

2 **AN ORDINANCE APPROVING THE PETITION TO THE CITY OF ST.**
3 **LOUIS, MISSOURI, FOR THE CREATION OF THE CARONDELET**
4 **COMMONS COMMUNITY IMPROVEMENT DISTRICT SUBMITTED**
5 **BY THE OWNERS OF CERTAIN REAL PROPERTY; ESTABLISHING**
6 **THE CARONDELET COMMONS COMMUNITY IMPROVEMENT**
7 **DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF**
8 **MISSOURI; CONFIRMING THE PRIOR DETERMINATION THAT THE**
9 **CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT**
10 **IS A BLIGHTED AREA; FINDING A PUBLIC PURPOSE FOR THE**
11 **ESTABLISHMENT OF THE CARONDELET COMMONS COMMUNITY**
12 **IMPROVEMENT DISTRICT, DIRECTING THE CITY REGISTER TO**
13 **NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC**
14 **DEVELOPMENT OF THE CREATION OF THE CARONDELET**
15 **COMMONS COMMUNITY IMPROVEMENT DISTRICT; AND**
16 **CONTAINING A SEVERABILITY CLAUSE.**

17 **WHEREAS**, Mo. Rev. Stat. § 67.1401 *et seq.* (the “CID Act”) authorizes the Board of
18 Aldermen to approve the petition of the property owners to establish a Community Improvement
19 District within the corporate boundaries of the City of St. Louis (the “City”); and

20 **WHEREAS**, a petition (the “Petition”) signed by representatives of more than fifty
21 percent per capita of all property owners within the proposed Carondelet Commons Community

1 Improvement District and by property owners owning more than fifty percent by assessed value
2 of the real property within the proposed Carondelet Commons Community Improvement District
3 has been filed, requesting formation and establishment of the Carondelet Commons Community
4 Improvement District; and

5 **WHEREAS**, the Register of the City of St. Louis (the “Register”) did review and
6 determine that the Petition substantially complies with the requirements of the CID Act; and

7 **WHEREAS**, a public hearing, duly noticed and conducted as required by and in
8 accordance with the CID Act was held at _____ .m. on _____, 2013 by
9 the Board of Aldermen; and

10 **WHEREAS**, the real property within the proposed Carondelet Commons Community
11 Improvement District was found by the City to be “blighted” pursuant to Chapter 99 Mo. Rev.
12 Stat. and was designated as such by Ordinance No. 69426 of the City of St. Louis; and

13 **WHEREAS**, this Board of Aldermen hereby finds that the adoption of this ordinance is
14 in the best interest of the City of St. Louis and that the property owners of the Carondelet
15 Commons Community Improvement District, as well as the City as a whole, will benefit from
16 the establishment of the Carondelet Commons Community Improvement District.

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

18 **Section One:**

19 (a) A community improvement district, to be known as the “Carondelet
20 Commons Community Improvement District” (hereinafter referred to as the “District”), is hereby

1 established pursuant to the CID Act on that real property identified in the map included in the
2 Petition in Appendix A and legally described as follows:

3 A tract of land being Lots A, B, C and D of Carondelet Commons a subdivision
4 according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in
5 City Blocks 3248, 3250, 3259, 3260, 3262, and 3266 of the City of St. Louis, Missouri,
6 being more particularly described as follows:

7
8 Beginning at the intersection of the southeastern right-of-way line of Broadway, 80 feet
9 wide with the northeastern right-of-way line of the River Des Peres Drainage Works as
10 established by City Ordinance No. 32986, said point also being the northwestern corner
11 of above said Lot A ; thence along said southeastern right-of-way line, North 41 degrees
12 47 minutes 44 seconds East, 144.69 feet to the northern most corner of said Lot A;
13 thence along the northern and eastern lines of above said Lot A and Lot B the following
14 courses and distances: South 49 degrees 53 minutes 00 seconds East, 120.05 feet;
15 North 41 degrees 47 minutes 44 seconds East, 129.06 feet; South 49 degrees 53
16 minutes 00 seconds East, 202.57 feet; North 41 degrees 47 minutes 44 seconds East,
17 269.80 feet; South 49 degrees 46 minutes 00 seconds East, 585.32 feet and North 41
18 degrees 23 minutes 27 seconds East, 401.34 feet to the centerline of Catalan Street 50
19 feet wide, as vacated by Ordinance No. 57712; thence along said centerline North 49
20 degrees 53 minutes 00 seconds West, 196.39 to its intersection with the southeastern
21 right-of-way line of Vulcan Street 60 feet wide; thence along said right-of-way line,
22 North 41 degrees 49 minutes 38 seconds East, 25.01 feet and North 41 degrees 49
23 minutes 38 seconds East, 296.92 feet to southwestern right-of-way line of Espenschied
24 Street, 40 feet wide; thence along last said southwestern right-of-way line the following
25 courses and distances: South 49 degrees 53 minutes 00 seconds East, 654.21 feet;
26 South 47 degrees 44 minutes 03 seconds East, 60.00 feet and South 49 degrees 53
27 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-
28 way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way
29 line and its direct southwesterly prolongation thereof South 41 degrees 39 minutes 09
30 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan
31 Street; thence along said southwestern right-of-way line, South 49 degrees 53 minutes
32 00 seconds East, 110.02 feet to the southeastern right-of-way line of the Missouri
33 Pacific Rail Road, 50 feet wide; thence along said southeastern right-of-way line South
34 41 degrees 38 minutes 17 seconds West, 855.35 feet to the northern line of above said
35 Lot D; thence along the northern lines of Lot D the following courses and distances:
36 South 48 degrees 21 minutes 40 seconds East, 76.00 feet; North 41 degrees 38
37 minutes 17 seconds East, 208.94 feet; North 41 degrees 38 minutes 17 seconds East,
38 191.19 feet and North 48 degrees 50 minutes 21 seconds East, 462.43 feet to the
39 southwestern right-of-way line of Catalan Street, 50 feet wide; thence along said
40 southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 474.43

1 feet to a point on the top of bank of the Mississippi River; thence along the top of said
2 bank the following courses and distances: South 54 degrees 03 minutes 59 seconds
3 West, 33.32 feet; South 81 degrees 39 minutes 46 seconds West, 79.84 feet; South 29
4 degrees 34 minutes 36 seconds West, 679.65 feet; South 54 degrees 27 minutes 18
5 seconds West, 122.70 feet; South 62 degrees 25 minutes 30 seconds West, 56.59 feet
6 and North 74 degrees 33 minutes 45 seconds West, 11.41 feet to northeastern right-of-
7 way line of above said River Des Peres; thence along said right-of-way line the following
8 courses and distances: North 49 degrees 25 minutes 52 seconds West, 1648.75 feet;
9 North 41 degrees 43 minutes 10 seconds East, 5.71 feet; North 49 degrees 24 minutes
10 03 seconds West, 328.01 feet; North 58 degrees 22 minutes 43 seconds West, 60.96
11 feet and North 49 degrees 24 minutes 13 seconds West, 648.57 feet to the Point of
12 Beginning and containing 2,377,220 square feet or 54.573 acres more or less
13 according to calculations performed by Stock & Associates Consulting Engineers, Inc.
14 on July 30, 2013.
15

16 **Section Two.**

17 The District may, upon approval by the qualified voters of the District, impose a
18 sales and use tax on all retail sales made in the District at a rate not to exceed one percent (1.0%)
19 of such retail sales, as specifically authorized by the CID Act, to provide funds to accomplish
20 any power, duty or purpose of the District. The District will not seek to submit to qualified
21 voters any proposition for approval of a real property tax levy. The District does propose that a
22 special assessment be imposed against real property within the boundaries of the District,
23 allocated among the property by per square foot on each square foot of improvement (“Special
24 Assessment Improvement”) in an amount not to exceed forty cents per square foot (\$0.40/sq. ft.)
25 per year on each square foot of Special Assessment Improvement.

26 **Section Three.**

27 (a) Pursuant to the Petition, the District shall be in the form of a political
28 subdivision, known as the Carondelet Commons Community Improvement District.

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

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

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

12 (e) The boundaries of the District, as identified in Section One above, are
13 contiguous.

14 (f) The Board of Directors of the District shall be composed of five (5) members
15 appointed by the Mayor of the City, with the consent of the City's Board of Aldermen to serve
16 staggered terms, all in the manner and as provided in Mo. Rev. Stat. Section 67.1451.5 of the
17 CID Act, provided that each director shall serve until such director's successor is appointed.
18 Successive directors shall be appointed by the Mayor of the City, with consent of the Board of
19 Aldermen. Successive directors shall be appointed to serve a term of four (4) years on the
20 Board.

1 (g) The District shall have all the authority and powers granted to community
2 improvement districts and political subdivisions under the CID Act including, without limitation,
3 such additional powers as set forth in Section 67.1461.2 of the CID Act.

4 **Section Four.**

5 The District is authorized to use the funds of the District for any of the
6 improvements, services or other activities authorized under the CID Act.

7 **Section Five.**

8 The City of St. Louis hereby finds that the uses of the District proceeds as
9 provided for in the Petition attached hereto as Appendix A will serve a public purpose by
10 remediating blight, providing for certain public improvements and encouraging redevelopment
11 of real property within the District.

12 **Section Six.**

13 The City hereby confirms that it has previously determined that the District is a
14 “blighted” area under Chapter 99 Mo. Rev. Stat. by Ordinance No. 69426 of the City of St. Louis
15 Board of Aldermen, and therefore constitutes a “blighted area” pursuant to Section
16 67.1401.2(3)(b) of the CID Act.

17 **Section Seven.**

18 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 of St. Louis and the Missouri Department
20 of Economic Development stating the services provided, revenues collected and expenditures
21 made by the District during such fiscal year, and copies of written resolutions approved by the

1 board of the District during the fiscal year. The Register shall retain this report as part of the
2 official records of the City and shall also cause this report to be spread upon the record of the
3 Board of Aldermen, pursuant to Section 67.1471 of the CID Act.

4 **Section Eight.**

5 The term for the existence of the District shall begin on the date this ordinance as
6 enacted by the Board of Aldermen and shall continue for a maximum of thirty (30) years from
7 the effective date of this Ordinance.

8 **Section Nine.**

9 Pursuant to the CID Act, the Board of Aldermen shall not decrease the level of
10 publicly funded services in the District existing prior to the creation of the District or transfer the
11 burden of providing the services to the District unless the services at the same time are decreased
12 throughout the City, nor shall the Board of Aldermen discriminate in the provision of the
13 publicly funded services between areas included in the District and areas not so included.

14 **Section Ten.**

15 The Register shall report in writing the creation of the Carondelet Commons
16 Community Improvement District to the Missouri Department of Economic Development.

17 **Section Eleven.**

18 The officers of the City are hereby authorized and directed to execute all documents and
19 take such actions as they may deem necessary or advisable in order to carry out and perform the
20 purposes of this Ordinance and to make ministerial alterations, changes or additions to the

1 foregoing documents herein approved, authorized and confirmed which they may approve and
2 the execution of such action shall be conclusive evidence of such necessity or advisability.

3 **Section Twelve.**

4 If any section, subsection, sentence, clause, phrase or portion of this ordinance is
5 held to be invalid or unconstitutional, or unlawful for any reason, by any court of competent
6 jurisdiction, such portion shall be deemed and is hereby declared to be a separate, distinct and
7 independent provision of this ordinance, and such holding or holdings shall not affect the validity
8 of the remaining portions of this ordinance.

APPENDIX A

Carondelet Commons Community Improvement District Petition

[Attached hereto.]

**PETITION TO THE
CITY OF ST. LOUIS, MISSOURI
FOR THE CREATION OF THE
CARONDELET COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

August 15, 2013

**PETITION FOR THE CREATION
OF THE
CARONDELET COMMONS COMMUNITY IMPROVEMENT DISTRICT**

To the City of St. Louis, Missouri:

This Petition (“Petition”) for the establishment 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 “CID Act” or “Act”).

As set forth herein, the persons and/or entities signing this Petition in accordance with the CID Act (the “Petitioners”) do hereby petition and 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.

In support of this Petition and request, Petitioners state as follows:

1. **Name of District.** The name of the District shall be the “Carondelet Commons Community Improvement District” (the “District”).
2. **Legal Description and Map of District Boundaries.** A legal description and boundary map of the proposed District are set forth as **Exhibit A**, attached hereto and incorporated herein by reference. The proposed District is located entirely within the corporate boundaries of the City. The proposed boundaries of the District are contiguous.
3. **Petitioners.** Based on the tax records of the St. Louis City Assessor’s Office as of the date of filing this Petition, Petitioners:
 - A. collectively own more than fifty percent (50%) by assessed value of the real property located within the boundaries of the District (the “District Property”); and
 - B. collectively represent more than fifty percent (50%) per capita of all owners of the District Property.
4. **Total Assessed Value; Ownership.** According to the records of the St. Louis City Assessor’s Office, as of the date of the Petition, the total assessed value of all real property located within the proposed District is approximately \$1,233,300.00. Individual parcel ownership and assessed value information is as follows:

City of St. Louis, Missouri, Tax Parcel ID: 3248-00-0025-0
Property Address: 316 E. Catalan St.
Owner: Green Street Carondelet Investors, LLC
Assessed Value: \$100,600.00

City of St. Louis, Missouri, Tax Parcel ID: 3259-00-0035-0
Property Address: 8718 S. Broadway
Owner: Green Street Carondelet Investors, LLC
Assessed Value: \$185,800.00

City of St. Louis, Missouri, Tax Parcel ID: 3266-00-0035-0
Property Address: 638 E. Catalan St.
Owner: The Land Reutilization Authority of the
City of St. Louis, Missouri
Assessed Value: \$185,800.00

City of St. Louis, Missouri, Tax Parcel ID: 3266-00-0031-0
Property Address: 416 E. Catalan St.
Owner: The Land Reutilization Authority of the
City of St. Louis, Missouri
Assessed Value: \$734,000.00

City of St. Louis, Missouri, Tax Parcel ID: 3266-00-0020-0
Property Address: 600 E. Catalan St.
Owner: Union Pacific Railroad Co.
Assessed Value: \$27,100.00

5. **Determination of Blight.** On March 13, 2013, the City adopted Ordinance No. 69426 determining that certain property, including the District Property, qualifies as a “blighted area” under Mo. Rev. Stat. Section 99.805 of the Real Property Tax Increment Allocation Redevelopment Act. As such, the City has previously determined that the District Property is a “blighted area” as defined in Mo. Rev. Stat. Section 67.1401.2(3)(b) of the CID Act

6. **Type of District; Board of Directors.** The proposed District shall be formed as a political subdivision of the State of Missouri.

The initial Board of Directors of the proposed District shall be composed of five (5) members appointed by the Mayor with the consent of the Board of Aldermen to serve staggered terms, all in the manner and as provided in MO. Rev. Stat. Section 67.1451.5 of the CID Act.

Upon expiration of the terms of the initial Directors, successor directors shall be appointed by the Mayor with the consent of the Board of Aldermen of the City by resolution based on a slate of candidates submitted to the Mayor by the District. 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 by resolution to the appointment; or b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the District submit an alternate slate. If an alternate slate is requested, the District shall within 60 days following receipt of the written request submit such an alternate slate to the Mayor. Following submission of the alternate slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointment; or b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the District submit a second alternate slate. The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the Board of Aldermen. Successor Directors shall be appointed to serve four (4) year terms on the Board.

7. **Sales Tax.** The proposed District may, upon approval by the qualified voters of the District, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to MO. Rev. Stat. Sections 144.010 to 144.525 (excepting such sales as set forth in the CID Act), at a rate not to exceed one percent (1.0%) of such retail sales to generate District revenue, pursuant to MO. Rev. Stat. Section 1545 of the CID Act.
8. **No Real Estate Tax.** Petitioners will not seek to submit to qualified voters any proposition for approval of a real property tax levy and therefore the maximum real property tax levy shall be zero.
9. **Special Assessments.** Pursuant to MO. Rev. Stat. Section 67.1521 of the CID Act, the District may, by resolution, impose a special assessment against real property within its boundaries, upon receipt of and in accordance with a petition signed by owners of property (a) collectively owning more than fifty percent (50%) by assessed value of the real property located within the boundaries of the District; and (b) collectively representing more than fifty percent (50%) per capita of the owners of all real property located within the boundaries of the District, allocated among the property by per square foot on each square foot of improvement (“Special Assessment Improvement”) in an amount not to exceed forty cents per square foot (\$0.40 / sq. ft.) per year on each square foot of Special Assessment Improvement.

The special assessment petition shall be in substantially the following form:

The District shall be authorized to levy special assessments against real property benefitted within the District for the purpose of providing revenue for certain public improvements and services within the District (the “District Projects”), such special assessments to be levied against each tract, lot or parcel of real property within the District, each of which receives special benefit as a result of such service and/or projects, the costs of which shall be allocated among this property by per square foot on each square foot of improvement (“Special Assessment Improvement”) in an amount not to exceed forty cents per square foot (\$0.40 / sq. ft.) per year on each square foot of Special Assessment Improvement.

Such special assessment shall commence upon substantial completion of the Special Assessment Improvement on such tract, lot or parcel of the real property within the District and shall be coterminous with the duration of the 10-year real property tax abatement previously authorized under Chapter 100 of the Revised Statutes of Missouri and referred to as “8750 S. Broadway and 326 Rear E. Catalan Area and Southeast Carondelet Area” for such tract, lot or parcel and expire simultaneously upon expiration of such coterminous 10-year real property tax abatement. All of the real property located within the District will receive special benefit from the District Projects.

The following tracts, lots or parcels of property located within the District, as the same may be divided and/or sub-divided and re-platted subsequent to the date of this Petition, will receive special benefit from the services and/or projects:

LOT	COMMON ADDRESS	LEGAL DESCRIPTION
A	8718 S. Broadway	A tract of land being Lot A of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260 and 3262 of the City of St. Louis, Missouri, as more particularly described in Exhibit B attached hereto.
B	316 E. Catalan St.	A tract of land being Lot B of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260 and 3262 of the City of St. Louis, Missouri, as more particularly described in Exhibit B attached hereto.
C	416 E. Catalan St.	A tract of land being Lot C of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260 and 3262 of the City of St. Louis, Missouri, as more particularly described in Exhibit B attached hereto.
D	638 E. Catalan St.	A tract of land being Lot D of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Block 3266 of the City of St. Louis, Missouri, as more particularly described in Exhibit B attached hereto.
RIGHT OF WAY PRT OF VAC STS	600 E. Catalan St.	C.B. 3266 Catalan St, 50/75 FT X 1,245 FT, RIGHT OF WAY, PRT OF VAC STS

10. **No Limitations on Revenue Generation.** Petitioners do not seek limitations on the revenue generation of the District.
11. **No Limitations on Borrowing Capacity.** Petitioners do not seek limitations on the borrowing capacity of the District.
12. **No Other Limitations on District Powers.** The District will have all the authority and powers granted to community improvement districts and political subdivisions under the CID Act and as otherwise provided by law.
13. **Five-Year Plan.** A five-year plan for the proposed District includes assisting in the completion and funding of certain public improvements and services within the District (the “District Projects”) and is set forth in **Exhibit C** attached hereto and incorporated herein by reference .
14. **Project Costs.** The estimated cost of the District Projects is Two Million Dollars (\$2,000,000), exclusive of costs related to any authorized indebtedness of the District, including the issuance and repayment of obligations and interest thereon. District revenues will be used to repay any obligations issued in relation to the Projects.
15. **Life of the District.** The term of the District shall be for a period of thirty (30) years from the effective date of the City’s ordinance establishing the District.
16. **Request for establishment.** Petitioners respectfully request that the proposed District be established pursuant to the CID Act.
17. **Petitioner Withdrawal Right Notice.** **THE SIGNATURES OF THE SIGNERS TO THIS PETITION MAY NOT BE WITHDRAWN LATER THAN SEVEN (7) DAYS AFTER THIS PETITION IS FILED WITH THE CITY CLERK.**
18. **Number, Gender, etc.** The terms used in this Petition, regardless of the number and gender in which they are used, shall be construed to include the other number (singular or plural), and other genders (masculine, feminine or neuter), as the context or sense of this Petition or any paragraph or clause may require.
19. **Severability.** If any provision of this Petition shall be held or deemed 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 circumstance shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

Dated this 15th day of August, 2013.

[SIGNATURE PAGES FOLLOW]

Exhibit A

**Legal Description and Boundary Map
of the
Carondelet Commons Community Improvement District**

**CID PROPERTY DESCRIPTION
LOTS A, B, C & D of Carondelet Commons**

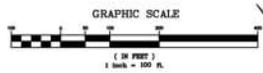
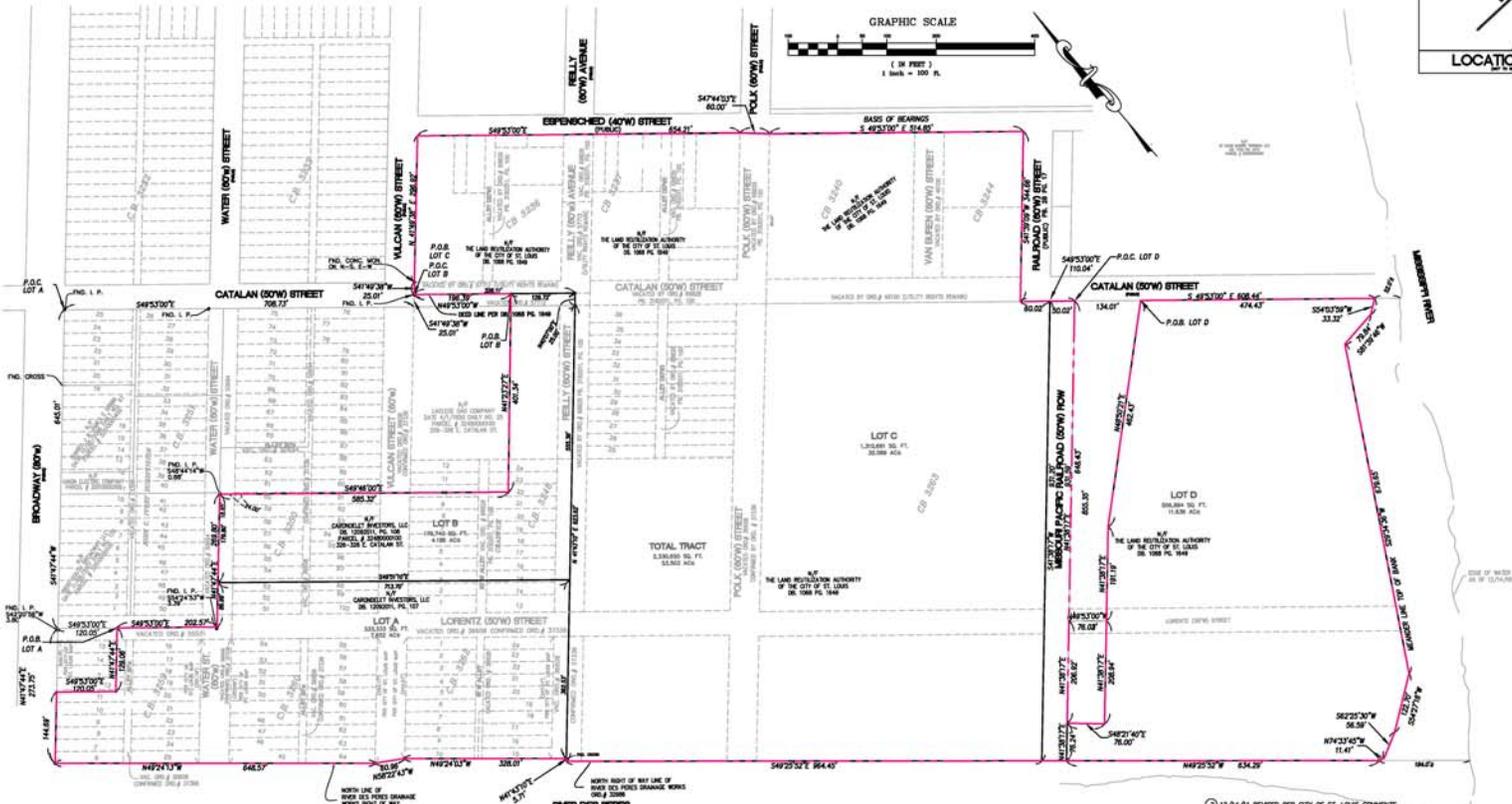
A tract of land being Lots A, B, C and D of Carondelet Commons a subdivision according to the plat thereof as recorded in Plat Book 12272011, Page 58, located in City Blocks 3248, 3250, 3259, 3260, 3262, and 3266 of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at the intersection of the southeastern right-of-way line of Broadway, 80 feet wide with the northeastern right-of-way line of the River Des Peres Drainage Works as established by City Ordinance No. 32986, said point also being the northwestern corner of above said Lot A ; thence along said southeastern right-of-way line, North 41 degrees 47 minutes 44 seconds East, 144.69 feet to the northern most corner of said Lot A ; thence along the northern and eastern lines of above said Lot A and Lot B the following courses and distances: South 49 degrees 53 minutes 00 seconds East, 120.05 feet; North 41 degrees 47 minutes 44 seconds East, 129.06 feet; South 49 degrees 53 minutes 00 seconds East, 202.57 feet; North 41 degrees 47 minutes 44 seconds East, 269.80 feet; South 49 degrees 46 minutes 00 seconds East, 585.32 feet and North 41 degrees 23 minutes 27 seconds East, 401.34 feet to the centerline of Catalan Street 50 feet wide, as vacated by Ordinance No. 57712; thence along said centerline North 49 degrees 53 minutes 00 seconds West, 196.39 to its intersection with the southeastern right-of-way line of Vulcan Street 60 feet wide; thence along said right-of-way line, North 41 degrees 49 minutes 38 seconds East, 25.01 feet and North 41 degrees 49 minutes 38 seconds East, 296.92 feet to southwestern right-of-way line of Espenschied Street, 40 feet wide; thence along last said southwestern right-of-way line the following courses and distances: South 49 degrees 53 minutes 00 seconds East, 654.21 feet; South 47 degrees 44 minutes 03 seconds East, 60.00 feet and South 49 degrees 53 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way line and its direct southwesterly prolongation thereof South 41 degrees 39 minutes 09 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan Street; thence along said southwestern right-of-way line, South 49 degrees 53 minutes 00 seconds East, 110.02 feet to the southeastern right-of-way line of the Missouri Pacific Rail Road, 50 feet wide; thence along said southeastern right-of-way line South 41 degrees 38 minutes 17 seconds West, 855.35 feet to the northern line of above said Lot D; thence along the northern lines of Lot D the following courses and distances: South 48 degrees 21 minutes 40 seconds East, 76.00 feet; North 41 degrees 38 minutes 17 seconds East, 208.94 feet; North 41 degrees 38 minutes 17 seconds East, 191.19 feet and North 48 degrees 50 minutes 21 seconds East, 462.43 feet to the southwestern right-of-way line of Catalan Street, 50 feet wide; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 474.43 feet to a point on the top of bank of the Mississippi River; thence along the top of said

bank the following courses and distances: South 54 degrees 03 minutes 59 seconds West, 33.32 feet; South 81 degrees 39 minutes 46 seconds West, 79.84 feet; South 29 degrees 34 minutes 36 seconds West, 679.65 feet; South 54 degrees 27 minutes 18 seconds West, 122.70 feet; South 62 degrees 25 minutes 30 seconds West, 56.59 feet and North 74 degrees 33 minutes 45 seconds West, 11.41 feet to northeastern right-of-way line of above said River Des Peres; thence along said right-of-way line the following courses and distances: North 49 degrees 25 minutes 52 seconds West, 1648.75 feet; North 41 degrees 43 minutes 10 seconds East, 5.71 feet; North 49 degrees 24 minutes 03 seconds West, 328.01 feet; North 58 degrees 22 minutes 43 seconds West, 60.96 feet and North 49 degrees 24 minutes 13 seconds West, 648.57 feet to the Point of Beginning and containing 2,377,220 square feet or 54.573 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on July 30, 2013.

CARONDELET COMMONS

A RESUBDIVISION OF PART OF BLOCKS 3236, 3237, 3240, 3244, 3250, 3259, 3260, 3262 AND 3266 OF THE CITY OF ST. LOUIS, MISSOURI
THIS PLAT CONTAINS 53.503 ACRES +/-



② 12/14/11 REVISED PER CITY OF ST. LOUIS COMMENTS
① 11/29/11 ADDED ACCESS EASEMENT

RESUBDIVISION PLAT	
CARONDELET COMMONS	
Stock & Associates	
Consulting Engineers, Inc.	
PREPARED BY: J.P. 3/28/11	DATE PLOTTED BY: D.M.E. 3/28/11
SHEET NO. 202-2738.4	TOTAL SHEETS 1 of 2

PREPARED FOR
GREENSTREET PROPERTIES
8235 FORSYTH BLVD.
SUITE 305
ST. LOUIS, MO. 63105
PHONE: (314) 726-2500

LEGEND
FOUND 1/2" IRON PIPE ○
3/4" IRON PIPE ●
FOUND CROSS +
FOUND STONE □
GRAVELLED RECORD INFORMATION ()

ABBREVIATIONS
DB - DEED BOOK
FT - FEET
FND - FOUND
M.F. - MARK OR FORMERLY
PL - PLAT BOOK
P.C. - PLAT CROSS
P.C. - POINT OF BEGINNING
P.C.C. - POINT OF COMMENCEMENT
SQ. - SQUARE
(M) - NORTH-OF-BAY WIDTH

BENCHMARK
C&A-ELEV = 419.42
"TRIMBLE ALUMINUM BOLT" THE STATION IS ON THE WEST CORNER OF RIVER DES PERES, 80' SOUTHEAST OF 670 WELLS AVENUE AND 45' NORTH OF WELLS AVENUE

Exhibit B

PROPERTY DESCRIPTION

Lot A

A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of the City of St. Louis, Missouri, being more particularly described as follows:

Commencing at an Iron Pipe found at the Northwest corner of Lot 25 of John C. Ivory's Subdivision of Block 80 of Survey 3 of Carondelet Commons, said point also being the intersection of the south line of Catalan Street, 50 feet wide with the east line of Broadway, 80 feet wide; thence along said East line 645.00 feet to the center line of Lorentz Street, 50 feet wide, as vacated by City ordinance number 55531, said point also being located on the South line of a tract of land as conveyed to 8650 South Broadway LLC, by instrument recorded in Book 11092007, Page 159 of above said city records; thence along last said centerline and said south line, South 49 degrees 53 minutes 00 seconds East 120.05 to the POINT OF BEGINNING of the herein described tract; thence continuing along last described line South 49 degrees 53 minutes 00 seconds East 202.57 feet to the centerline of Water Street, 60 feet wide, as vacated by City Ordinance Number 50694, said point also being located on the east line of above said 8650 South Broadway LLC tract; thence along last said centerline and along said east line North 41 degrees 47 minutes 44 seconds East 89.99 feet; thence departing last described line South 49 degrees 51 minutes 10 seconds East 713.70 feet to the centerline of Reilly Street, 60 feet wide as vacated by City Ordinance 36608, said point also being located on the west line of a tract of land as conveyed to The Land Reutilization Authority of the City of St. Louis by instrument recorded in Book 1068, Page 1649 of the City of St. Louis Records; thence along last described line South 41 degrees 43 minutes 10 seconds West 362.53 feet to the North line of the River Des Peres Drainage Works as established by City Ordinance 32986; thence along the North line of the River Des Peres Drainage Works as established by City Ordinance 32986 to the East line of above said Broadway; thence along said east line North 41 degrees 47 minutes 44 seconds East 144.69 feet; thence departing last said east line South 49 degrees 53 minutes 00 seconds East 120.05 feet and North 41 degrees 47 minutes 44 seconds East 129.06 feet to the Point of Beginning and containing 333,333 square feet or 7.652 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 5, 2009.

Exhibit B

PROPERTY DESCRIPTION

Lot B

A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of the City of St. Louis, Missouri, being more particularly described as follows:

Commencing at an Iron Pipe found at the centerline of that part of Catalan Street, 50 feet wide as vacated by City Ordinance Number 46100; thence along said centerline South 49 degrees 53 minutes 00 seconds East 196.39 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along said centerline South 49 degrees 53 minutes 00 seconds East 129.72 feet; thence leaving said centerline South 40 degrees 07 minutes 00 seconds West 25.00 feet to the South line of said Catalan Street as vacated by City Ordinance Number 46100, said point also being the centerline of Reilly Street, 60 feet wide, as vacated by City Ordinance Number 36608, said point also being located on the west line of a tract of land as conveyed to The Land Reutilization Authority of the City of St. Louis by instrument recorded in Book 1068, Page 1649 of the City of St. Louis Records; thence along last said centerline and along said west line South 41 degrees 43 minutes 10 seconds West 555.38 feet; thence departing last described line North 49 degrees 51 minutes 10 seconds West 713.70 feet to the centerline of Water Street, 60 feet wide as vacated by City Ordinance Number 50694, said point also being located on the west line of a tract of land as conveyed to 8650 South Broadway LLC, by instrument recorded in Book 11092007, Page 159 of above said records; thence along last said centerline and along said west line North 41 degrees 47 minutes 44 seconds East 179.80 feet; thence departing last described line the following courses and distances: South 49 degrees 46 minutes 00 seconds East 585.32 feet and North 41 degrees 23 minutes 27 seconds East 401.34 feet to the Point of Beginning and containing 179,742 square feet or 4.126 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on March 5, 2009.

Exhibit B

PROPERTY DESCRIPTION

LOT C

A tract of land being located in City Blocks 3248, 3250, 3259, 3260, and 3262 of the City of St. Louis, Missouri, being more particularly described as follows:

Beginning at an Iron Pipe found at the centerline of that part of Catalan Street, 50 feet wide as vacated by City Ordinance Number 57712; thence along the northern line of said vacation ordinance, North 41 degrees 49 minutes 38 seconds East, 25.01 feet to intersection of the northeastern right-of-way line of above said vacated Catalan Street with the southeastern right-of-way line of Vulcan Street, 60 feet wide; thence along said southeastern right-of-way line North 41 degrees 49 minutes 38 seconds East, 296.92 feet to southwestern right-of-way line of Espenschied Street, 40 feet wide; thence along last said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 654.21 feet; South 47 degrees 44 minutes 03 seconds East, 60.00 and South 49 degrees 53 minutes 00 seconds East, 514.85 feet to its intersection with the northwestern right-of-way line of Railroad Street, 60 feet wide; thence along said northwestern right-of-way line and its direct southwestern prolongation thereof South 41 degrees 39 minutes 09 seconds West, 344.66 feet to the southwestern right-of-way line of above said Catalan Street; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 60.02 feet to its intersection with the northwestern right-of-way line of the Missouri Pacific Rail Road, 50 feet wide; thence along said northwestern right-of-way line South 41 degrees 38 minutes 17 seconds West, 931.20 feet to the northern right-of-way line of the River Des Peres, as established by Ordinance No. 32986; thence along said northern right-of-way line North 49 degrees 25 minutes 52 seconds West, 964.45 feet to the centerline of vacated Reilly Street, 60 feet wide, thence along said centerline North 41 degrees 43 minutes 10 seconds East, 923.62 feet to the southwestern right-of-way line of above said Catalan Street; thence North 40 degrees 07 minutes 00 seconds East, 25.00 feet to the centerline of said vacated Catalan Street; thence along said centerline North 49 degrees 53 minutes 00 seconds West, 326.11 feet to the Point of Beginning and containing 1,310,681 square feet or 30.089 acres more or less.

Exhibit B

PROPERTY DESCRIPTION

LOT D

A tract of land being located in City Block 3266 of the City of St. Louis, Missouri, being more particularly described as follows:

Commencing at the intersection of the southeastern line of the Missouri Pacific Rail Road Right-of-way, 50 feet wide with the southwestern right-of-way line of Catalan Street, 60 feet wide; thence along said southwestern right-of-way line South 49 degrees 53 minutes 00 seconds East, 134.01 feet to the POINT OF BEGINNING of the herein described tract: thence continuing along said southern right-of-way South 49 degrees 53 minutes 00 seconds East, 474.43 feet to a point on the top of bank of the Mississippi River; thence along the top of said bank the following courses and distances: South 54 degrees 03 minutes 59 seconds West, 33.32 feet; South 81 degrees 39 minutes 46 seconds West, 79.84 feet; South 29 degrees 34 minutes 36 seconds West, 679.65 feet; South 54 degrees 27 minutes 18 seconds West, 122.70 feet; South 62 degrees 25 minutes 30 seconds West, 56.59 feet and North 74 degrees 33 minutes 45 seconds West, 11.41 feet to the northern line of the River Des Peres, as established by Ordinance No. 32986; thence along said northern line North 49 degrees 25 minutes 52 seconds West, 634.29 feet to the southeastern right-of-way line of above said Missouri Pacific Rail Road; thence along said southeastern right-of-way line North 41 degrees 38 minutes 17 seconds East, 76.24 feet; thence departing last said southeastern right-of-way line the following courses and distances: South 48 degrees 21 minutes 40 seconds East, 76.00 feet; North 41 degrees 38 minutes 17 seconds East, 208.94 feet; North 41 degrees 38 minutes 17 seconds East, 191.19 feet and North 48 degrees 50 minutes 21 seconds East, 462.43 feet to the Point of Beginning and containing 506,894 square feet or 11.636 acres.

Exhibit C

**Five-Year Plan
of the
Carondelet Commons Community Improvement District**

The five-year plan for the District shall include, but is not necessarily limited to, the following:

A. Purposes of the District

The principal objective and purpose of the District is to provide a mechanism to finance the District Projects (as defined herein) which may include: (a) property acquisition and site preparation within the boundaries of the District; (b) eliminating blighted conditions in the District including, without limitation, demolishing, removing and/or constructing buildings and other improvements to eliminate blight, as provided in MO. Rev. Stat. Section 67.1461.2; (c) upgrade, install, or relocate public utilities/utility infrastructure, subject to any prior approvals, permits and/or licenses required by federal, state or local governmental authority; (c) re-surface, repair, replace or construct improvements to existing public parking facilities, traffic improvements, and related improvements; and (d) carry out all other permitted purposes under the Act (collectively, the "District Projects").

In addition, pursuant to MO. Rev. Stat. Section 67.1491, the District shall have the authority to pledge its revenues and/or to issue one or more notes or other obligations (as that term is used in Section 67.1401.2(10) of the CID Act) secured by tax revenues of the District ("CID Revenues"), the proceeds of said obligations to be used toward the payment of costs and fees of the District Projects and the costs of issuing the obligations. CID Revenues may also be used for the maintenance of improvements constructed or completed as part of the District Projects.

In addition to the above, the purposes of the District include, but are not limited to, the following:

1. Issuing notes, bonds or other obligations of the District ("District Obligations") to fund the cost of the District Projects or pledge District Revenues to repay notes, bonds or other obligations issued by the City of St. Louis, Missouri in connection with the Carondelet Coke Redevelopment Area (the TIF Obligations) issued to fund the cost of the District Projects;
2. Entering into contracts or other agreements in order to complete or cause completion of the District Projects;
3. Imposing a sales tax in accordance with the CID Act (the "District Sales Tax");
4. Imposing a Special Assessment in accordance with the CID Act; and
5. Exercising any authorized purpose of the District pursuant to and in accordance with the CID Act.

B. Services and Improvements

As part of, and as necessary for completion of, the District Projects, the District will cause the design and implementation of various improvements and services related thereto located within and benefiting the District. Such improvements and services related thereto may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services related thereto consist of all such improvements and services authorized under the Act, including, without limitation:

1. Construction, reconstruction, installation, repair and maintenance of all improvements permitted by the Act including, but not necessarily limited to, those necessary to eliminate blight (as provided in MO. Rev. Stat. Section 67.1461.2), landscaping, traffic or parking improvements, sidewalks, utilities, pedestrian or shopping malls and plazas, benches or other seating furniture, and lighting;
2. Demolition of existing improvements located within the District, pursuant to MO. Rev. Stat. Section 67.1461.1(15) and/or Section 67.1461.2;
3. Preparation and implementation of the District Projects;
4. Employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including, but not limited to, security personnel and security services;
5. Providing maintenance within the District; and
6. Providing community related improvements within the District.

C. Budget

It is anticipated that the completion of permanent improvements which are part of the District Projects as set forth above will be completed by the District over a period of approximately five (5) calendar years from the effective date of the City's ordinance establishing the District (the "Construction Period").

During the Construction Period, the District may apply CID Revenues to fund or otherwise reimburse costs and fees necessary to complete the District Projects, and to repay District Obligations. The total anticipated estimated cost of the District Projects is Two Million Dollars (\$2,000,000) exclusive of costs related to any authorized indebtedness of the District, including the issuance and repayment of District Obligations and interest thereon. Additional costs related to the District regarding financing, professional fees and expenses, underwriting, and issuance costs and interest thereon related to District Obligations may also be incurred and included as part of the District's budget.

Following the Construction Period and through the term of existence of the District, CID Revenues may be applied, appropriated, or otherwise used to repay District Obligations including interest and other expenses related thereto (e.g. professional, underwriting and other issuance costs, to pay any administrative and/or other professional fees and expenses associated with administering the District and/or to pay for ongoing maintenance, security, marketing, or other permitted costs of the District incurred as part of the District Projects.

D. Powers

The District shall have the powers provided for in Section 67.1461 of the Act, subject to the limitations set forth in the Petition for establishment of the District.

E. Annual Benchmarks for the Five-Year Plan

YEAR 1 (2013):

- Creation of the District.
- Appointment of Board of Directors.
- Board authorizes imposition of District Sales Tax and Special Assessment.
- Approval of Development Agreement with the City.
- Commence construction of the District Projects.
- Issuance of District Obligations.

YEAR 2 (2014):

- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment
- Continue construction of the District Projects.
- Provide ongoing services, maintenance and security functions within the District.
- Issuance of obligations to refund the District Obligations.

YEAR 3 (2015):

- Continue/Complete construction of the District Projects.
- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment.
- Provide ongoing services, maintenance and security functions within the District.

YEAR 4 (2016):

- Continue/Complete construction of the District Projects.
- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment.

- Provide ongoing services, maintenance and security functions within the District.

YEAR 5 (2017):

- Complete construction of the District Projects.
- Imposition, collection and administration of District Sales Tax to pay District Obligations.
- Imposition, collection and administration of District Special Assessment.
- Provide ongoing services, maintenance and security functions within the District.