



Agenda
Housing, Urban Development & Zoning Committee
Meeting
St. Louis Board of Aldermen
Tuesday, February 10, 2026 - 11:00 AM
Kennedy Room

President Megan Green
Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderman Shane Cohn
Alderwoman Anne Schweitzer
Alderwoman Laura Keys
Alderman Michael Browning
Alderman Rasheen Aldridge

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes approval from Tuesday, February 3, 2026

IV. Board Bills for Review

(The committee will discuss the following and take public comment on the following)

Item Number 1

Board Bill Number 128

Introduced by Alderwoman Shameem Clark-Hubbard

An ordinance approving the Petition of owners of real property seeking the creation and establishment of the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "CID"), finding a public purpose for the establishment of the CID, and containing a severability clause.

Item Number 2

Board Bill Number 147

Introduced by Alderman Michael Browning

An ordinance to amend Ordinance No. 60196, and to repeal portions of Ordinance No. 64240, relating to the CWE South Business District, a special business district, established pursuant to the provisions of Sections 71.790 – 71.808 R.S.Mo.; by repealing Section Two of Ordinance No. 64240 which provides for the assessment and collection of an ad

valorem tax not to exceed eighty-five cents (\$.85) per one hundred dollars (\$100.00) assessed valuation of real property in the District, with an initial levy of that same rate but not to exceed seven thousand dollars (\$7,000.00), and enacting a new Section Two pertaining to the same subject matter, but imposing an ad valorem tax not to exceed eighty-five cents (\$.85) per one hundred dollars (\$100.00) assessed valuation of real property in the District without limitation as to the total assessment; and containing effectiveness, severability, savings, and emergency clauses.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



Minutes
Housing, Urban Development & Zoning Committee
Regular Meeting
Tuesday, February 3, 2026
11:00 AM
Kennedy Room
Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 11:01 pm

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Ms. Schweitzer, Ms. Sonnier, Mr. Browning, and Ms. Clark-Hubbard. **4 members were present. A quorum was established.**

The following members joined the meeting while it was in progress making a total of 5 members present: Mr. Aldridge.

III. Approval of Minutes

The Chair stated they would entertain a motion to approve the minutes of the Tuesday, January 27, 2026 committee meeting.

Mr. Sonnier moved to approve the minutes of the Tuesday, January 27, 2026 committee meeting.

Seconded by Mr. Browning.

The Chair directed the Associate Clerk to call the roll on the motion to approve the minutes of the Tuesday, January 27, 2026 committee meeting.

The Associate Clerk called the roll and the following votes were recorded:

The following voted Aye:

Ms. Schweitzer, Ms. Sonnier, Mr. Browning, and Ms. Clark-Hubbard. **4 Aye votes were cast.**

The following voted No:

None

The following abstained:

None

The following was present but did not vote:

None

A total of 4votes were cast. The motion carried.

IV. Board Bills for Review

Item Number 1

Board Bill Number 119

Introduced by Alderman Sharon Tyus

An ordinance approving a Redevelopment Plan dated September 23, 2025 (“Plan”) for the 8111 North Broadway Area ("Area") in the City of St. Louis (“City”) after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2016, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), finding that there shall be available 10-year tax abatement (10 years based on 95% of the assessed value of the incremental improvements); and pledging cooperation of the Board of Aldermen

The Chair recognized Mr. Tyus on Board Bill Number 119.

Mr. Tyus provided information on the Board Bill and stated she was in full support of the abatement for the property at 8111 North Broadway. She also stated that Mr. Zack Wilson with St. Louis Development Corporation (SLDC) was available to answer any questions.

After no further comments from the presenter, the Chair opened the discussion up to the committee.

The committee asked questions.

Mr. Wilson answered questions from the committee.

After no further questions from the committee, the Chair recognized Mr. Tyus to close.

Mr. Tyus requested a Do Pass Recommendation on Board Bill Number 119.

The Chair stated she would entertain a motion to pass Board Bill Number 119 out of committee with a Do Pass Recommendation.

Ms. Sonnier moved to pass Board Bill Number 119 out of committee with a Do Pass Recommendation.

Seconded by Mr. Browning.

The Chair directed the Associate Clerk to call the roll on the motion to pass Board Bill Number 119 out of committee with a Do Pass Recommendation.

The Associate Clerk called the roll and the following votes were recorded:
The following voted Aye: Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Aldridge, and Ms. Clark-Hubbard. **5 Aye votes were cast.**

The following voted No:
None

The following abstained:
None

The following was present but did not vote:
None

A total of 5 votes were cast. The motion carried.

Item Number 2

Board Bill Number 121

Introduced by Alderwoman Clark-Hubbard

An ordinance repealing Ordinance No. 65937, Ordinance No. 65746, Ordinance No. 65605, Ordinance No. 65424, Ordinance No. 65227, and that portion of Ordinance 68097, Section 6 that created the RPA 2—Phase 1 PILOTs and EATs Accounts in Phase 1 respectively dissolving the special allocation funds for Southtown, the Louderman Building, 1505 Missouri, Tech Electronics, 4200 Laclede, and City Hospital RPA 2—Phase 1 redevelopment areas and respectively terminating the designation of certain portions of The City of St. Louis, Missouri, as redevelopment areas, authorizing certain actions relating thereto and containing an Appropriation Clause, a Severability Clause and an Emergency Clause

The Chair handed the meeting over to Vice-Chair Sonnier so she could speak on Board Bill Number 121.

The Vice-Chair recognized Ms. Clark-Hubbard on Board Bill Number 121.

Ms. Clark-Hubbard provided information on Board Bill Number 121 and stated she had Mr. Zack Wilson, from Saint Louis Development Corporation (SLDC) to speak on the Bill.

Mr. Tom Ray, representative for the St. Louis City Comptroller also provided information on the Board Bill.

After no further comments from the speakers, the Chair opened the discussion up to the committee.

The committee asked questions.

Ms. Sonnier requested to be added as a co-sponsor.

After no further questions from the committee, the Vice- Chair recognized Ms. Clark-Hubbard to close.

Ms. Clark-Hubbard requested a Do Pass Recommendation on Board Bill Number 121.

The Vice-Chair stated she would entertain a motion to pass Board Bill Number 121 out of committee with a Do Pass Recommendation.

Mr. Browning moved to pass Board Bill Number 121 out of committee with a Do Pass Recommendation.

Seconded by Ms. Sonnier.

The Chair directed the Associate Clerk to call the roll on the motion pass Board Bill Number 121 out of committee with a Do Pass Recommendation.

The Associate Clerk called the roll and the following votes were recorded:
The following voted Aye: Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **4 Aye votes were cast.**

The following voted No:
None

The following abstained:
None

The following was present but did not vote:
None

A total of 4 votes were cast. The motion carried.

Item Number 3

Board Bill Number 122

Introduced by Alderwoman Clark-Hubbard

An ordinance determining that the Tax Increment Financing Plans listed in Exhibit "A" are making satisfactory progress, except as noted, under the proposed time schedule for completion of projects therein.

The Chair handed the meeting over to Vice-Chair Sonnier so she could speak on Board Bill Number 122

The Vice-Chair recognized Ms. Clark-Hubbard on Board Bill Number 122

Ms. Clark-Hubbard provided information on Board Bill Number 122 and stated she had Ms. Madeline Swanstom and Mr. Zack Wilson from Saint Louis Development Corporation

(SLDC) to speak on the Bill.

Ms. Swanstrom provided a presentation regarding the process of the TIF in the city.

After no further comments from the presenter, the Vice-Chair opened the discussion up to members of the public.

1. Dan Pate- Undecided
2. Gerry Connolly- Opposition.

After no further comments from the public, the Vice-Chair opened the discussion up to the Committee members.

The committee members asked questions.

Ms. Swanstrom and Mr. Wilson answered their questions.

After no further discussion from the committee members, the Vice- Chair recognized Ms. Clark-Hubbard to close.

Ms. Clark-Hubbard requested a Do Pass Recommendation on Board Bill Number 122.

The Vice-Chair stated she would entertain a motion to pass Board Bill Number 122 out of committee with a Do Pass Recommendation.

Mr. Browning moved to pass Board Bill Number 122 out of committee with a Do Pass Recommendation.

Seconded by Mr. Aldridge.

The Vice-Chair directed the Associate Clerk to call the roll on the motion pass Board Bill Number 122 out of committee with a Do Pass Recommendation.

The Associate Clerk called the roll and the following votes were recorded:
The following voted Aye: Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **5 Aye votes were cast.**

The following voted No:
None

The following abstained:
None

The following was present but did not vote:
None

A total of 5 votes were cast. The motion carried.

Item Number 4

Board Bill Number 123

Introduced by Alderman Browning

This Board Bill seeks to approve a Chapter 99 Redevelopment Plan and Blighting Study for the 4359 Lindell Blvd. Redevelopment Area. The proposed Bill does not allow for use of eminent domain within the area. This Board Bill will allow for up to a 10-year tax abatement at 90 percent for market rate projects and up to 15-year abatement for LIHTC projects.

The Chair recognized Mr. Browning on Board Bill Number 123.

Mr. Browning provided an overview of Board Bill Number 123 and provided a presentation.

After the presentation, the Chair opened the discussion up to speakers from the Engineers Club

Support

1. Rebecca Losli
2. Nicole Young
3. Kurtis Elmbert (Sp)
4. Melissa Hoeemeister

Opposition

1. Dan Pate.

After no further comment from the Engineers Club, the Chair opened the discussion up to the committee.

The committee asked questions.

Mr. Zack Wilson and Mr. Paul Weatherford with the St. Louis Development Corporation (SLDC) answered questions from the committee members.

After no further discussion from the committee members, the Chair recognized Mr. Browning to close.

Mr. Browning asked for a Do Pass Recommendation on Board Bill Number 123.

The Chair stated she would entertain a motion to pass Board Bill Number 123 out of committee with a Do Pass Recommendation.

Ms. Schweitzer moved to pass Board Bill Number 123 out of committee with a Do Pass Recommendation.

Seconded by Ms. Sonnier.

The Chair directed the Associate Clerk to call the roll on the motion pass Board Bill Number 123 out of committee with a Do Pass Recommendation.

The Associate Clerk called the roll and the following votes were recorded:
The following voted Aye: Ms. Schweitzer, Ms. Sonnier. Browning, and Ms. Clark-Hubbard. **4 Aye votes were cast.**

The following voted No:
None

The following abstained:
None

The following was present but did not vote:
None

A total of 4 votes were cast. The motion carried.

Item Number 5

Board Bill Number 129

Introduced by Alderman Devoti

An Ordinance recommended by the Planning Commission establishing and creating a Planned Unit Development District for City Block 4022 to be known as the "La Collina Square Planned Unit Development District" and containing a Severability Clause and an Emergency Clause.

The Chair recognized Mr. Devoti on Board Bill Number 129

Mr. Devoti provided an overview of Board Bill Number 129 and stated James Fisker from Urban Planning and Design would speak on this bill.

Mr. Fisker, provided a presentation explaining the Board Bill.

After the presentation, Mr. Devoti stated he had the developer, Mr. Jake Eilermann, with McBride Homes to speak on the Board Bill.

After no further comments, the chair opened the questions up to the public:

Support

1. Jennifer Giamino

After no further comment from the public, the Chair opened the discussion up to the committee members.

The committee asked questions.

After no further comments from the committee members, the Chair recognized Mr. Devoti to close.

Mr. Devoti asked for a Do Pass Recommendation on Board Bill Number 129.

The Chair stated she would entertain a motion to pass Board Bill Number 129 out of committee with a Do Pass Recommendation.

Ms. Sonnier moved to pass Board Bill Number 129 out of committee with a Do Pass Recommendation.

Seconded by Mr. Browning.

The Chair directed the Associate Clerk to call the roll on the motion pass Board Bill Number 129 out of committee with a Do Pass Recommendation.

The Associate Clerk called the roll and the following votes were recorded:
The following voted Aye: Ms. Schweitzer, Ms. Sonnier, Browning, and Ms. Clark-Hubbard. **4 Aye votes were cast.**

The following voted No:
None

The following abstained:
None

The following was present but did not vote:
None

A total of 4 votes were cast. The motion carried.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

1 Written testimony for Board Bill 119.

VII. Announcements

None

IX. Excused Members

The Chair made a motion to excuse Mr. Cohn and Ms. Keys for necessary absence

Seconded by Mr. Aldridge

Previous roll requested by Mr. Aldridge.

Hearing no objection to the request for previous roll, the Chair stated Mr. Cohn and Ms. Keys have been excused for necessary absence

The Associate Clerk recorded the following from the previous roll:

The following voted Aye: Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **5 Aye votes were cast.**

The following voted No:

None

The following abstained:

None

The following was present but did not vote:

None

A total of 5 votes were cast. The motion carried.

X. Adjournment

Having no other business, the Chair made a motion to adjourn.

Seconded by Mr. Aldridge

Previous roll requested by Mr. Aldridge.

Hearing no objection to the request for previous roll, the Chair stated the meeting was adjourned.

The Associate Clerk recorded the following from the previous roll:

The following voted Aye: Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard. **5 Aye votes were cast.**

The following voted No:

None

The following abstained:

None

The following was present but did not vote:
None

A total of 5 votes were cast. The motion carried.

The Meeting adjourned at 1:14 pm

Minutes completed by: Associate Clerk Rozlyn Smith
Minutes Approved:

Summary

Board Bill Number 128

Sponsored by Alderwoman Shameem Clark Hubbard

Date: January 23, 2026

An ordinance approving the Petition of owners of real property seeking the creation and establishment of the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "CID"), finding a public purpose for the establishment of the CID and containing a severability clause.

BOARD BILL NUMBER 128 INTRODUCED BY ALDERWOMAN SHAMEEM CLARK HUBBARD

1 An ordinance approving a petition to establish the Kingsbury Place HOA’s Capital
2 Improvement Tornado Recovery Community Improvement District; establishing the Kingsbury
3 Place HOA’s Capital Improvement Tornado Recovery Community Improvement District as a
4 political subdivision of the State of Missouri; approving the appointment of the initial board of
5 directors; and containing severability clauses.

6 **WHEREAS**, in May of 2025, a devastating EF-3 tornado touched down and caused
7 extensive damage to certain areas of the City of St. Louis, Missouri, including the geographic area
8 within the Kingsbury Place. This tornado destroyed median and common spaces, including over
9 170 trees that were over one hundred (100) years old, ripped up the sidewalks and streets and
10 damaged the gas lighting system; and

11 **WHEREAS**, the property owners and residents in Kingsbury Place have recognized that a
12 properly formed and well-operated community improvement district property can play an
13 important role in financing the repair and rebuilding of the neighborhood in accordance with, and
14 respect to, the City and Federal designations of Kingsbury Place as a historic District.

15 **WHEREAS**, Sections 67.1401 to 67.1571, RSMo. (the “CID Act”), authorizes the Board
16 of Aldermen to approve the petition of property owners to establish community improvement
17 districts; and

18 **WHEREAS**, the petition attached hereto as **Exhibit A** (the “Petition”) was filed with the
19 City to request formation and establishment of the Kingsbury Place HOA’s Capital Improvement
20 Tornado Recovery Community Improvement District (the “CID”), which Petition was signed by

1 the authorized representatives of the owners of more than fifty percent by assessed value and per
2 capita of the property located within the proposed boundaries of the CID; and

3 **WHEREAS**, the Register of the City of St. Louis reviewed the Petition and determined
4 that it substantially complies with the requirements of the CID Act; and

5 **WHEREAS**, a duly-noticed public hearing was held in accordance with the CID Act; and

6 **WHEREAS**, the Board of Aldermen hereby finds that the adoption of this Ordinance is in
7 the best interest of the City and that the owners of real property located within the CID, as well as
8 the City as a whole, will benefit from the establishment of the CID and the other transactions
9 described herein.

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

11 **SECTION ONE.** A community improvement district, to be known as the “Kingsbury
12 Place HOA’s Capital Improvement Tornado Recovery Community Improvement District” is
13 hereby established pursuant to the CID Act on the real property described in the Petition for the
14 purposes and functions described in the Petition. The Petition includes the approvals of a proper
15 petition by the qualified voters of the CID to impose special assessments pursuant to section
16 67.1521 of the CID Act, so subject to further approvals by the CID’s Board of Directors, the CID
17 is also authorized to impose the special assessments described in the Petition.

18 **SECTION TWO.** The term of the existence of the CID shall begin on the effective date
19 of this Ordinance. The CID shall commence the procedures for terminating the CID under the CID
20 Act upon the earliest of (a) the redemption in full of all of the obligations issued to finance or
21 refinance the CID project described in the Petition in accordance with the CID Act or (b) twenty-
22 seven (27) years from the effective date of this Ordinance.

1 **SECTION THREE.** The Petition provides that the CID shall be governed by a Board of
2 Directors consisting of seven (7) individual directors (collectively, the “Directors” and each, a
3 “Director”). By the approval and adoption of this Ordinance, the Mayor does hereby appoint, and
4 the Board of Aldermen hereby consents, to the following individuals serving as the initial Directors
5 of the CID for the terms set forth below:

<u>Term:</u>	<u>Name:</u>
3 years	William Donius
3 years	Maren Fjord
3 years	Timothy Gray
2 years	Lance Olsen
2 years	Lindsay Selner
2 years	Veronica Theodoro
2 years	Jermal Seward

14 Successor Directors of the CID shall be chosen in accordance with the CID Act and the
15 Petition and shall serve four (4) year terms.

16 **SECTION FOUR.** The Mayor and the Comptroller or their designated representatives are
17 hereby authorized to take any all and all actions, and to execute and deliver for and on behalf of
18 the City any and all certificates, documents, agreements and other instruments as may be necessary
19 and appropriate in order to carry out the matters herein authorized, with no further action of the
20 Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their
21 designated representatives.

1 **SECTION FIVE.** As required by Section 67.1421.6 of the CID Act, the City Register shall
2 report the creation of the CID to the Missouri Department of Economic Development and the
3 Missouri State Auditor.

4 **SECTION SIX.** The use of CID special assessment revenues as authorized and provided
5 for in the Petition will serve a public purpose by funding the construction, reconstruction,
6 installation, repair, maintenance and equipping of improvements and the provision for services as
7 set forth in the CID Act.

8 **SECTION SEVEN.** If any section, subsection, sentence, clause, phrase or portion of this
9 Ordinance is held to be invalid or unconstitutional, or unlawful for any reason, by any court of
10 competent jurisdiction, such portion shall be deemed and is hereby declared to be a separate,
11 distinct and independent provision of this Ordinance, and such holding or holdings shall not affect
12 the validity of the remaining portions of this Ordinance

EXHIBIT A

**Petition to Establish the Kingsbury Place HOA's Capital Improvement Tornado Recovery
Community Improvement District**

BOARD BILL NUMBER 128
FISCAL NOTE

Preparer’s Name: Scott Riley

Contact Information: Scott Riley
Cook & Riley, LLC
7777 Bonhomme Ave., Suite 1910
St. Louis, MO 63105
(314) 322-5161 (cell)
sriley@cookriley.com

Bill Sponsor: Alderwoman Shameem Clark Hubbard

Bill Synopsis:	This Board Bill is being introduced to establish the Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District (the “District”). The District will have boundaries along the north and south of Kingsbury Place bounded by Clara Avenue on the west and Union Avenue on the South (the “Project Area”). Within the Project Area there are sixty-one (61) single-family homes and common areas. The District is being formed as a political subdivision and shall terminate on the date the District will have reached its twenty-seventh (27 th) year of existence as measured from the effective date of the City Ordinance establishing the District.
Type of Impacts:	This Board Bill will have no impact on the City’s General Fund or Special Funds. Separately, the District shall have the power to impose a special assessment on the sixty-one (61) single-family homes based on a formula in a special assessment petition as approved by a ballot vote open to the property owner of each of the sixty-one (61) single-family homes. All District revenues will be used for the construction of certain improvements and the provision of certain services as provided in the CID Act for the primary purpose of repairing the extensive damage caused to the Project Area by the tornado of May 2025.
Agencies Affected:	The Assessor’s Office and the Collector’s Office will assist with the administration of the special assessment imposed by the District, similar to the administration of other special assessments in the City.

SECTION A

Does this bill authorize:

- An expansion of services which entails additional costs beyond that approved in the current adopted city budget? Yes No.
- An undertaking of a new service for which no funding is provided in the current adopted city budget? Yes No.
- A commitment of city funding in the future under certain specified conditions? Yes No.
- An issuance of bonds, notes and lease-purchase agreements which may require additional funding beyond that approved in the current adopted city budget? Yes No.
- An execution or initiation of an activity as a result of federal or state mandates or requirements? Yes No.
- A capital improvement project that increases operating costs over the current adopted city budget? Yes No.
- A capital improvement project that requires funding not approved in the current adopted city budget or that will require funding in future years? Yes No.

SECTION B

- Does the bill require the construction of any new physical facilities? Yes No.
 - If yes, describe the facilities and provide the estimated cost:
- Is the bill estimated to have a direct fiscal impact on any city department or office? Yes No
- Does the bill create a program or administrative subdivision? Yes No
 - If yes, then is there a similar existing program or administrative subdivision? Yes No
 - If yes, explain the how the proposed programs or administrative subdivisions may overlap:
- Describe the annual operating, equipment, and maintenance costs that would result from the proposed bill, as well as any funding sources:

None.

Complete the chart below to list the total estimated expenditures required of the City resulting from the proposed board bill and any estimated savings or additional revenue.

Financial Estimate of Impact on General Fund			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a
Financial Estimate of Impact on Special Funds			
Fiscal Impact	<u>Year 1 (current)</u>	<u>Year 2</u>	<u>Year 3</u>
Additional Expenditures	n/a	n/a	n/a
Additional Revenue	n/a	n/a	n/a
Net	n/a	n/a	n/a

- Describe any assumptions used in preparing this fiscal note:

Not applicable.

- List any sources of information (including any City officials, agencies, or departments) used in preparing this fiscal note:

None.

- Have the financial estimates of this bill been verified by the City Budget Division?

___ Yes __X__ No

If yes, by whom? _____



CARA SPENCER
MAYOR

City of St. Louis

REGISTER'S OFFICE

Room 118 City Hall
St. Louis, Missouri 63103
Phone: (314) 622-4145
Fax: (314) 622-4247



AMBER BOYKINS SIMMS
REGISTER

January 16, 2026

Honorable Sharita Rogers
Acting Clerk to the Board of Aldermen
City Hall, Room 230
St. Louis, MO 63103

Re: Petition to Establish the Kingsbury Place HOA's Capital Improvement
Tornado Recovery Community Improvement District

Dear Ms. Rogers:

As used in this letter, "Act" means Section 67.1401, et. seq., RSMo., as amended, the Community Improvement District Act adopted by the State of Missouri.

The undersigned is duly appointed, qualified, and acting Register of the City of St. Louis.

The above-referenced Petition to Establish the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "Petition") under the Act was filed with my office on January 14, 2026. The Petition and execution pages were reviewed by the Assessor's Office and the personnel from the City Counselor's Office.

Based on their review and on information and advice provided to me, I hereby report to you that the Petition substantially complies with the requirements of Section 67.1421.2, RSMo., and related provisions of the Act.

Sincerely,

Amber Boykins Simms
Register

cc: Ben Jonsson, Chief Operating Officer
Shawn Ordway, Assessor for the City of St. Louis
David Donald, Abatement/Redevelopment Coordinator, Assessor's Office
Marc Stoff, Tax Auditor, Collector of Revenue
Scott Riley, Cook & Riley, LLC (sriley@cookrileylaw.com)

**PETITION TO THE CITY OF ST. LOUIS, MISSOURI
FOR ESTABLISHMENT OF THE**

**KINGSBURY PLACE HOA's CAPITAL IMPROVEMENT
TORNADO RECOVERY COMMUNITY IMPROVEMENT
DISTRICT**

JANUARY 14, 2025

2025 JAN 14 P 1:11

11/14/2024

COOK & RILEY, LLC

7777 BONHOMME AVE.
SUITE 1910
CLAYTON, MO 63105
(314) 725-5151 (MAIN)
(314) 322-5161 (DIRECT)

SCOTT R. RILEY
sriley@cookrileylaw.com

DANIEL J. COOK
dcook@cookrileylaw.com

January 14, 2026

Ms. Amber Simms
City Register
City of St. Louis, Missouri
City Hall, Room 118
1200 Market St.
St. Louis, Missouri 63103

2026 JAN 14 P 1:11

Re: Filing of Petition for the Formation of the Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District

Dear City Register:

Attached to this letter is a fully executed Petition (with exhibits) related to the formation of the proposed Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District (the “CID”). As background, the CID is being formed by the residents in Kingsbury Place, through a cooperative effort of the neighborhood’s two (2) homeowners’ associations, in order to restore, repair and rebuild the street after the damage caused by the May 16, 2025 tornado. The tornado damaged the neighborhood’s street surface, curbs, sidewalks and utility infrastructure and also caused the loss of over 160 mature trees. The neighborhood is proposing the CID in order to tax only its residents (the 61 homeowners) to raise the monies needed to repair the tornado damage. This will allow the City of St. Louis to use its public funds to focus on other tornado-hit areas.

Please accept this filing pursuant to §67.1421. As a next step, your office is required to review the Petition to verify that the Petition “substantially complies” with the requirements of §67.1421.2. Our understanding is that your office is typically assisted in its review of the Petition by the City Assessor’s Office and the City Counselor’s Office. We’ve already been in contact with the City Counselor’s Office and the City Assessor’s Office. We’ve been informed that Patrick Paterson and David Donald are the designated reviewers of the Petition for the City Counselor and City Assessor, respectively.

We appreciate your help with this matter. If you have any questions, please contact me at (314) 322-5161 or sriley@cookrileylaw.com.

Ms. Amber Simms
Office of the City Register
January 14, 2026

Very Truly Yours,

Cook & Riley, LLC



Scott Riley
Partner

cc:

Alderman Shameem Clark-Hubbard – Board of Aldermen
Patrick Paterson – City Counselor’s Office
David Donald – City Assessor’s Office

STATE OF MISSOURI }
CITY OF ST. LOUIS } ss

I, the undersigned Register of said City do hereby certify the foregoing to be a true copy of

Petition to Establish the Kingsbury
Place HOA's Capital Improvement
Lornado Recovery Community
Improvement District

the original of which is on file in this office.

Witness my hand and the seal of the City of St. Louis
this 14th day of January, 2026


REGISTER

COOK & RILEY, LLC

7777 BONHOMME AVE.
SUITE 1910
CLAYTON, MO 63105
(314) 725-5151 (MAIN)
(314) 322-5161 (DIRECT)

SCOTT R. RILEY
sriley@cookrileylaw.com

DANIEL J. COOK
dcook@cookrileylaw.com

January 14, 2026

Ms. Amber Simms
City Register
City of St. Louis, Missouri
City Hall, Room 118
1200 Market St.
St. Louis, Missouri 63103

2026 JAN 14 PM 1:11

Re: Filing of Petition for the Formation of the Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District

Dear City Register:

Attached to this letter is a fully executed Petition (with exhibits) related to the formation of the proposed Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District (the “CID”). As background, the CID is being formed by the residents in Kingsbury Place, through a cooperative effort of the neighborhood’s two (2) homeowners’ associations, in order to restore, repair and rebuild the street after the damage caused by the May 16, 2025 tornado. The tornado damaged the neighborhood’s street surface, curbs, sidewalks and utility infrastructure and also caused the loss of over 160 mature trees. The neighborhood is proposing the CID in order to tax only its residents (the 61 homeowners) to raise the monies needed to repair the tornado damage. This will allow the City of St. Louis to use its public funds to focus on other tornado-hit areas.

Please accept this filing pursuant to §67.1421. As a next step, your office is required to review the Petition to verify that the Petition “substantially complies” with the requirements of §67.1421.2. Our understanding is that your office is typically assisted in its review of the Petition by the City Assessor’s Office and the City Counselor’s Office. We’ve already been in contact with the City Counselor’s Office and the City Assessor’s Office. We’ve been informed that Patrick Paterson and David Donald are the designated reviewers of the Petition for the City Counselor and City Assessor, respectively.

We appreciate your help with this matter. If you have any questions, please contact me at (314) 322-5161 or sriley@cookrileylaw.com.

Ms. Amber Simms
Office of the City Register
January 14, 2026

Very Truly Yours,

Cook & Riley, LLC



Scott Riley
Partner

cc:

Alderman Shameem Clark-Hubbard – Board of Aldermen
Patrick Paterson – City Counselor’s Office
David Donald – City Assessor’s Office

PETITION TO THE CITY OF ST. LOUIS, MISSOURI

FOR ESTABLISHMENT OF THE

**KINGSBURY PLACE HOA's CAPITAL IMPROVEMENT
TORNADO RECOVERY COMMUNITY IMPROVEMENT
DISTRICT**

JANUARY 14, 2025

2025 JAN 14 PM 1:11

ST. LOUIS, MO

PETITION FOR THE CREATION OF THE KINGSBURY PLACE HOA'S CAPITAL IMPROVEMENT TORNADO RECOVERY COMMUNITY IMPROVEMENT DISTRICT

To the Board of Aldermen of the City of St. Louis, Missouri (the “City”):

The undersigned real property owners (the “Petitioners”), being the owners collectively owning:

- (1) more than fifty percent (50%) by assessed value of the real property; and
- (2) more than fifty percent (50%) per capita of all owners of real property;

within the boundaries of the hereinafter described community improvement district, do hereby petition and request that the Board of Aldermen of the City of St. Louis, Missouri (the “Board of Aldermen”) create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, inclusive, RSMo (the “CID Act”).

A. District Name. The Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District (the “District”) shall be name for the community improvement district approved pursuant to this Petition.

B. Legal Description and Map. A legal description and map of the District are attached hereto as Exhibit A and Exhibit B, respectively. The proposed District is located entirely within the corporate boundaries of the City.

C. Five Year Plan. A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make, and an estimate of costs of these services and improvements to be incurred is attached hereto as Exhibit C.

D. Establishment as a Political Subdivision. The District shall be formed as a political subdivision of the State of Missouri, as provided for in Section 67.1411 of the Act, and shall have all of the powers authorized and/or granted by the Act, including the powers set forth in Section 67.1461, and as otherwise provided by law subject to the limitations set forth in this Petition.

E. Directors. The Board of Directors of the District shall consist of between five (5) and seven (7) individual Directors (the “Directors” and each a “Director”). The initial Board of Directors shall consist of seven (7) Directors to be appointed by the Mayor and approved by the Board of Aldermen of the City as evidenced in a City ordinance approving this Petition and authorizing the creation of the District. The Directors shall serve staggered terms in the manner and as provided in the Act. Each Director shall meet the following requirements:

- Be a citizen of the United States of America and a Missouri resident for at least one year prior to appointment;
- Be at least 21 years of age;
- Be an owner of real property or its legally authorized representative and reside within the District, unless temporarily displaced due to damage to such owner’s property caused by the tornado that impacted the District in May of 2025.

The initial Directors and their terms shall be the following:

1. William Donius 3 Years
2. Maren Fjord 3 Years
3. Timothy Gray 3 Years
4. Lindsey Selner 2 Years
5. Lance Olsen 2 Years
6. Jermal Seward 2 Years
7. Veronica Theodoro 2 Years

Upon expiration of the terms of the initial Directors, successor directors shall be appointed from a slate of individuals chosen by the Directors in a number necessary to insure that the Board of Directors continues to have a minimum of five (5) members, with the Directors making reasonable efforts to provide for a Board of Directors that has at least one (1) trustee of the Kingsbury Place Association and at least one (1) trustee of the Kingsbury Terrace Association. This slate shall be submitted by the Directors for approval by the Mayor with the consent of the Board of Aldermen of the City in accordance with the procedural and substantive requirements of the Act. Following submission of the slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent by resolution to the appointments; or b) the Mayor or Board of Aldermen may reject the slate submitted and request in writing that the District submit an alternate slate. If an alternate slate is requested, the District shall submit such an alternate slate to the Mayor within sixty (60) days. Following submission of the alternate slate to the Mayor: a) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent by resolution to the appointments; or b) the Mayor or Board of Aldermen may reject the alternate slate submitted and request that the District submit a second alternate slate. The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the Board of Aldermen. Successor directors shall be appointed to serve four (4) year terms on the Board.

F. Total Assessed Value. The total assessed value of all property included in the District for the 2025 tax year equals \$10,777,380. Information regarding the ownership, common street address, the City Assessor's Office Parcel Number and assessed value of each parcel in the boundaries of the District is attached hereto as **Exhibit D**.

G. Determination of Blight. Petitioners are not requesting a blight finding as part of the formation of the District.

H. Term of Existence. The proposed maximum length of time for the existence of the District is the earlier of: (i) reimbursement of all outstanding District obligations or (ii) twenty-seven (27) years from the date of the ordinance approving the Petition. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act.

I. Maximum Special Assessment. Petitioners propose to impose a special assessment (the "**District Special Assessment**") to be levied as follows:

The District is authorized to levy special assessments against real property within its boundaries in an amount sufficient to pay the costs of the Project not to exceed \$6,000,000 and all costs of issuance, administrative expenses, reserves, and the

full amount of principal and interest on any bonds or other obligations issued to finance the Project, together with any required coverage amounts. The methodology to be used to calculate the District Special Assessment to be levied against each Parcel within the District shall be as follows:

[i] For eligible Project costs related to replacement of water main, sewer line and lateral improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata on a per-parcel basis, with each Assessed Parcel bearing the parcel's Linear Frontage divided by the total Linear Frontage; and

[ii] For eligible Project costs related to the repair, replacement and construction of the Kingsbury Place street, curb and sidewalk improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata based on each Assessed Parcel's Assessed Value as of January 1, 2025 to the total Assessed of all 61 homes on that date; and

[iii] For eligible Project costs related to repair, replacement and construction of improvements in the District necessary due to damage caused by the tornado that impacted the District in May of 2025, which are not within the improvements described within items (i) or (ii) above, including the repayment of monies advanced to the District by the Kingsbury Terrace Association and the Kingsbury Place Association (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro-rata using each home as a numerator and 61 homes as a denominator.

Parcels 22H (Belt Ave) and 21H (Washington Terrace Walkway) do not benefit, are not part of the calculation and will not be levied.

The foregoing methodology as to the One third (1/3rd) baseline may be adjusted as necessary to accurately match the District's financing obligations, including but not limited to bond or loan requirements, coverage ratios, or reserve funding needs, consistent with section 67.1521.4, RSMo.

J. Sales Tax, Real Estate Tax, and Business License Tax. The District shall not have the power and is not authorized to impose a sales tax, real estate tax levy, or business license tax.

K. Borrowing Capacity Limitation. The borrowing capacity of the District shall be \$6,000,000.

L. No Revenue Limitations. Except as provided in Section J above, Petitioners do not seek limitations on the revenue generation of the District.

M. General Power Limitation. The District shall not have the following general powers under

Section 67.1461.1: (7) To sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property; (10) to levy sales taxes pursuant to sections 67.1401 to 67.1571; (11) to fix, charge, and collect fees, rents and other charges for use of the District's real or personal property, or interests therein; (17) to dedicate to the municipality, with the municipality's consent, streets, sidewalks, parks and other real property and improvements located within its boundaries for public use. Further, the exercise of any of the other general powers of the District under Section 67.1461 shall be limited to the purposes set forth in Section I and Exhibit C of this Petition.

N. Petitioners Withdrawal Right Notice. THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK, but this Petition does not go into effect until it is signed by at least twelve (12) property owners in the address range of Numbers 1 through 22 Kingsbury Place and at least twenty (20) owners in the address range of Numbers 23 through 62 Kinsbury Place.

WHEREFORE, Petitioner respectfully requests that the Board of Aldermen establish the District to exercise its power under the CID Act in accordance with the information set forth in this Petition and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested district.

[NO FURTHER TEXT; SIGNATURE PAGES FOLLOW]

**THE PETITION TO ESTABLISH THE KINGSBURY PLACE HOA'S CAPITAL IMPROVEMENT
TORNADO RECOVERY COMMUNITY IMPROVEMENT DISTRICT
AND APPROVE THE CID SPECIAL ASSESSMENT DESCRIBED HEREIN**

The undersigned requests that the Board of Aldermen of the City of St. Louis, Missouri establish The Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District ("District") according to the preceding Petition and authorize the creation of the District. The undersigned authorizes the District to levy the special assessment described below and more fully set forth in the preceding Petition against the parcel(s) listed below:

Description of the District Special Assessment and Calculation Thereof

The Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District (the "District") shall be authorized to levy a special assessment (the "**District Special Assessment**") against the real property benefited within the District for the purpose of providing revenue for costs incurred by the District for the completion of its District Project, including programs, services and improvements related to landscaping, hardscaping, transportation, utilities and other infrastructure improvements, beautification or other programs, services and improvements authorized by the Act in the District.

The District Special Assessment is to be levied as follows:

The District is authorized to levy special assessments against real property within its boundaries in an amount sufficient to pay the costs of the Project not to exceed \$6,000,000 and all costs of issuance, administrative expenses, reserves, and the full amount of principal and interest on any bonds or other obligations issued to finance the Project, together with any required coverage amounts. The methodology to be used to calculate the District Special Assessment to be levied against each Parcel within the District shall be as follows:

[i] For eligible Project costs related to replacement of water main, sewer line and lateral improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata on a per-parcel basis, with each Assessed Parcel bearing the parcel's Linear Frontage divided by the total Linear Frontage; and

[ii] For eligible Project costs related to the repair, replacement and construction of the Kingsbury Place street, curb and sidewalk improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata based on each Assessed Parcel's Assessed Value as of January 1, 2025 to the total Assessed of all 61 homes on that date; and

[iii] For eligible Project costs related to repair, replacement and construction of improvements in the District necessary due to damage caused by the tornado that impacted the District in May of 2025, which are not within the improvements described within items (i) or (ii) above, including the repayment of monies advanced to the District by the Kingsbury Terrace Association and the Kingsbury Place Association (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro-rata using each home as a numerator and 61 homes as a denominator.

Parcels 22H (Belt Ave) and 21H (Washington Terrace Walkway) do not benefit, are not part of the calculation and will not be levied.

The foregoing methodology as to the One third (1/3rd) baseline may be adjusted as necessary to accurately match the District's financing obligations, including but not limited to bond or loan requirements, coverage ratios, or reserve funding needs, consistent with section 67.1521.4, RSMo.

The properties located in the District that will receive special benefit from District's programs, services and improvements are set forth in **Exhibit D** to the formation Petition, which is also incorporated by reference into this Special Assessment Petition. In order to implement the special assessment, the Board of Directors shall approve a resolution imposing the special assessment authorized by this Petition, and such special assessment may be imposed in any amount up to the maximum rate as authorized by this Petition.

[Rest of Page Intentionally; Signature Pages of Owners Follow]

Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Thomas J. Gregory and Joan Moriarty
Type of Entity	Individuals
Name of Signer(s)	Thomas J. Gregory and Joan Moriarty
Basis of Authority to Sign	Owners
Signer's Mailing Address	3 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-749-1167
Owner's Mailing Address	3 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-749-1167

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

3 Kingsbury Place
56199130000
\$165,830

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Thomas J. Gregory and Joan Moriarty

By: *Thomas J. Gregory and Joan Moriarty Gregory*

Name: Thomas J. Gregory and Joan Moriarty

Date: December 19, 2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Thomas J. Gregory and Joan Moriarty Gregory
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires
11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Jermal Seward II and Rachel L. Seward
Type of Entity	Individuals
Name of Signer(s)	Jermal Seward II and Rachel L. Seward
Basis of Authority to Sign	Owners
Signer's Mailing Address	4 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-920-0576
Owner's Mailing Address	4 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

4 Kingsbury Place
38769100000
\$183,300

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Jermal Seward II and Rachel L. Seward
By: [Signature]
Name: Jermal Seward II and Rachel L. Seward
Date: 12-31-25

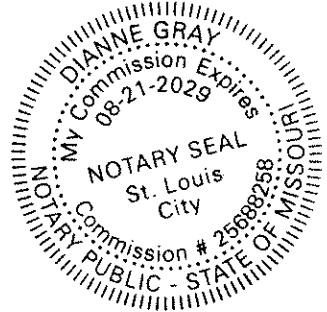
STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

Before me personally appeared Jermal and Rachel Seward,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
31 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires
8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Thomas E. Monroe and Susan R. Monroe
Type of Entity	Individuals
Name of Signer(s)	Thomas E. Monroe and Susan R. Monroe
Basis of Authority to Sign	Owners
Signer's Mailing Address	5 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 - 367 - 1567
Owner's Mailing Address	5 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 - 367 - 1567

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

5 Kingsbury Place
56199140000
\$165,870

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Thomas E. Monroe and Susan R. Monroe

By: *Thomas E. Monroe Susan R. Monroe*

Name: Thomas E. Monroe and Susan R. Monroe

Date: 12/28/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

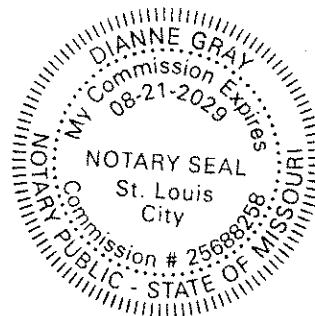
Before me personally appeared Tom and Susan Monroe,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Thomas E. Ruwitch and Melissa E. Ruwitch
Type of Entity	Individuals
Name of Signer(s)	Thomas E. Ruwitch and Melissa E. Ruwitch
Basis of Authority to Sign	Owners
Signer's Mailing Address	6 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-853-1128
Owner's Mailing Address	6 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-853-1128

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

6 Kingsbury Place
38769090000
\$166,860

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Thomas E. Ruwitch and Melissa E. Ruwitch

By: Thomas E. Ruwitch Melissa E. Ruwitch

Name: Thomas E. Ruwitch and Melissa E. Ruwitch

Date: 12/19/25 ER

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Thomas E. Ruwitch and Melissa E. Ruwitch,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires
11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Mark J. Harrington and Jane Chu
Type of Entity	Individuals
Name of Signer(s)	Mark J. Harrington and Jane Chu
Basis of Authority to Sign	Owners
Signer's Mailing Address	7 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-454-1310
Owner's Mailing Address	7 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-454-1310

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

7 Kingsbury Place
56199150000
\$143,000

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Mark J. Harrington and Jane Chu

By: Jane Chu Harrington J. Mark Harrington

Name: Mark J. Harrington and Jane Chu

Date: Dec. 19, 2025

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

Before me personally appeared Mark J. Harrington and Jane Chu Harrington to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	William A. Donius
Type of Entity	Individual
Name of Signer(s)	William A. Donius
Basis of Authority to Sign	Owner
Signer's Mailing Address	8 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314. 348. 6335
Owner's Mailing Address	8 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314. 348. 6335

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

8 Kingsbury Place
38769080000
\$248,020

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: William A. Donius

By:

[Handwritten signature of William A. Donius]

Name: William A. Donius

Date:

12/20/2025

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

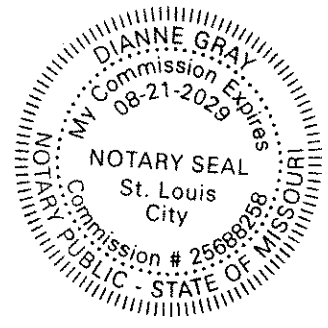
Before me personally appeared Bill Donius,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
20 day of Dec, 2025.

[Handwritten signature of Dianne Gray]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Christopher Williams
Type of Entity	Individual
Name of Signer(s)	Christopher Williams
Basis of Authority to Sign	Owner
Signer's Mailing Address	9 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-518-5240
Owner's Mailing Address	9 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-518-5240

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

9 Kingsbury Place
56199160000
\$248,990

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Christopher Williams
By: [Signature]
Name: Christopher Williams
Date: [Signature]

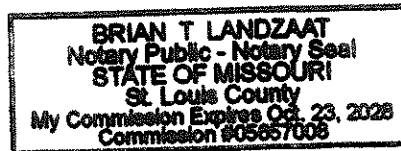
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Christopher Williams
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
8th day of January, 2025: 2026

[Signature]
Notary Public

My Commission Expires
10.23.2026



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Travis K. and Lindsay Selner
Type of Entity	Individuals
Name of Signer(s)	Travis K. and Lindsay Selner
Basis of Authority to Sign	Owners
Signer's Mailing Address	11 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 288-4544
Owner's Mailing Address	11 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

11 Kingsbury Place
56199170000
\$262,500

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Travis K. and Lindsay Selner

By: [Signature]

Name: Travis K. and Lindsay Selner

Date: 12/29/2025

STATE OF MISSOURI)
)
) SS
CITY OF ST. LOUIS)

Before me personally appeared Travis and Lindsay Selner,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
29 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Charles B. Huddleston and Marye J. Gleva
Type of Entity	Individuals
Name of Signer(s)	Charles B. Huddleston and Marye J. Gleva
Basis of Authority to Sign	Owners
Signer's Mailing Address	14 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 602 9215
Owner's Mailing Address	14 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

14 Kingsbury Place
38769050000
\$249,630

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Charles B. Huddleston and Marye J. Gleva

By: *Charles B. Huddleston Marye J. Gleva*

Name: Charles B. Huddleston and Marye J. Gleva

Date: 1 JAN 2026

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

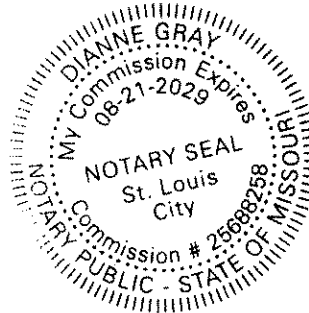
Before me personally appeared *Charles Huddleston & Marye Gleva*
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
7 day of Jan, 2026

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	David Ulrich and Grace Montenegro
Type of Entity:	Individuals
Name of Signer(s):	David Ulrich and Grace Montenegro
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	16 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number:	
Owner's Mailing Address:	16 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number:	917-587-9664

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	16 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38769044444
2025 Tax Year Total Assessed Valuation:	\$170,600

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: David Ulrich and Grace Montenegro
By: [Signature]
Name: David Ulrich and Grace Montenegro
Date: 1/6/2026

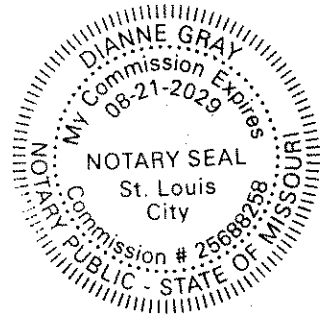
STATE OF MISSOURI)
CITY OF ST. LOUIS) SS

Before me personally appeared David Ulrich & Grace Montenegro, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 7 day of Jan, 2026.

[Signature]
Notary Public

My Commission Expires
8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Caroline P. Early Trust
Type of Entity	Trust
Name of Signer(s)	Caroline P. Early
Basis of Authority to Sign	Trustee
Signer's Mailing Address	17 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 954 6356
Owner's Mailing Address	17 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

17 Kingsbury Place
56199200000
\$172,540

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Caroline P. Early Trust

By: Caroline P. Early

Name: Caroline P. Early

Date: Caroline P. Early
December 19 2025

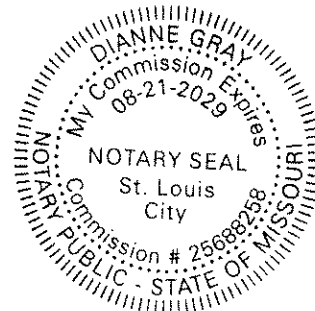
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Caroline Early,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Barton Hamilton Trust
Type of Entity	Trust
Name of Signer(s)	Barton Hamilton and Ursula Kopij <i>[Signature]</i>
Basis of Authority to Sign	Trustees
Signer's Mailing Address	18 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	
Owner's Mailing Address	18 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-283-9517

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

18 Kingsbury Place
38769030000
\$173,890

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

BH ^{signed}
Owner:

Barton Hamilton Trust

By:

Bart Hamilton Ursula Kopij

Name:

Barton Hamilton and Ursula Kopij

Date:

1/3/2026 1/4/2026

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Bart Hamilton

to me personally known to be the individual(s) described in and who executed the forgoing instrument.

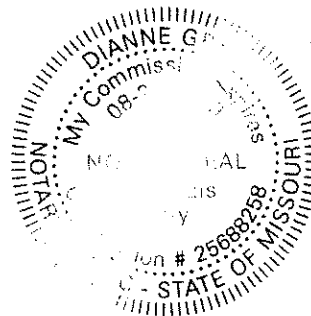
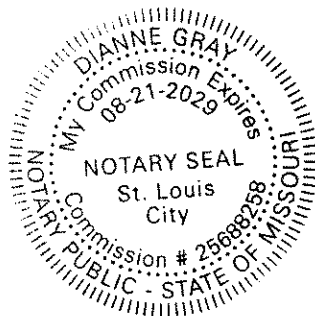
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this

3 day of Jan, 2026

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Harold Neumann and Maren L. Fjord
Type of Entity	Individuals
Name of Signer(s)	Harold Neumann and Maren L. Fjord
Basis of Authority to Sign	Owners
Signer's Mailing Address	20 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 324 9143
Owner's Mailing Address	20 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 324 9143

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

20 Kingsbury Place
38769020000
\$170,920

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Harold Neumann and Maren L. Fjord

By: [Handwritten Signatures]

Name: Harold Neumann and Maren L. Fjord

Date: 12/19/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Harold Neumann and Maren L. Fjord
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires
11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Peter Gregory
Type of Entity	Individual
Name of Signer(s)	Peter Gregory
Basis of Authority to Sign	Owner
Signer's Mailing Address	22 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	
Owner's Mailing Address	22 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	541-602-6732

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

22 Kingsbury Place
38769015000
\$284,290

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Peter Gregory
By: [Signature]
Name: Peter Gregory
Date: 1/4/26

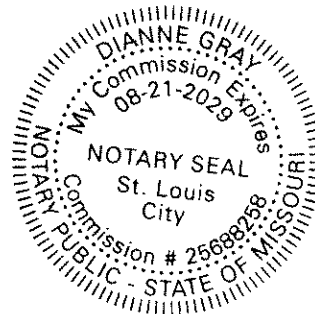
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Peter Gregory
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

4 Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
day of Jan, 2026

[Signature]
Notary Public

My Commission Expires
8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Eugene G. Gallant Jr. and Christine K. Gallant
Type of Entity	Individuals
Name of Signer(s)	Eugene G. Gallant Jr. and Christine K. Gallant
Basis of Authority to Sign	Owners
Signer's Mailing Address	21 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(401) 339 8480
Owner's Mailing Address	21 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

21 Kingsbury Place
56199220000
\$179,440

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Eugene G. Gallant Jr. and Christine K. Gallant

By: *Eugene G. Gallant Jr.*

Name: Eugene G. Gallant Jr. and Christine K. Gallant

Date: *Christine K. Gallant*

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared *Eugene & Christine Gallant*,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
8 day of *Jan*, 202*6*

Dianne Gray
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Michael A. and Sarah P. Wolff
Type of Entity	Individuals
Name of Signer(s)	Michael A. and Sarah P. Wolff
Basis of Authority to Sign	Owners
Signer's Mailing Address	24 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-504-5935
Owner's Mailing Address	24 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	Same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

24 Kingsbury Place
38769100000
\$128,230

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Michael A. and Sarah P. Wolff

By: [Signature]

Name: Michael A. and Sarah P. Wolff

Date: 1/6/26

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

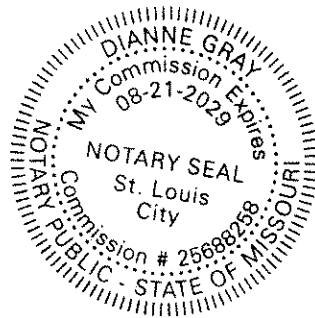
Before me personally appeared Michael & Sarah Wolff
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
5 day of Jan, 2026

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Jeremy and Jane M. Garbutt
Type of Entity	Individuals
Name of Signer(s)	Jeremy and Jane M. Garbutt
Basis of Authority to Sign	Owners
Signer's Mailing Address	26 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 724 8265
Owner's Mailing Address	26 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 724 8265

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

26 Kingsbury Place
38759095000
\$197,480

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Jeremy and Jane M. Garbutt
By: [Signature] [Signature]
Name: Jeremy and Jane M. Garbutt
Date: 12/19/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Jeremy and Jane Garbutt
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Dorothy L. McMurtry
Type of Entity	Individual
Name of Signer(s)	Dorothy L. McMurtry
Basis of Authority to Sign	Owner
Signer's Mailing Address	28 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-249-5096
Owner's Mailing Address	28 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-249-5096

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

28 Kingsbury Place
38759090000
\$121,750

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Dorothy L. McMurtry
By: Dorothy L. McMurtry
Name: Dorothy L. McMurtry
Date: Dec. 19, 2025

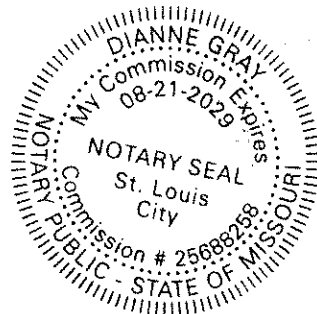
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Dorothy McMurtry,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

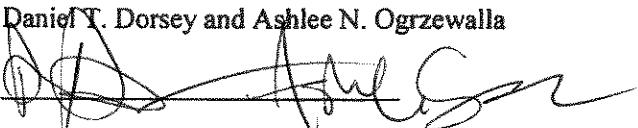
Name of Owner(s)	Daniel T. Dorsey and Ashlee N. Ogrzewalla
Type of Entity	Individuals
Name of Signer(s)	Daniel T. Dorsey and Ashlee N. Ogrzewalla
Basis of Authority to Sign	Owners
Signer's Mailing Address	29 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-502-0063
Owner's Mailing Address	29 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-502-0063

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

29 Kingsbury Place
5550915000
\$176,490

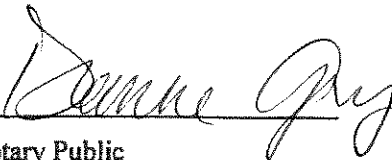
By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Daniel T. Dorsey and Ashlee N. Ogrzewalla
By: 
Name: Daniel T. Dorsey and Ashlee N. Ogrzewalla
Date: 12-19-25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Daniel Dorsey and Ashlee Ogrzewalla
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.


Notary Public

My Commission Expires
8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s) <i>Joseph MATASKE</i>	Joseph F. Mataske
Type of Entity	Individual
Name of Signer(s)	Joseph F. Mataske
Basis of Authority to Sign	Owner
Signer's Mailing Address	30 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number <i>314-606-0805</i>	
Owner's Mailing Address <i>314</i>	30 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

30 Kingsbury Place
38759085000
\$100,770

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Joseph F. Mataske
By: Joseph F. Mataske
Name: Joseph F. Mataske
Date: 2 Jan 26

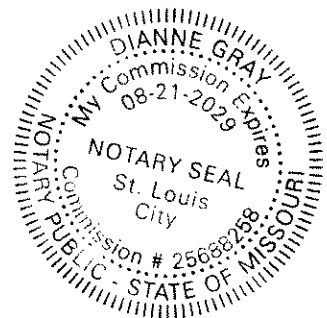
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Joseph Mataske,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
2 day of Jan, 2025.

Dianne Gray
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Daniel L. and Veronica Theodoro (Note: City Assessor information on website has misspelling of last name as "Theodore")
Type of Entity	Individuals
Name of Signer(s)	Daniel L. and Veronica Theodoro
Basis of Authority to Sign	Owners
Signer's Mailing Address	31 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-322-9149
Owner's Mailing Address	31 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-322-9149

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

31 Kingsbury Place
55509160000
\$215,260

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Daniel L. and Veronica Theodoro

By: *[Signature]* Veronica Theodoro

Name: Daniel L. and Veronica Theodoro

Date: 12/28/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

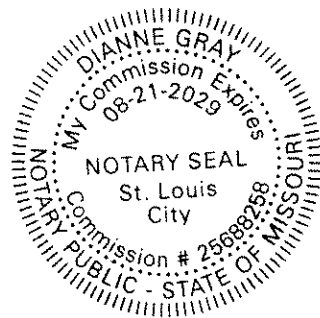
Before me personally appeared Daniel & Veronica Theodoro,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Stewart E. Rhea and Mary Ann Donnelly <i>Rhea</i>
Type of Entity:	Individuals
Name of Signer(s):	Stewart E. Rhea and Mary Ann Donnelly
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	32 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number:	
Owner's Mailing Address:	32 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number:	<i>925-899-0651</i>

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	32 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759080000
2025 Tax Year Total Assessed Valuation:	\$122,610

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: ^{Stewart} Stewart E. Rhea and ^{Mrs} Mary Ann ^{Rhea} Donnelly
By: ^{Stewart} Stewart ^{Mary Ann} Mary Ann
Name: ~~Stewart E. Rhea and Mary Ann Donnelly~~ ^{Rhea}
Date: 12/28/25

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

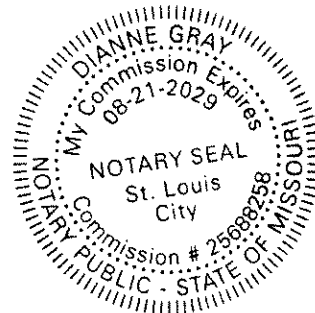
Before me personally appeared Stewart and Mary Ann Rhea to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Zane T. and Lee M. Cagle
Type of Entity	Individuals
Name of Signer(s)	Zane T. and Lee M. Cagle
Basis of Authority to Sign	Owners
Signer's Mailing Address	33 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-276-1681
Owner's Mailing Address	33 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-276-1681

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

33 Kingsbury Place
55509170000
\$133,210

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Zane T. and Lee M. Cagle

By: *[Signature]*
Lee M. Cagle

Name: Zane T. and Lee M. Cagle

Date: 12/19/25

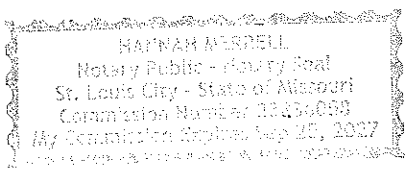
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Zane Cagle and Lee Cagle
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

[Signature]
Notary Public

My Commission Expires
9-26-27



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Maria Yadira Hurley and John L. Frater
Type of Entity	Individuals
Name of Signer(s)	Maria Yadira Hurley and John L. Frater
Basis of Authority to Sign	Owners
Signer's Mailing Address	34 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 397 4383
Owner's Mailing Address	34 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 397 4383

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

34 Kingsbury Place
38759075000
\$250,240

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Maria Yadira Hurley and John L. Prater^F
By: [Signature]
Name: Maria Yadira Hurley and John L. Prater^F
Date: 12/19/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Maria Yadira Hurley & John Prater
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	David B. Ott and Margaret McDonald
Type of Entity	Individuals
Name of Signer(s)	David B. Ott and Margaret McDonald
Basis of Authority to Sign	Owners
Signer's Mailing Address	35 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-323-4123
Owner's Mailing Address	35 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-323-4123

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

35 Kingsbury Place
55509180000
\$149,170

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: David B. Ott and Margaret McDonald

By: 


Name: David B. Ott and Margaret McDonald

Date: 12/29/25

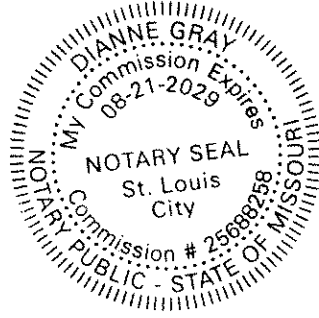
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Margaret McDonald ; David Ott
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
29 day of Dec, 2025.


Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Peter K. and Elizabeth Engelsmann Trust
Type of Entity	Trust
Name of Signer(s)	Peter K. Engelsmann
Basis of Authority to Sign	Trustee
Signer's Mailing Address	36 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 922-3176
Owner's Mailing Address	36 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	Same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

36 Kingsbury Place
38759070000
\$243,300

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Peter K. and Elizabeth Engelsmann Trust

By: [Signature]

Name: Peter K. Engelsmann

Date: 12-21-25

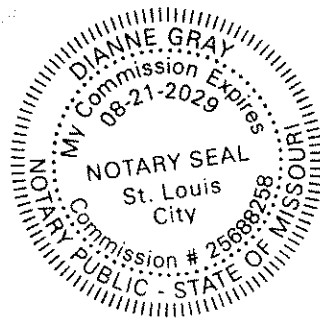
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Peter Engelsmann,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
21 day of December, 2025.

[Signature]
Notary Public

My Commission Expires
8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Heather Martin and Colin A. Martin
Type of Entity	Individuals
Name of Signer(s)	Heather Martin and Colin A. Martin
Basis of Authority to Sign	Owners
Signer's Mailing Address	38 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(205) 876-3517
Owner's Mailing Address	38 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	SAME

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

38 Kingsbury Place
38759065000
\$252,490

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Heather Martin and Colin A. Martin

By:

Heather Martin *Colin A. Martin*

Name: Heather Martin and Colin A. Martin

Date:

1/4/2020

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

Before me personally appeared Heather and Colin Martin
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
4th day of January, 2020

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Carolyn Bernstein
Type of Entity	Individual
Name of Signer(s)	Carolyn Bernstein
Basis of Authority to Sign	Owner
Signer's Mailing Address	39 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-304-5532
Owner's Mailing Address	39 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-304-5532

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

39 Kingsbury Place
55509200000
\$200,160

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Carolyn Bernstein

By: Carolyn Bernstein Petite

Name: Carolyn Bernstein

Date: Carolyn 12/19/25

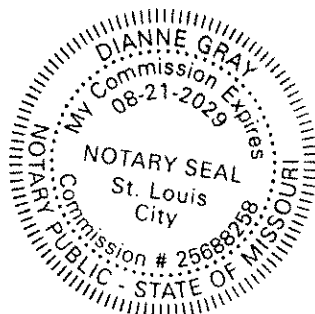
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Carolyn Bernstein Petite
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of December, 2025.

Dianne Gray
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	James and Marcia Nusz Trust
Type of Entity	Trust
Name of Signer(s)	James A. Nusz and Marcia K. Nusz <i>Marcia K. Nusz</i>
Basis of Authority to Sign	Trustees
Signer's Mailing Address	40 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	<i>(314) 367-1184</i>
Owner's Mailing Address	40 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	<i>(314) 367-1184</i>

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

40 Kingsbury Place
38759060000
\$158,060

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: James and Marcia Nusz Trust
Marcia Nusz James Nusz

By: _____

Name: James A. Nusz and Marcia K. Nusz

Date: 12-19-25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared James and Marcia Nusz
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

[Signature]

Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Timothy John Gray and Dianne Alison Gray Trust
Type of Entity	Trust
Name of Signer(s)	Timothy John Gray and Dianne Alison Gray
Basis of Authority to Sign	Trustees
Signer's Mailing Address	41 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-795-6300
Owner's Mailing Address	41 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-795-6300

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

41 Kingsbury Place
55509210000
\$199,970

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Timothy John Gray and Dianne Alison Gray Trust

By: *Dianne Gray* *TS* *TS*

Name: Timothy John Gray and Dianne Alison Gray

Date: 12/19/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Timothy John Gray and Dianne Alison Gray
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires

11-28-2027



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Hannah C. McAfoos and Jason P. Wandersee
Type of Entity:	Individuals
Name of Signer(s):	Hannah C. McAfoos and Jason P. Wandersee
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	42 Kingsbury Place, St. Louis MO 63112
Signer's Telephone Number:	618 823 - 2375
Owner's Mailing Address:	42 Kingsbury Place, St. Louis MO 63112
Owner's Telephone Number:	618 823 - 2375

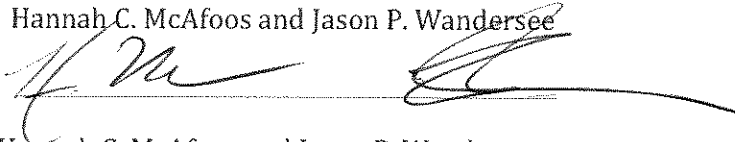
The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	42 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759055000
2025 Tax Year Total Assessed Valuation:	\$189,700

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Hannah C. McAfoos and Jason P. Wandersee

By:



Name: Hannah C. McAfoos and Jason P. Wandersee

Date: 12.19.25

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

Jason Wandersee

Before me personally appeared Hannah McAfoos, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

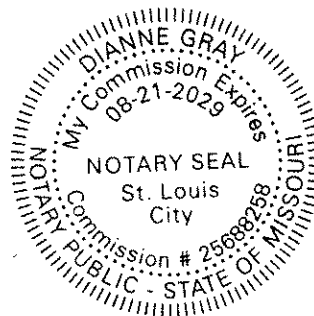
Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 19 day of Dec, 2025.



Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Rodrigo Costa and James Rohrbaugh
Type of Entity	Individuals
Name of Signer(s)	Rodrigo Costa and James Rohrbaugh
Basis of Authority to Sign	Owners
Signer's Mailing Address	43 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 917-520-3563
Owner's Mailing Address	43 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	Same

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

43 Kingsbury Place
55509220000
\$165,570

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Rodrigo Costa and James Rohrbaugh

By:

[Signature] [Signature]

Name: Rodrigo Costa and James Rohrbaugh

Date:

12/21/2025 12/21/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

SS

Before me personally appeared Rodrigo Costa and Jimmy Rohrbaugh
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
21 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Mark and Kristin Volmer
Type of Entity	Individuals
Name of Signer(s)	Mark and Kristin Volmer
Basis of Authority to Sign	Owners
Signer's Mailing Address	45 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 630 6706
Owner's Mailing Address	45 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 630 6706

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

45 Kingsbury Place
55509230000
\$159,800

Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Crossface LLC
Type of Entity	Limited Liability Company
Name of Signer(s)	Andrew Yawitz
Basis of Authority to Sign	Authorized Representative
Signer's Mailing Address	46 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	
Owner's Mailing Address	46 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

**46 Kingsbury Place
38759045000
\$221,870**

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Crossface LLC
By: [Signature]
Name: Andrew Yawitz
Date: 12/22/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

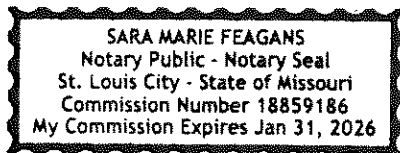
Before me personally appeared Andrew Yawitz,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
22 day of December, 2025.

[Signature]
Notary Public

My Commission Expires

01/31/2026



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Lance Randall Olsen and Craig Michael Walters
Type of Entity	Individuals
Name of Signer(s)	Lance Randall Olsen and Craig Michael Walters
Basis of Authority to Sign	Owners
Signer's Mailing Address	48 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	385-274-8082
Owner's Mailing Address	48 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	801-856-2254

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

48 Kingsbury Place
38759040000
\$149,500

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Lance Randall Olsen and Craig Michael Walters

By: Lance Randall Olsen and Craig Michael Walters

Name: Lance Randall Olsen and Craig Michael Walters

Date: 12/19/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Lance Randall Olsen and Craig Michael Walters to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 19th day of December, 2025.

Mackenzie Minana
Notary Public

My Commission Expires
11-28-2027



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Nancy A. and James C. Borow
Type of Entity	Individuals
Name of Signer(s)	Nancy A. and James C. Borow
Basis of Authority to Sign	Owners
Signer's Mailing Address	50 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 602-5567
Owner's Mailing Address	50 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 602-5567

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

50 Kingsbury Place
38759035000
\$120,980

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Nancy A. and James C. Bobrow

By:

Nancy A. Bobrow James C. Bobrow

Name: Nancy A. and James C. Bobrow

Date:

12/19/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

SS

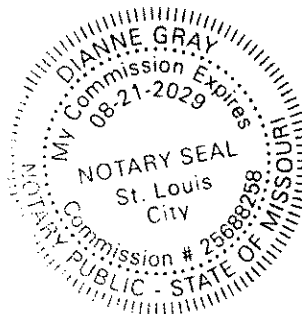
Before me personally appeared Nancy and James Bobrow,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
18th day of December, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Mary Ann L. Wymore
Type of Entity	Individual
Name of Signer(s)	Mary Ann L. Wymore
Basis of Authority to Sign	Owner
Signer's Mailing Address	51 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 308-1444
Owner's Mailing Address	51 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 308-1444

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

51 Kingsbury Place
55509250000
\$151,670

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Mary Ann L. Wymore
By: Mary Ann L. Wymore
Name: Mary Ann L. Wymore
Date: 07 JAN 2026

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

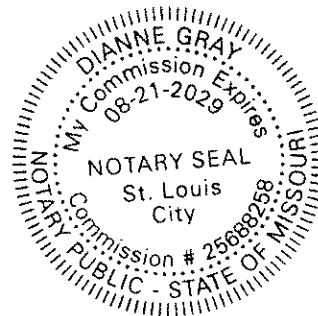
Before me personally appeared Mary Ann Wymore
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
7 day of Jan, 2026.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Steven J. Stogel and Cheryl M. Allen <i>Steven J. Stogel</i>
Type of Entity	Individuals ✓
Name of Signer(s)	Steven J. Stogel and Cheryl M. Allen
Basis of Authority to Sign	Owners
Signer's Mailing Address	52 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	<i>314-504-7834</i> <i>314-503-5759</i>
Owner's Mailing Address	52 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	<i>314-504-7834</i> <i>314-503-5759</i>

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

52 Kingsbury Place
38759030000
\$142,310

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Steven J. Stogel and Cheryl M. Allen

By:

Steven J. Stogel

12/17/25 Cheryl M. Allen
12/17/25

Name:

Steven J. Stogel and Cheryl M. Allen

Date:

12/17/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

SS

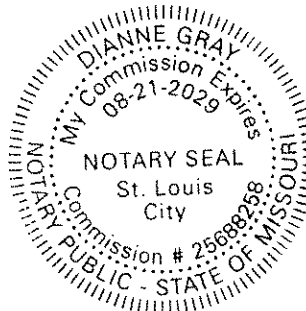
Before me personally appeared Steven Stogel and Cheryl Allen,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
17 day of December, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	August J. and Mary M. Felker Trust
Type of Entity	Trust
Name of Signer(s)	August J. Felker and Mary M. Felker
Basis of Authority to Sign	Trustees
Signer's Mailing Address	53 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	360-606-7452
Owner's Mailing Address	53 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	360-606-7452

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

53 Kingsbury Place
55509260000
\$219,780

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: August J. and Mary M. Felker Trust

By: [Handwritten Signature]

Name: August J. Felker and Mary M. Felker

Date: 1/5/26

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

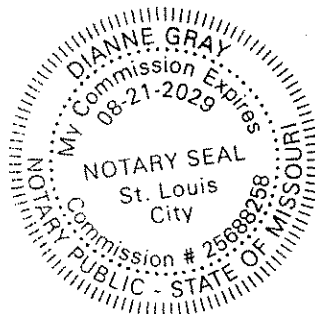
Before me personally appeared August & Mary Felker
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

5 Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
day of Jan, 2026

[Handwritten Signature]
Notary Public

My Commission Expires

8/21/29



39013 LANA
Via Madonna del Suffragio 1
T +39 0473 401103
F +39 0473 089805
lanad@notaristudio.it

39071 BRUNICO
Via Cantrina 11
T +39 0474 412462
F +39 0474 412013
brunico@notaristudio.it

39012 MERANO
Piazza Fontana 5
T +39 0471 050606
F +39 0473 050807
merano@notaristudio.it

39100 BOLZANO
Via Libertà 45
T +39 0471 284418
F +39 0471 285342
info@notaristudio.it

39100 Bolzano
Via Libertà 45
T +39 0471 284418
F +39 0471 285342
info@notaristudio.it

Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Michele Boldrin
Type of Entity:	Individual
Name of Signer(s):	Michele Boldrin
Basis of Authority to Sign:	Owner
Signer's Mailing Address:	54 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number:	
Owner's Mailing Address:	54 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number:	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	54 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759025000
2025 Tax Year Total Assessed Valuation:	

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Michele Boldrin

By:

Name: Michele Boldrin

Date: 12/23/2025

STATE OF MISSOURI

CITY OF ST. LOUIS - SS

Before me personally appeared Michele Boldrin, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 8 day of January, 2026.


Notary Public

My Commission Expires

08/05/2024

Notaio - Notar
Dr. PAOLO STEFANI
39031 Brunico - Bruneck (BZ)
Via Centrale 1/b - Stadtplatz
Tel. 0474

REPUBBLICA ITALIANA
AUTENTICA DI FIRMA

Certifico io sottoscritto dott. Paolo Stefani, Notaio in Brunico, iscritto nel Ruolo del Collegio Notarile di Bolzano, che ha apposto la sopraestesa firma in mia presenza il signor

- Boldrin Michele, nato a Padova (PD), Italia, il giorno 20 agosto 1956, residente a 54 Kingsbury Place, St. Louis, MO 63112 (USA), cittadino statunitense ed italiano, codice fiscale italiano BLDMHL56M20G224Q, della cui identità personale io Notaio sono certo

Brunico, Via Centrale n. 1/b, otto gennaio duemilaventisei (8 gennaio 2026)



NOTAIO
PAOLO STEFANI
BRUNICO



ITALIAN REPUBLIC
CERTIFICATION OF SIGNATURE

I, dott. Paolo Stefani, Notary in Brunico registered in the Ruolo of the Collegio Notarile of Bolzano, certify that in front of me signed the over-extended signature

- Boldrin Michele, born in Padova (PD) Italy, on August 20th 1956, resident in 54 Kingsbury Place, St. Louis, MO 63112, American Citizen, tax registration number BLDMHL56M20G224Q,

whose personal identity I Notary am sure

Brunico, Via Centrale n. 1/b, January eight, two thousand and twenty-six (January, 8th, 2026)



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Steven and Elizabeth S. Don
Type of Entity	Individuals
Name of Signer(s)	Steven and Elizabeth S. Don
Basis of Authority to Sign	Owners
Signer's Mailing Address	55 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-443-5306 -
Owner's Mailing Address	55 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-443-5306

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

55 Kingsbury Place
55509270000
\$131,600

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Steven and Elizabeth S. Don
By: [Signature]
Name: Steven and Elizabeth S. Don
Date: 12/19/2025

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

Before me personally appeared Steven and Elizabeth Don,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

[Signature]
Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT


Name of Owner(s)	Scott E. Thomas
Type of Entity	Individual
Name of Signer(s)	Scott E. Thomas
Basis of Authority to Sign	Owner
Signer's Mailing Address	56 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 361-0019
Owner's Mailing Address	56 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 361-0019

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

56 Kingsbury Place
38759020000
\$155,910


By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Scott E. Thomas
By: 
Name: Scott E. Thomas
Date: 12/29/2025

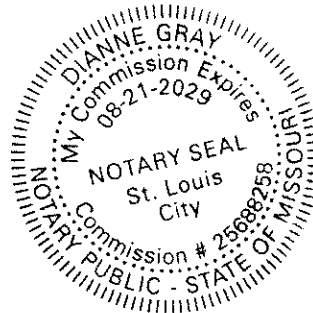
STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Scott Thomas
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.


Notary Public

My Commission Expires
8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Kimberly A. and Gregory J. Minana
Type of Entity	Individuals
Name of Signer(s)	Kimberly A. and Gregory J. Minana
Basis of Authority to Sign	Owners
Signer's Mailing Address	58 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-239-2398
Owner's Mailing Address	58 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-239-2398

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

58 Kingsbury Place
38759015000
\$144,430

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Kimberly A. and Gregory J. Minana

By:

Kimberly A. Minana

Gregory J. Minana
12.19.25

Name: Kimberly A. and Gregory J. Minana

Date:

12/19/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

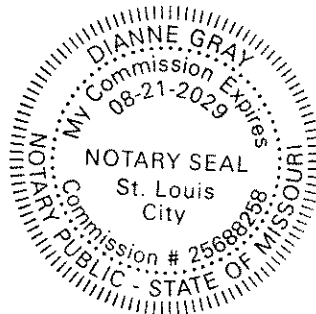
Before me personally appeared Kim and Greg Minana,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
19 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Steven J. and Rhonda K. Niebruegge
Type of Entity	Individuals
Name of Signer(s)	Steven J. and Rhonda K. Niebruegge
Basis of Authority to Sign	Owners
Signer's Mailing Address	59 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-807-8028
Owner's Mailing Address	59 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

59 Kingsbury Place
55509290000
\$209,270

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Steven J. and Rhonda K. Niebruegge

By:

[Handwritten signature]

Name: Steven J. and Rhonda K. Niebruegge

Date:

12/28/25

STATE OF MISSOURI)
CITY OF ST. LOUIS)

SS

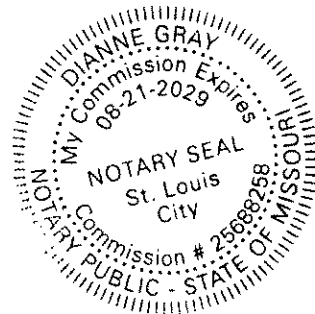
Before me personally appeared Steve and Rhonda Niebruegge
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

[Handwritten signature]
Notary Public

My Commission Expires

8/21/2029



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	H. Meade Summers III
Type of Entity	Individual
Name of Signer(s)	H. Meade Summers III
Basis of Authority to Sign	Owner
Signer's Mailing Address	60 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	(314) 503-0000
Owner's Mailing Address	60 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	(314) 503-0000

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

60 Kingsbury Place
38759010000
\$108,570

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: H. Meade Summers III

By: *H. Meade Summers III*

Name: H. Meade Summers III

Date: 12/28/25

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

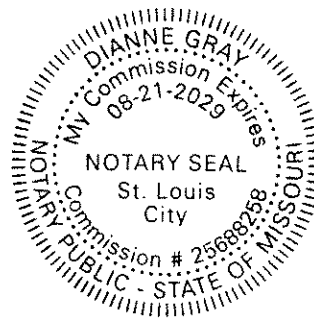
Before me personally appeared Meade Summers,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Lenore K. Albee and Charles Daniel III
Type of Entity	Individuals
Name of Signer(s)	Lenore K. Albee and Charles Daniel III
Basis of Authority to Sign	Owners
Signer's Mailing Address	61 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314 609 8493
Owner's Mailing Address	61 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314 609 8493

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

61 Kingsbury Place
55509300000
\$194,280

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Lenore K. Albee and Charles Daniel III

By: Lenore K. Albee Charles Daniel III

Name: Lenore K. Albee and Charles Daniel III

Date: 12/28/25 12/28/2025

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

SS

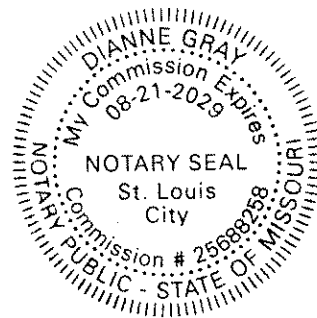
Before me personally appeared Charlie Daniel & Lenore Albee
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
28 day of Dec, 2025.

Dianne Gray
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information — PLEASE PRINT

Name of Owner(s):	Amy Jo Scherer and Daniel L. O'Brien
Type of Entity:	Individuals
Name of Signer(s):	Amy Jo Scherer and Daniel L. O'Brien
Basis of Authority to Sign:	Owners
Signer's Mailing Address:	62 Kingsbury Place, St. Louis MO 63112
Signer's Telephone Number:	314-496-5259 314-973-3045
Owner's Mailing Address:	62 Kingsbury Place, St. Louis MO 63112
Owner's Telephone Number:	

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address:	62 Kingsbury Place
City of St. Louis Assessor's Office Parcel Number:	38759005000
2025 Tax Year Total Assessed Valuation:	\$67,500

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Amy Jo Scherer and Daniel L. O'Brien

By: *[Signature]*

Name: Amy Jo Scherer and Daniel L. O'Brien

Date: 1/3/2026

STATE OF MISSOURI)

CITY OF ST. LOUIS) SS

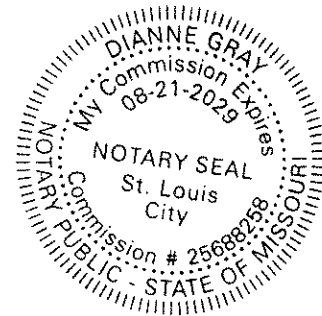
Before me personally appeared *Amy Scherer & Dan O'Brien*, to me personally known to be the individual(s) described in and who executed the foregoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 3 day of Jan, 2026.

[Signature]
Notary Public

My Commission Expires

8/21/29



Entity Owner(s) Information—PLEASE PRINT

Name of Owner(s)	Jesse and Carol Lehnhoff-Bell
Type of Entity	Individuals
Name of Signer(s)	Jesse and ^{Carroll} Carol Lehnhoff-Bell <i>(CUB)</i>
Basis of Authority to Sign	Owners
Signer's Mailing Address	63 Kingsbury Place St. Louis, MO 63112
Signer's Telephone Number	314-277-5140
Owner's Mailing Address	63 Kingsbury Place St. Louis, MO 63112
Owner's Telephone Number	314-277-5140

The table below shows each: (1) street address, (2) City of St. Louis Assessor's Office parcel number; and (3) 2025 tax year total assessed valuation of the parcel within the District that I/we are authorized to vote for the formation of the District and for the authorization to impose the District Special Assessment:

Street Address	
City of St. Louis Assessor's Office Parcel Number	
2025 Tax Year Total Assessed Valuation	

63 Kingsbury Place
55509310000
\$199,390

By executing this Petition, the undersigned represents and warrants that he/she is authorized to execute this Petition on behalf of the property owner named above. The undersigned also represents and warrants that he/she has received a copy of the Petition and the exhibits thereto, has read the Petition and the exhibits, and authorizes this property owner's signature pages to be attached to the original 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 (7) days after this Petition is filed with the Office of the City Register.

Owner: Jesse and ^{Carroll} ~~Carol~~ Lehnhoff-Bell ^{CB}
By: [Signature]
Name: Jesse and Carol Lehnhoff-Bell
Date: 1/7/26

STATE OF MISSOURI)
)
CITY OF ST. LOUIS) SS

Before me personally appeared Jesse & Carroll Lehnhoff-Bell,
to me personally known to be the individual(s) described in and who executed the forgoing instrument.

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this
7 day of Jan, 2026

[Signature]
Notary Public

My Commission Expires
8/21/2029

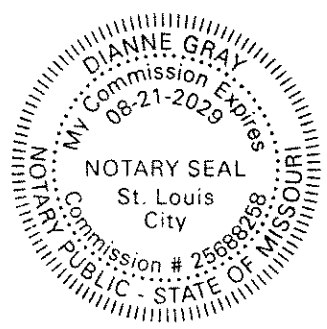


Exhibit A

Boundary Description

Boundary Description of District

BEGINNING at a point at the southwest corner of a parcel of real property in the City of St. Louis, Missouri which parcel of real property bears the identification number 3875-9-005.000 continuing then northeast along a straight line to the northwest corner of the parcel of real property bearing parcel identification number 5550-9-310.000 continuing then east following the property line to the northeast corner of the parcel of real property bearing identification number 5619-9-120.000 continuing then southwest to the southeast corner of the parcel of real property bearing identification number 3876-9-110.000 continuing then west along the property line to the point of beginning.

Exhibit B

Map of Boundary of the District



 Kingsbury Place Community Improvement District

Exhibit C

Five Year Plan of District

FIVE YEAR MANAGEMENT PLAN

Prepared Pursuant to Sections 67.1401-67.1571 of the Revised Statutes of Missouri, as Amended, to Create and Establish the Kingsbury Place HOA's Capital Improvement Tornado Recovery Community Improvement District

Section 1 – What is a Community Improvement District?

Sections 67.1401 – 67.1571, RSMo (the “Act”) authorizes the creation of a Community Improvement District (“CID” or “District”) to fund, promote, plan, design, construct, improve, maintain and operate a variety of improvements and services within such District. The process for forming a CID is started by the submission of a Petition signed by the requisite percentage of property owners within the proposed District to the City of St. Louis, Missouri’s (the “City”) Board of Aldermen. Once formed, a CID may fund a broad range of projects and services within the District’s boundaries. To fund the projects and services, a CID may levy special assessments on real property parcels within the CID. The CID may also borrow money from any source, including incurring debt by issuing bonds or notes, to raise funds necessary to undertake the desired projects and services. The CID Act mandates that CID-funded programs and services shall be in addition to any existing City services and that such City services must continue to be provided within the CID at the same level as before it was created.

Section 2 – Why is the Kingsbury Place HOA’s Capital Improvement Tornado Recovery Community Improvement District Being Formed?

In May of 2025, a devastating EF-3 tornado touched down and caused extensive damage to certain areas of the City of St. Louis, Missouri, including the geographic area within the boundaries of the proposed CID. In Kingsbury Place, this tornado destroyed the community median spaces, including over 170 trees that were over 100 years old, ripped up the sidewalks and streets and damaged the gas lighting system. This tornado damage is the “but for” cause that necessitates the formation of the proposed CID as the property owners and residents in Kingsbury Place have recognized that a properly formed and well-operated community improvement district property can play an important role in financing the repair and rebuilding of the neighborhood in accordance with, and respect to, the City and Federal designations of Kingsbury Place as a historic District.¹ As such, this Petition is being filed with the City and Board of Aldermen. This Petition has been reviewed by the City Counselor’s Office and the City Assessor’s Office to validate the Petition is proper under the CID Act and verify that the property owner signatures on the Petition represent the following: 1) “more than 50%” majority of all District real property owners; and 2) “more than 50%” majority of the real property assessed valuation in the boundaries of the proposed CID.

Section 3 – Boundaries

The District will have boundaries along the north and south of Kingsbury Place bounded by Clara Avenue on the west and Union Avenue on the South (the “Project Area”). Within the Project Area there are sixty-one (61) single family homes and common areas.

¹ It should also be noted that the existing homeowners associations in Kingsbury Place, Kingsbury Terrace Association and Kingsbury Place Association, have already spent in excess of \$250,000 on tornado clean-up, including removing downed trees, tree stumps and debris from the streets and throughout the community common spaces. In addition, the City has provided generous support for these initial clean-up efforts including paying for removal and transport of the downed trees to City disposal facilities.

Section 4 – Life of the District

The proposed maximum length of time for the existence of the District is the earlier of: (i) reimbursement of all outstanding District debt obligations or (ii) twenty seven (27) years from the date of the ordinance approving the Petition. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act.

In the event of termination of the District, all assets of the District shall be utilized to benefit the real property in the District through the continued provision of District programs, services and infrastructure improvements.

Section 5 – Governance

The Board of Directors of the District (the “Board”) shall consist of between five (5) and seven (7) individual directors (the “Directors” and each a “Director), and the initial Board will consist of seven (7) Directors. Consistent with the CID Act, these directors will serve staggered terms. As part of the formation process, the District has committed to ensuring that representation on the Board is balanced and fair in regards to the property owners and residents within the District. The initial Directors and any future successor Directors shall have the qualifications as provided in the CID Act and shall be appointed as provided in the CID Act and the ordinance approving the Petition.

The District will hold Board meetings that satisfy or exceed the number required by the CID Act. In addition, the District anticipates holding “town hall” style meetings of property owners, residents and other interested parties as necessary.

Section 67.1461.1(5) empowers the District to employ or contract for administration, managerial, legal, technical or other assistance as deemed advisable. Pursuant the CID Act, the Board will likely enter into a contract with an administrator and/or legal counsel to assist with the day-to-day management of the District. The primary responsibilities of such administrator and legal counsel will be as follows:

- Communicating with all property owners, residents and other stakeholders in the District regarding District plans, accomplishments and future initiatives;
- Managing the implementation and delivery of the District’s projects, including infrastructure improvements and services, by acting as a liaison between the District, the City, vendors, suppliers and other parties involved in such programs and services;
- Organizing and preparing for the annual and any special meetings of the District’s Board of Directors and the “town hall” style meetings with the property owners, residents and other stakeholders in the District;
- Submitting the District’s budgets, as approved by the Board, budgets and financial statements and annual reports to the City for review and comment in accordance with the CID Act;

- Ensuring the District is complying with all state and local regulatory requirements placed on Community Improvement Districts under the CID Act and other applicable state statutes and local ordinance (i.e., filing all necessary budgets, financial statements and annual reports with the State Auditor and the Missouri Department of Economic Development).

Section 6 – District Funding

Pursuant to Section 67.1521 of the Act, the District shall have the power to levy a special assessment (the “District Special Assessment”) against the real property parcels benefited within the District pursuant to Section 67.1521, RSMo, of the Act for the purpose of providing revenue for the costs incurred by the District.

For purposes of the District Special Assessment, the following methodology will be used to compute the District Special Assessment to be imposed on each real property parcel in the District:

The District is authorized to levy special assessments against real property within its boundaries in an amount sufficient to pay the costs of the Project not to exceed \$6,000,000 and all costs of issuance, administrative expenses, reserves, and the full amount of principal and interest on any bonds or other obligations issued to finance the Project, together with any required coverage amounts. The methodology to be used to calculate the District Special Assessment to be levied against each Parcel within the District shall be as follows:

[i] For eligible Project costs related to replacement of water main, sewer line and lateral improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata on a per-parcel basis, with each Assessed Parcel bearing the parcel’s Linear Frontage divided by the total Linear Frontage; and

[ii] For eligible Project costs related to the repair, replacement and construction of the Kingsbury Place street, curb and sidewalk improvements in the District (and a pro rata share of District administrative and operating expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro rata based on each Assessed Parcel’s Assessed Value as of January 1, 2025 to the total Assessed of all 61 homes on that date; and

[iii] For eligible Project costs related to repair, replacement and construction of improvements in the District necessary due to damage caused by the tornado that impacted the District in May of 2025, which are not within the improvements described within items (i) or (ii) above, including the repayment of monies advanced to the District by the Kingsbury Terrace Association and the Kingsbury Place Association (and a pro rata share of District administrative and operating

expenses), One third (1/3) of the total District Special Assessment levied in any tax year shall be apportioned pro-rata using each home as a numerator and 61 homes as a denominator.

Parcels 22H (Belt Ave) and 21H (Washington Terrace Walkway) do not benefit, are not part of the calculation and will not be levied.

The foregoing methodology as to the One third (1/3rd) baseline may be adjusted as necessary to accurately match the District's financing obligations, including but not limited to bond or loan requirements, coverage ratios, or reserve funding needs, consistent with section 67.1521.4, RSMo.

In addition to generating revenue through the imposition of a special assessment, the District is authorized to enter into contracts with public and private entities to accept grants and donations of funds, property, labor, services or other things of value from such public and private sources pursuant to Section 67.1461.1(3) and Section 67.1461.1(4) of the CID Act.

Section 7 – Summary of District Projects

The District will have all the authority and powers granted by the CID Act and as otherwise provided by law unless limited in this Petition. Pursuant to section 67.1461 of the CID Act, the District Projects will be focused on improvements and services as illustrated, but not limited by, the following:

The provision of certain infrastructure improvements, site improvements and services in the community improvement district, including, but not limited to, landscaping, hardscaping and beautification projects, street and sidewalk improvements, drainage, utilities, water, storm and sewer systems, maintenance services, security services, and other services by means of the exercise of those powers granted to a Missouri community improvement district as set forth in the CID Act (the "District Projects"). The improvements and services listed above may be provided in phases to restore and repair the common area community spaces owned by the Kingsbury Place Association and Kingsbury Terrace Association for the benefit of the Associations and the sixty-two (62) real estate parcels appurtenant to, and owned, by sixty-one separate owners. The District Projects will likely include, but not be limited to, re-grading the median, rebuilding the sprinkler system, re-planting trees, restoring landscaping, streets, repairing and repaving sidewalks, repairing the gas lighting, repairing and re-paving streets, replacing curbing, providing securing enhancements, and repairing utility infrastructure, such as water, gas and storm sewer lines.

Attached is an Addendum to this Five Year Plan that was prepared by representatives of the owners that illustrates the vision of the District Projects and the anticipated budget for the work association with the District Projects.

As of the date of filing of this Plan, the District anticipates that it will finance its District Projects by issuing bonds and/or promissory notes and by securing a bank loan from a financial institution (collectively, the “Debt Obligations”). Such Debt Obligations will be secured by the revenue stream to be generated by the District Special Assessment levied against the real property within the District. Any Debt Obligations of the District will be secured only by the District Special Assessment, and the Debt Obligations and any interest thereon will not constitute an indebtedness of the City of St. Louis, Missouri, the State of Missouri or any other political subdivision thereof, or any official, officer, employee thereof, and will not constitute indebtedness or loan or credit thereof within the meaning of any Missouri constitutional or statutory debt limitation or restriction.

Section 8 – Estimated Costs of District Projects

The estimated costs of that the District Projects described above are detailed in the Addendum to this Five Year Plan that was prepared by representatives of the owners referenced in Section 7 above. In addition to the costs associated with District Projects, all costs associated with the formation of the District, and the initial implementation of the District (“Formation Costs”) and costs of operating and administering the District (“Operating/Administrative Costs”) may be reimbursed to any third-party that advanced funds to pay such costs or paid directly from funds generated by the District. In addition, the District Projects may be reduced in scope based on changes in District priorities and/or funding.

Section 9 – Continuation of City Services

All programs and services to be provided by the District are above and beyond those currently provided by the City of St. Louis. Section 67.1461.5 provides as follows:

The governing body of the municipality establishing the district shall not decrease the level of publicly funded services in the district existing prior to the creation of the district or transfer the financial burden of providing the services to the district unless the services at the same time are decreased throughout the municipality, nor shall the governing body discriminate in the provision of publicly funded services between areas included in such district and areas not so included.

Section 10 – Annual Benchmarks for the Five Year Plan

2026

- Approval of ordinance establishing district.
- Imposition of the District Special Assessment.
- Approval of District Project Agreement and other contracts for the construction of the Improvements.
- Commence construction of the Improvements.
- Approval of and issuance of District obligations to finance the Improvements.
- Administer the District Special Assessment to pay debt service on District obligations.

2027

- Complete construction of the Improvements.
- Collect and administer the District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

2028

- Collect and administer the District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

2029

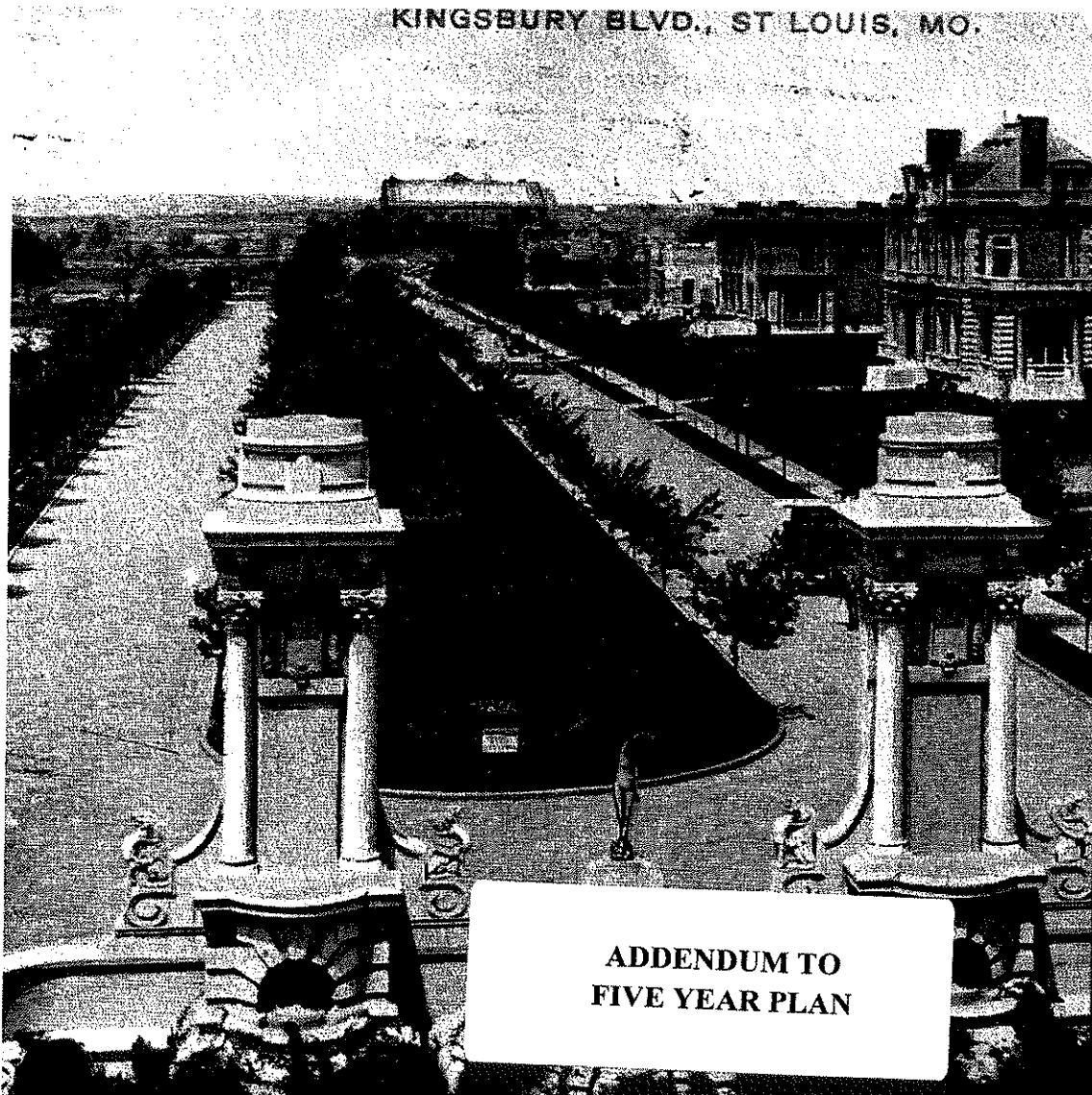
- Collect and administer District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

2030

- Collect and administer District Special Assessment to pay debt service on District obligations.
- Provide ongoing maintenance and operation of the District.

EXHIBIT C

Kingsbury Place's HOA's Capital Improvement Tornado Recovery Community Improvement District Corporation Five-Year Plan



ADDENDUM TO
FIVE YEAR PLAN

A Turning Point for Kingsbury Place: Restoring Value, Beauty, and Community

THE PURPOSE:

On May 16th, our community suffered a devastating loss. Our home values reduced in mere minutes, and we all lost our beloved median and its magnificent, mature trees—irreplaceable in most of our lifetimes. While we cannot undo what was lost, we can take meaningful action to rebuild—financially and emotionally. Together, we have the power to restore the value and vitality of Kingsbury Place. By investing just a fraction of what we lost we can come back stronger. Let's honor what was and commit to what can be. **Let's rebuild Kingsbury Place—together.** The founders of Kingsbury Place and the original builders of our homes invested in craftsmanship, materials, and care that are rarely seen in modern construction. As homeowners, we are entrusted with the responsibility of maintaining our private street—including its infrastructure—and it is our duty to preserve its value and enhance its beauty. The HOAs charge us with making proper repairs, reconstructions, and replacements to ensure Kingsbury Place remains in good order and condition. While the street has held up remarkably well over the years, we are now at the end of its design life that was cut short and severely impacted by the tornado. This presents a rare opportunity to honor the vision of the original founders by reinvesting in Kingsbury Place—so it continues to stand as one of the most beautiful streets in the City of St. Louis. We have an opportunity as a community to make a bold and transformative investment in the future of Kingsbury Place. While the scope is significant, the impact will be even greater—restoring the beauty, integrity, and value of our historic street while honoring the vision of its founders. By rebuilding our infrastructure, replanting our landscape, and reinvigorating our shared spaces, we are not only preserving what makes Kingsbury Place special—we are ensuring its legacy endures for generations to come.



THE PROJECT

Streetscape Improvements



As the founders of Kingsbury Place foresaw, there would come a time when the road, curbs, and gutters would need to be rebuilt—and because of the devastating May 16th tornado, **that time is now**. While we've managed repairs, overlays, and patches over the years, we've reached a point where proper drainage, a smooth driving surface free from potholes and birdbaths, and long-term structural integrity require addressing the underlying substrate and constructing a new road. In addition to the road itself, the curbs and gutters must be replaced to ensure proper drainage and long-term viability of the entire streetscape. The sidewalks also require repair and replacement to provide a safe, uniform walking experience for residents. This is a significant undertaking, but one that will greatly enhance our quality of life and protect the value of our homes. **The original design intent and materials will be honored to preserve the historic integrity of our beautiful street.**

Trees



One of the most exciting aspects of our restoration project is the opportunity to thoughtfully select and plant new trees. We began by surveying residents, who overwhelmingly expressed a desire to restore the character and canopy of the median—especially the shade trees that once created the classic, park-like setting we all cherished (minus the gumballs). Bringing our shared vision to life will be led by award winning landscape architects, whose expertise ensures that every decision—from species selection to placement—is guided by best practices and long-term sustainability. This approach reflects the vision of Kingsbury Place's original founders, who engaged the finest professionals of their time to create a neighborhood of enduring beauty. By following their example, we ensure the restoration is done with care, quality, and lasting impact. Because the median is the heart of our community, all residents will have the opportunity to review and comment on the planting plan. This will be a collaborative process, shaped by expert guidance and community feedback. Trees offer a strong return on investment—and more importantly, they help preserve the legacy, charm, and pride of Kingsbury Place.

Landscaping

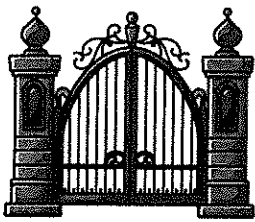


A highlight of this project will be the reimagined landscaping at key points throughout Kingsbury Place—including the area behind the fountain, the flagpole, the Belt Avenue intersection, and the Pump House. A Landscape Committee, open to all residents, will help shape the vision for these spaces, along with continued surveys throughout the process. An allowance has been set aside specifically for this work, ensuring we can create something truly special—landscapes that reflect the beauty, pride, and spirit of our community.



Gas Lamps

We lost most of our beautiful historic gas lamps on May 16th. These cherished fixtures will be restored, repaired, or replaced, and additional lamps will be added to ensure uniform spacing and a consistent lighting experience throughout the street. Soon, we will once again enjoy the warm, welcoming glow on our evening walks and drives home—bringing back a sense of charm and continuity to Kingsbury Place. The restoration will still allow the exploration of electrifying if the community decides.



Monument and Gate Tuckpointing

Thankfully, our iconic monument withstood the storm remarkably well. However, significant tuckpointing, cleaning, and repairs are needed to ensure it continues to stand strong for the next 100 years. This restoration effort will include, tuckpointing the monument to reinforce its structural integrity, cleaning and sealing the stonework to protect against future weather damage and repairs to the Clara Gate House and Belt Entrance, preserving their historic character and ensuring long-term durability. These elements are not just architectural features—they are symbols of Kingsbury Place’s legacy. Restoring them with care and craftsmanship honors our past and strengthens our future.



Utilities


If we are going to invest in rebuilding and replanting our street, it is imperative that we address any subsurface conditions that could compromise or damage that investment. As many of us have experienced with our own home projects, internal or underground infrastructure work may not be the most exciting or visually impactful but it is absolutely critical. We will replace aging water lines that are decades beyond their life span and address aging sewer mains. We will inspect and collaborate with the various homeowners and utility companies to address existing below-grade issues to help ensure that the integrity of our street and landscaping is protected for generations to come.




Professional Services


The founders of Kingsbury Place engaged the finest talent of their time to create a neighborhood of enduring beauty, and we must honor that legacy with the same high standards. This project will rely on licensed professionals to provide stamped drawings, detailed specifications, and oversight to ensure quality, code compliance, and integrity. Their involvement ensures the project meets the highest standards, complies with all applicable codes, and is constructed with integrity. Legal counsel will ensure all agreements, contracts, and governance documents are properly structured and compliant with Missouri law. A title company will also be engaged to manage the disbursement of funds during construction and collect lien waivers.

PRELIMINARY SCHEDULE - DELIVERABLES


 **Fall 2025:**
Community Improvement
District Formation

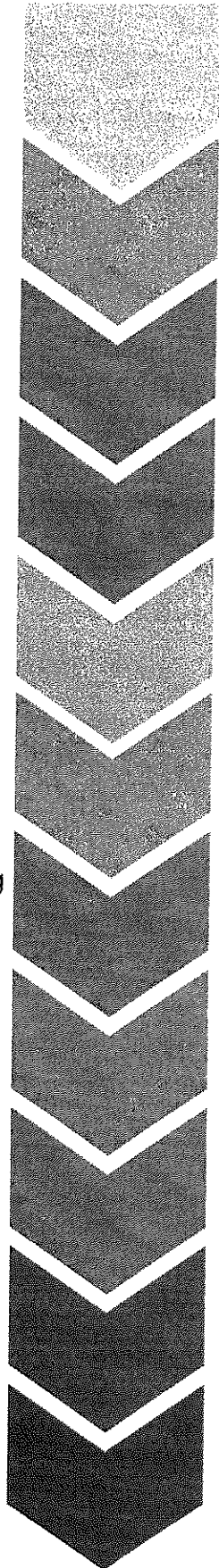
 **Winter & Spring 2026:**
Median Planting Plan
First Tree Planting


 **Winter & Spring 2026:**
Streetscape Construction
Documents

 **Spring 2026:**
Second Median Tree Planting
Final Construction Budget
Tree Lawn Plan


 **Fall & Winter 2026:**
Tree Lawn Planting
Construction loan converts

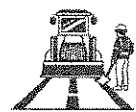
 **May 16, 2027:**
Project Completion Party




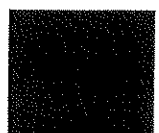
 **Fall & Winter 2025:**
Due Diligence
Construction loan secured
Tax File Deliverable

 **Winter & Spring 2026:**
Gas Lamp Repair
Construction Estimate

 **Spring 2026:**
Construction Bidding
Plant Two Landscape Areas
Assessment Letter Issued

 **Summer & Fall 2026:**
Four Phases of
Streetscape Construction

 **Spring 2027:**
Additional Landscape Beds



NOT TO EXCEED BUDGETARY PRICING

This budget reflects gathering multiple proposals for each scope and fast-tracking early due diligence wherever possible. This budget represents a not-to-exceed amount.

ITEM	DESCRIPTION	BUDGET
PROFESSIONAL SERVICES	Not-to-exceed budget for critical legal, engineering, and landscape architect professional services to make sure the project is completed to code and meets all applicable requirements.	\$250,000
STREETSCAPE IMPROVEMENTS		
STREET REBUILD	Rebuild subgrade and road with like finish (meramac pea gravel) per final engineering drawings and specifications including traffic calming, curbs and gutters. Proper drainage & solid drive surface.	\$2,000,000
SIDEWALKS & APPROACHES	Remove and replace any broken or out of spec sidewalks and approaches to meet standard dimensions and specifications meramac aggregate finish.	\$500,000
UTILITIES	CCTV, coordination with MSD, and individual homeowners to ensure the sewer infrastructure is in good shape before streetscape construction. Sewer lining. New water main, hydrants, connections to laterals to update critical 120-year-old ductile pipe 50-75 years past life expectancy.	\$1,400,000
LANDSCAPING & RESTORATION		
TREES - MEDIAN & TREE LAWN	Plant trees in accordance with Landscape Architects Planting Plan. See Tree Exhibit attached for more detail - NTE Budget.	\$525,000
LANDSCAPING	Allowance for landscaping at the monument, flag pole, belt and pump house and uplighting in the median.	\$100,000
GAS LAMPS	Repair lamps and add additional for uniform spacing.	\$150,000
MONUMENT AND PUMP HOUSE RESTORATION	Inspect, clean, tuck point and repair structures and roofs as required.	\$75,000
CONTINGENCY, FINANCING COSTS, & MISC.	Required ontingency to cover any unforeseen conditions or unexpected events, bank required financing reserves. The CID law requires carrying 5 years of costs and the HOAs will be repaid part of clean-up costs spent.	\$1,000,000
NTE PETITION VALUE		\$6,000,000

Exhibit D

**Owner Name, Common Street Address, City
Assessor's Office Parcel Number and 2025
Total Assessed Value of each Parcel in the
District**

Parcel ID	Collector of Revenue Account	Owner Name	SITEADDR	FRONTAGE (Feet)	2025 Assessed Total Value
38759010000	38751800400	SUMMERS, H MEADE III	60 KINGSBURY PL	60	\$ 108,570
38759015000	38751800500	MINANA, KIMBERLY A & GREGORY J	58 KINGSBURY PL	60	\$ 144,430
38759005000	38751800300	SCHERER, AMY JO & DANIEL L	62 KINGSBURY PL	120	\$ 67,550
38759020000	38751800600	THOMAS, SCOTT E	56 KINGSBURY PL	60	\$ 155,910
38759025000	38751800700	BOLDRIN, MICHELE & EMANUELA CORBETTA	54 KINGSBURY PL	60	\$ 210,310
55509130000	55500001300	NWAMU, FIDEL D & CHONDA J	23 KINGSBURY PL	97	\$ 247,860
56199120000	56190001200	BUFFORD, JAMES H & SUSAN E	1 KINGSBURY PL	110	\$ 136,800
56199130000	56190001300	GREGORY, THOMAS J & JOAN MARIARTY	3 KINGSBURY PL	100	\$ 165,830
56199140000	56190001400	MONROE, THOMAS E & SUSAN R	5 KINGSBURY PL	100	\$ 165,870
56199150000	56190001500	HARRINGTON, J MARK & JANE CHU	7 KINGSBURY PL	100	\$ 143,000
38759010000	38750001000	CITY OF ST L	22 H KINGSBURY PL	30	\$ 5,640
38759030000	38751800800	STOGEL, STEVEN J & CHERYL M ALLEN	52 KINGSBURY PL	60	\$ 142,310
56199160000	56190001600	WILLIAMS, CHRISTOPHER	9 KINGSBURY PL	100	\$ 246,990
55509140000	55500001400	ARNOLD, ANDREW M TRS	25 KINGSBURY PL	138	\$ 231,720
38759015000	38750001500	GREGORY, PETER	22 KINGSBURY PL	100	\$ 284,290
56199170000	56190001700	SELMER, TRAVIS K & LINDSAY	11 KINGSBURY PL	100	\$ 262,500
56199190000	56190001900	HAMBERG, RONALD P TRS	15 KINGSBURY PL	100	\$ 147,610
56199200000	56190002000	EARLY, CAROLINE P TRS	17 KINGSBURY PL	100	\$ 172,540
55509160000	55500001600	THEODORE, DANIEL L & VERONICA	31 KINGSBURY PL	60	\$ 215,280
55509180000	55500001800	OTT, DAVID B & MARGARET McDONALD	35 KINGSBURY PL	60	\$ 149,170
56199220000	56190002200	GALLANT, EUGENE G JR & CHRISTINE K	21 KINGSBURY PL	100	\$ 179,440
56199180000	56190001800	BULLOCK, JAMES R & DAN S HOADLEY	13 KINGSBURY PL	100	\$ 194,110
55509200000	55500002000	BERNSTEIN, CAROLYN	39 KINGSBURY PL	60	\$ 200,160
56199210000	56190002100	STUTSMAN, ALBERT JR & DEBORAH P TRS	19 KINGSBURY PL	100	\$ 135,200
55509210000	55500002100	GRAY, TIMOTHY JOHN & DIANNE ALISON TRS	47 KINGSBURY PL	60	\$ 199,970
55509150000	55500001500	DORSEY, DANIEL T & ASHLEE N OGRZEWAŁA	29 KINGSBURY PL	60	\$ 176,490
55509170000	55500001700	CAGLE, ZANE T & LEE M CAGLE	33 KINGSBURY PL	60	\$ 133,210
55509190000	55500001900	LOTT, TAMMY CHERRE	37 KINGSBURY PL	60	\$ 113,790
38759070000	38750000700	RUSSO, MICHAEL E	10 KINGSBURY PL	100	\$ 194,180
38759040000	38750000400	ULRICH, DAVID &	16 KINGSBURY PL	100	\$ 170,600
38759050000	38750000500	HUDDLESTON, CHARLES B & MARYE J GLEVA	14 KINGSBURY PL	100	\$ 249,630
38759060000	38750000600	MCEVOY, KYLE TRS	12 KINGSBURY PL	100	\$ 236,300
38759020000	38750000200	NEUMANN, HAROLD & MAREN L KJORD	20 KINGSBURY PL	100	\$ 170,920
38759030000	38750000300	BARTON HAMILTON TRS	18 KINGSBURY PL	100	\$ 173,890
38759035000	38751800300	BOBROW, NANCY A & JAMES C	50 KINGSBURY PL	60	\$ 120,980
38759040000	38751801000	OLSEN, LANCE RANDALL & CRAIG MICHAEL	48 KINGSBURY PL	60	\$ 149,500
38759045000	38751801100	CROSSFACE LLC	46 KINGSBURY PL	60	\$ 221,970
38759080000	38750000800	DONIUS, WILLIAM A	8 KINGSBURY PL	100	\$ 248,020
55509220000	55500002200	COSTA, RODRIGO & JAMES ROHRBAUGH	43 KINGSBURY PL	60	\$ 165,570
56199225000	56190002250	KINGSBURY TERR TRS	21 H KINGSBURY PL	8	\$ 1,500
55509270000	55500002700	DON, STEVEN & ELIZABETH S	65 KINGSBURY PL	60	\$ 131,600
55509240000	55500002400	TOUMAYAN, GREGORY	49 KINGSBURY PL	70	\$ 104,390
55509280000	55500002800	ANDERSON, MARY & JOHN & DALE TRS	57 KINGSBURY PL	60	\$ 106,760
55509230000	55500002300	VOLMER, MARK & KRISTIN	45 KINGSBURY PL	70	\$ 159,800
55509250000	55500002500	WYMORE, MARY ANN L	51 KINGSBURY PL	100	\$ 151,670
55509260000	55500002600	FELKER, AUGUST J & MARY M TRS	53 KINGSBURY PL	60	\$ 219,780
38759070000	38751801600	ENGELSMANN, PETER K & ELIZABETH TRS	36 KINGSBURY PL	60	\$ 243,300
38759075000	38751801700	HURLEY, MARIA YADIRA & JOHN L PRATER	34 KINGSBURY PL	60	\$ 250,240
38759110000	38750001100	VRECEK, JESSE D	2 KINGSBURY PL	110	\$ 175,490
38759055000	38751801300	MCAFOOS, HANNAH C & JASON P	42 KINGSBURY PL	65	\$ 189,700
38759090000	38750000900	RUWITCH, THOMAS E & MELISSA E	9 KINGSBURY PL	100	\$ 166,960
38759065000	38751801500	MARTIN, HEATHER & COLIN A MARTIN	38 KINGSBURY PL	70	\$ 252,490
38759100000	38750001000	SEWARD, JERMAI II &	4 KINGSBURY PL	100	\$ 183,300
38759050000	38751801200	KAPLAN, ADELE L	44 KINGSBURY PL	60	\$ 167,590
38759060000	38751801400	NUSZ, JAMES & MARCIA TRS	40 KINGSBURY PL	65	\$ 158,060
38759080000	38751801800	MAGUIRE, CHRISTINA	32 KINGSBURY PL	60	\$ 122,610
55509290000	55500002900	NIEDRUEGGE, STEVEN J & RHONDA K	69 KINGSBURY PL	60	\$ 209,270
55509310000	55500003100	LEHNHOFF-BELL, JESSE B	53 KINGSBURY PL	60	\$ 199,390
55509300000	55500003000	ALBEE, LENORE K & CHARLES DANIEL III	61 KINGSBURY PL	67	\$ 194,280
38759090000	38751802000	MCMURTRY, DOROTHY L	28 KINGSBURY PL	60	\$ 121,750
38759095000	38751802100	GARBUTT, JEREMY & JANE M	26 KINGSBURY PL	65	\$ 197,470
38759085000	38751801900	MATASKE, JOSEPH F	30 KINGSBURY PL	60	\$ 100,770
38759100000	38751802200	WOLFF, MICHAEL A & SARAH P	24 KINGSBURY PL	65	\$ 128,230
38759105000	38751802300	CITY OF ST L	22 H KINGSBURY PL	0	\$ 1,000

Summary
Board Bill Number 147
Introduced by Alderman Michael Browning
February 6, 2026

An ordinance to amend Ordinance No. 60196, and to repeal portions of Ordinance No. 64240, relating to the CWE South Business District, a special business district, established pursuant to the provisions of Sections 71.790 – 71.808 R.S.Mo.; by repealing Section Two of Ordinance No. 64240 which provides for the assessment and collection of an ad valorem tax not to exceed eighty-five cents (\$.85) per one hundred dollars (\$100.00) assessed valuation of real property in the District, with an initial levy of that same rate but not to exceed seven thousand dollars (\$7,000.00), and enacting a new Section Two pertaining to the same subject matter, but imposing an ad valorem tax not to exceed eighty-five cents (\$.85) per one hundred dollars (\$100.00) assessed valuation of real property in the District without limitation as to the total assessment; and containing effectiveness, severability, savings, and emergency clauses.

BOARD BILL NUMBER 147 INTRODUCED BY MICHAEL BROWNING

1 An ordinance to amend Ordinance No. 60196, approved January 29, 1987, and to repeal
2 Ordinance No. 64240, approved January 16, 1998, relating to the CWE South Business District,
3 a special business district, established pursuant to the provisions of Sections 71.790 – 71.808
4 R.S.Mo.; by repealing Section Two of Ordinance No. 64240 which provides for the assessment
5 and collection of an ad valorem tax not to exceed eighty-five cents (\$.85) per one hundred
6 dollars (\$100.00) assessed valuation of real property in the District, with an initial levy of that
7 same rate but not to exceed seven thousand dollars (\$7,000.00), and enacting a new Section Two
8 pertaining to the same subject matter, but imposing an ad valorem tax not to exceed eighty-five
9 cents (\$.85) per one hundred dollars (\$100.00) assessed valuation of real property in the District
10 without limitation as to the total assessment; and containing effectiveness, severability, savings,
11 and emergency clauses.

12 **WHEREAS**, Section 71.800 R.S.Mo. allows the CWE South Business District to impose a tax
13 upon the owners of real property within the district which shall not exceed eighty-five cents on
14 the one-hundred-dollar assessed valuation; and

15 **WHEREAS**, the City of St. Louis may order an election on the approval of a new tax rate
16 ceiling or assessment limit for any tax imposed pursuant to subsections 1 to 3 of Section 71.800
17 R.S.Mo.; and

18 **WHEREAS**, once effective, the ad valorem tax shall remain in effect until repealed in the
19 manner authorized by law.

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

1 **SECTION ONE.** Section Two of said Ordinance No. 64240 is hereby repealed and
2 enacted in lieu thereof is a new Section Two of Ordinance 64240, which shall read as follows:

3 Section Two. Taxes for the District shall be assessed and collected as follows:

4 A. For the purpose of paying for all costs and expenses incurred in the operation of
5 the District, the provision of services and improvements authorized in Section 5
6 and 6 of this ordinance, and incidental to the leasing, construction, acquisition,
7 and maintenance of any improvements authorized herein or for paying principal
8 and interest on notes or bonds authorized for the construction or acquisition of
9 any said improvement, there may be imposed a tax upon all real property,
10 including that used exclusively for residential purposes, within the District which
11 shall not exceed eighty-five cents (\$.85) on the one hundred dollars (\$100.00)
12 assessed valuation.

13 B. The initial rate of levy which shall be imposed upon all real property within the
14 District, including that used exclusively for residential purposes, shall be eighty-
15 five cents on the one hundred dollars (\$100.00) assessed valuation.

16 C. Real property subject to partial tax abatement under the provisions of Chapters
17 99, 100, or 353, R.S.Mo., shall for the purpose of assessment and collection of ad
18 valorem real estate taxes levied under the District, be assessed and ad valorem
19 real estate taxes shall be collected upon the same assessed value on which its ad
20 valorem real estate taxes and payment in lieu of taxes are based in the Ordinance
21 adopted by the City of St. Louis approving the development plan of any such
22 corporation and authorizing tax abatement.

1 D. The tax provided for by this ordinance shall be collected by the City and held in a
2 special account to be used for all purposes authorized hereunder. In no event shall
3 less than eighty (80%) percent of the taxes collected herein be used for security
4 and security related improvements within the district as designated by the Board
5 of Commissioners annually.

6 E. The levy shall not be imposed upon real property exempt from ad valorem taxes
7 because of charitable, religious, educational or other public or private exempt
8 uses.

9 **SECTION TWO.** Effectiveness Clause. This ordinance shall not be effective unless and
10 until the following proposition, submitted to the qualified voters residing in the CWE South
11 Business District at the City-wide election to be held on April 7, 2026, shall receive in its favor
12 the votes of the majority of the qualified voters voting at said election for or against said
13 proposition. Said proposition shall be in substantially the following form:

14 **OFFICIAL BALLOT**
15 **PROPOSITION ____**

16 The proposition shall appear on the ballot as follows:

17 Shall the CWE South Special Business District be authorized to impose a
18 tax on owners of real property, including that real property used exclusively
19 for residential purposes, located in the CWE South Special Business District
20 in a sum not to exceed eighty-five cents on the one hundred dollar assessed
21 valuation?

22 Instructions to voters:

1 If you are in favor of the question, place an "X" in the box opposite "YES".

2 If you are opposed to the question, place an "X" in the box opposite "NO".

3 YES NO

4 **SECTION THREE.** Severability Clause. If any sentence, clause, section or any part of
5 this ordinance is for any reason held to be unconstitutional, illegal or invalid, such
6 unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining
7 provisions, sentences, clauses, sections or parts of this ordinance. It is hereby declared to be the
8 intent of the Board of Aldermen that this ordinance would have been adopted had such
9 unconstitutional, legal or invalid sentence, clause, section or part thereof had not been included
10 herein.

11 **SECTION FOUR.** Savings Clause. The repeal of any ordinance or section thereof by this
12 ordinance shall not affect or impair any prosecution had or commenced in any case before such
13 repeal takes effect; but every such prosecution had or commenced shall remain in full force and
14 effect for all intents and purpose as if such ordinance or section thereof so repealed had remained
15 in force. No offense committed and no penalty or forfeiture, either civilly or criminally incurred
16 prior to the time when any such ordinance or section thereof shall be repealed by this ordinance,
17 shall be discharged or affected by such repeal or alteration; but prosecutions for such offenses,
18 penalties, fines, or forfeitures shall be instituted and proceeded within all respects as if such prior
19 ordinance or section thereof had not been repealed or altered.

20 **SECTION FIVE.** This being an Ordinance calling for an election or vote by or submission
21 to the people of the City of St. Louis, it is hereby declared to be an emergency measure within the

- 1 meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore
- 2 this ordinance shall become effective immediately upon its passage and approval by the Mayor.