

PETITION

for Establishment

of

The Downtown St. Louis Community Improvement District, Inc.

St. Louis, Missouri

**Prepared Pursuant to the State of Missouri
Community Improvement District Act
to Create, Extend, Renew, and Establish
a Community Improvement District
in Downtown St. Louis**

DECEMBER 2010

**PETITION FOR THE CREATION, EXTENSION, RENEWAL,
AND ESTABLISHMENT OF THE DOWNTOWN ST. LOUIS
COMMUNITY IMPROVEMENT DISTRICT, INC.**

THE UNDERSIGNED REQUESTS THAT THE BOARD OF ALDERMEN OF THE CITY OF ST. LOUIS ADOPT AN ORDINANCE TO EXTEND, RENEW, AND ESTABLISH THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. (THE “DISTRICT”) IN DOWNTOWN ST. LOUIS AS DESCRIBED HEREIN.

1. The name of the District is “The Downtown St. Louis Community Improvement District, Inc.”
2. A description of the purposes of the District, the services programs and improvements it will make and an estimate of the costs of these services, programs and improvements are described in The Downtown St. Louis Community Improvement District, Inc. Management Plan (“Management Plan”) as set forth in Appendix A attached hereto and made a part hereof.
3. The legal description of the District and a map illustrating the boundaries of the District are set forth in Appendix B attached hereto and made a part hereof.
4. The tracts, lots or parcels of real property located in the District which will receive special benefit from the services, programs and improvements are described in Appendix C attached hereto on a disc and made a part hereof.
5. The undersigned acknowledges and understands that no signature may be withdrawn later than seven days after the Petition is filed with the Register of the City of St. Louis.
6. The District is a Missouri not-for-profit corporation. The Downtown St. Louis Community Improvement District, Inc. was organized on May 19, 1997, pursuant to Mo. Rev. Stat. Chapter 355. An ordinance approving the establishment of the District was adopted by the Board of Aldermen of the City of St. Louis on June 25, 1999, and approved by the Mayor of the City of St. Louis on July 29, 1999. The District was re-established by petition of property owners and an ordinance adopted by the Board of Alderman of the City of St. Louis on July 16, 2004 and approved by the Mayor of the City of St. Louis on July 20, 2004.
7. Based on City of St. Louis Assessors records, as of September 14, 2010, the total assessed value of all real property within the District is **\$525,877,421.00**
8. The undersigned does not seek a determination that the District or any legally described portion thereof, is a blighted area.
9. The length of time for the extension, renewal, and establishment of the District is ten years beginning January 1, 2012 and ending December 31, 2021.

10. The maximum rates and respective methods of assessment against each tract, lot or parcel of real property in the District that may be proposed by petition to the Board of Directors of the District are \$0.0948 per lot square foot and \$0.0519 per square foot per floor for each floor above the first floor; provided, however that each condominium unit on the first floor, whether designated for residential or commercial use, shall be assessed at \$0.0519 per square foot and each assessment may be increased by an amount not to exceed 4% annual average over the ten year term.
11. The undersigned does not seek a real property tax levy.
12. The undersigned does not seek limitations on the borrowing capacity of the District.
13. The undersigned does not seek limitations on the revenue generation of the District.
14. The undersigned does not seek limitations on the powers of the District.

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EXECUTION PAGE

**PETITION FOR THE LEVY OF ANNUAL SPECIAL
ASSESSMENTS AGAINST PROPERTY IN THE
DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT INC.**

THE UNDERSIGNED REQUESTS THAT THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT, INC. LEVY ANNUAL SPECIAL ASSESSMENTS IN ADVANCE, AS DESCRIBED HEREIN, AGAINST REAL PROPERTY BENEFITED WITHIN THE DOWNTOWN ST. LOUIS COMMUNITY IMPROVEMENT DISTRICT INC (THE “DISTRICT”) FOR THE PURPOSE OF PROVIDING REVENUE, FOR THE SPECIFIC SERVICES, PROGRAMS AND IMPROVEMENTS IN THE DISTRICT, SET FORTH IN THE MANAGEMENT PLAN.

1. The undersigned requests that assessments be levied, effective as of each January 1, against each tract, lot or parcel of real property in the District, as described in Appendix B, in an amount not to exceed \$0.0948 per lot square foot and \$0.0519 per square foot per floor for each floor above the first floor; provided, however, that each condominium unit on the first floor, whether for residential or commercial use, shall be assessed at \$0.0519 per square foot, each as may be increased by an amount not to exceed a maximum annual average of 4% over the ten-year term.
2. The undersigned authorizes the Board of Directors of the District to levy special assessments in advance of January 1, 2012, and beginning in 2011, so that funds will be available for operations on January 1, 2012.
3. The undersigned intends that such authorization to levy special assessments in advance shall expire on December 31, 2021.
4. The undersigned authorizes the Board of Directors of the District to appropriate and pay over for the purposes heretofore authorized any remaining sums from the levy of special assessments on properties located within the District as defined in Appendix B of the Petition and Section 8 of the Management Plan as authorized by the Board of Directors of the District pursuant to the Petition approved by the City of St. Louis in 2004.

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EXECUTION PAGE
FOR THE PETITION TO THE BOARD OF DIRECTORS OF THE DOWNTOWN ST. LOUIS
COMMUNITY IMPROVEMENT DISTRICT, INC. FOR THE LEVY OF ANNUAL SPECIAL
ASSESSMENTS AGAINST PROPERTY IN THE DOWNTOWN ST. LOUIS COMMUNITY
IMPROVEMENT DISTRICT INC.

Name of owner: _____
 Owner's mailing address: _____

Map and parcel number of each tract of
 real property within the District: _____

Assessed value of each tract: \$ _____

If owner is an individual: Single Married

If owner is not an individual, state what
 type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment Corporation
 Not-for-profit Corporation
 Trust Other _____

Name of signer if different from owner: **(Please Print)** _____

Mailing address of signer: _____

Telephone number of signer: _____

State basis of legal authority to sign: **(Please Print)** _____

By executing this petition, the undersigned represents and warrants that such person is authorized to execute this petition on behalf of the property owner named immediately above.

Date: _____

Signature of Person Signing for Owner

STATE OF MISSOURI)
) SS.
 _____ OF _____)

Before me personally appeared _____, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 20__.

Notary Public

My Commission Expires: