeastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5582-00-0180-7, commonly known as 5039 Gravois Avenue and currently owned by Bosnian Chamber of Commerce; thence continuing northeastwardly along the southeastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5582-00-0160-0, commonly known as 5033-5035-5037 Gravois Avenue and currently owned by Oasis International Ministries; thence continuing northeastwardly along the southeastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5582-00-0150-7, commonly known as 5029-5031 Gravois Avenue and 4310 Wilcox Avenue and currently owned by Soli Tran; thence continuing northeastwardly along the southeast boundary of said alley to the northeast boundary of said parcel; thence continuing northwardly across Wilcox Avenue to the southwestern boundary of City Parcel Locator Number 5583-00-0255-0, commonly known as 5017 Gravois Avenue and currently owned by Bevo Investments LLC; thence continuing northwardly along the northwestern boundary to the intersection of the northwesternmost boundary of said parcel and the southern boundary of the alley in City Block 5583; thence continuing along the southern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5583-00-0230-7, commonly known as 5003-5005 Gravois Avenue and currently owned by Alem Boric; thence continuing northeastwardly continuing along the eastern boundary of said alley to the adjoining southwestern boundary of City Parcel Locator Number 5583-00-0210-0, commonly known as 4767-4769 Morgan Ford Road and currently owned by Francis X. and Phillip D. Russell, Etal; thence continuing

northeastwardly along the southeastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5583-00-0200-0, commonly known 4763 Morgan Ford Road and currently owned by Francis X. and Phillip D. Russell Etal; thence continuing northeastwardly along the western boundary of said alley to the intersection of the southern boundary of Delor Street; thence continuing northeastwardly to the intersection of the centerlines of Morgan Ford Road and Delor Street; thence continuing southeastwardly along the southern boundary of Delor Street to the intersection of the centerlines of Morgan Ford Road and Gravois Avenue to the intersection of the eastern boundary of Morgan Ford Road and the southwest boundary of City Parcel Locator Number 5675-00-0050-0, commonly known as 4749 Gravois Avenue and currently owned by LCRA; thence continuing northeastwardly along the eastern boundary of Morgan Ford Road to the adjoining southwest boundary of City Parcel Locator Number 5675-00-0035-0, commonly known as 4715-4717-4719-4721 Gravois Avenue and currently owned by LCRA; thence continuing northeastwardly along the eastern boundary of Morgan Ford Road to the adjoining southwest boundary of City Parcel Locator Number 5675-00-0010-0, commonly known as 4700-4702-4704-4706-4708-4710-4712-4714 Morgan Ford Road and currently owned by LCRA; thence continuing northeastwardly along the eastern boundary of Morgan Ford Road to the northeast boundary of said parcel; thence continuing northeastwardly across Itaska Street to the southwest boundary of City Parcel Locator Number 5872-00-0010-0, commonly known as 4220 Gannett Street and currently owned by Betty Roesch, c/o 4220 Gannett Street LLC; thence continuing northeastwardly along the western boundary of said parcel to the adjoining southern boundary of City Parcel Locator Number 5872-00-0050-0, commonly known as 4640 Morgan Ford Road and currently owned by Haider Al Hilali; thence continuing westwardly along the southern boundary of said parcel to the intersection of said parcel and the eastern boundary of Morgan Ford Road; thence continuing northeastwardly along the eastern boundary of Morgan Ford Road to the northwestern boundary of said parcel; thence continuing northeastwardly along the eastern boundary of Morgan Ford Road across Gannett Street to the southwest boundary of City Parcel Locator Number 5873-00-0200-0, commonly known as 4616-4618-4620-4622-4624-4628 Morgan Ford Road and currently owned by OLP Holdings LLC; thence continuing northwestwardly along the eastern boundary of Morgan Ford Road to the intersection of the northwest/southeast alley in City Block 5873 and the northwest boundary of said parcel; thence continuing southeastwardly along the southern boundary of said alley to the northeast boundary of said parcel; thence continuing southwestwardly along the eastern boundary of said parcel to the southwest boundary of said parcel; thence continuing southwestwardly across Gannett Street to the intersection of the northern boundary of City Parcel Locator Number 5872-00-0050-0, commonly known as 4640 Morgan Ford Road and currently owned by Haider Al Hilali; thence continuing southeastwardly along the southern boundary of Gannett Street to the adjoining northwestern boundary of City Parcel Locator Number 5872-00-0010-0, commonly known as 4220 Gannett Street and currently owned by 4220 Gannett Street LLC; thence continuing southeastwardly along the southern boundary of Gannett Street to the adjoining northwestern boundary of City Property Locator Number of 5872-00-0020-0, commonly known as 4641-4643 Gravois Avenue and currently owned by Partners Services LLC; thence continuing northeastwardly across Gannett Street to the intersection of the eastern boundary of the northeast/southwest alley in City Block 5872 and the southwestern boundary of Parcel Locator Number 5873-00-0100-1, commonly known as 4625-4633-4639 Gravois Avenue and currently owned by OSCEHEC Inc.; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5873-00-0075-0, commonly known as 4601-4603-4605-4607 Gravois Avenue and 4200-4202 Neosho Street and currently owned by Almir, Emina, Muhamed and Senija Nesimovic; thence continuing northeastwardly along the eastern boundary of said alley to the intersection of the southern boundary of Neosho Street and the northwestern boundary of said parcel; thence continuing northeastwardly across Neosho Street to the intersection of the

eastern boundary of the northeast/southwest alley in City Block 5874 and the southwest boundary of City Parcel Locator Number 5874-00-0200-7, commonly known as 4577-4579-4581 Gravois Avenue and currently owned by Seafarer's St. Louis Building Corp.; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5874-00-0192-7, commonly known as 4573 Gravois Avenue and currently owned by Sead & Fakreta Zulic; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5874-00-0191-1, commonly known as 4571 Gravois Avenue and currently owned by Sead and Fakreta and Mirzet and Vahid Zulic; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5874-00-0180-7, commonly known as 4561-4563 Gravois Avenue and currently owned by 4561 Gravois Ave LLC; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5874-00-0170-0, commonly known as 4551-4553-4555-4557-4559 Gravois Avenue and 4202-4204-4206-4208-4210 Ellenwood Avenue and currently owned by William James Planer; thence continuing northeastwardly to the northwest boundary of said parcel; thence continuing northwestwardly across Ellenwood Avenue to the intersection of the northeast/southwest alley in City Block 5465 and the southwest boundary of City Parcel Locator Number 5465-00-0250-7, commonly known as 4205-4207-4209 Ellenwood Avenue and 4519-4521-4523 Gravois Avenue owned by Cam Nang Tran; thence continuing northeastwardly along the eastern boundary of said alley and the northwestern boundary of said parcel to the westernmost boundary of said parcel; thence continuing southeast along the southern boundary of said alley and the northern boundary of said parcel to a point; thence continuing northeastwardly along the northeastern boundary of said alley and the northwestern boundary of said parcel to a point; thence southeastwardly along the southeast boundary of said alley and the northern boundary of said parcel to the adjoining southwest boundary of City Parcel Locator Number 5465-00-0240-0, commonly known as 4515 Gravois Avenue and currently owned by T. V. Carson, Inc.; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5465-00-0230-7, commonly known as 4509 Gravois Avenue and currently owned by Ahmet Kalender; thence continuing northeastwardly along the eastern boundary of said alley to the adjoining southwest boundary of City Parcel Locator Number 5465-00-0220-0, commonly known as 4102-4104-4106-4108-4110 Taft Avenue and currently owned by Future MultiFamily, LLC; thence continuing northeastwardly along the eastern boundary of said alley to the intersection of the northwest boundary of said parcel and the southern boundary of Taft Avenue; thence continuing northeastwardly across Taft Avenue to the intersection of the eastern boundary of the northeast/southwest alley in City Block 5328 and the southwest boundary of City Parcel Locator Number 5328-00-0386-1, commonly known as 4457 Gravois Avenue and currently owned by Sadik and Edina Kukic; thence continuing northeastwardly along said alley to the adjoining southwest boundary of City Parcel Locator Number 5328-00-0370-0, commonly known as 4453-4455 Gravois Avenue; thence continuing southeastwardly along the northern boundary of said parcel to the intersection of the northeastern boundary of said parcel and the western boundary of Gravois Avenue; thence continuing southwestwardly along the western boundary of Gravois Avenue to the adjoining northeastern boundary of City Parcel Locator Number 5328-00-0386-1, commonly known as 4457 Gravois Avenue and currently owned by Sadik and Edina Kukic; thence southwestwardly along the western boundary of Gravois Avenue to the southeastern boundary of said parcel; thence southwestwardly to the centerline of Taft Avenue; thence southeastwardly across Gravois Avenue to the intersection of the centerline of Gravois Avenue and centerline of Taft Avenue, the point of beginning.

DISTRICT BOUNDARY MAP



THE BEVO COMMUNITY IMPROVEMENT DISTRICT
Parcel Identification

PARCEL NUMBER	ADDRESS	CURRENT OWNER	ASSESSED VALUE
5270-00-0100-0	4500 Gravois Avenue	William and Stephanie Dribben	\$45,700
5270-00-0070-0	4532 Gravois Avenue	Anthony J. Zanti	\$20,200
5270-00-0060-2	4534-4536-4538 Gravois Avenue	Samir Niksic	\$18,300
5270-00-0050-7	4540 Gravois Avenue	Anthony J. Zanti	\$19,420
5270-00-0045-7	4544-4546-4548-4550 Gravois Avenue	4544-4552 Gravois Avenue LLC	\$42,150
5270-00-0025-0	4554-4556 Gravois Avenue	James S. and Rochelle Lebbing	\$49,000
5270-00-0225-0	4560-4564-4568 Gravois Avenue and 4175 Neosho Street	4564 Gravois Avenue, LLC	\$61,600
5313-13-0210-7	4600-4602-4604 Gravois Avenue and 4180-4182-4184 Neosho Street	4600 Gravois Av LLC	\$38,860
5313-13-0205-0	4612 Gravois Avenue	Bakir LLC	\$112,100
5313-13-0080-7	4626 Gravois Avenue	Jesse Speaks	\$19,550
5313-13-0070-7	4630 Gravois Avenue	Marbus Realty LLC and Infinity Properties LLC	\$21,680
5313-13-0060-7	4632 Gravois Avenue	Saiko Lulic and Ahid Lulic	\$31,580
5313-13-0050-0	4636 Gravois Avenue	Mike M. Corric	\$27,100
5313-13-0045-0	4640 Gravois Avenue	Ibrahim and Dzanija Secic	\$50,200
5313-13-0040-7	4642-4644 Gravois Avenue	Petar and Biserka Grgic	\$23,400
5313-13-0030-7	4646 Gravois Avenue	Medina Gutic and Berminko Suljanovic	\$19,560
5313-13-0027-7	4648-4650-4652-4654-4656 Gravois Avenue	Ahmet Kalender and Dezabada Kalender	\$77,720
5313-13-0010-7	4658-4660 Gravois Avenue	Ahmet Kalender and Dezabada Kalender	\$42,860
5646-00-0080-0	4700-4702 Gravois Avenue	Tony and Anna Pham	\$24,110
5646-00-0070-7	4704-4706-4708 Gravois Avenue	Sabiha and Teufik Kovacevic	\$44,910

EXHIBIT “C-2”

PARCEL NUMBER	ADDRESS	CURRENT OWNER	ASSESSED VALUE
5646-00-0060-0	4712 Gravois Avenue	Ronald A Schraut	\$9,820
5646-00-0050-0	4724 Gravois Avenue	W & K Real Estate Properties LLC	\$49,100
5646-00-0040-0	4724 Gravois Avenue	W & K Real Estate Properties LLC	\$11,500
5646-00-0030-0	4728 Gravois Avenue	Weber & Kenney Properties, LLC	\$94,200
5646-00-0020-7	4736-4738-4740-4742 Gravois Avenue	Timmy A. and Ifigenia Pappas	\$33,600
5653-00-0035-0	4266 Delor Street	Midwest Bankcentre	\$64,200
5653-00-0240-0	4900-4906 Gravois Avenue	Midwest Bankcentre	\$21,500
5653-00-230-0	4910-4912 Gravois Avenue	Midwest Bankcentre	\$12,600
5653-00-0220-0	4914 Gravois Avenue	Midwest Bankcentre	\$300,200
5299-06-0060-7	5204 Gravois Avenue	Gaspare and Sebastian Giardina	\$27,070
5299-06-0050-0	5206-5208-5210-5212 Gravois Avenue	Philip M. and Susan L. Courtney	\$44,300
5299-06-0040-0	5214-5216 Gravois Avenue	Anthony J. Zanti	\$28,700
5299-06-0030-0	5218 Gravois Avenue	Dolores Grebe	\$25,300
5299-06-0025-0	5226 Gravois Avenue	Heavy Anchor Holdings, LLC	\$33,300
5299-06-0020-0	5228-5230 Gravois Avenue	Vernon J. Holliday Jr.	\$20,100
5299-06-0010-7	5232-5234-5236 Gravois Avenue	Gary and Jerrie E. Bruno	\$33,150
5300-00-0260-7	5400-5402-5404 Gravois Avenue	Jasmin Ibrisagic	\$34,720
5300-00-0250-7	5406 Gravois Avenue	Beatriz Andon Cervantes	\$14,480
5300-00-0240-0	5410 Gravois Avenue	Ana M. Andon	\$6,440
5300-00-0230-0	5414 Gravois Avenue	James Kirn	\$6,630
5300-00-0220-0	5416 Gravois Avenue	David and Christine Devonshire	\$9,480
5300-00-0210-0	5418-5420 Gravois Avenue	Ryann Spencer Group Inc.	\$6,800
5301-00-0300-0	5424-5246-5428-5430-5432-5234-5236-5438-5440-5442-5444-5446 Gravois Avenue	Monsters Inc.	\$109,800

EXHIBIT “C-3”

PARCEL NUMBER	ADDRESS	CURRENT OWNER	ASSESSED VALUE
5302-00-0436-1	5448-5440-5452 Gravois Avenue	Paula Zingrich and Cynthia A. Cole Stege	\$10,450
5302-00-0420-0	5456-5456A Gravois Avenue	Vajzovic Real Estate LLC	\$14,250
5302-00-0410-0	5458 Gravois Avenue	Joseph Jordan and Amber Marshall	\$6,560
5302-00-0400-0	5462 Gravois Avenue	Ellie Klisowski	\$16,150
5302-00-0390-0	5464-5466-5468-5470 Gravois Avenue and 4385 Bates Street	Fel Ro Enterprises, Inc.	\$76,000
5877-00-0220-0	5604 Gravois Avenue	STL Associates	\$81,700
5875-00-0050-0	5616 Gravois Avenue	Rall’s Amalgamated LLC	\$67,900
5875-00-0045-0	5626 Gravois Avenue	Mungenast, Barbara Trs	\$68,000
5875-00-0040-0	5628 Gravois Avenue	Mungenast, Barbara Trs	\$26,100
5875-00-0035-0	5630 Gravois Avenue	Mungenast, Barbara Trs	\$9,300
5875-00-0020-0	5640-5642-5644-5646 Gravois Avenue	D & D Hess LLC	\$64,500
5875-00-0010-0	5650-5652-5654-5656 Gravois Avenue	Lawrence H. and Judith A. Ayers	\$46,300
6063-22-0080-0	5800-5802 Gravois Avenue	Sulejman, Ermina and Ermin Grbic	\$94,900
6063-22-0070-0	5806 Gravois Avenue	Sulejman, Ermina and Ermin Grbic	\$23,700
6063-22-0060-0	5822 Gravois Avenue	Vahlkamp Real Estate Holding LLC	\$91,600
6063-22-0050-0	5828 Gravois Avenue	Christy Boulevard Properties LLC	\$34,900
6063-22-0040-0	5856-5858 Christy Boulevard	Christy Boulevard Properties LLC	\$140,800
5331-00-0440-0	5717 Gravois Avenue	Emil and Sanela Mesinovic	\$25,900
5331-00-0430-0	5713-5715 Gravois	Hasiba and Sulejman Kovacevic	\$22,000
5331-00-0420-0	5711 Gravois Avenue	Nedzad Ukejnovic	\$15,600
5331-00-0410	5701-5703-5705-5707 Gravois Avenue	James W. and Shirley J. King	\$33,600
5680-00-0430-0	5631-5635 Gravois Avenue and 5464-5466-5468 Cologne Avenue	Mastis Properties LP	\$56,830
5680-00-0420-0	5627-5629 Gravois Avenue	Nuhi and Mirsada Mehmeti	\$25,200
5680-00-0410-0	5621-5623-5625 Gravois Avenue	Barbara Mungenast Trs	\$59,400

EXHIBIT “C-4”

PARCEL NUMBER	ADDRESS	CURRENT OWNER	ASSESSED VALUE
5680-00-0400-0	5617 Gravois Avenue	Barbara Mungenast Trs	\$41,300
5680-00-0390-7	5613 Gravois Avenue	James P. Conboy Jr., c/o Barbara Mungenast Trs	\$22,900
5680-00-0381-0	5601-5603-5605 Gravois Avenue	Tarcisio and Elsa Guijosa	\$36,200
5681-00-0270-0	5475 Gravois Avenue	James W. & Shirley J. King	\$22,800
5681-00-0260-0	5465-5467-5469-5471 Gravois Avenue	Monsters Inc.	\$53,000
5681-00-0250-7	5463 Gravois Avenue	Bryan Killoren	\$20,000
5681-00-0230-7	5455 Gravois Avenue	Vajzovic Real Estate, LLC	\$28,050
5681-00-0220-0	5451 Gravois Avenue	Lillian An	\$48,010
5682-00-0145-7	5425 Gravois Avenue	Robert III and Linda Stevenson Trust	\$19,450
5682-00-0140-7	5421-5423 Gravois Avenue	Elvis and Mirjana Pajazetovic	\$23,240
5682-00-0125-0	5407-5409-5411-5413-5415-5417-5419 Gravois Avenue	Hasan and Adnan Iriskic	\$61,200
5682-00-0100-7	5401-5403 Gravois Avenue	Damir and Semsa Didovic	\$33,150
5581-00-0160-7	5229-5231-5233-5233R Gravois Avenue	Weindel Properties LLC	\$33,600
5581-00-0150-7	5227 Gravois Avenue	Trautweins Inc.	\$20,400
5581-00-0140-0	5223 Gravois Avenue	David L. Ottinger	\$22,800
5581-00-0130-	5221 Gravois Avenue	Gary L. and Jerrie E. Bruno	\$7,200
5581-00-0120-7	5219-Gravois Avenue	Gary L. and Jerrie E. Bruno	\$13,500
5581-00-0125-7	5217 Gravois Avenue	Henry J. McArdle, II	\$20,400
5581-00-0115	5207-5209-5211-5213-5215 Gravois Avenue	Mehira and Zlatko Husidic	\$73,200
5581-00-0100-7	5201-5203-5205 Gravois Avenue	Beriz and Dzvedia Nukic	\$31,880
5582-00-0220-7	5053-5055-5057 Gravois Avenue and 4307-4309-4311 Duke Street	Beriz and Dzveda Nukic	\$84,050
5582-00-0210-7	5051 Gravois Avenue	BGSTL, LLC	\$48,450
5582-00-0200-0	5047 Gravois Avenue	Bright Stars Acadamy LLC	\$42,000

EXHIBIT “C-5”

PARCEL NUMBER	ADDRESS	CURRENT OWNER	ASSESSED VALUE
5582-00-0190-0	5043-5045 Gravois Avenue	Darmin, Kasim, and Gordana Beganovic	\$54,400
5582-00-0150-7	5029-5031 Gravois Avenue and 4310 Wilcox Avenue	Soli Tran	\$30,600
5583-00-0255-0	5017 Gravois Avenue	Bevo Investments LLC	\$121,900
5583-00-0230-7	5003-5005 Gravois Avenue	Alem Boric	\$35,700
5583-00-0220-0	5001 Gravois Avenue	Francis Russell & Phillip D.	\$37,500
5583-00-0210-0	4767-4769 Morgan Ford Road	Francis X. and Phillip D. Russell, Etal	\$68,400
5583-00-0200-0	4763 Morgan Ford Road	Francis X. and Phillip D. Russell Etal	\$5,100
5872-00-0010-0	4220 Gannett Street	Betty Roesch. c/o 4220 Gannett LLC	\$71,500
5872-00-0050-0	4640 Morgan Ford Road	Haider Al Hilali	\$35,600
5873-00-0200-0	4616-4618-4620-4622-4624-4626- 4628 Morgan Ford Road	OLP Holdings LLC	\$46,100
5872-00-0030-0	4645 Gravois Avenue	FD Gravois LLC	\$90,400
5872-00-0020-0	4641-4643 Gravois Avenue	Partners Services LLC	\$46,700
5873-00-0100-1	4625-4633-4639 Gravois Avenue	OSCEHEC Inc.	\$91,000
5873-00-0075-0	4601-4603-4605-4607 Gravois Avenue and 4200-4202 Neosho Street	Almir, Emina, Muhamed and Senija Nesimovic	\$72,800
5874-00-0200-7	4577-4579-4581 Gravois Avenue	Seafarer’s St. Louis Building Corp.	\$45,290
5874-00-0192-7	4573 Gravois Avenue	Sead & Fakreta Zulic	\$56,260
5874-00-0191-1	4571 Gravois Avenue	Sead and Fakreta and Mirzet and Vahid Zulic	\$8,900
5874-00-0180-7	4561-4563 Gravois Avenue	4561 Gravois Ave LLC	\$33,150
5874-00-0170-0	4551-4553-4555-4557-4559 Gravois Avenue and 4202-4204- 4206-4208-4210 Ellenwood Avenue	William James Planer	\$50,840

EXHIBIT "C-6"

PARCEL NUMBER	ADDRESS	CURRENT OWNER	ASSESSED VALUE
5465-00-0250-7	4205-4207-4209 Ellenwood Avenue and 4519-4521-4523 Gravois Avenue	Cam Nang Tran	\$97,900
5465-00-0240-0	4515 Gravois Avenue	T. V. Carson, Inc	\$43,450
5465-00-0230-7	4509 Gravois Avenue	Ahmet Kalender	\$16,120
5465-00-0220-0	4102-4104-4106-4108-4110 Taft Avenue	Future MultiFamily, LLC	\$57,950
5328-00-0386-1	4457 Gravois Avenue	Sadik and Edina Kukic	\$42,350
5328-00-0370-0	4453-4455 Gravois Avenue	Sadik and Edina Kukic	\$1,140

APPENDIX B

