

FILED

MAR 13 2024 *JB*

JEANNIE GOFF
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0223

ORDINANCE NO.: 24-0146

INTRODUCED BY: COUNCIL MEMBER(s) *Barbagallo*

1 **AN ORDINANCE TERMINATING THE SPRINGDALE COMMUNITY**
2 **IMPROVEMENT DISTRICT, IN COUNCIL DISTRICT 2, IN ACCORDANCE**
3 **WITH THE PETITION TO TERMINATE THAT COMMUNITY IMPROVEMENT**
4 **DISTRICT, WHICH WAS FILED WITH THE COUNTY, AND ACCEPTING THE**
5 **DISTRIBUTION OF ASSETS FROM THE DISTRICT AND APPROPRIATING**
6 **THOSE ASSETS.**

7 **WHEREAS**, pursuant to Order Number 09-13-2005A, the County Commission of
8 Jefferson County, Missouri, authorized the Presiding Commissioner of Jefferson County,
9 Missouri (“the County”) to, on behalf of the County, enter into a Development Agreement by
10 and among the County, Springdale Enterprises, LLC, Springdale Ventures, LLC, Quiktrip
11 Corporation, and Springdale Community Improvement District; and

12 **WHEREAS**, in conjunction with the Development Agreement the County
13 Commission, did, pursuant to Order Number 10-05-2005A, create the Springdale
14 Community Improvement District; and,

15 **WHEREAS**, the Development Agreement provided for the financing of certain
16 infrastructure improvements including a signalized intersection at Schnieder Drive and
17 Highway 141, storm and sanitary sewer improvements, and the construction of Renner
18 Drive; and,

19 **WHEREAS**, these infrastructure improvements have been completed; and,

20 **WHEREAS**, SGE Properties, LLC, Springdale Ventures, LLC, Springdale

1 Enterprises, LLC, and Bagy Brothers Real Estate Company, LLC, have filed, with the
2 County, a Petition, styled “Petition to Terminate Springdale Community Improvement
3 District” (hereinafter “the Petition to Terminate”); and,

4 **WHEREAS**, a copy of the Petition to Terminate is attached hereto as Exhibit A;
5 and,

6 **WHEREAS**, pursuant to Section 67.1481, RSMo., a petition for the termination of a
7 community improvement district is proper if:

- 8 (1) It names the district to be terminated;
- 9 (2) It has been signed by owners of real property collectively owning more than
10 fifty percent by assessed value of real property within the boundaries of the
11 district;
- 12 (3) It has been signed by more than fifty percent per capita of owners of real
13 property within the boundaries of the district;
- 14 (4) It contains a plan for dissolution and distribution of the assets of the district;
15 and
- 16 (5) The signature block signed by each petitioner is in the form set forth in
17 subdivision (4) of subsection 2 of section 67.1421; and,

18 **WHEREAS**, Petition came on for hearing at the February 26, 2024, meeting of the
19 County Council; and,

20 **WHEREAS**, the County Council finds that notice of said hearing was published in
21 accordance with Section 67.1431, RSMo.; the County Council further finds that each owner
22 of record, of property within the District, had notice of the hearing; and,

1 **WHEREAS**, the County Council finds that the Petition to Terminate complies with
2 the requirements of Section 67.1481, RSMo., in that it names the District to be terminated,
3 has been signed by the owners of all real property within the boundaries of the District,
4 contains a plan for dissolution and distribution of the assets of the district and the signature
5 blocks are in the form prescribed by subdivision (4) of subsection 2 section 67.1421, RSMo.,
6 or a form substantially similar thereto; and,

7 **WHEREAS**, pursuant to Subsection 5 of Section 67.1481, RSMo., “[u]pon
8 expiration or termination of a district, the assets of such district shall either be sold or
9 transferred in accordance with the plan for dissolution as approved by ordinance[;]” and,

10 **WHEREAS**, said Subsection further provides that “[e]very effort should be made by
11 the municipality for the assets of the district to be distributed in such a manner so as to
12 benefit the real property which was formerly a part of the district; and,

13 **WHEREAS**, the plan for Distribution of Assets, set forth in the Petition to
14 Terminate, is to distribute to the County promptly following the last date the District receives
15 sale and use tax revenue payments from the Missouri Department of Revenue, to be used in
16 the offset of rights-of-way and road improvements included with in the District; and,

17 **WHEREAS**, the County Council finds that this plan is in accordance with the
18 requirements of Subsection 5 in that it will result in benefiting the property in the District.

19 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
20 **AS FOLLOWS:**

21 Section 1. The relief sought in the Petition to Terminate, as set forth in Exhibit
22 A, is granted. The Springdale Community Improvement District is terminated in accordance

1 with the terms of that Petition and pursuant to the authority set forth in Section 67.1481,
2 RSMo.

3 Section 2. The County will accept the distribution of assets as set forth in Section
4 4 “Distribution of Assets” of the Petition to Terminate, which is anticipated to be Eighty-
5 Five Thousand, Three-Hundred Fifty-Eight Dollars and Fifty-Seven Cents (\$85,358.57).

6 Section 3. The County hereby authorizes the County Executive and the County
7 Auditor to, upon receipt of those funds, amend the original 2024 Budget in the amount of
8 Eighty-Five Thousand, Three-Hundred Fifty-Eight Dollars and Fifty-Seven Cents
9 (\$85,358.57), or by the actual amount received from the Distribution of Assets, if it differs
10 from this amount, by receiving the Distribution of Assets. These funds will be placed in the
11 Public Works – Community Improvement District Fund (200-0061-4621).

12 Section 4. Upon receipt of the funds from the Distribution of Assets, the
13 County’s original 2024 Budget shall be revised to account for the unanticipated funds
14 received through the Distribution of Assets with these funds to be appropriated in the amount
15 of Eighty-Five Thousand, Three-Hundred Fifty-Eight Dollars and Fifty-Seven Cents
16 (\$85,358.57), or in the amount received from the Distribution of Assets, if it differs from this
17 amount, to the Public Works – Community Improvement District Fund (200-0061-4621).

18 Section 5. In accordance with the plan for Distribution of Assets, as set forth in
19 the Petition to Terminate, and in accordance with Subsection 5 of Section 67.1481, RSMo.,
20 said funds are to be used for road overlay and roadway improvement projects on County-
21 maintained Renner Drive and those parts of County-maintained Schneider Drive from Old
22 Highway 141 on the east to the intersection of Schneider Drive and Spitz Drive on the west.

1 Section 6. The County Executive is authorized to execute any and all documents
2 and take any and all actions necessary to carry out the intent of this Ordinance.

3 Section 7. This Ordinance shall be in full force and effect immediately from and
4 after its date of approval. If any part of this Ordinance is invalid for any reason, such
5 invalidity shall not affect the remainder of this Ordinance.

6 Section 8. A copy of this Ordinance and all exhibits, if any, shall be kept on file
7 at the County Clerk's Office consistent with the rules and procedures for the maintenance
8 and retention of records as promulgated by the Secretary of State.

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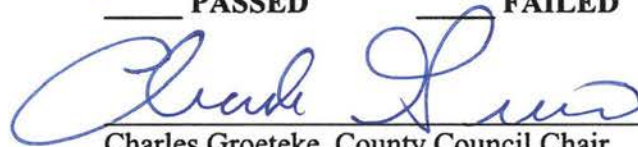
THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins	<u>absent</u>
Council Member District 2, Gene F. Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>yes</u>
Council Member District 6, Daniel Stallman	<u>absent</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 11 DAY OF March, 2024:

PASSED

FAILED



Charles Groeteke, County Council Chair



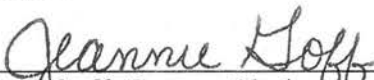

Cherlynn Boyer, Council Administrative Assistant

THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 13 DAY OF March, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.


Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:


Jeannie Goff, County Clerk 

First Reading: 02-26-2024

Second Reading: 03-11-2024

Third Reading: 03-11-2024



ORDINANCE NO.

24-0146

NOTICE OF PUBLIC HEARING

County Council of Jefferson County, Missouri

PLEASE TAKE NOTICE that on Monday the **26th day of February, 2024, at 6:30 p.m.** in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street Hillsboro, MO 63050, the County Council of Jefferson County, Missouri (the "County") will hold a public hearing pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

The purpose of said hearing is to consider the approval by the County Council of a petition to terminate a community improvement district (as such petition has been or may be amended from time to time, the "Petition") previously established by the County Commission Order 10-05-2005A on October 5, 2005, which district is known as the "**Springdale Community Improvement District**" (the "District"). The Petition has been filed with the office of the County Counselor and office of the County Clerk. All interested persons will be given an opportunity to be heard at this public hearing.

A copy of the Petition is on file with the office of the County Clerk and is available for review by any interested party during regular business hours at the office of the County Clerk at 729 Maple Street, Suite G17, Hillsboro, MO 63050.

The complete boundaries of the District are as shown on the following map.

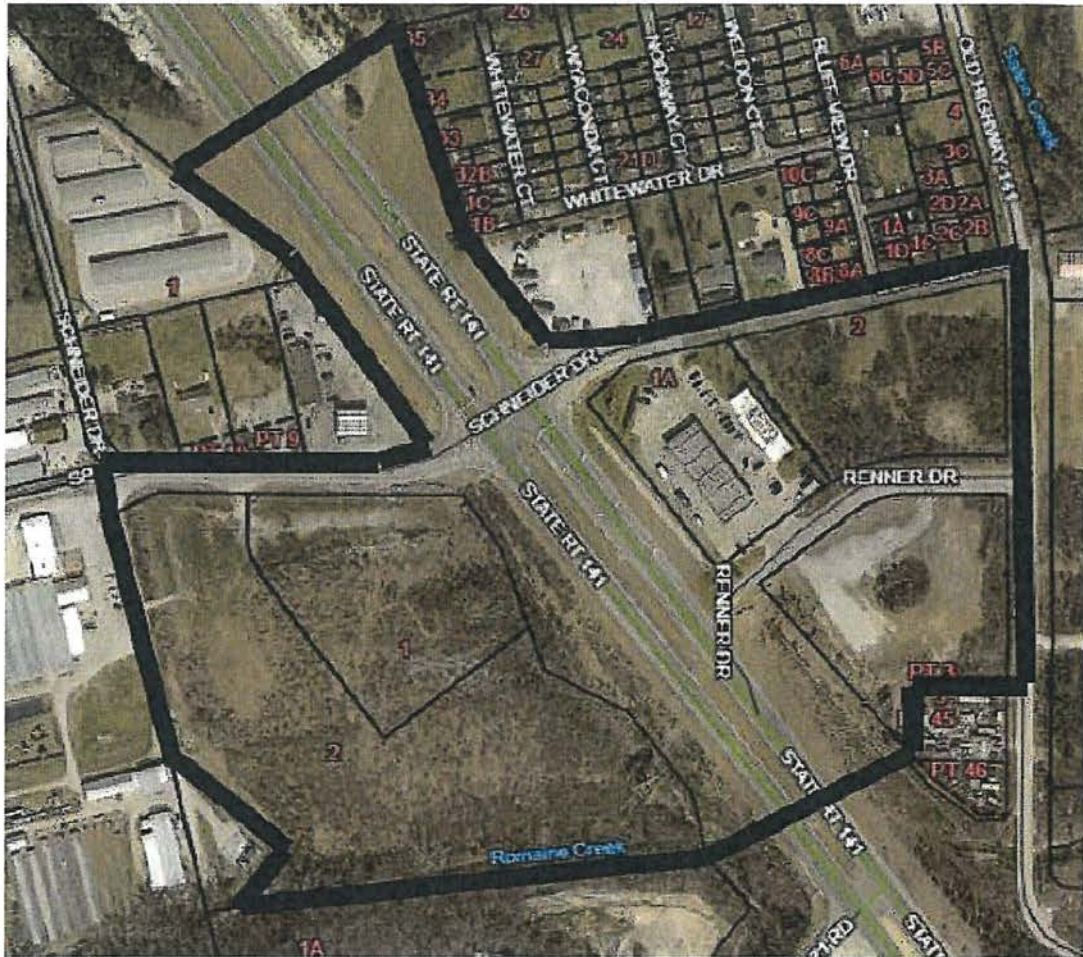
Final determination of approval of the Petition will be made by the County Council.



ORDINANCE NO.

24-0146

Springdale Community Improvement District Boundary Map



WAIVER OF NOTICE

Re: Public Hearing for the Termination of the Springdale Community Improvement District

SGE Properties, LLC, a Missouri limited liability company, Springdale Ventures, LLC, a Missouri limited liability company, Springdale Enterprises, LLC, a Missouri limited liability company, and Bagy Brothers Real Estate Company, LLC, a Missouri limited liability company, are the owners of certain real property as identified in that certain Petition to Terminate Springdale Community Improvement District. The owners hereby waive written notice of the public hearing, and any continuations thereof, held on February 26, 2024 at 6:30 PM in the Assembly Room of the Jefferson County Administration Center, located at 729 Maple Street Hillsboro, MO 63050, pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended.



Jefferson County, Missouri

Administration Center
729 Maple Street · PO Box 100
Hillsboro, Missouri 63050

Dennis Gannon
County Executive

DEPARTMENT OF THE COUNTY COUNSELOR
Jalesia F.M. Kuenzel - County Counselor

Telephone: 636-797-5072 - Fax: 636-797-5506 - Email: jkuenzel@jeffcomo.org

Jason L. Cordes
Assistant County Counselor
636-797-5072

Thomas P. Duggan, Jr.
Assistant County Counselor
636-797-5095

Jason Emmons
Municipal Prosecutor
636-797-5403

TO: Hon. Jeannie Goff, County Clerk
FROM: Jason L. Cordes, Esq.
RE: Petition to Terminate Springdale CID
DATE: January 19, 2024

Our Office received the attached Petition to Terminate the Springdale CID. Please keep a copy of this Petition on file with any Springdale CID-related Orders (e.g. 09-13-2005A, 10-17-2006A) or other Springdale CID-related materials.

Thank you,

Jason L. Cordes

Jason L. Cordes, Esq.
Assistant County Counselor,
Jefferson County, Missouri

FILED

FEB 01 2024

JEANNIE GOFF
COUNTY CLERK, JEFFERSON COUNTY, MO

**PETITION TO TERMINATE
SPRINGDALE
COMMUNITY IMPROVEMENT DISTRICT**

**Petition to Terminate a Community Improvement District
Pursuant to Sections 67.1401-67.1571 of the
Revised Statutes of Missouri, as Amended**

Jefferson County, Missouri

2023

RECEIVED

JAN 02 2024

County Counselor

EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION

EXHIBIT B DISTRICT BOUNDARY MAP

**PETITION TO TERMINATE
SPRINGDALE
COMMUNITY IMPROVEMENT DISTRICT**

This Petition ("Petition") to terminate a Community Improvement District within a certain limited portion of Jefferson County, Missouri (the "County"), is hereby submitted to the County in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

As set forth herein, the entities signing this Petition in accordance with the Act (collectively, "Petitioner") requests that the governing body of the County (the "County Commission") hold a public hearing and approve the Petition and terminate the Community Improvement District prior to the expiration of its term as described herein and in accordance with the Act.

1. DISTRICT TO BE TERMINATED

A. Name of District

The name of the District to be terminated is the "**Springdale Community Improvement District**" (the "District"), created by Order 10-05-2005A and passed by the County Commission on October 5, 2005.

B. Legal Description

The District includes all of the real property (the "District Property") legally described on Exhibit A attached hereto and made a part hereof.

C. Boundary Map

A map illustrating the boundaries of the District is attached hereto and made a part hereof as Exhibit B (the "District Boundary Map").

D. District Obligations

Pursuant to that certain Development Agreement dated September 13, 2005 (the "Development Agreement") and related to the infrastructure improvements the District was created to help finance, certain parties to the Development Agreement were entitled to reimbursement in the amounts and under the terms as set forth in the Development Agreement, which reimbursement was to be made by issues of a series of District obligations, i.e. the Series A Note, Series B Note, Series C Note, and Series D Note (as defined in the Development Agreement). The Series A Note and Series B Note were issued and have both matured. The Series C Note and Series D Note were never issued and the parties entitled to reimbursement under the Development Agreement by the Series C Note and the Series D Note will or have waived such reimbursement rights. Accordingly, all CID Notes (as defined in the Development Agreement) contemplated under the Development Agreement have been satisfied in full. Pursuant to Section 3.10 and 3.11 of the Development

Agreement, upon satisfaction of the CID Notes, the Board of Directors of the District are obligated to terminate the District and transfer any and all remaining CID Revenues (as defined in the Development Agreement) in the manner provided by the Act and this Petition.

2. PETITIONER

Based on the tax records of the Jefferson County Assessor (the "Assessor") as of the date of filing this Petition, Petitioner:

- (a) collectively owns more than fifty percent (50%) by assessed value of the District Property; and
- (b) represents more than fifty percent (50%) per capita of all owners of the District Property.

3. PLAN FOR DISSOLUTION

The District shall be dissolved in accordance with the following plan:

- The County Commission shall hold a public hearing, following proper notice, to consider termination of the District.
- The County Commission shall pass an order (i) terminating all agreements entered into between the County and the District, if any, (ii) approving this Petition, and (iii) officially terminating the District.
- The County Clerk shall provide a copy of such ordinance to the Department of Economic Development.

4. DISTRIBUTION OF ASSETS

Section 67.1481 of the Act requires that upon termination of the District, every effort should be made by the County for the assets of the District to be distributed in a manner to benefit the real property which was formerly a part of the District. Consistent therewith, the assets of the District shall be distributed to the County promptly following the last date the District receives sales and use tax revenue payments from the Missouri Department of Revenue, to be used in the offset of rights-of-way and road improvements included within the District.

There are no outstanding claims or causes of action pending against the District, the District's liabilities do not exceed its assets, the District owns no personal or real property and the District is not insolvent, in receivership or under the jurisdiction of any bankruptcy court.

As of July 31, 2023, the District had assets of approximately \$90,358.57. The District may receive additional revenue during its current and future fiscal years until the Missouri Department of Revenue ceases collection and remittance of the District sales and use taxes. The District anticipates that its final administrative costs and the costs associated with termination of the District will be approximately \$5,000, and the District does not anticipate holding any reserves. Accordingly, the District anticipates net assets of approximately \$85,358.57 upon

termination of the District, which shall be distributed to the County to be used to benefit the real property as set forth above.

5. REQUEST TO TERMINATE DISTRICT

By execution and submission of this Petition, the Petitioner requests that the County Commission hold a public hearing in accordance with Section 67.1481 of the Act and adopt an ordinance to terminate the District as set out in this Petition and in accordance with the Act and this Petition.

6. NOTICE TO PETITIONER

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the County Clerk of the County.

[Remainder of Page Intentionally Left Blank.]

Signature Page for Petition to Terminate the
Springdale Community Improvement District

The undersigned requests that the County Commission of Jefferson County, Missouri terminate the Springdale Community Improvement District according to the preceding Petition and authorize the dissolution of the District.

NAME OF OWNER: SGE Properties, LLC
TELEPHONE NUMBER: 314-738-9900
MAILING ADDRESS: 3553 Rider Trail South
Earth City, MO 63045

NAME OF SIGNER: George M. Eble
BASIS OF LEGAL AUTHORITY TO SIGN: Manager of Requesting Owner
SIGNER'S TELEPHONE NUMBER: 314-738-9900
SIGNER'S MAILING ADDRESS: 3553 Rider Trail South
Earth City, MO 63045

Entity Type: Missouri limited liability company

The parcel identification number and assessed value of the property owned:

Parcel ID	Assessed Value
02-6.0-14.0-4-001-004.01	\$175,600

Assessed Value listed is derived from the Assessor's online Property Database Search. The assessed values are preliminary 2023 values and not final, equalized assessed values. Assessed values from the 2022 tax records are not used since complete information is not listed for all District parcels.

By executing this Petition, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the County Clerk.

SGE PROPERTIES, LLC, a Missouri limited liability company

By: *George M. Eble*
George M. Eble, Manager

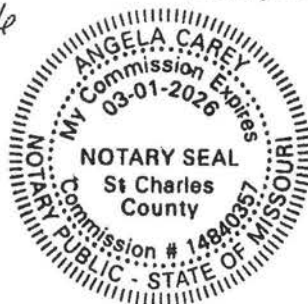
STATE OF MISSOURI)
) ss.
COUNTY OF St Louis)

On this 2ND day of October, 2023, before me appeared George M Eble, to me personally known, who, being by me duly sworn, did say that he is the Manager of SGE PROPERTIES, LLC, a Missouri limited liability company, and that this instrument was signed in behalf of said company with all due authority and said person acknowledged said instrument to be the free act and deed of said company.

Subscribed and sworn to before me, a Notary Public in and for said County and State, on the date and year first above written.

Angela Carey
Notary Public

My commission expires: 3-1-2026



Signature Page for Petition to Terminate the
Springdale Community Improvement District

The undersigned requests that the County Commission of Jefferson County, Missouri terminate the Springdale Community Improvement District according to the preceding Petition and authorize the dissolution of the District.

NAME OF OWNER: Springdale Ventures, LLC
TELEPHONE NUMBER: Mark Loyd
MAILING ADDRESS: PO Box 305, Arnold, MO 63010

NAME OF SIGNER: Mark Loyd
BASIS OF LEGAL AUTHORITY TO SIGN: Manager of Requesting Owner
SIGNER'S TELEPHONE NUMBER: Mark Loyd
SIGNER'S MAILING ADDRESS: PO Box 305, Arnold, MO 63010

Entity Type: Missouri limited liability company

The parcel identification number and assessed value of the property owned:

Parcel ID	Assessed Value
02-6.0-14.0-4-001-004.03	\$240,800

Assessed Value listed is derived from the Assessor's online Property Database Search. The assessed values are preliminary 2023 values and not final, equalized assessed values. Assessed values from the 2022 tax records are not used since complete information is not listed for all District parcels.

By executing this Petition, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the County Clerk.

**SPRINGDALE VENTURES, LLC, a
Missouri limited liability company**

By: Mark Loyd
Mark Loyd, Manager

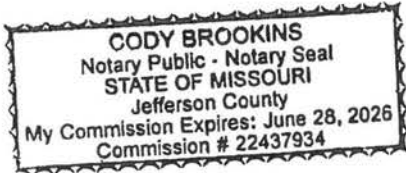
STATE OF MISSOURI)
)
) ss.
COUNTY OF Jefferson)

On this 28 day of September, 2023, before me appeared Mark Loyd, to me personally known, who, being by me duly sworn, did say that he is the Manager of SPRINGDALE VENTURES, LLC, a Missouri limited liability company, and that this instrument was signed in behalf of said company with all due authority and said person acknowledged said instrument to be the free act and deed of said company.

Subscribed and sworn to before me, a Notary Public in and for said County and State, on the date and year first above written.

Cody Brookins
Notary Public

My commission expires:
June 28, 2026



Signature Page for Petition to Terminate the
Springdale Community Improvement District

The undersigned requests that the County Commission of Jefferson County, Missouri terminate the Springdale Community Improvement District according to the preceding Petition and authorize the dissolution of the District.

NAME OF OWNER: Springdale Enterprises, LLC
TELEPHONE NUMBER: Mark Loyd
MAILING ADDRESS: PO Box 305, Arnold, MO 63010
NAME OF SIGNER: Mark Loyd
BASIS OF LEGAL AUTHORITY TO SIGN: Manager of Requesting Owner
SIGNER'S TELEPHONE NUMBER: Mark Loyd
SIGNER'S MAILING ADDRESS: PO Box 305, Arnold, MO 63010

Entity Type: Missouri limited liability company

The parcel identification number and assessed value of the properties owned:

Parcel ID	Assessed Value
02-6.0-14.0-1-002-013.02	\$40,600
02-6.0-14.0-1-002-013	\$3,300

Assessed Value listed is derived from the Assessor's online Property Database Search. The assessed values are preliminary 2023 values and not final, equalized assessed values. Assessed values from the 2022 tax records are not used since complete information is not listed for all District parcels.

By executing this Petition, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the County Clerk.

SPRINGDALE ENTERPRISES, LLC, a
Missouri limited liability company

By: Mark Loyd
Mark Loyd, Manager

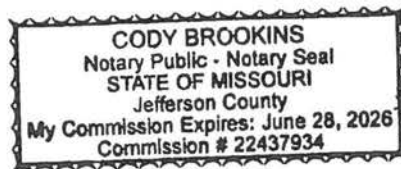
STATE OF MISSOURI)
) ss.
COUNTY OF JEFFERSON)

On this 28 day of September, 2023, before me appeared Mark Loyd, to me personally known, who, being by me duly sworn, did say that he is the Manager of SPRINGDALE ENTERPRISES, LLC, a Missouri limited liability company, and that this instrument was signed in behalf of said company with all due authority and said person acknowledged said instrument to be the free act and deed of said company.

Subscribed and sworn to before me, a Notary Public in and for said County and State, on the date and year first above written.

Cody Brookins
Notary Public

My commission expires:
JUNE 28, 2026



Signature Page for Petition to Terminate the
Springdale Community Improvement District

The undersigned requests that the County Commission of Jefferson County, Missouri terminate the Springdale Community Improvement District according to the preceding Petition and authorize the dissolution of the District.

NAME OF OWNER: Bagy Brothers Real Estate Company, LLC
TELEPHONE NUMBER: 314-330-9980
MAILING ADDRESS: PO Box 3475, Tulsa, OK, 74101
NAME OF SIGNER: Richard J. Bagy JR
BASIS OF LEGAL AUTHORITY TO SIGN: ~~314-330-9980~~ Manager
SIGNER'S TELEPHONE NUMBER: 314-330-9980
SIGNER'S MAILING ADDRESS: PO Box 3475, Tulsa, OK, 74101

Entity Type: Missouri limited liability company

The parcel identification number and assessed value of the property owned:

Parcel ID	Assessed Value
02-6.0-14.0-1-002-013.01	\$424,000

Assessed Value listed is derived from the Assessor's online Property Database Search. The assessed values are preliminary 2023 values and not final, equalized assessed values. Assessed values from the 2022 tax records are not used since complete information is not listed for all District parcels.

EXHIBIT "A"
DISTRICT LEGAL DESCRIPTION

SPRINGDALE COMMUNITY IMPROVEMENT DISTRICT

A tract of land being all of Lots 1A and 2A of a Boundary Adjustment Plat of Susan Estates as recorded in Plat Book 2002, Page 17 of the Jefferson County Records and part of the right of way of Missouri State Highway Route J (141) from centerline Station 200+00 to 213+90.46 as described in a deed to the State of Missouri recorded in Deed Book 480, Page 357 of the Jefferson County records, be situated in U.S. Survey 664, Township 43 North, Range 5 East, in Jefferson County, Missouri and being more particularly described as follows:

Beginning at the centerline Station 200+00 of Missouri State Highway Route J (141), thence Northeasterly on a line perpendicular to the said centerline of Missouri State Highway Route J (141) North 52 degrees 24 minutes 00 seconds East, 211.36 feet to a point being 211.4 feet left of Station 200+00 on the Eastern Right of Way line of said Missouri State Highway J (141); thence along the Eastern Right of Way line of said Missouri State Highway J (141) the following four (4) courses: South 18 degrees 32 minutes 32 seconds East, 264.50 feet to a point 125.0 feet left of centerline Station 202+50; thence South 37 degrees 36 minutes 00 seconds East, 225.31 feet to a point 125.0 feet left of centerline Station 204+75.31; thence South 13 degrees 28 minutes 37 seconds East, 15.59 feet to a point 118.6 feet left of centerline Station 204+89.54; thence North 84 degrees 09 minutes 15 seconds East, 172.74 feet to a point being 265.5 feet left of centerline Station 205+80.45 of Missouri State Highway J (141) said point also being on the centerline of Schneider Road; thence along the said centerline of Schneider Road and said line being the Northern line of a 30 foot wide dedication strip to Jefferson County as per "QuikTrip #652 Subdivision", North 76 degrees 00 minutes 00 seconds East, 593.53 feet to a point on the centerline of Missouri State Highway SJ (Old Highway 141); thence along the centerline of said Old Highway 141 along a curve to the right whose radius point bears South 83 degrees 12 minutes 40 seconds West, 1145.64 feet, an arc distance of 127.75 feet to a point of tangency; thence continuing along the said centerline of Old Highway 141 South 00 degrees 24 minutes 00 seconds East, 595.12 feet to a point; thence departing the centerline of said Old Highway 141, North 89 degrees 36 minutes 00 seconds East, 180.00 feet to a point being the Northwest corner of Lot 45 of Susan Estates as recorded in Plat Book 29, Page 23 of the Jefferson County records; thence along the Western line of said Lot 45 of Susan Estates, South 00 degrees 24 minutes 00 seconds East, 79.95 feet to a point on the Eastern Right of Way line of aforesaid Missouri State Highway J (141) said point being 186.5 feet left of centerline Station 213+52.80; thence along the Eastern Right of Way line of said Missouri State Highway J (141), South 41 degrees 36 minutes 20 seconds East, 37.77 feet to a point being 189.3 feet left of centerline Station 213+90.46; thence departing the Eastern Right of Way line of said Missouri State Highway J (141), South 52 degrees 24 minutes 00 seconds West, 189.28 feet to a point on the centerline of said Missouri State Highway J (141) said point being centerline Station 213+90.46; thence departing the said centerline of Missouri State Highway J (141) South 83 degrees 12 minutes 23 seconds West, 945.01 feet to a point being the Southwesternmost corner of Lot 1A of a Boundary Adjustment Plat of Lots 1A & 2A of Susan Estates as recorded in Plat Book 202, Page 17 of the Jefferson County records; thence along the Western line of Lot 1A of said Boundary

Adjustment Plat of Lots 1A & 2A of Susan Estates the following four (4) courses: North 41 degrees 09 minutes 56 seconds East, 110.00 feet; thence North 48 degrees 50 minutes 04 seconds West, 215.09 feet; thence South 76 degrees 28 minutes 11 seconds West, 15.00 feet; thence North 14 degrees 00 minutes 00 seconds West, 490.51 feet; thence North 76 degrees 00 minutes 00 seconds East, 112.51 feet to a point being on the Northern line of relocated Schneider Drive and said point being on the Western line of a tract of land as described in a Quitclaim Deed to Tepia, LLC as dated February 28, 2000; thence along the Western line of said Tepia tract, South 14 degrees 26 minutes 29 seconds East 1.35 feet to a point being 25.00 feet right of the centerline of said relocated Schneider Road; thence along a line being 25.00 feet right of centerline of relocated Schneider Road North 89 degrees 24 minutes 02 seconds East, 202.38 feet to a point being the Southeastern corner of a tract of land as described in a Quitclaim Deed to Libon Group Limited dated February 28, 2000 of the Jefferson County records, and said point being 25.00 feet right of centerline Station 23+52.83 of relocated Schneider Road; thence along the Eastern line of said Libon tract, North 14 degrees 26 minutes 29 seconds West, 20.60 feet to a point being 45.00 feet right of centerline Station 23+57.76 of relocated Schneider Road, and said point being the Southwest corner of a tract of land as described in a deed to Three L's, Inc. as recorded in Deed Book 686, Page 2230 and said point being on the Western Right of Way line of Missouri State Highway Route J (141) as established by an instrument recorded in Deed Book 729, Page 738 of the Jefferson County records; thence along the said right of way line as established by Instrument recorded in Deed Book 729, Page 738 of the Jefferson County records the following two (2) courses: North 89 degrees 24 minutes 02 seconds East, 178.75 feet to a point being 147.95 feet right of centerline Station 204+75.20 of Missouri State Highway J (141); thence North 07 degrees 01 minutes 19 seconds East, 31.07 feet to a point being 126.13 feet right of centerline Station 204+53.08 of Missouri State Highway J (141); thence continuing along the Western Right of Way line of said Missouri State Highway J (141) the following two (2) courses: North 37 degrees 23 minutes 12 seconds West, 303.08 feet to a point being 125.00 feet right of centerline Station 201+50 of said Missouri state Highway J (141); thence North 51 degrees 56 minutes 08 seconds West, 154.82 feet to a point being 163.33 feet right of centerline Station 200+00 of said Missouri State Highway J (141); thence departing the Western Right of Way line of said Missouri State Highway J (141) North 52 degrees 24 minutes 00 seconds East, 163.33 feet to the point of beginning and containing 27.388 acres more or less. This description has been prepared based on calculations from available record and surveyed information and is subject to the results of a future property survey, if any.

