

1 **AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE**
2 **FORSYTH ASSOCIATES COMMUNITY IMPROVEMENT DISTRICT,**
3 **ESTABLISHING THE FORSYTH ASSOCIATES COMMUNITY**
4 **IMPROVEMENT DISTRICT, CONFIRMING THE PRIOR DETERMINATION**
5 **THAT THE FORSYTH ASSOCIATES COMMUNITY IMPROVEMENT**
6 **DISTRICT IS A BLIGHTED AREA, FINDING A PUBLIC PURPOSE FOR THE**
7 **ESTABLISHMENT OF THE FORSYTH ASSOCIATES COMMUNITY**
8 **IMPROVEMENT DISTRICT, AND CONTAINING A SEVERABILITY CLAUSE.**

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

12 WHEREAS, a petition has been filed with the City, requesting formation and
13 establishment of the Forsyth Associates Community Improvement District, signed by authorized
14 representatives of the owners of more than fifty percent by assessed value and per capita of the
15 property located within the Forsyth Associates Community Improvement District (as revised, the
16 “Petition”); and

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

19 WHEREAS, a public hearing, duly noticed and conducted as required by and in
20 accordance with the CID Act was held at ____ A.M., on _____, 2014 by the Board of
21 Aldermen; and

22 WHEREAS, this Board of Aldermen hereby finds that the adoption of this Ordinance is
23 in the best interest of the City of St. Louis and that the property owners of the Forsyth Associates
24 Community Improvement District, as well as the City as a whole, will benefit from the
25 establishment of the Forsyth Associates Community Improvement District.

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

27 SECTION ONE.

28 (a) A community improvement district, to be known as the “Forsyth Associates
29 Community Improvement District” (hereinafter referred to as the “District”), is hereby
30 established pursuant to the CID Act on certain real property to provide services, construct
31 improvements, impose taxes and carry out other functions as set forth in the Petition, which is
32 attached hereto as Appendix A and incorporated herein by this reference.

33 (b) The District boundaries are set forth in the map included in the Petition and are
34 generally described as follows (and are more particularly described in the Petition):

35 A tract of land being part of City Block 1949 of the City of St. Louis, Missouri being more particularly
36 described as follows:

November 7, 2014

Page 1 of 5

Board Bill #186

Sponsor: Alderwoman Marlene Davis

1 The District shall consist of the following area: Beginning at the point of
2 intersection of the northern edge of the right of way of Olive Street and the
3 eastern edge of the right of way of North Cardinal Avenue, south along the
4 eastern edge of the right of way of North Cardinal Avenue to the southern edge of
5 parcel number 19490000600, westward along the southern edge of parcel number
6 19490000600, parcel number 19490000400, parcel number 19490000800 and
7 parcel number 19490000150 to the western edge of the right of way of North
8 Compton Avenue, north along the western edge of the right of way of North
9 Compton Avenue to the northern edge of the right of way of Olive Street, east
10 along the northern edge of the right of way of Olive Street to the point of
11 beginning, and containing the following:
12

13 **3140-3154 Olive St; Parcel Number: 19490000150**

14 CB 1949 OLIVE ST
15 200.04 FT / 206.25 FT X 113.175 FT / 128.792 FT 0.618 ACRES
16 PT OF TRACT 6 & PT VAC ALLEY
17 BND W-COMPTON S-TRACT 27
18

19 **3124R Olive St; Parcel Number: 19490000800**

20 CB 1949 ALLEY
21 0.296 ACRES
22 MILL CREEK VALLEY SUBDN
23 TRACT 10 B 10 C
24 & PT OF VAC ALLEY
25

26 **3120-3128 Olive St; Parcel Number: 19490000207**

27 CB 1949 OLIVE
28 177 FT/182.933 FT X 123 FT 1 1/8 /136.214 FT
29 MILL CREEK VALLEY SUBDN
30 BND E-178 FT W WL CARDINAL & PT VAC VAL
31

32 **3118 Olive St; Parcel Number: 19490000400**

33 C.B. 1949 OLIVE ST
34 50 FT X 193 FT / 189.65 FT
35 LINDELL ADDN BLOCK 6
36 BND E 126 FT 5 7/8 FT IN W WL CARDINAL
37 PT OF VAC ALLEY
38

39 **3100-3108 Olive St; Parcel Number: 19490000500**

40 C.B. 1949 OLIVE
41 126 FT 6 ¼ IN / 124 FT 2 ½ IN X 119 FT 6 1/8 IN / 102 FT 9 ¾ IN
42 P LINDELLS ADDN
43 BND E-CARDINAL & PT VAC ALLEY
44

1 **3100R Olive St; Parcel Number: 19490000600**
2 C.B. 1949 CARDINAL
3 70.04 FT x 124.755 FT.
4 MILL CREEK VALLEY SUBD
5 BND S. 97.46 N OF PINE
6 PT TRACT 10 & PT OF VAC ALLEY

7 This description was prepared from records and available documents, therefore is subject
8 to an actual boundary survey.

9 SECTION TWO. The District may, upon approval by the qualified voters of the District, impose
10 a sales and use tax on all retail sales made in the District at a rate not to exceed one percent
11 (1.0%) of such retail sales, as specifically authorized by the CID Act, to provide funds to
12 accomplish any power, duty or purpose of the District. The District will not seek to submit to
13 qualified voters any proposition for approval of a real property tax levy.

14 SECTION THREE. The District is authorized by the CID Act, at any time, to issue obligations,
15 or to enter into cooperative agreements as provided for in Sec. 67.1491.4 RSMo, with other
16 entities with the authority to issue obligations, for the purpose of carrying out any of its powers,
17 duties, or purposes. Such obligations shall be payable out of all, part or any combination of the
18 revenues of the District and may be further secured by all or any part of any property or any
19 interest in any property by mortgage or any other security interest granted. Such obligations shall
20 be authorized by resolution of the District, and if issued by the District, shall bear such date or
21 dates, and shall mature at such time or times, as the resolution shall specify. Such obligations
22 shall be in such denomination, bear interest at such rate or rates, be in such form, be payable in
23 such place or places, be subject to redemption as such resolution may provide and be sold at
24 either public or private sale at such prices as the District shall determine subject to the provisions
25 of Mo. Rev. Stat. §108.170. The District is also authorized to issue such obligations to refund, in
26 whole or part, obligations previously issued by the District.

27 SECTION FOUR.

28 (a) Pursuant to the Petition, the District shall be in the form of a political subdivision of
29 the State of Missouri, known as the Forsyth Associates Community Improvement District.

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

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

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

3 SECTION FIVE. The District is authorized to use the funds of the District for any of the
4 improvements, services or other activities authorized under the CID Act.

5 SECTION SIX. Pursuant to the CID Act, the District shall have all of the powers necessary to
6 carry out and effectuate the purposes of the District and the CID Act as set forth in the CID Act,
7 except as may be limited in the Petition.

8 SECTION SEVEN. The City of St. Louis hereby finds that the uses of the District proceeds as
9 provided for in the Petition hereto will serve a public purpose by remediating blight and
10 encouraging the redevelopment of real property within the District.

11 SECTION EIGHT. The District has been declared to be a “blighted” area as defined in Section
12 67.1401.2(3)(b) of the Act by the City’s adoption of Ordinance No. _____ (____), which
13 declared the District Property to be a “blighted area” under Chapter 99 of the Revised Statutes of
14 Missouri, and by the City’s adoption of Ordinance _____ (____) which declared the District
15 Property to be “blighted” under the Real Property Tax Increment Allocation Redevelopment Act
16 (Sections 99.800-99.865 Revised Statutes of Missouri), and such designations of blight are
17 hereby reaffirmed.

18 SECTION NINE. Within one hundred twenty (120) days after the end of each fiscal year, the
19 District shall submit a report to the Register of the City and the Missouri Department of
20 Economic Development stating the services provided, revenues collected and expenditures made
21 by the District during such fiscal year, and copies of written resolutions approved by the board of
22 the District during the fiscal year. The Register shall retain this report as part of the official
23 records of the City and shall also cause this report to be spread upon the records of the Board of
24 Aldermen, pursuant to Section 67.1471 of the CID Act.

25 SECTION TEN. The term for the existence of the District shall be as set forth in the Petition, as
26 may be amended from time to time or as such term may be otherwise modified in accordance
27 with the CID Act.

28 SECTION ELEVEN. Pursuant to the CID Act, the Board of Aldermen shall not decrease the
29 level of publicly funded services in the District existing prior to the creation of the District or
30 transfer the burden of providing the services to the District unless the services at the same time
31 are decreased throughout the City, nor shall the Board of Aldermen discriminate in the provision
32 of the publicly funded services between areas included in the District and areas not so included.

33 SECTION TWELVE. The Register shall report in writing the creation of the Forsyth Associates
34 Community Improvement District to the Missouri Department of Economic Development.

35 SECTION THIRTEEN. The Petition provides that the District shall be governed by a Board of
36 Directors consisting of five individual directors (collectively the “Directors” and each a
37 “Director”). Upon expiration of the terms of the initial Directors, successor Directors shall be

1 appointed from a slate approved by the Directors and by the Mayor of the City with the consent
2 of the Board of Aldermen, in accordance with the CID Act and the process and the qualifications
3 set forth in the Petition.

4 Harinder Singh (four years)
5 Dr. Michael Meinzen (four years)
6 Dr. James Petersen (two years)
7 Mike Emerson (two years)
8 Dr. Bruce Little (two years)

9 SECTION FOURTEEN. If any section, subsection, sentence, clause, phrase or portion of this
10 ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of
11 competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
12 distinct and independent provision of this ordinance, and such holding or holdings shall not
13 affect the validity of the remaining portions of this ordinance.

14 48775017

APPENDIX A

Forsyth Associates Community Improvement District

[Attached]

**FORSYTH ASSOCIATES COMMUNITY IMPROVEMENT
DISTRICT**

**Petition to Establish a Community Improvement District
Pursuant to Sections 67.1401-67.1571 of the Revised Statutes of
Missouri, as Amended**

City of St. Louis, Missouri

2014

EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION

EXHIBIT B DISTRICT BOUNDARY MAP

**PETITION TO ESTABLISH THE FORSYTH ASSOCIATES COMMUNITY
IMPROVEMENT DISTRICT AND AUTHORIZE
SPECIAL REAL ESTATE ASSESSMENT**

This petition (“Petition”) for the creation of a Community Improvement District (the “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, R.S.MO. (2004) §§ 67.1401-67.1571 (the “Act”).

As set forth herein, the persons and/or entities signing this Petition (“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 will be the “**Forsyth Associates Community Improvement District.**”
- b. Legal Description. The District includes all of the real property (the “District Property”) legally described on Exhibit A attached hereto and incorporated herein by reference.
- c. Boundary Map. A map graphically depicting the boundaries of the District is attached hereto as Exhibit B and incorporated herein by reference.

2. PETITIONER

- a. Based on the tax records of the City as of the date of filing this Petition, Petitioners:
 - i. own more than fifty percent (50%), by assessed value, of the District Property; and
 - ii. represent more than 50% per capita of all owners of the District Property.

3. FIVE YEAR PLAN. The five-year plan for the District includes, but is not limited to, the following:

- a. Purposes of the District. The District is designed to provide a source of revenue and to facilitate community improvement projects to increase the use and value of and to cure conditions of blight previously found by the City, pursuant to Ordinance No. 68248 effective March 11, 2009, as described herein, within the District Property. The principal objective of the District is to provide a vehicle for the funding, by benefited property owners, of the services listed below. District revenues will be provided by receipts from the imposition of the sales and use tax of up to one percent (1%) on all retail sales made within the District that may be subject to taxation pursuant to the Act as further provided for in Section 7 of this Petition.

- b. Services. The District will cause the implementation of various services located within and benefiting the District Property. Such services may be undertaken in multiple phases or may occur in one phase. The contemplated services consist of all such services authorized by the Act, except for the ability to acquire property by condemnation, including by way of example, and not limitation:
- i. To borrow money from any public or private source and issue obligations and provide security for the repayment of the same as provided in the Act;
 - ii. To make expenditures, create reserve funds, and use its revenues as necessary to carry out its powers or duties and the provisions and purposes of the Act;
 - iii. To provide or contract for security personnel, equipment or facilities;
 - iv. To provide or contract for cleaning, maintenance and other services to public and private property;
 - v. To provide refuse collection and disposal services within the district;
 - vi. Within its boundaries, to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip any of the following public improvements:
 1. Parks, lawns, trees, and any other landscape;
 2. Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
 3. Parking lots, garages, or other facilities;
 4. Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers;
 5. Telephone and information booths, bus stop and other shelters, rest rooms, and kiosks;
 6. Paintings, murals, display cases, sculptures, and fountains;
 7. Music, news, and child-care facilities; and
 8. Any other useful, necessary, or desired improvement.

- vii. Within its boundaries, to operate or to contract for the provision of music, news, child-care, or parking facilities, and buses, minibuses, or other modes of transportation;
- viii. Within its boundaries, to lease space for sidewalk café tables and chairs;
- ix. To support business activity and economic development in the district including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses;
- x. To provide or support training programs for employees of businesses within the district;
- xi. To contract for or conduct economic, planning, marketing or other studies; and
- xii. To carry out any other powers set forth in the Act.

These services may be referred to collectively as the “Services.” The Services may also include providing advertising and providing assistance to attract further investment within the District.

- c. Additional Purposes of the District. In addition to providing for Services, the purposes of the District include:
 - i. enter into or assume contracts or other agreements to cause fulfillment of the Services of the District;
 - ii. levy retail sales and use tax in accordance with the Act (the “District Sales Tax”);
 - iii. attempt to remediate the conditions that cause certain District Property to be a blighted area as previously determined by the City, pursuant to Ordinance No. 68248 effective March 11, 2009; and
 - iv. exercise any authorized purposes of the District pursuant to and in accordance with the Act.
- d. Budget. The estimated costs of the services that the District will provide are expected to be approximately \$50,000.00, to the extent that revenues are available to the District.
- e. Powers. The District shall have the powers provided in § 67.1461 of the Act, subject to the limitations set forth therein.

f. Annual Benchmark for the Five-Year Plan

i. 2014

1. Approval of an ordinance establishing Forsyth Associates Community Improvement District;
2. Effective date of ordinance establishing the District;
3. Appointment of Board of Directors;
4. Approval of the District Sales Tax; and
5. Acquire security and monitoring equipment.

ii. 2015

1. Imposition and collection of the District Sales Tax;
2. Provide ongoing maintenance and security functions within the District; and
3. Repair, maintain and replace security and monitoring equipment as necessary.

iii. 2016

1. Imposition and collection of the District Sales Tax;
2. Provide ongoing maintenance and security functions within the District; and
3. Repair, maintain and replace security and monitoring equipment as necessary.

iv. 2017

1. Collect and administer the District Sales Tax;
2. Provide ongoing maintenance and security functions within the District; and
3. Repair, maintain and replace security and monitoring equipment as necessary.

v. 2018

1. Collect and administer the District Sales Tax;
2. Provide ongoing maintenance and security functions within the District; and
3. Repair, maintain and replace security and monitoring equipment as necessary.

4. GOVERNANCE OF THE DISTRICT

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

b. Board of Directors

- i. Number. The Board will consist of five directors (collectively the “Directors” and individually a “Director”).
- ii. Qualifications. Each Director, during his or her term, must meet the following requirements:
 1. be at least 18 years of age; and
 2. either be an owner of real property in the District or the legally authorized representative of such an owner (“Owner”), or an owner of a business operating within the District or the legally authorized representative of such owner (“Operator”).
- iii. Terms. The terms of the Directors initially appointed by the City will be in accordance with the Act and will commence upon such initial appointment, provided that the term of office for all successor Directors shall be 4 years, as permitted by the Act.

Initial Directors. The Initial Directors are Harinder Singh, Dr. Michael Meinzen, Dr. James Petersen, Mike Emerson and Dr. Bruce Witte, who shall serve for terms of four years, four years, two years, two years, and two years respectively and until their respective successor directors are determined by election in accordance with the Act. Each of the Initial Directors is the designated representative of an owner of real property within the district.

5. REAL PROPERTY TAXES. The District will have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes within the District is zero.
6. ASSESSED VALUE. As of the date of this Petition, the total assessed value of all of the real property within the District is \$718,530.00 (land and improvements) according to the Assessor's records.
7. SALES TAXES. As provided in § 67.1545 of the Act, the District may, by resolution, impose a sales tax on all retail sales made within the District that are subject to taxation pursuant to R.S.MO. §§ 144.010 through 144.525 (excepting such sales as set forth in the Act), at a rate not to exceed 1%.
8. LIFE OF DISTRICT. The proposed length of time for the existence of the District is a maximum of 50 years from the effective date of the ordinance approving and adopting this Petition.
9. REQUEST TO ESTABLISH DISTRICT. By execution and submission of this Petition, Petitioners request that the Board of Aldermen hold a public hearing in accordance with § 67.1421 of the Act and adopt an ordinance establishing the District as set out in this Petition.
10. NOTICE TO PETITIONER. The signature of the undersigned may not be withdrawn later than 7 days after this Petition is filed with the City Clerk.
11. BORROWING CAPACITY AND REVENUE GENERATION. The District will have all powers and authority provided in the Act to borrow funds to provide services as are necessary and desirable to the District. The District shall have the authority, as set forth above, to levy a retail sales tax and use tax.
12. SEVERABILITY. If any provision of this Petition is 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, the provision in question will not be rendered inoperative or unenforceable in any other case or circumstance, and it will not render any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

The undersigned request that the Board of Aldermen establish the Forsyth Associates Community Improvement District according to the preceding Petition and authorize the creation of the District.

[Remainder of Page Left Blank]

The map, parcel identification number and assessed value of the properties owned:

3140-3154 Olive St. Map is attached as Exhibit B

Parcel Number: 19490000150

Assessed Value: \$196,000.00

Name of Owner:	PE3140, LLC
Owner's Mailing Address:	7923 Forsyth Blvd. St. Louis, MO 63105
Owner's Telephone Number:	314-220-9662
Name of Signer:	Harinder Singh
Basis of Legal Authority to Sign:	Member
Signer's Telephone Number and Mailing Address:	314-220-9662 7927 Forsyth Blvd Clayton, MO 63105
Owner Entity Type:	Limited Liability Company

By executing this Petition, the undersigned represents and warrants that he has read and understands the Petition, including **Exhibits A** and **B** hereto and that he is authorized to execute this Petition on behalf of the property owner named immediately above.

Harinder Singh, Member

Date

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of September, 2014, before me, _____, a Notary Public, personally appeared Harinder Singh, known to be the person who executed the within Petition in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____

The map, parcel identification number and assessed value of the properties owned:

3124R Olive St. Map is attached as Exhibit B

Parcel Number: 19490000800

Assessed Value: \$34,900.00

3120-3128 Olive St. Map is attached as Exhibit B

Parcel Number: 19490000207

Assessed Value: \$176,230.00

3118 Olive St. Map is attached as Exhibit B

Parcel Number: 19490000400

Assessed Value: \$136,800.00

3100-3108 Olive St. Map is attached as Exhibit B

Parcel Number: 19490000500

Assessed Value: \$150,800.00

3100R Olive St. Map is attached as Exhibit B

Parcel Number: 19490000600

Assessed Value: \$23,800.00

Name of Owner:	Forsyth Associates Real Estate Holdings 1, LLC
Owner's Mailing Address:	7923 Forsyth Blvd. St. Louis, MO 63105
Owner's Telephone Number:	314-220-9662
Name of Signer:	Harinder Singh
Basis of Legal Authority to Sign:	Member
Signer's Telephone Number and Mailing Address:	314-220-9662 7927 Forsyth Blvd Clayton, MO 63105
Owner Entity Type:	Limited liability company

[Signature appears on following page]

By executing this Petition, the undersigned represents and warrants that he has read and understands the Petition, including **Exhibits A** and **B** hereto and that he is authorized to execute this Petition on behalf of the property owner named immediately above.

Harinder Singh, Member

Date

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of September, 2014, before me, _____, a Notary Public, personally appeared Harinder Singh, known to be the person who executed the within Petition in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

(SEAL)

Notary Public
Print Name: _____
My Commission Expires: _____

[Remainder of page intentionally left blank]

EXHIBIT A TO PETITION

Legal Description

The District shall consist of the following area: Beginning at the point of intersection of the northern edge of the right of way of Olive Street and the eastern edge of the right of way of North Cardinal Avenue, south along the eastern edge of the right of way of North Cardinal Avenue to the southern edge of parcel number 19490000600, westward along the southern edge of parcel number 19490000600, parcel number 19490000400, parcel number 19490000800 and parcel number 19490000150 to the western edge of the right of way of North Compton Avenue, north along the western edge of the right of way of North Compton Avenue to the northern edge of the right of way of Olive Street, east along the northern edge of the right of way of Olive Street to the point of beginning, and containing the following:

3140-3154 Olive St; Parcel Number: 19490000150

CB 1949 OLIVE ST

200.04 FT / 206.25 FT X 113.175 FT / 128.792 FT 0.618 ACRES

PT OF TRACT 6 & PT VAC ALLEY

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CB 1949 ALLEY

0.296 ACRES

MILL CREEK VALLEY SUBDN

TRACT 10 B 10 C

& PT OF VAC ALLEY

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177 FT/182.933 FT X 123 FT 1 1/8 /136.214 FT

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BND E-178 FT W WL CARDINAL & PT VAC VAL

3118 Olive St; Parcel Number: 19490000400

C.B. 1949 OLIVE ST

50 FT X 193 FT / 189.65 FT

LINDELL ADDN BLOCK 6

BND E 126 FT 5 7/8 FT IN W WL CARDINAL

PT OF VAC ALLEY

3100-3108 Olive St; Parcel Number: 19490000500

C.B. 1949 OLIVE

126 FT 6 ¼ IN / 124 FT 2 ½ IN X 119 FT 6 1/8 IN / 102 FT 9 ¾ IN

P LINDELLS ADDN

BND E-CARDINAL & PT VAC ALLEY

3100R Olive St; Parcel Number: 19490000600

C.B. 1949 CARDINAL

70.04 FT x 124.755 FT.

MILL CREEK VALLEY SUBD

BND S. 97.46 N OF PINE

PT TRACT 10 & PT OF VAC ALLEY

EXHIBIT B
District Boundary Map

See attached.

