

CERTIFICATION

I, Tamika Stigers, Secretary of the East Loop Community Improvement District, do hereby certify that Resolution 17-003:

A RESOLUTION OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE DISTRICT TO LEVY THE ANNUAL INSTALLMENT OF THE SPECIAL ASSESSMENT AUTHORIZED BY RESOLUTION NO. 16-003; APPROVING THE SPECIAL ASSESSMENT TAX ROLL FOR THE YEAR ENDING DECEMBER 31, 2017; AUTHORIZING AND DIRECTING A COPY OF THIS RESOLUTION TO BE FILED WITH THE CITY OF ST. LOUIS, MISSOURI; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

is a true and correct copy of that which appears in the records of the East Loop Community Improvement District.

Dated: August 28, 2017




Name: Tamika Stigers
Title: Secretary

RESOLUTION NO. 17-003

A RESOLUTION OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE DISTRICT TO LEVY THE ANNUAL INSTALLMENT OF THE SPECIAL ASSESSMENT AUTHORIZED BY RESOLUTION NO. 16-003; APPROVING THE SPECIAL ASSESSMENT TAX ROLL FOR THE YEAR ENDING DECEMBER 31, 2017; AUTHORIZING AND DIRECTING A COPY OF THIS RESOLUTION TO BE FILED WITH THE CITY OF ST. LOUIS, MISSOURI; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "***CID Act***"), a Petition for the Creation of a Community Improvement District (the "***Creation Petition***") was submitted on May 13, 2016, to the City of St. Louis, Missouri (the "***City***"); and

WHEREAS, following a public hearing, the City adopted Ordinance No. 70322 on June 30, 2016, which became effective on August 14, 2016, (the "***Ordinance***"), establishing the East Loop Community Improvement District (the "***District***") and authorizing the District to impose a special assessment to be levied against certain real property within the District; and

WHEREAS, pursuant to the Ordinance and Section 67.1521 of the CID Act, the District may consider a petition for the imposition of a special assessment filed by petitioners who are owners of record of (a) more than fifty percent (50%) of the assessed value of all real property within the District, and (b) more than fifty percent (50%) per capita of all real property within the District (the "***Requisite Property Owners***"); and

WHEREAS, the Requisite Property Owners filed a Petition for Special Assessments (the "***Special Assessments Petition***") as an exhibit to the Creation Petition, and the Creation Petition, along with a certified copy of the Ordinance, was forwarded to the Board of Directors of the District by the City Register on July 20, 2016; and

WHEREAS, on August 23, 2016, the Board of Directors of the District approved Resolution No. 16-003 (the "***Assessment Resolution***") levying special assessments (the "***Special Assessments***") against certain real property within the District pursuant to the terms of the Special Assessments Petition; and

WHEREAS, pursuant to the Assessment Resolution, the District has determined if any changes in classification or in the amount of square feet of improvements have occurred with respect to each tract, lot or parcel of real property within the District and has prepared a Special Assessment Tax Roll for the current calendar year; and

WHEREAS, the Assessment Resolution provides that, on or before September 1 of each calendar year, the District shall file or cause to be filed a certified copy of the resolution approving the Special Assessment Tax Roll for such calendar year with the Office of the Assessor of the City of St. Louis, Missouri, who will cause the Office of the Collector of Revenue of the City of St. Louis, Missouri, to include the Special Assessments on the tax notices beginning with those due on or before December 31 of such calendar year; and

WHEREAS, the Board of Directors of the District desires to levy the annual installment of the Special Assessments and to approve the Special Assessment Tax Roll for the year ending December 31, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Levy of the Annual Installment of the Special Assessments. The Board of Directors of the District hereby levies the annual installment of the Special Assessments for the current calendar year against each tract, lot or parcel of real property within the District at the rates and based upon the classifications set forth in the Assessment Resolution. The Special Assessments shall be levied for the purposes set forth in the Assessment Resolution and in accordance with the procedure set forth in the Assessment Resolution.

Section 2. Approval of Special Assessment Tax Roll for 2017. The Board of Directors hereby approves the Special Assessment Tax Roll for the year ending December 31, 2017 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. Notice of Special Assessment Tax Roll to City Assessor. The Board of Directors of the District hereby directs the Secretary of the District, or his or her designee, to file or cause to be filed a certified copy of this Resolution with the Office of the Assessor of the City of St. Louis, Missouri, who will cause the Office of the Collector of Revenue of the City of St. Louis, Missouri, to include the Special Assessments on the tax notices due on or before December 31, 2017.

Section 4. Adjustments to Special Assessment Tax Roll. An owner of any tract, lot or parcel of real property claiming that a calculation error has been made in the amount of the Special Assessments to be collected from such owner's tract, lot or parcel or in any other calculation made by the District pursuant to the terms hereof shall send a written notice describing the error to the District (or such other entity as may be designated by the District to hear such claims) not later than 30 days after the due date (and if such date is after the due date, only after having paid the amount in dispute) of the Special Assessment Tax Roll which is alleged to have been calculated incorrectly or within 30 days of receiving notice of any other calculation, prior to seeking any other remedy. The District or the designee of the District shall promptly review the notice, and if necessary, meet with the owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. If the District determines that a calculation error has been made that requires the Special Assessment Tax Roll to be modified or changed in favor of the owner, a cash refund may not be made (except for the final year during which the Special Assessment Tax Roll shall be collected), but an adjustment may be made in the amount of the Special Assessments to be paid in the following year, as determined by the District. The decision of the District regarding an error in the calculation of a Special Assessment Tax Roll or any other calculation shall be conclusive as long as there is a reasonable basis for the determination of the District.

Section 5. Records of the District. The Board of Directors of the District hereby directs the Secretary of the District, or his or her designee, to maintain a record of all amounts paid by or on behalf of the owners of each tract, lot or parcel of real property within the District.

Section 6. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the Resolution.

Section 7. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of

this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 8. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 9. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

28
Passed this 24th day of August, 2017.

I, the undersigned, Chair of the East Loop Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on August 24, 2017.

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**EAST LOOP COMMUNITY IMPROVEMENT
DISTRICT**



Chair, Board of Directors



WITNESS my hand and official seal this 24th day of August, 2017.

28

ATTEST:



Secretary, Board of Directors

EXHIBIT A
SPECIAL ASSESSMENT TAX ROLL

(Attached hereto.)

East Loop CID - Assessment by Property
8/28/2017

Property Owner	Properties	Parcel ID	Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN	
						Rate/SF Land	Assessment	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Assessment	2017 Year 2 (66.67%)	
1 The Washington University	1	735 ROSEDALE AV	48500300250	10,542	-	-	0.1	1,054	0.2	-	0.125	-	1,054	702.80
	2	750 N SKINKER BLVD	48500300320	89,037	-	-	0.1	8,904	0.2	-	0.125	-	8,904	5,935.80
	3	621-33 N SKINKER BLVD	48490300140	17,590	5,000	1.00	0.1	1,759	0.2	1,000	0.125	-	2,759	1,839.33
	4	635 N SKINKER BLVD	48490300150	14,564	-	-	0.1	1,456	0.2	-	0.125	-	1,456	970.93
	5	6241-51 DELMAR BLVD	48490400255	18,121	18,121	4.00	0.1	1,812	0.2	3,624	0.125	6,795	12,232	8,154.45
	6	6236 ENRIGHT AV	48490400261	14,549	14,549	3.50	0.1	1,455	0.2	2,910	0.125	4,547	8,911	5,940.84
	7	6217 ENRIGHT AV	48500401000	4,625	-	-	0.1	463	0.2	-	0.125	-	463	308.33
	8	6219 ENRIGHT AV	48500401100	4,625	-	-	0.1	463	0.2	-	0.125	-	463	308.34
	9	800 N SKINKER BLVD	48511800410	48,352	-	-	0.1	4,835	0.2	-	0.125	-	4,835	3,223.47
	10	834-50 ROSEDALE AV	48540000250	5,267	-	-	0.1	527	0.2	-	0.125	-	527	351.13
	11	860 N SKINKER BLVD	48540000300	55,495	-	-	0.1	5,550	0.2	-	0.125	-	5,550	3,699.67
	12	870 N SKINKER BLVD	48540000410	18,469	-	-	0.1	1,847	0.2	-	0.125	-	1,847	1,231.27
	13	700 ROSEDALE AV	48550000360	632,282	139,990	1.25	0.1	63,228	0.2	27,998	0.125	4,375	95,601	63,733.93
	14	622 N SKINKER BLVD	59750000100	10,526	1,684	1.00	0.1	1,053	0.2	337	0.125	-	1,389	926.27
	15	6193-7 DELMAR BLVD	59750001707	9,360	7,916	3.00	0.1	936	0.2	1,583	0.125	1,979	4,498	2,998.80
2 QUADRANGLE MANAGEMENT CO	16	6045 DELMAR BLVD	48561300100	40,510	17,721	1.00	0.1	4,051	0.2	3,544	0.125	-	7,595	5,063.47
												158,083	105,388.83	
3 Delmar 5967, LLC 4 Delmar 5977, LLC 5 Loop Trolley Transportation 6 Station Wabash, LLC Station Wabash, LLC 7 Hamsterland, L.L.C. Hamsterland, L.L.C. Hamsterland, L.L.C. 8 New Building, LLC 9 *Lovely Properties, L.L.C. 10 *Nice Building, LLC 11 *Unique Building, L.L.C. 12 Loop Hotel TDD, Inc. 13 Pageant Building, L.L.C. Pageant Building, L.L.C. Pageant Building, L.L.C. 14 Loop Hotels, LLC 15 PIN-UP BOWL, L.L.C. 16 One Story, L.L.C.	17	5967-73 DELMAR BLVD	45420002700	15,750	9,100	1.00	0.1	1,575	0.2	1,820	0.125	-	3,395	2,263.33
	18	5977 DELMAR BLVD	45420002800	15,750	5,800	1.00	0.1	1,575	0.2	1,160	0.125	-	2,735	1,823.34
	19	5875-93 DELMAR BLVD	45430003300	35,368	15,700	1.50	0.1	3,537	0.2	3,140	0.125	981	500	333.33
	20	6005 DELMAR BLVD	48561300850	8,613	4,400	1.00	0.1	861	0.2	880	0.125	-	1,741	1,160.87
	21	6007 DELMAR BLVD	48561301000	4,617	-	-	0.1	462	0.2	-	0.125	-	462	307.80
	22	5956-8 DELMAR BLVD	55140000100	7,762	-	-	0.1	776	0.2	-	0.125	-	776	517.47
	23	6172-8 DELMAR BLVD	54210000301	10,648	6,393	2.00	0.1	1,065	0.2	1,279	0.125	799	3,142	2,094.94
	24	6172-8 DELMAR BLVD	54210000302	-	-	-	0.1	-	0.2	-	0.125	-	-	-
	25	6148-52 DELMAR BLVD	54210000810	3,217	2,956	2.00	0.1	322	0.2	591	0.125	370	1,282	854.93
	26	6138-46 DELMAR BLVD	54210000900	11,450	6,873	2.00	0.1	1,145	0.2	1,375	0.125	859	3,379	2,252.44
	27	6030-42 DELMAR BLVD	54220000207	13,167	5,050	2.00	0.1	1,317	0.2	1,010	0.125	631	2,958	1,971.97
	28	5920 DELMAR BLVD	55140000507	10,125	4,500	1.50	0.1	1,013	0.2	900	0.125	281	2,194	1,462.50
	29	6124-30 ENRIGHT AV	59750000720	52,500	-	-	0.1	5,250	0.2	-	0.125	-	5,250	3,500.00
	30	6100-2 ENRIGHT AV	59750000730	35,000	-	-	0.1	3,500	0.2	-	0.125	-	3,500	2,333.33
	31	6147-51 DELMAR BLVD	59750001250	29,045	45,091	2.00	0.1	2,905	0.2	9,018	0.125	5,636	17,559	11,706.05
	32	6143 DELMAR BLVD	59750001850	13,315	-	-	0.1	1,332	0.2	-	0.125	-	1,332	887.67
	33	6175-7 DELMAR BLVD	59750001400	23,250	12,980	7.00	0.1	2,325	0.2	2,596	0.125	9,735	14,656	9,770.67
	34	6189-91 DELMAR BLVD	59750001800	7,750	7,750	1.00	0.1	775	0.2	1,550	0.125	-	2,325	1,550.02
	35	6133 DELMAR BLVD	59750001800	7,800	7,869	1.00	0.1	780	0.2	1,574	0.125	-	2,354	1,569.20
													69,540	46,359.86
	17 BI-STATE DEVELOPMENT AGENCY	35	650-62 ROSEDALE AV	48561300350	189,486	-	-	0.1	18,949	0.2	-	0.125	-	18,949
36		662R ROSEDALE AV	48561300500	6,970	-	-	0.1	697	0.2	-	0.125	-	697	464.67
37		6007R DELMAR BLVD	48561301100	4,269	-	-	0.1	427	0.2	-	0.125	-	427	284.60
38		6000 DELMAR BLVD	55120000200	2,058	-	-	0.1	206	0.2	-	0.125	-	206	137.22
39		5990 DELMAR BLVD	55120000300	9,017	-	-	0.1	902	0.2	-	0.125	-	902	601.12
40		5836-42 DELMAR BLVD	56680000100	45,459	45,459	1.00	0.1	4,546	0.2	9,092	0.125	-	13,638	9,091.82
41		5760-826 DELMAR BLVD	56680000150	35,135	35,135	1.00	0.1	3,513	0.2	7,027	0.125	-	10,540	7,026.99
42		5748 DELMAR BLVD	56680000300	18,919	18,919	1.00	0.1	1,892	0.2	3,784	0.125	-	5,676	3,783.77
43		5726-34 DELMAR BLVD	56680000400	33,460	16,674	1.00	0.1	3,346	0.2	3,335	0.125	-	6,681	4,453.82
44		5700 DELMAR BLVD	56680000500	30,807	6,161	1.00	0.1	3,081	0.2	1,232	0.125	-	4,313	2,875.33
45		5844 DELMAR BLVD	56680004100	4,908	-	-	0.1	491	0.2	-	0.125	-	491	327.20
												62,518	41,678.94	
18 The Gotham Buildings, LLC The Gotham Buildings, LLC The Gotham Buildings, LLC The Gotham Buildings, LLC 19 Westend Development LLC Westend Development LLC 20 JDJ Development, L.L.C.	46	5901-3 DELMAR BLVD	45420002261	25,987	9,096	3.00	0.1	2,599	0.2	1,819	0.125	2,274	6,692	4,461.17
		5901-3 DELMAR BLVD	45420002262	-	-	-	0.1	-	0.2	-	0.125	-	-	-
		5901-3 DELMAR BLVD	45420002271	-	-	-	0.1	-	0.2	-	0.125	-	-	-
		5901-3 DELMAR BLVD	45420002272	-	-	-	0.1	-	0.2	-	0.125	-	-	-
	47	6010-16 DELMAR BLVD	54220000300	14,427	8,433	1.00	0.1	1,443	0.2	1,687	0.125	-	3,129	2,086.20
	48	6006 DELMAR BLVD	54220000400	11,898	-	-	0.1	1,190	0.2	-	0.125	-	1,190	793.20
	49	5874 DELMAR BLVD	55150000501	3,375	2,503	2.00	0.1	338	0.2	501	0.125	313	1,151	767.29

East Loop CID - Assessment by Property
8/28/2017

Property Owner	Properties	Parcel ID	Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN
						Rate/SF Land	Assessment	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Assessment	2017 Year 2 (66.67%)
21 DELMAR-LAUREL, LLC	5874 DELMAR BLVD	55150000502				0.1	-	0.2	-	0.125	-	-	-
	5860-72 DELMAR BLVD	55150000751	17,550	9,775	1.00	0.1	1,755	0.2	1,955	0.125	-	3,710	2,473.39
	5860-72 DELMAR BLVD	55150000752				0.1	-	0.2	-	0.125	-	-	-
												15,872	10,581.24
22 SKINKER DEBALIVIERE COMMUNITY HOUSING CORPORATION	51 5908-14R DELMAR BLVD	55140000750	6,412	-	-	0.1	641	0.2	-	0.125	-	641	427.47
	52 5900-8 DELMAR BLVD	55140000800	18,163	-	-	0.1	1,816	0.2	-	0.125	-	1,816	1,210.87
23 ALANSON BUILDING, L.P.	53 5888-98 DELMAR BLVD	55150000172	12,986	5,854	3.00	0.1	1,299	0.2	1,171	0.125	1,464	3,933	2,621.93
												6,390	4,260.27
24 SOUTHWESTERN BELL TELEPHONE COMPANY	54 6232-44 DELMAR BLVD	54080000300	15,400	-	-	0.1	1,540	0.2	-	0.125	-	1,540	1,026.67
	55 6210-28 DELMAR BLVD	54080000500	24,200	24,200	4.00	0.1	2,420	0.2	4,840	0.125	9,075	16,335	10,890.03
	56 6200-8 DELMAR BLVD	54080000700	11,660	-	-	0.1	1,166	0.2	-	0.125	-	1,166	777.33
												19,041	12,694.03
25 EASTGATE INVESTMENTS, INC.	57 6221-3 DELMAR BLVD	48490300201	5,963	2,800	3.00	0.1	596	0.2	560	0.125	700	1,856	1,237.53
	58 6225-35 DELMAR BLVD	48490300301	13,176	10,856	2.00	0.1	1,318	0.2	2,171	0.125	1,357	4,846	3,230.53
	59 616 EASTGATE AV	48490300450	16,901	-	-	0.1	1,690	0.2	-	0.125	-	1,690	1,126.73
												8,392	5,594.80
26 F & R PROPERTIES LLC	60 5951 DELMAR BLVD	45420002500	15,750	-	-	0.1	1,575	0.2	-	0.125	-	1,575	1,050.00
	61 5959 DELMAR BLVD	45420002600	15,750	9,838	1.50	0.1	1,575	0.2	1,968	0.125	615	4,157	2,771.66
												5,732	3,821.66
27 Mosley Financial Services	62 640 ROSEDALE AV	48561300211	74,923	57,168	1.00	0.1	7,492	0.2	11,434	0.125	-	18,926	12,617.26
	640 ROSEDALE AV	48561300212				0.1	-	0.2	-	0.125	-	-	-
	63 651 ROSEDALE AV	59750000800	17,500	-	-	0.1	1,750	0.2	-	0.125	-	1,750	1,166.67
	64 621-41 ROSEDALE AV	59750000850	25,546	9,945	1.00	0.1	2,555	0.2	1,989	0.125	-	4,544	3,029.07
												25,219	16,812.99
28 KEITH, BYRON K & VANESSA K	65 5989 DELMAR BLVD	45420002900	19,612	711	1.00	0.1	1,961	0.2	142	0.125	-	2,103	1,402.27
29 DELMAR LIMIT LLC	66 554-8 LIMIT AV	54080000107	11,000	6,403	3.00	0.1	1,100	0.2	1,281	0.125	1,601	3,981	2,654.23
30 FALCON HOLDINGS LLC	67 6190 DELMAR BLVD	54210000100	18,333	1,764	1.00	0.1	1,833	0.2	353	0.125	-	2,186	1,457.40
31 SUPATANA PRAPAISILAPA & NONGLAK	68 6170 DELMAR BLVD	54210000407	3,086	3,637	2.00	0.1	309	0.2	727	0.125	455	1,491	993.75
32 TRAN, KIHN THIEN & KIM THI TRAN TRS	69 6100-2 DELMAR BLVD	54210001672	4,896	3,917	2.00	0.1	490	0.2	783	0.125	490	1,763	1,175.08
33 WATERMAN-DELMAR LLC	70 6046-8 DELMAR BLVD	54220000100	7,500	5,958	2.00	0.1	750	0.2	1,192	0.125	745	2,686	1,790.90
34 VIACOM OUTDOOR	71 540 DES PERES AV	55120000108	6,217	-	-	0.1	622	0.2	-	0.125	-	622	414.47
35 OUTDOOR SYSTEMS INC	540 DES PERES AV	55120000100	7,342	-	-	0.1	734	0.2	-	0.125	-	734	489.47
36 Ivester & Sanders Associates, LLC	72 5886 DELMAR BLVD	55150000200	5,294	2,941	1.00	0.1	529	0.2	588	0.125	-	1,118	745.07
37 RICE, BARBARA J	73 5876 DELMAR BLVD	55150000407	3,375	3,250	2.00	0.1	338	0.2	650	0.125	406	1,394	929.17
38 5850 Delmar Boulevard, L.L.C.	74 5850-8 DELMAR BLVD	55150000972	9,523	5,714	2.00	0.1	952	0.2	1,143	0.125	714	2,809	1,872.90
39 BOBB LLC	75 6101-3 DELMAR BLVD	59750000901	6,698	3,863	2.00	0.1	670	0.2	773	0.125	483	1,925	1,283.52
BOBB LLC	6101-3 DELMAR BLVD	59750000902				0.1	-	0.2	-	0.125	-	-	-
40 RAFFERTY REAL ESTATE HOLDINGS, L.L.C.	76 6183-7 DELMAR BLVD	59750001500	7,750	6,750	1.00	0.1	775	0.2	1,350	0.125	-	2,125	1,416.67
												24,937	16,624.88
41 Loop Center South, LLC	77 6108-24 DELMAR BLVD	54210001201	23,473	11,740	1.00	0.1	2,347	0.2	2,348	0.125	-	4,695	3,130.20
	6108-24 DELMAR BLVD	54210001202				0.1	-	0.2	-	0.125	-	-	-
42 6104 Delmar Building, LLC	78 6104 DELMAR BLVD	54210001300	2,863	2,147	2.00	0.1	286	0.2	429	0.125	268	984	656.05
43 6105 Delmar Development LLC*	79 6105-23 DELMAR BLVD	59750001000	37,262	31,084	14.00	0.1	3,726	0.2	6,217	0.125	27,517	37,460	24,973.42
												43,140	28,759.67
44 MONTANO, GLORIA	80 5917 DELMAR BLVD	45420002300	13,387	2,859	1.00	0.1	1,339	0.2	572	0.125	-	1,911	1,273.67
	81 5942 DELMAR BLVD	55140000300	6,750	1,344	1.00	0.1	675	0.2	269	0.125	-	944	629.20

East Loop CID - Assessment by Property
8/28/2017

Property Owner	Properties	Parcel ID	Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN
						Rate/SF Land	Assessment	Rate/SF Land	Assessment	Rate/SF Land	Assessment	Assessment	2017 Year 2 (66.67%)
	82 5916 DELMAR BLVD	5514000650	21,562	3,600	1.00	0.1	2,156	0.2	720	0.125	-	2,876	1,917.47
	83 6163-7 DELMAR BLVD	59750001307	7,750	3,150	3.00	0.1	775	0.2	630	0.125	788	2,193	1,461.67
												7,923	5,282.00
45 SPIRIT ENERGY LLC	84 6201-19 DELMAR BLVD	48490300120	29,166	2,338	1.00	0.1	2,917	0.2	468	0.125	-	3,384	2,256.13
												3,384	2,256.13
46 One World - USA, LLC	85 6136 DELMAR BLVD	54210001000	6,874	3,034	3.00	0.1	687	0.2	607	0.125	759	2,053	1,368.47
47 CHU, GOAK YAU & YAN KUEN & MAN HUNG	86 5970-8 DELMAR BLVD	55120000600	14,960	1,414	1.00	0.1	1,496	0.2	283	0.125	-	1,779	1,185.87
48 SA Group Properties, Inc.	87 5878-82 DELMAR BLVD	55150000307	10,125	3,850	2.00	0.1	1,013	0.2	770	0.125	481	2,264	1,509.17
												6,095	4,063.50
49 PAGEDALE CONGREGATION OF JEHOVAH'S WITNESSES, SAINT LOUIS, MISSOURI	88 5950 DELMAR BLVD	55140000200	13,500	-	-	0.1	1,350	0.2	-	0.125	-	-	-
	89 5930 DELMAR BLVD	55140000400	16,875	9,458	1.00	0.1	1,688	0.2	1,892	0.125	-	-	-
												-	-
50 MISSOURI HISTORICAL SOCIETY	90 5863 DELMAR BLVD	45430002750	42,994	-	-	0.1	4,299	0.2	-	0.125	-	4,299	2,866.27
												4,299	2,866.27
51 CHURCH BUILDING LLC	91 6154 DELMAR BLVD	54210000510	19,670	3,672	2.00	0.1	1,967	0.2	734	0.125	459	500	333.33
52 LOOP EAST COMMUNITY IMPRV DIST	92 6128 DELMAR BLVD	54210001100	6,870	5,886	3.00	0.1	687	0.2	1,177	0.125	1,472	500	333.33
												1,000	666.67
53 FAMILY DOLLAR STORES OF MISSOURI, INC.	93 5935 DELMAR BLVD	45420002400	31,500	8,000	1.00	0.1	3,150	0.2	1,600	0.125	-	4,750	3,166.67
												4,750	3,166.67
54 SARANDOS, PETER	94 5897-9 DELMAR BLVD	45430003500	10,786	4,165	1.00	0.1	1,079	0.2	833	0.125	-	1,912	1,274.40
												1,912	1,274.40
55 CITY OF ST LOUIS	95 697 HODIAMONT AV	48561300700	88,964	-	-	0.1	8,896	0.2	-	0.125	-	-	-
CITY OF ST LOUIS	96 5960 DELMAR BLVD	55120000400	3,463	-	-	0.1	346	0.2	-	0.125	-	-	-
56 ALBERTA PROPERTIES 5980 LLC	97 5980-4 DELMAR BLVD	55120000500	13,630	4,543	1.00	0.1	1,363	0.2	909	0.125	-	2,272	1,514.40
												2,272	1,514.40
Total Assessment												470,501	313,667.19
Additional Wash U Commitment (above Base Assessment)												37,712	25,141.52
Adjusted Total Assessment												508,213	338,808.71
Total Washington University Commitment:													
Washington University Base Assessment (15 parcels)												150,488	100,325.36
Quadrangle Management Company Assessment (6045 Delmar Blvd)												7,595	5,063.47
BOBB LLC Assessment (6101-03 Delmar Blvd)												1,925	1,283.52
Additional Wash U Commitment (above Base Assessment)												37,712	25,141.52
Total												197,721	131,813.86

* With respect to 6105 Delmar Boulevard, as of August 28, 2017, the 4,445 SF of street-level retail space is exempted from the special assessment, as no certificate of occupancy has been issued for this space. Also exempted is the structured parking of 156,150 SF on levels 2 and 3 of the building, leaving a total of 220,137 SF on levels 2 through 14 subject to the special assessment.