

## RESOLUTION NO. 25-02

**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, 2025; 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, 2025.

**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 2025.** The Board of Directors hereby approves the Special Assessment Tax Roll for the year ending December 31, 2025, as substantially set forth on **Exhibit A**, attached hereto and incorporated herein by reference and final review by the District's Executive Director.

**Section 3. Notice of Special Assessment Tax Roll to City Assessor.** The Board of Directors of the District hereby directs the Executive Director of the District, 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, 2025.

**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.

Passed this 18th day of June, 2025.

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 June 18<sup>th</sup>, 2025.



**EAST LOOP COMMUNITY IMPROVEMENT  
DISTRICT**

  
Chair, Board of Directors

WITNESS my hand and official seal this 18th day of June 2025.

ATTEST:

  
Secretary, Board of Directors

**EXHIBIT A**  
**SPECIAL ASSESSMENT TAX ROLL**

(Attached hereto.)

Property Owner	Properties	Collector of Revenue Account	Parcel ID	2025			LAND		Ground Floor		UPPER FLOORS		TOTAL		ASSESSMENT PHASE-IN
				Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Assess-ment	ment	Year 10
1 The Washington University	1	735 ROSEDALE AV	48500300250	4850-9-005.000	0	-	0.1	-	0.2	-	0.125	-	-	-	-
		750 N SKINKER BLVD	48500300320		0	-	0.1	-	0.2	-	0.125	-	-	-	-
		Lots consolidated 2020	48500300330	4849-9-035.000	99,639		0.1	9,964	0.2	-	0.125	-	9,963.90		10,960.29
	5	6241-51 DELMAR BLVD	48490400255		18,121	18,121	4.00	0.1	1,812	0.2	3,624	0.125	12,231.68		13,454.84
		2020 Additional no	48490400254	4849-9-040.000	14,549	14,549	3.50	0.1	1,455	0.2	2,910	0.125	8,911.26		9,802.39
	6	6236 ENRIGHT AV	48490400260		4,625	-	-	0.1	463	0.2	-	0.125	462.50		508.75
	7	6217 ENRIGHT AV	48500401000	4850-9-050.000	4,625	-	-	0.1	463	0.2	-	0.125	462.50		508.75
	8	6219 ENRIGHT AV	48500401100	4850-9-055.000	48,352	-	-	0.1	4,835	0.2	-	0.125	4,835.20		5,318.72
	9	800 N SKINKER BLVD	48511800410	4851-9-025.000	5,267	-	-	0.1	527	0.2	-	0.125	526.70		579.37
	10	834-50 ROSEDALE AV	48540000250	4854-9-025.000	55,495	-	-	0.1	5,550	0.2	-	0.125	5,549.50		6,104.45
	11	860 N SKINKER BLVD	48540000300	4854-9-030.000	18,469	-	-	0.1	1,847	0.2	-	0.125	1,846.90		2,031.59
	12	870 N SKINKER BLVD	48540000410	4854-9-041.000	631,121	139,990	1.25	0.1	63,112	0.2	27,998	0.125	95,484.79		105,033.27
	13	700 ROSEDALE AV	48550000360	4855-9-036.000											
		2020 Additional no	48550000310	4855-9-031.000	10,526	1,684	1.00	0.1	1,053	0.2	337	0.125	1,389.40		1,528.34
	14	622 N SKINKER BLVD	59750000100	5975-9-010.000	15,750	5,800	1.00	0.1	1,575	0.2	1,160	0.125	2,735.00		3,008.50
	15	5977 DELMAR BLVD	45420002800	4542-9-280.000	13,167	-	-	0.1	1,317	0.2	-	0.125	1,316.70		1,448.37
	16	6030-42 DELMAR BLVD	54220000207	5422-9-020.000	10,125	4,500	1.50	0.1	1,013	0.2	900	0.125	2,193.75		2,413.13
	17	5920 DELMAR BLVD	55140000507	5514-9-050.000	14,427	8,433	1.00	0.1	1,443	0.2	1,687	0.125	3,129.30		3,442.23
	18	6010-16 DELMAR BLVD	54220000300	5422-9-030.000	11,898	-	-	0.1	1,190	0.2	-	0.125	1,189.80		1,308.78
	19	6006 DELMAR BLVD	54220000400	5422-9-040.000	9,360	7,916	3.00	0.1	936	0.2	1,583	0.125	4,498.20		4,948.02
	4	6193-7 DELMAR BLVD	59750001704	5975-9-170.000											
		2020 Additional no	59750001705		17,500	-	-	0.1	1,750	0.2	-	0.125	1,750.00		1,925.00
	62	651 ROSEDALE AV	59750000800	5975-9-080.000	25,546	9,945	1.00	0.1	2,555	0.2	1,989	0.125	4,543.60		4,997.96
	63	621-41 ROSEDALE AV	59750000850	5975-9-085.000	18,333	-	1.00	0.1	1,833	0.2	-	0.125	1,833.30		2,016.63
	66	6190 DELMAR BLVD	54210000100	5421-9-010.000											
	91	6128 DELMAR BLVD	54210001100	5421-9-110.000	6,870	5,835	3.00	0.1	687	0.2	1,167	0.125	3,312.75		3,644.03
2 QUADRANGLE MANAGEMENT CO	20	6045 DELMAR BLVD	48561300100	4856-9-005.000	40,510	17,721	1.00	0.1	4,051	0.2	3,544	0.125	7,595.20		8,354.72
	48	5980-4 DELMAR BLVD	55120000500	5512-9-050.000	13,630	4,543	1.00	0.1	1,363	0.2	909	0.125	2,271.60		2,498.76
	74	6101-3 DELMAR BLVD	59750000900	5975-9-090.000	6,698	2,785	2.00	0.1	670	0.2	557	0.125	1,574.93		1,732.42
	67	6170 DELMAR BLVD	54210000400	5421-9-040.000	3,086	2,343	2.00	0.1	309	0.2	469	0.125	1,070.08		1,177.08
	26	6172-8 DELMAR BLVD	54210000300	5421-9-030.000	10,648	6,393	2.00	0.1	1,065	0.2	1,279	0.125	3,142.53		3,456.78
		6172-8 DELMAR BLVD	54210000302					0.1	-	0.2	-	0.125	-		-
	27	6148-52 DELMAR BLVD	54210000810	5421-9-081.000	3,217	2,956	2.00	0.1	322	0.2	591	0.125	1,282.40		1,410.64
	28	6138-46 DELMAR BLVD	54210000900	5421-9-090.000	11,450	7,355	2.00	0.1	1,145	0.2	1,471	0.125	3,535.38		3,888.91
	29	6124-30 ENRIGHT AV	59750000720	5975-9-072.000	52,500	-	-	0.1	5,250	0.2	-	0.125	5,250.00		5,775.00
	30	6100-2 ENRIGHT AV	59750000730	5975-9-073.000	35,000	-	-	0.1	3,500	0.2	-	0.125	3,500.00		3,850.00
	34	6189-91 DELMAR BLVD	59750001600	5975-9-160.000	7,750	7,750	1.00	0.1	775	0.2	1,550	0.125	2,325.00		2,557.50
	61	640 ROSEDALE AV	48561300210	4856-9-010.000	74,923	57,168	1.00	0.1	7,492	0.2	11,434	0.125	18,925.90		20,818.49
					218,639.73										240,503.70
3 Delmar 5967, LLC	21	5967-73 DELMAR BLVD	45420002700	4542-9-270.000	15,750	9,100	1.00	0.1	1,575	0.2	1,820	0.125	3,395.00		3,734.50
													3,395.00		3,734.50
4 Loop Trolley Transportation	22	5875-93 DELMAR BLVD	45430003300	4543-9-330.000	35,368	15,700	1.50	0.1	3,537	0.2	3,140	0.125	500.00		550.00
													500.00		550.00

\*\*\*5990 Delmar is listed as having a land area of 0 according to the official records from the Assessor's office. It's square footage, which is not official data, is listed as the square footage as 40,539 sq. ft.

Property Owner	Properties		Collector of Revenue Account	Parcel ID
5 Station Wabash, LLC	23	6005 DELMAR BLVD	48561300850	4856-9-030.000
	24	6007 DELMAR BLVD	48561301000	4856-9-035.000
6 Pageant Building, L.L.C. Pageant Building, L.L.C.	31	6147-51 DELMAR BLVD	59750001250	5975-9-125.000
	32	6143 DELMAR BLVD	59750001850	5975-9-185.000
7 Loop Hotels, LLC 8 One Story, L.L.C.	33	6175-77 DELMAR BLVD	59750001400	5975-9-140.000
	35	6133 DELMAR BLVD	59750001800	5975-9-180.000
9 BI-STATE DEVELOPMENT AGENCY	36	650-62 ROSEDALE AV	48561300350	4856-9-015.000
	37	662R ROSEDALE AV	48561300500	4856-9-020.000
	38	6007R DELMAR BLVD	48561301100	4856-9-040.000
	39	6000/5946 DELMAR BLVD	55120000200	5512-9-020.000
	***40	5990/5950 DELMAR BLVD	55120000300	5512-9-030.000
	41	5836-42 DELMAR BLVD	56680000100	5668-9-010.000
	42	5760-826 DELMAR BLVD	56680000150	5668-9-015.000
	43	5748 DELMAR BLVD	56680000300	5668-9-030.000
	44	5726-34 DELMAR BLVD	56680000400	5668-9-040.000
	45	5700 DELMAR BLVD	56680000500	5668-9-050.000
	46	5844/5762 DELMAR BLVD	56680004100	5668-9-410.000
10 Delmar STL LLC	47	5901-3 DELMAR BLVD	45420002271	4542-9-227-000
11 JDJ Development, L.L.C. 12 Kabul I Center Commercial Properties LLC	49	5874 DELMAR BLVD	55150000500	5515-9-050.000
	3	5860-72 DELMAR BLVD	55150000750	5515-9-075.000
13 SKINKER DEBALIVIERE COMMUNITY HOUSING CORPORATION	50	5908-14R DELMAR BLVD	55140000750	5514-9-075.000
	51	5900-8 DELMAR BLVD	55140000800	5514-9-080.000
14 ALANSON BUILDING, L.P.	52	5888-98 DELMAR BLVD	55150000107	5515-9-010.000
		upper floor footprnt		
		combined upper and first corrected		
15 SOUTHWESTERN BELL TELEPHONE COMPANY	53	6232-44 DELMAR BLVD	54080000300	5408-9-030.000
	54	6208-28 DELMAR BLVD	54080000500	5408-9-050.000
	55	6200-8 DELMAR BLVD	54080000700	5408-9-070.000

2025			LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN
Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Assess-ment	Year 10
8,613	4,400	1.00	0.1	861	0.2	880	0.125	-	1,741.30	1,915.43
4,617	-	-	0.1	462	0.2	-	0.125	-	461.70	507.87
									2,203.00	2,423.30
29,045	45,091	2.00	0.1	2,905	0.2	9,018	0.125	5,636	17,559.08	19,314.98
9,742	-	-	0.1	974	0.2	-	0.125	-	974.20	1,071.62
									18,533.28	20,386.60
23,250	12,980	7.00	0.1	2,325	0.2	2,596	0.125	9,735	14,656.00	16,121.60
11,365	10,350	1.00	0.1	1,137	0.2	2,070	0.125	-	3,206.50	3,527.15
									17,862.50	19,648.75
189,486	-	-	0.1	18,949	0.2	-	0.125	-	18,948.60	20,843.46
6,970	-	-	0.1	697	0.2	-	0.125	-	697.00	766.70
4,269	-	-	0.1	427	0.2	-	0.125	-	426.90	469.59
2,051	-	-	0.1	205	0.2	-	0.125	-	205.10	225.61
9,017	-	-	0.1	902	0.2	-	0.125	-	901.70	991.87
45,459	45,459	1.00	0.1	4,546	0.2	9,092	0.125	-	13,637.70	15,001.47
35,135	35,135	1.00	0.1	3,514	0.2	7,027	0.125	-	10,540.50	11,594.55
18,919	18,919	1.00	0.1	1,892	0.2	3,784	0.125	-	5,675.70	6,243.27
33,460	16,674	1.00	0.1	3,346	0.2	3,335	0.125	-	6,680.73	7,348.81
30,807	6,161	1.00	0.1	3,081	0.2	1,232	0.125	-	4,313.00	4,744.30
4,908	-	-	0.1	491	0.2	-	0.125	-	490.80	539.88
									62,517.73	68,769.51
25,987	9,096	3.00	0.1	2,599	0.2	1,819	0.125	2,274	6,691.75	7,360.92
									6,691.75	7,360.92
3,375	2,503	2.00	0.1	338	0.2	501	0.125	313	1,150.98	1,266.07
17550	9,775	1.00	0.1	1,755	0.2	1,955	0.125	-	3,710.00	4,081.00
									4,860.98	5,347.07
6,412	-	-	0.1	641	0.2	-	0.125	-	641.20	705.32
18,163	-	-	0.1	1,816	0.2	-	0.125	-	1,816.30	1,997.93
									2,457.50	2,703.25
13,500	6,847	3.00	0.1	1,350	0.2	1,369	0.125	1,569	4,288.65	4,288.65
13500	5854	3	0.1	1350	0.2	1,171	0.125	1,464	3,984.30	3,984.30
13500	6847	3	0.1	1350	0.2	1,369	0.125	1,464	4,182.90	4,601.19
							less	0	4,182.90	4,601.19
15,400	-	-	0.1	1,540	0.2	-	0.125	-	1,540.00	1,694.00
24,200	24,200	4.00	0.1	2,420	0.2	4,840	0.125	9,075	16,335.00	17,968.50
11,660	-	-	0.1	1,166	0.2	-	0.125	-	1,166.00	1,282.60
									19,041.00	20,945.10

\*\*\*5990 Delmar is listed as having a land area of 0 according to the official records from the Assessor's office. It's square footage, which is not official data, is listed as the square footage as 40,539 sq. ft.

Property Owner		Properties	Collector of Revenue Account	Parcel ID	2025			LAND		Ground Floor		UPPER FLOORS		TOTAL		ASSESSMENT PHASE-IN
					Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Assess-ment		Year 10
16 EASTGATE INVESTMENTS, INC.	56	6221-23 DELMAR BLVD	48490300200	4849-9-005.000	5,625	2,800	3.00	0.1	563	0.2	560	0.125	700	1,822.50		2,004.75
	57	6225-35 DELMAR BLVD	48490300300	4849-9-010.000	12,500	10,856	2.00	0.1	1,250	0.2	2,171	0.125	1,357	4,778.20		5,256.02
	58	616 EASTGATE AV	48490300450	4849-9-015.000	16,901	-	-	0.1	1,690	0.2	-	0.125	-	1,690.10		1,859.11
														8,290.80		9,119.88
17 F & R PROPERTIES LLC	59	5951 DELMAR BLVD	45420002500	4542-9-250.000	15,750	-	-	0.1	1,575	0.2	-	0.125	-	1,575.00		1,732.50
	60	5959 DELMAR BLVD	45420002601	4542-9-260.000	15,750	9,838	1.50	0.1	1,575	0.2	1,968	0.125	615	4,157.48		4,573.22
														5,732.48		6,305.72
18 KEITH, BYRON K & VANESSA K	64	5989 DELMAR BLVD	45420002900	4542-9-290.000	19,612	711	1.00	0.1	1,961	0.2	142	0.125	-	2,103.40		2,313.74
19 DELMAR LIMIT LLC	65	554-8 LIMIT AV	54080000107	5408-9-010.000	11,000	6,403	3.00	0.1	1,100	0.2	1,281	0.125	1,601	3,981.35		4,379.49
20 TRAN, KIHN THIEN & KIM THI TRAN TRS	68	6100-2 DELMAR BLVD	54210001607	5421-9-160.000	4,897	3,917	2.00	0.1	490	0.2	783	0.125	490	1,762.73		1,939.00
21 WATERMAN-DELMAR LLC	69	6046-8 DELMAR BLVD	54220000100	5422-9-010.000	7,500	5,958	2.00	0.1	750	0.2	1,192	0.125	745	2,686.35		2,954.99
														10,533.83		11,587.21
22 VIACOM OUTDOOR OUTFRONT MEDIA	70	540 DES PERES AV	55120000108	5512-9-010.999	6,217	-	-	0.1	622	0.2	-	0.125	-	621.70		683.87
23 OUTDOOR SYSTEMS INC OUTFRONT MEDIA		540 DES PERES AV	55120000100	5512-9-010.000	7,342	-	-	0.1	734	0.2	-	0.125	-	734.20		807.62
24 LOCS OF GLORY LLC	71	5886 DELMAR BLVD	55150000200	5515-9-020.000	6,750	2,941	1.00	0.1	675	0.2	588	0.125	-	1,263.20		1,389.52
25 PROPERTY EXPERTS LLC	72	5876 DELMAR BLVD	55150000407	5515-9-040.000	3,375	1,625	2.00	0.1	338	0.2	325	0.125	203	865.63		952.19
26 RHPB INVESTMENT LLC	73	5850-8 DELMAR BLVD	55150000900	5515-9-090.000	10,215	4,500	2.00	0.1	1,022	0.2	900	0.125	563	2,484.00		2,732.40
27 RAFFERTY REAL ESTATE HOLDINGS, L.L.C.	75	6183-7 DELMAR BLVD	59750001500	5975-9-150.000	7,750	6,750	1.00	0.1	775	0.2	1,350	0.125	-	2,125.00		2,337.50
														8,093.73		8,903.10
28 Loop Center South, LLC	76	6108-24 DELMAR BLVD	54210001201	5421-9-120.000	23,473	9,646	1.00	0.1	2,347	0.2	1,929	0.125	-	4,276.50		4,704.15
29 6104 Delmar Building, LLC	77	6104 DELMAR BLVD	54210001300	5421-9-130.000	2,863	2,147	2.00	0.1	286	0.2	429	0.125	268	984.08		1,082.48
30 CRSH ST LOUIS II LLC	78	6105-23 DELMAR BLVD	59750001071	5975-9-107.000	37,260	31,084	14.00	0.1	3,726	0.2	6,217	0.125	27,517	37,459.93		41,205.92
														42,720.50		46,992.55
31 MONTANO, GLORIA M	79	5917 DELMAR BLVD	45420002300	4542-9-230.000	13,387	2,859	1.00	0.1	1,339	0.2	572	0.125	-	1,910.50		2,101.55
	80	5942 DELMAR BLVD	55140000300	5514-9-030.000	6,750	1,344	1.00	0.1	675	0.2	269	0.125	-	943.80		1,038.18
	81	5916 DELMAR BLVD	55140000650	5514-9-065.000	21,562	3,600	1.00	0.1	2,156	0.2	720	0.125	-	2,876.20		3,163.82
	82	6163-7 DELMAR BLVD	59750001307	5975-9-130.000	7,750	3,150	3.00	0.1	775	0.2	630	0.125	788	2,192.50		2,411.75
	25	5956-8 DELMAR BLVD	55140000100	5514-9-010.000	7,762	-	-	0.1	776	0.2	-	0.125	-	776.20		853.82
														8,699.20		9,569.12
32 PACE-DELMAR ASSOC. LLC	83	621-33 N SKINKER BLVD; 6201-19 DELMAR BLVD & 635 N SKINKER BLVD	new 48490301250	4849-9-030.000	61,200	19,993	1.00	0.1	6,120	0.2	3,999	0.125	-	10,118.60		11,130.46
		Former 6201-19 DELMAR BLVD	former 48490300120	4849-9-030.000		24,917	3.00	0.1	0	0.2	0	0.125	6229.25	6,229.25		6,852.18
		Former 621-33 N SKINKER BLVD	former 48490300140		0			0.1	-	0.2	-	0.125	0	-		-
		Former 635 N SKINKER BLVD	former 48490300150		0	-	-	0.1	-	0.2	-	0.125	-	-		-
														16,347.85		17,982.64

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Property Owner	Properties	Collector of Revenue Account	Parcel ID	2025			LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN	
				Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Assess-ment	Year 10	
33One World - USA, LLC	84	6136 DELMAR BLVD	54210001001	5421-9-100.000	6,874	3,034	3.00	0.1	687	0.2	607	0.125	759	2,052.70	2,257.97
34CHU, GOAK YAU & YAN KUEN & MAN HUNG	85	5970-8 DELMAR BLVD	55120000600	5512-9-060.000	14,960	1,414	1.00	0.1	1,496	0.2	283	0.125	-	1,778.80	1,956.68
355878 Delmar LLC	86	5878-82 DELMAR BLVD	55150000300	5515-9-030.000	10,125	3,850	2.00	0.1	1,013	0.2	770	0.125	481	2,263.75	2,490.13
														6,095.25	6,704.78
36 PAGEDALE CONGREGATION OF JEHOVAH'S WITNESSES, SAINT LOUIS, MISSOURI	87	5950 DELMAR BLVD	55140000200	5514-9-020.000	13,500	-	-	0.1	1,350	0.2	-	0.125	-	-	-
	88	5930 DELMAR BLVD	55140000400	5514-9-040.000	16,875	9,458	1.00	0.1	1,688	0.2	1,892	0.125	-	-	-
														-	-
37MISSOURI HISTORICAL SOCIETY	89	5863 DELMAR BLVD	45430002750	4543-9-275.000	42,994	-	-	0.1	4,299	0.2	-	0.125	-	4,299.40	4,729.34
														4,299.40	4,729.34
38CHURCH BUILDING LLC	90	6154 DELMAR BLVD	54210000510	5421-9-051.000	19,670	3,672	2.00	0.1	1,967	0.2	734	0.125	459	3,160.40	3,476.44
														3,160.40	3,476.44
39Westend Development LLC	92	5897-99 DELMAR BLVD	45430003500	4543-9-350.000	10,786	4,165	1.00	0.1	1,079	0.2	833	0.125	-	1,911.60	2,102.76
														1,911.60	2,102.76
40FAMILY DOLLAR STORES OF MISSOURI, INC.	93	5935 DELMAR BLVD	45420002400	4542-9-240.000	31,500	8,000	1.00	0.1	3,150	0.2	1,600	0.125	-	4,750.00	5,225.00
														4,750.00	5,225.00
41CITY OF ST LOUIS	94	697 HODIAMONT AV aka 731 & 6601	48561300700	4856-9-025.000	89,560	-	-	0.1	8,956	0.2	-	0.125	-	-	-
CITY OF ST LOUIS	2	5960 DELMAR BLVD	55120000400	5512-9-040.000	15,319	-	-	0.1	1,532	0.2	-	0.125	-	-	-
														-	-

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Property Owner	Properties	Collector of Revenue Account	Parcel ID	2025			LAND		Ground Floor		UPPER FLOORS		TOTAL	ASSESSMENT PHASE-IN
				Parcel Land Area (Sq. Ft.)	Building Footprint (Sq. Ft.)	Bldg Height (Stories)	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Rate/SF Land	Assess-ment	Assess-ment	Year 10

2025 SUMMARY

Estimated Total Assessment	535,978.14
Additional Wash U Commitment (above Base Assessment)	29,407.86
Adjusted Total Assessment	565,386.00
Total Washington University Commitment:	
Washington University Base Assessment (21 parcels)	184,983.40
Quadrangle Management Company Assessment (11 parcels)	55,520.30
Additional Wash U Commitment (above Base Assessment)	29,407.86
Total	269,911.56

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