

**THE SOULARD
COMMUNITY IMPROVEMENT
DISTRICT**

**Petition to Amend the 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

2024

EXHIBITS

EXHIBIT A PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT B COPY OF ORDINANCE NUMBER 71011

EXHIBIT C DISTRICT LEGAL DESCRIPTION

EXHIBIT D DISTRICT BOUNDARY MAP

**PETITION TO AMEND THE PETITION TO ESTABLISH
THE SOULARD COMMUNITY
IMPROVEMENT DISTRICT**

Comes now the undersigned property owner representing more than fifty percent (50%) by assessed value of all real property within the boundaries of the property to be added to the Soulard Community Improvement District (the “District”) by this Petition to Amend the Petition to Establish the Soulard Community Improvement District (this “Amended Petition”) and more than fifty percent (50%) per capita of all owners of real property within the boundaries of the property to be added to the District by this Amended Petition (the “Petitioner”), with the consent of the Board of Directors of the District and by this Amended Petition, request the establishment of the District as set out in this Amended Petition and as allowed under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “Act”).

The Petitioner requests that the City Register of the City of St. Louis (acting as the “municipal clerk” under the Act) review this Amended Petition (that amends that certain Petition to Establish the Soulard Community Improvement District submitted to the City of St. Louis, Missouri (the “City”) on June 4, 2019 (the “Petition”)) to certify that it complies with the requirements of Section 67.1441.2 of the Act and contains all required information. A copy of the Petition is attached hereto and incorporated herein by this reference as Exhibit A.

The Petitioner requests that the governing body of the City (the “Board of Aldermen”) hold a public hearing in accordance with Section 67.1431 of the Act to receive public comments concerning the Amended Petition, with notice of the hearing given in the same manner as required by Section 67.1431 of the Act.

The Petitioner requests that upon the conclusion of the required public hearing that an ordinance be adopted amending the District as requested and set out in this Amended Petition and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Creation and Establishment of the District

The District was created and established, pursuant to the terms set forth in the Petition and in accordance with the Act by the Board of Aldermen’s adoption of Ordinance Number 71011 (the “Ordinance”) on July 12, 2019. The District has, thereafter, continued in existence and operation, without interruption, and the Petition has not been previously amended or modified. A copy of Ordinance Number 71011 is attached hereto as Exhibit B and incorporated herein by this reference.

A. Name of District

The name of the District is “The Soulard Community Improvement District” (the “District”) and shall remain unchanged upon amendment by this Amended Petition.

B. Legal Description

The District, as approved by the Ordinance, includes all of the real property set forth in the legal description in Exhibit C of the Amended Petition labeled “Existing Land” (the “Existing Land”) and, upon adoption of this Amended Petition, will also include certain real property to be added to the District set forth with particularity in the legal description in Exhibit C of the Amended Petition labeled “Added Property” (the “Added Property”). “District Property” as used in this Amended Petition, shall mean, collectively, the Existing Land and the Added Property of the District.

C. Boundary Map

A map illustrating the amended boundaries of the District is attached hereto and made a part hereof as Exhibit D (“District Boundary Map”).

2. FIVE YEAR PLAN

A. Purpose of the District

The purposes of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

B. Services and Improvements

The services and improvements as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

C. Budget

The budget of the District as set forth in the Petition, including the estimated costs, sources of such costs and terms of those sources, shall remain unchanged upon adoption of this Amended Petition.

D. Powers

The powers of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

3. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall remain a political subdivision and shall not operate as a not-for-profit corporation. The District shall continue to have all of the powers granted to and or exercisable by a Community Improvement District according to the Act

except to the extent its powers are expressly limited by the Petition or this Amended Petition.

B. Board of Directors

1. Number

The number of members on the District's Board of Directors ("Board") as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

2. Qualifications

The qualification requirements in the Petition for the District's seven (7) member Board as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

3. Board Representation

The board representation requirements as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

4. Terms of Initial Directors

The terms of initial directors as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

5. Terms of Successor Directors

The terms of successor directors as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

4. REAL PROPERTY TAXES

The District, following adoption of this Amended Petition, shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes imposed by the District on District Property is zero.

5. SPECIAL ASSESSMENTS

The District, following adoption of this Amended Petition, shall have no power to levy a special assessment upon District Property; as such, the maximum rate of special assessments imposed by the District on District Property is zero.

6. ASSESSED VALUE

As of the date of this Amended Petition, the total assessed value of the Added Property is \$22,492,680.00, according to the records of the City of St. Louis Assessor's Office. Upon approval of this Amended Petition, the total assessed value of all real property located within the District will be \$109,653,540.

7. SALES TAXES

The District, in accordance with Section 67.1545 of the Act and pursuant to its Petition, has the power to 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 that shall remain unchanged upon adoption of this Amended Petition. In accordance with the Act and Resolution 2019-04, the Board submitted to the qualified voters within the District a proposal to authorize a sales and use tax and a majority of the qualified voters within the District approved the imposition of the sales and use tax. Pursuant to Resolution 2019-04 the District currently imposes a 1% sales and use tax on all retail sales that shall remain unchanged upon adoption of this Amended Petition.

8. LIFE OF DISTRICT

The 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 the Petition and shall remain unchanged upon adoption of this Amended Petition.

9. BLIGHT DETERMINATION

This Amended Petition does not include a request for a determination of blight for any real property within the District.

10. NOTICE TO PETITIONERS

The signature of the undersigned may not be withdrawn later than seven (7) days after this Amended Petition is filed with the City Register of the City of St. Louis.

11. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority as set forth in the Petition and shall remain unchanged by this Amended Petition.

12. DISTRICT POWER

Except as limited by the Petition or this Amended Petition, there shall be no limitations on the District's powers and the District shall have all powers granted under the Act.

13. SEVERABILITY

If any provision of this Amended 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 Amended 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 or circumstance, or of rendering any other provision contained in this Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

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CONSENT OF THE SOULARD COMMUNITY IMPROVEMENT DISTRICT TO ADD PROPERTY TO THE DISTRICT AS SET FORTH IN THIS AMENDED PETITION

By signing below, the Chairman of the Board of Directors of the Soulard Community Improvement District consents to adding the property to the District pursuant to this Amended Petition.

THE SOULARD COMMUNITY IMPROVEMENT DISTRICT

By and through its Chairman of the Board of Directors:

_____, Chairman

Signature Page for Petition to Amend
the Petition to Establish the Soulard Community Improvement District

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri amend the Petition to Establish the Soulard Community Improvement District according to the preceding Amended Petition and authorize the addition of the Added Property to the District.

Name of Owner:		
Owner's Telephone Number:		
Owner's Mailing Address:	<hr/> <hr/> <hr/>	
If owner is an individual:	<input type="checkbox"/> Single	<input type="checkbox"/> Married
If Signer is different from Owner:		
If owner is not an individual, state what type of entity	<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Partnership <input type="checkbox"/> Not-for-profit Corporation <input type="checkbox"/> Trust	<input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Urban Redevelopment Corporation <input type="checkbox"/> Other _____
Name of Signer on behalf of Owner:		
Signer's Telephone Number:		
Signer's Mailing Address:	<hr/> <hr/> <hr/>	
Basis of Legal Authority to Sign:		

The map number, tax parcel identification numbers and assessed value of the tax parcels owned:

Address	Map Number	Parcel I.D. Number	Assessed Value

[SIGNATURE PAGE CONTINUES ON NEXT PAGE]

Signature Page for Petition to Amend
the Petition to Establish the Soulard Community Improvement District

By executing this Amended Petition, the undersigned represents and warrants that s/he is authorized to execute this Amended Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that h/she has received a copy of this Amended Petition and its exhibits, has read this Amended Petition and its exhibits, and authorizes this signature page to be attached to the original of this Amended Petition to be filed in the Office of the City Register. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Amended Petition is filed with the Office of the City Register.

By: _____

Name: _____

Date: _____

STATE OF MISSOURI)

)

CITY OF ST. LOUIS)

SS.

Before me personally appeared _____, to me personally known to be the _____ of _____ and who executed the foregoing instrument on behalf of said _____.

WITNESS my hand and official seal this _____ day of _____, 2024.

Notary Public

My Commission Expires:

EXHIBIT "A"

PETITION TO ESTABLISH A COMMUNITY IMPROVEMENT DISTRICT

[Attached]

EXHIBIT “B”

COPY OF ORDINANCE 71011

[Attached]

EXHIBIT “C”

DISTRICT LEGAL DESCRIPTION

THE SOULARD COMMUNITY IMPROVEMENT DISTRICT

Existing Land:

A tract of land being part of City Blocks 369.00, 371.00, 372.00, 373.00, 375.00, 379.00, 380.00, 382.00, 383.00, 384.00, 385.00, 386.00, 387.05, 387.06, 388.00, 393.00, 394.00, 395.00, 396.00, 659.00, 662.00, 663.00, 666.00, 667.00, 670.00, 671.00, 673.01, 673.02, 674.00, 678.01, 678.02, 679.00, 680.00, 681.00, 682.00, 684.00, 685.00, 704.00, 711.00, 718.00, 728.00, 743.00, 778.00, 779.00, 780.00, 781.00, 782.00, 783.00, 784.00, 787.00, 788.00, 789.00, 796.00, 797.00, 800.00, 801.00, 804.00, 805.00, 808.00, 809.00, 814.00, 817.00, 818.00, 837.00, 838.00, 840.00, 842.00, 843.00, 877.00, 878.18, and 6499.00 all in the City of St. Louis, Missouri, being properties generally bound by Interstate 55 and Marion St on its northernmost boundary, Third St on its easternmost boundary, Sidney St and Ann St on its southernmost boundary, and Interstate 55 on its westernmost boundary, provided that said boundaries are generalized and irregular and do not encompass all parcels located therein.

Beginning at the intersection of the northern boundary of Sidney St, 60 feet wide, and the western boundary of 12th St, 80 feet wide; thence northwestwardly along said northern boundary of Sidney St to its point of intersection with the eastern boundary of City Parcel 08781801400, commonly known as 1207 Sidney St and currently or previously owned by B S B DEVELOPMENT CO; thence northeastwardly along said parcels eastern boundary (also being the western boundary of City Parcel 08781801300 and City parcel 08781801200) to its point of intersection with the southern boundary of an east/west alley, 20 feet wide, in City Block 878.18; thence northwestwardly along said southern boundary to its point of intersection with the southwestern prolongation of the eastern boundary of City Parcel 08781800700, commonly known as 1212 VICTOR ST and currently or previously owned by FLATLEY, BRIAN B & KATHERINE M MCGINNIS; thence northeastwardly along said southwestern prolongation across said alley and along said eastern boundary (also being the western boundary of City Parcel 08781801100, also being the western boundary of City Parcel 08781801000, also being the western boundary of City Parcel 08781800900, and also being the western boundary of City Parcel 08781800810) to its point of intersection with the southern boundary of Victor St, 60 feet wide; thence northwestwardly along said southern boundary to its point of intersection with the southwestern prolongation of the western boundary of a north/south alley, 16 feet wide, in City Block 818; thence northwestwardly along said southwestern prolongation across Victor Street and along said western boundary to its point of intersection with the southern boundary of Barton St, 60 feet wide; thence northwestwardly across Barton Street to the point of intersection of the northern boundary of Barton St and the western boundary of a north/south alley, 16 feet wide, in City Block 804; thence northwestwardly along said western boundary to its point of

intersection with the southern boundary of Lami St, 60 feet wide; thence northwestwardly across Lami St to the point of intersection of the northern boundary of Lami St and the western boundary of a north/south alley, 16 feet wide, in City Block 801; thence northwestwardly along said western boundary to its point of intersection with the southern boundary of Shenandoah Av, 60 feet wide; thence northwestwardly across Shenandoah Av to the point of intersection of the northern boundary of Shenandoah Av and the western boundary of a north/south alley, 20 feet wide, in City Block 788; thence northwestwardly along said western boundary to its point of intersection with the southern boundary of an east/west alley, 16 feet wide, in City Block 788; thence northwestwardly along said southern boundary to its point of intersection with the eastern boundary of 13th St, 60 feet wide; thence northwestwardly across 13th St to the point of intersection of the western boundary of 13th St and the southern boundary of an east/west alley, 16 feet wide, in City Block 787; thence northwestwardly along said southern boundary (and across a north/south alley, 18 feet wide, in City Block 787) and then along the northwestern prolongation of said southern boundary across Dolman St, 50 feet wide, to its point of intersection with the centerline of Interstate 55, specifically being the centerline of the northbound off-ramp; thence northeastwardly along said centerline of Interstate 55 and its northeastern prolongation across Russell Av, 80 feet wide, to its point of intersection with the centerline of Gravois Av, 100 feet wide; thence northeastwardly along said centerline of Gravois Av to its point of intersection with the southwestern prolongation of the western boundary of City Parcel 06780200300, commonly known as 1301 F GRAVOIS AV and currently or previously owned by SUTTENWOOD LLC; thence northeastwardly along said southwestern prolongation and then along said western boundary to the point of intersection with the northern boundary of Parcel 06780200300; thence southeastwardly along the northern boundary of City Parcel 06780200300 to its point of intersection with the western boundary of City Parcel 06740000307, commonly known as 1301 GRAVOIS AV and currently or previously owned by SUTTONWOOD LLC; thence northeastwardly along said parcels western boundary, and then northeastwardly along said parcels northwestern boundary, and then northeasterly along the northwestern boundary of City Parcel 06740000310, commonly known as 1911 S 13TH ST and currently or previously owned by SUTTENWOOD LLC, to its point of intersection with the northern boundary of City Parcel 06740000310; thence southeastwardly along said northern boundary of City Parcel 06740000310 to its point of intersection with the western boundary of 13th St, 60 feet wide; thence eastwardly across 13th St to the point of intersection of the eastern boundary of 13th St and the northwestern boundary of City Parcel 06730200200, commonly known as 1906 S 13TH ST and currently or previously owned by APOSTOLIC PENTECOSTAL CHURCH; thence northeastwardly along said northwestern boundary of City Parcel 06730200200 and then northeastwardly along the northwestern boundary of City Parcel 06730200400, commonly known as 1233 GRAVOIS AV and currently or previously owned by DRURY DISPLAYS INC, to its point of intersection with the northeastern boundary of City Parcel 06730200400; thence southeastwardly along said northeastern Boundary of City Parcel 06730200400 and its southeastward prolongation to the point of intersection with the centerline of Gravois Av, 100 feet wide; thence northeastwardly along said centerline of Gravois Av to its point of intersection with the northwestward prolongation of the northern boundary of Geyer Av, 60 feet wide; thence southeastwardly

along said northwestward prolongation and then along said northern boundary to its point of intersection with the western boundary of City Parcel 03960000920, commonly known as 1039 GEYER AV and currently or previously owned by COCHRAN, THOMAS; thence northward on said western boundary of City Parcel 03960000920, and then northeastwardly along the northwestern boundary of City Parcel 03960000920; thence northeastwardly along the northwestern boundary of City Parcel 03960000910, commonly known as 1851 MENARD ST and currently or previously owned by FRENCHTOWN DOG PARK ASSOC; thence northeastwardly along the northwestern boundary of City Parcel 03950000650, commonly known as 1842 MENARD ST and currently or previously owned by FRENCHTOWN DOG PARK ASSOC; thence northeastwardly along the northwestern boundary of City Parcel 03940000800, commonly known as 1817 R S 10TH ST and currently or previously owned by FRENCHTOWN DOG PARK ASSOC; thence northeastwardly along the northwestern boundary of City Parcel 03940000150, commonly known as 1801 S 10TH ST and currently or previously owned by FRENCHTOWN DOG PARK ASSOC, to its point of intersection with the western boundary of City Parcel 03940000150; thence northeastward along said western boundary to its point of intersection with the western boundary of S 10th St, 60 feet wide; thence northeastward along said western boundary and its northeastern prolongation across Lafayette Av, 60 feet wide, to its point of intersection with the northern boundary of Lafayette Av; thence southeastwardly along said northern boundary to its point of intersection with the western boundary of a north/south alley, 16 feet wide, in City Block 387.06; thence northeastwardly along said western boundary to its point of intersection with the southern boundary of Julia St, 40 feet wide; thence northeastwardly across Julia St to the point of intersection of the northern boundary of Julia St and the western boundary of a north/south alley, 14 feet wide, in City Block 387.05; thence northeastward along said western boundary to its point of intersection with the northwestward prolongation of the northern boundary of City Parcel 03870500307, commonly known as 1611-1613 S 9TH ST and currently or previously owned by ARR PIZZA INC; thence southeastwardly along said northwestward prolongation and said northern boundary to its point of intersection with the western boundary of City Parcel 03870503000, commonly known as 1603-1609 S 9TH ST and currently or previously owned by SOUTHERN NIAGARA LLC VEAL REAL LLC; thence northeastwardly along said western boundary and its northeastern prolongation across Carroll St, 60 feet wide, to its point of intersection with the northern boundary of Carrol St; thence southeastwardly along said northern boundary to its point of intersection with the western boundary of City Parcel 03880000200, commonly known as 1518 R S 10TH ST and currently or previously owned by LRA; thence northeastwardly along said western boundary of City Parcel 03880000200 to its point of intersection with the southern boundary of City Parcel 03880000200; thence northwestwardly along the southern boundary of City Parcel 03880000200 to its point of intersection with the western boundary of City Parcel 03880000200; thence northeastwardly along the western boundary of City Parcel 03880000200 to its point of intersection with the northwestern boundary of City Parcel 03880000200; thence northeastwardly along the northwestern boundary of City Parcel 03880000200 to its point of intersection with the western boundary of City Parcel 03800000107, commonly known as 1531 S 8TH ST and currently or previously owned by SOULARD APARTMENTS

LP; thence then northeastwardly along said parcels northwestern boundary to its point of intersection with the western boundary of City Parcel 03800000107; thence northeastwardly along the western boundary of City Parcel 03800000107 to its point of intersection with the northwestern boundary of City Parcel 03800000107; thence southeastwardly along the northern boundary of City Parcel 03800000107 to its point of intersection with the southwestern boundary of City parcel 03790000400, commonly known as 1525-1527 S 8TH ST and currently or previously owned by GRAND SOULARD RECEPTION HALL LLC; thence northeastwardly along the southwestern boundary of City parcel 03790000400 to its point of intersection with the southwestern boundary of City Parcel 03790000310, commonly known as 1511 S 8TH ST and currently or previously owned by GRAND SOULARD RECEPTION HALL LLC; thence northwestwardly along said southwestern boundary of City Parcel 03790000310 to its point of intersection with the northwestern boundary of City Parcel 03790000310; thence northeastwardly along said northwestern boundary of City Parcel 03790000310 to its point of intersection with the northeastern boundary of City Parcel 03790000310; thence southwestwardly along said northeastern boundary of City Parcel 03790000310 to its point of intersection with the northwestern boundary of City Parcel 03790000200, commonly known as 1513 S 8TH ST and currently or previously owned by GRAND SOULARD RECEPTION HALL LLC; thence southeastwardly along said northwestern boundary to its point of intersection with the western boundary of S 8th St, 60 feet wide; thence southwestwardly along said western boundary to its point of intersection with the northwestward prolongation of the southern boundary of Marion St, 60 feet wide; thence southeastwardly along said northwestward prolongation and across S 8th and along said southern boundary of Marion St to its point of intersection with the western boundary of S 7th St, 120 feet wide; thence across S 7th St to the point of intersection of the eastern boundary of S 7th St and the southern boundary of Marion St; thence southeastwardly along said southern boundary of Marion St to its point of intersection with the western boundary of S Broadway St, 80 feet wide; thence across S Broadway St to the point of intersection of the eastern boundary of S Broadway St and the southern boundary of Marion St; thence southeastwardly along said southern boundary to its point of intersection with the southeastern boundary of City Parcel 07040000730, commonly known as 1534 S BROADWAY and currently or previously owned by PLAZA AUTOMOTIVE C/O KPPJ PARTNERS LP; thence southwestwardly along said southeastern boundary of City Parcel 07040000730 to its point of intersection with the southeastern boundary of City Parcel 07040000720, commonly known as 1536 S BROADWAY and currently or previously owned by PLAZA AUTOMOTIVE INC C/O KPPJ PARTNERS LP; thence southwestwardly along the southeastern boundary of City Parcel 07040000720 to its point of intersection with the southwestern boundary of City Parcel 07040000720; thence northwestwardly along the southwestern boundary of City Parcel 07040000720 to its point of intersection with the southeastern boundary of City Parcel 07040000710, commonly known as 1546 S BROADWAY and currently or previously owned by AUBUCHON, RICK L & MYRA K; thence southwestwardly along said southeastern boundary of City Parcel 07040000710 to its point of intersection with the southeastern boundary of City Parcel 07040000600, commonly known as 1552 S BROADWAY and currently or previously owned by RY-BECK LLC; thence southeastwardly along the southeastern boundary of City Parcel 07040000600 to its point

of intersection with the northwestern boundary of City Parcel 07040000550, commonly known as 1555 S 3RD ST and currently or previously owned by MACR LLC (also being the southeastern boundary of City Parcel 07040000600, also being the southeastern boundary of City Parcel 07040000500, and also being the southeastern boundary of City Parcel 07040000400) to its point of intersection with the northeastern boundary of City Parcel 07040000200, commonly known as 1608 S BROADWAY and currently or previously owned by PERNIKOFF, JEFFREY B ETAL; thence southeastwardly along said northeastern boundary of City Parcel 07040000200 to its point of intersection with the western boundary of S 3rd St, 60 feet wide; thence southwestwardly along said western boundary of S 3rd St to its point of intersection with the southwestern boundary of City Parcel 07040000200; thence northwestwardly along said southwestern boundary of City Parcel 07040000200 to its point of intersection with the southeastern boundary of City Parcel 07040001200, commonly known as 1616 S BROADWAY and currently or previously owned by BRAWLEY SO BROADWAY COMMERCIAL PRPTY; thence southwestwardly along said southeastern boundary of City Parcel 07040001200 to its point of intersection with the northern boundary of Lafayette St, 80 feet wide; thence southeastwardly along said northern boundary of Lafayette St to its point of intersection with the western boundary of S 3rd St, 60 feet wide; thence southwestwardly across Lafayette St to the point of intersection of the southern boundary of Lafayette St and the western boundary of S 3rd St; thence southwestwardly along the western boundary of S 3rd St to its point of intersection with the northern boundary of Geyer Av, 60 feet wide; thence southwestwardly across Geyer Av to the point of intersection of the southern boundary of Geyer Av and the western boundary of S 3rd St; thence southwestwardly along said western boundary of S 3rd St to its point of intersection with the southwestern boundary of City Parcel 07180000400, commonly known as 1900 S BROADWAY and currently or previously owned by R & G REDEVELOPMENT CORP BECKER AND ROSEN CPAS LLC; thence northwestwardly along said southwestern boundary of City Parcel 07180000400 to its point of intersection with the southeastern boundary of City Parcel 07180000300, commonly known as 1910 S BROADWAY and currently or previously owned by R & G REDEV CORP INC BECKER AND ROSEN CPAS LLC; thence southwestwardly along said southeastern boundary of City Parcel 07180000300 to its point of intersection with the southeastern boundary of City Parcel 07180000200, commonly known as 1914 S BROADWAY and currently or previously owned by KINGSTON INVESTMENT PROP LLC ELECTRIC DESIGN & SERVICE INC; thence southwestwardly along the southeastern boundary of City Parcel 07180000200 to its point of intersection with the southeastern boundary of City Parcel 07180000150, commonly known as 1920 S BROADWAY and currently or previously owned by MA TECH SERVICES INC; thence southwestwardly along the southeastern boundary of City Parcel 07180000150 to its point of intersection with the southeastern boundary of City Parcel 07180000140, commonly known as 1928 S BROADWAY and currently or previously owned by COLOMBINI, EDWARD; thence southwestwardly along the southeastern boundary of City Parcel 07180000140 to its point of intersection with the southeastern boundary of City Parcel 07180000100, commonly known as 2000 S BROADWAY and currently or previously owned by GREEN MPM PROPERTIES LLC ALAN M GREEN MANAGER; thence southwestwardly along the southeastern boundary of City Parcel 07180000100 to its point of intersection with the northeastern

boundary of City Parcel 07180000750, commonly known as 401 RUSSELL BLVD and currently or previously owned by FAUTLESS LAUNDRY CO; thence southeastwardly along said northeastern boundary of City Parcel 07180000750 to its point of intersection with the southeastern boundary of City Parcel 07180000750; thence southwestwardly along the southeastern boundary of City Parcel 07180000750 and the southwestern prolongation of the southeastern boundary of City Parcel 07180000750 across Russell Av, 70 feet wide, to its point of intersection with the southern boundary of Russell Av; thence northwestwardly along said southern boundary of Russell Av to its point of intersection with the southeastern boundary of City Parcel 07280000300, commonly known as 2200 S 7TH BLVD and currently or previously owned by PENSKE TRUCK LEASING CO; thence southwestwardly along said southeastern boundary to its point of intersection with the northeastern boundary of City Parcel 07280000200, commonly known as 2210 S 7TH BLVD and currently or previously owned by PENSKE TRUCK LEASING CO; thence southeastwardly along said northeastern boundary of City Parcel 07280000200 to its point of intersection with the southeastern boundary of City Parcel 07280000200; thence southwestwardly along the southeastern boundary of City Parcel 07280000200 and its southwestern prolongation across Shenandoah Av, 56 feet wide, to its point of intersection with the southern boundary of Shenandoah Av; thence northwestward along said southern boundary of Shenandoah Av, and then westward along said southern boundary of Shenandoah Av, and then southwestward along said southern boundary of Shenandoah Av to its point of intersection with the northwestern boundary of City Parcel 64990000050, commonly known as 406 SHENANDOAH AV and currently or previously owned by FSC DEVELOPMENT CO II LLC (also being the southeastern boundary of City Parcel 64990000700, also being the southeastern boundary of City Parcel 64990000600, and also being the southeastern boundary of City Parcel 64990000500) to its point of intersection with the northeastern boundary of City Parcel 64990000300, commonly known as 401-407 BARTON ST and currently or previously owned by YRC INC C/O CORPORATE TX DEPT; thence northwestwardly along said northeastern boundary of City Parcel 64990000300 to its point of intersection with the northwestern boundary of City Parcel 64990000300; thence southwestwardly along the northwestern boundary of City Parcel 64990000300 (also being the southeastern boundary of City Parcel 64990000500, and also being the southeastern boundary of City Parcel 64990000400) and its southwestern prolongation across Barton St, 60 feet wide, to its point of intersection with the southern boundary of Barton St; thence northwestwardly along the southern boundary of Barton St to its point of intersection with northeastern boundary of City Parcel 07430000400, commonly known as 2500 S 7TH BLVD and currently or previously owned by YRC INC C/O CORPORATE TX DEPT; thence southwestwardly along the northeastern boundary of City Parcel 07430000400 to its point of intersection with the northern boundary of Sidney St; thence northwestwardly along said northern boundary of Sidney St to its point of intersection with the eastern boundary of S 7th St, 60 feet wide; thence northwestward across S 7th St to the point of intersection of the western boundary of S 7th St and the northern boundary of Sidney St; thence northwestwardly along the northern boundary of Sidney St to its point of intersection with the eastern boundary of S 9th St, 60 feet wide; thence northwestwardly across S 9th St to the point of intersection of the northern boundary of S 9th St and the southwestern boundary of City Parcel 08420000100, commonly known as 913 SIDNEY

ST and currently or previously owned by BOYS CLUB OF ST LOUIS; thence northeastwardly along said southwestern boundary of City Parcel 08420000100 to its point of intersection with the southern boundary of an east/west alley, 13 feet wide, in City Block 842; thence northwestwardly along said southern boundary to its point of intersection with the western boundary of a north/south alley, 13 feet wide, in City Block 842; thence northeastward along said western boundary to its point of intersection with the southern boundary of Victor St, 60 feet wide; thence northwardly across Victor St to the point of intersection of the northern boundary of Victor St and the western boundary of a north/south alley, 15 feet wide, in City Block 814; thence northeastwardly along said western boundary to its point of intersection with the southern boundary of Barton St, 60 feet wide; thence northwardly across Barton St to the point of intersection of the northern boundary of Barton St and the western boundary of a north/south alley, 15 feet wide, in City Block 808; thence northeastwardly along said western boundary to its point of intersection with the southern boundary of Lami St, 60 feet wide; thence northeastwardly across Lami St to the point of intersection of the northern boundary of Lami St and the western boundary of a north/south alley, 16 feet wide, in City Block 797; thence northeastwardly along said western boundary to its point of intersection with the southern boundary of Shenandoah Av, 60 feet wide; thence northwestwardly along the southern boundary of Shenandoah Av to its point of intersection with the eastern boundary of S 10th St, 60 feet wide; thence northwestwardly across S 10th St to the point of intersection of the western boundary of S 10th St and the southern boundary of Shenandoah Av; thence northeastwardly across Shenandoah Av to the point of intersection of the northern boundary of Shenandoah Av and the western boundary of S 10th St; thence northeastwardly along the western boundary of S 10th St to its point of intersection with the southern boundary of Ann Av, 60 feet wide; thence northwestwardly along the southern boundary of Ann Av to its point of intersection with the eastern boundary of Menard St, 60 feet wide; thence northwestwardly across Menard St to the point of intersection of the western boundary of Menard St and the southern boundary of Ann Av; thence northwestwardly along the southern boundary of Ann Av to its point of intersection with the eastern boundary of S 11th St, 56 feet wide; thence northwestwardly across S 11th St to the point of intersection with the western boundary of S 11th St and the southern boundary of Ann Av; thence northwestwardly along the southern boundary of Ann Av to its point of intersection with the eastern boundary of a north/south alley, 16 feet wide, in City Block 789; thence southwestwardly along said eastern boundary to its point of intersection with the northern boundary of Shenandoah Av, 60 feet wide; thence southwestwardly across Shenandoah Av to the point of intersection of the southern boundary of Shenandoah Av and the eastern boundary of a north/south alley, 16 feet wide, in City Block 800; thence southwestwardly along said eastern boundary to its point of intersection with the northern boundary of Lami St, 60 feet wide; thence southwestwardly across Lami St to the point of intersection of the southern boundary of Lami St and the eastern boundary of a north/south alley, 16 feet wide, in City Block 805; thence southwestwardly along said eastern boundary to its point of intersection with the northern boundary of Barton St, 60 feet wide; thence southwestwardly across Barton St to the point of intersection of the southern boundary of Barton St and the eastern boundary of a north/south alley, 14 feet wide, in City Block 817; thence southwestwardly along said eastern boundary to its point of intersection with the northern boundary of Victor St,

60 feet wide; thence southwardly across Victor St to the point of intersection of the southern boundary of Victor St and the northwestern boundary of City Parcel 08770000800, commonly known as 1110 VICTOR ST and currently or previously owned by HOLLORAN, JAMES P TRS; thence southwestwardly along said northwestern boundary of City Parcel 08770000800 (also being the southeastern boundary of City Parcel 08770000700, also being the southeastern boundary of City Parcel 08770000600, also being the southeastern boundary of City Parcel 08770000500, and also being the southeastern boundary of City Parcel 08770000400) to its point of intersection with the northern boundary of an east/west alley, 15 feet wide, in City Block 877; thence southwestwardly across said east/west alley to the point of intersection of the southern boundary of an east/west alley, 15 feet wide, in City Block 877 and the northwestern boundary of City Parcel 08770001300, commonly known as 1113 SIDNEY ST and currently or previously owned by YOUNG, SCOTT L & MARK K; thence southwestwardly along said northwestern boundary of City Parcel 08770001300 (also being the southeastern boundary of City Parcel 08770000300, and also being the southeastern boundary of City Parcel 08770002000) to its point of intersection with the northern boundary of Sidney St, 70 feet wide; thence northwestwardly along the northern boundary of Sidney St to its point of intersection with the eastern boundary of S 12th St, 80 feet wide; thence northwestwardly across S 12 St to the point of beginning.

Parcels contained within the aforementioned boundary to be excluded from said boundary include City Parcel 03740500200, commonly known as 701-749 LAFAYETTE AV and currently or previously owned by CITY OF ST LOUIS SOULARD SQUARE; and City Parcel 03740500100, commonly known as 700 CARROLL ST and currently or previously owned by CITY OF ST LOUIS SOULARD SQUARE.

Added Property:

Beginning at the Southwest corner of Ann Avenue and 10th Street, thence West along the South Right of Way of Ann Avenue 770 feet to the middle of the block between 11th Street and 12th Street; thence South along the middle of the block to the North Right of Way line of Shenandoah Avenue between 11th Street and 12th Street; thence continuing Southwest to the South Right of Way line of Shenandoah Avenue and the Northwest Right of Way line of the alley between 11th Street and 12th Street; thence Southwest along the East Right of Way line of the alley to the North Right of Way of Sidney Street; thence West, along the South Right of Way line of Sidney Street, a distance of 250 feet; thence North 100 feet; thence West 50 feet; thence North Right of Way line to the East/West alley between 12th Street and 13th Street on the East and West and Victor Street and Sidney Street on the North and South; thence West and distance of 75 feet along said North Right of Way line of said alley; thence North to the North Right of Way line of Victor Street; thence West to the West Right of Way line of the alley between 12th and 13th Street; thence North, along said West Right of Way line of the alley to the South Right of Way line of Shenandoah Street; thence Northwest to the Southeast Corner of the Right of Way line of the alley between 12th Street and 13th Street; thence North along said West Right of Way line of said alley, a distance of 160 feet; thence West to the East Right of Way line of 13th Street; thence West to the West Right of Way line of 13th Street; thence continuing West to the West Right of Way line of Dolman Street and the

East Right of Way line of 55 Highway; thence South along the West Right of Way line of Dolman Street and the East Right of Way line of 55 Highway to the North Right of Way line of Sidney Street; thence South to the South Right of Way line of Sidney Street; thence continuing along the East Right of Way line of 55 Highway to the West Right of Way line of the merge point of 12th Street and 13th Street; thence East to the North Right of Way line of 12th Street; thence Northeast along the North Right of Way line of 12th Street to the South Right of Way line of Lynch Street, thence Northeast to the Southwest corner of Lynch Street and 12th Street; thence Northeast to the Southeast corner of 12th Street and McGirk Street; thence East to the East Right of Way line of the alley between 11th Street and 12th Street; thence South along said Right of Way line to the North Right of Way line of Lynch Street; thence Southeast along the North Right of Way line of Lynch Street, a distance of 730 feet; thence North a distance of 140 feet; thence West to the East Right of Way line of 10th Street; thence North along the East Right of Way line of 10th Street, a distance of 430 feet; thence East a distance of 75 feet; thence North to the South Right of Way line of Sidney Street; thence East, along the South Right of Way line of Sidney Street, a distance of 250 feet; thence Northeast a distance of 150 feet to the West Right of Way line of 9th Street; thence West a distance of 80 feet; thence North to the South Right of Way line of Victor Street; thence North to the North Right of Way line of Victor Street and the Southwest Corner of the East Right of Way line of the alley between 9th Street and 10th Street; thence North to the North Right of Way line of Shenandoah Avenue; thence West, along the North Right of Way line of Shenandoah Avenue, thence West to the Northwest corner of Shenandoah Avenue and 10th Street to the West Right of Way line of 10th Street; thence North along the West Right of Way line of 10th Street to the Southwest corner of Ann Avenue and the point of beginning.

EXHIBIT "D"
DISTRICT BOUNDARY MAP
THE SOULARD
COMMUNITY IMPROVEMENT DISTRICT

