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June 12, 2023

**VIA CERTIFIED MAIL
AND ELECTRONIC MAIL**

Missouri Department of Revenue Taxation Division
Sales/Use Tax
P.O. Box 840
Jefferson City, Missouri 65105-0840

Re: City of Truesdale, Missouri - Notice of Neighborhood Improvement District and Proposed Average Assessment per Section 67.457.8(1)(a) RSMo.

To Whom It May Concern:

Pursuant to the Neighborhood Improvement District Act, sections 67.453 through 67.475 of the Revised Statutes of Missouri (the "NID Act") and Ordinance No. 1013 adopted and approved by the Board of Aldermen of the City of Truesdale, Missouri (the "City") on January 11, 2023, the City has established the Elkhorn Ridge Neighborhood Improvement District (the "District") and approved the Elkhorn Ridge Neighborhood Improvement District Project (the "Project") in connection with the construction of certain public improvements benefitting the property within the District (collectively, the "Improvements").

On behalf of the City and in accordance with Section 67.457.8(1)(a) of the NID Act, please find the enclosed notice related to the proposed boundaries of the District and the average assessment anticipated to be made against each parcel of property within the District deemed to be benefited by the Improvements based on the estimated costs of the Improvements as set forth in the Petition creating the District. As of the date of this notice, these boundaries have not been amended.

Please call me at (314) 503-7331 if you have any questions or need additional information.

Very truly yours,

Shannon W. Creighton

Enclosure

cc: *Elsa Smith-Fernandez, City Clerk, City of Truesdale, Missouri*

**CITY OF TRUESDALE, MISSOURI
NEIGHBORHOOD IMPROVEMENT DISTRICT
ELKHORN RIDGE NEIGHBORHOOD IMPROVEMENT DISTRICT PROJECT**

Pursuant to the Neighborhood Improvement District Act, sections 67.453 through 67.475 of the Revised Statutes of Missouri (the “NID Act”) and Ordinance No. 1013 adopted and approved on January 11, 2023 (the “Establishing Ordinance”), the Board of Aldermen of the City of Truesdale, Missouri (the “City”), established the Elkhorn Ridge Neighborhood Improvement District (the “District”) and approved the Elkhorn Ridge Neighborhood Improvement District Project (the “Project”) in connection with the construction of certain public improvements benefitting the property within the District (as further described in the petition for the creation of the District submitted to the City, collectively, the “Improvements”).

Pursuant to Section 67.457.8(1)(a) of the NID Act, the following information is hereby submitted to the Missouri State Auditor and the Missouri Department of Revenue regarding the District and the Project:

1. Proposed boundaries of the District: See **Exhibit A** attached hereto.

2. Average assessment anticipated to be made against each parcel of the Property deemed to be benefited by the Improvements based on the estimated costs of the Improvements as set forth in the Petition (*excluding* the costs associated with the levying and collection of assessments, costs of issuance, debt service reserves, and accrued interest on associated neighborhood improvement district notes are bonds issued with respect to the Project to be assessed when said costs are final):

\$14,040 (based on an average lot size of 6,240 square feet).

DATED: June 9, 2023.

Elsa Smith-Fernandez, City Clerk
City of Truesdale, Missouri

EXHIBIT A

A TRACT OF LAND BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 2 WEST AND ALSO, ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 2 WEST LYING SOUTH OF NEW U.S. HIGHWAY NO. 40, AS NOW LOCATED, EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO FAITH BELIEVERS CHURCH OF WARRENTON AS RECORDED BY DEED IN BOOK 246 PAGE 427 AND FURTHER EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, AS RECORDED IN BOOK 108 PAGE 375, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF HERITAGE HILLS, A SUBDIVISION AS RECORDED BY SLIDE D, PAGES 177 THROUGH 180 OF THE WARREN COUNTY, MISSOURI RECORDER'S OFFICE WITH THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70 AS DESCRIBED BY DEED IN BOOK 108, PAGE 375 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 75 DEGREES 05 MINUTES 41 SECONDS EAST, A DISTANCE OF 657.22 FEET; NORTH 87 DEGREES 38 MINUTES 37 SECONDS EAST, A DISTANCE OF 201.00 FEET; AND NORTH 81 DEGREES 55 MINUTES 59 SECONDS EAST, A DISTANCE OF 217.38 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF FAITH BELIEVERS CHURCH OF WARRENTON, AS RECORDED BY DEED IN BOOK 231, PAGE 211 AND BOOK 246, PAGE 427 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 51 MINUTES 47 SECONDS WEST, A DISTANCE OF 283.36 FEET, TO THE SOUTH LINE, THEREOF;

THENCE ALONG SAID SOUTH LINE, THEREOF, THE FOLLOWING COURSES AND DISTANCES: NORTH 82 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 82.00 FEET AND NORTH 74 DEGREES 19 MINUTES 43 SECONDS EAST, A DISTANCE OF 225.43 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 23, BEING THE WEST LINE OF LAND NOW OR FORMERLY OF MARGIE NADLER AS RECORDED BY DEED IN BOOK 248, PAGE 341 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,365.09 FEET TO AN IRON ROD WITH ALUMINUM CAP STAMPED WITH PLS #1004 MARKING THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 WEST, CORNER INDEX NO. R-19, DOCUMENT NUMBER 600-68880, BEING ON THE NORTH LINE OF LAND NOW OR FORMERLY OF CHILD EVANGELISM FELLOWSHIP INC. AS RECORDED BY DOCUMENT NO. 201906125 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE, BEING THE NORTH LINE OF SAID SECTION 26, NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 1350.72 FEET TO THE EAST LINE OF THE AFOREMENTIONED HERITAGE HILLS;

THENCE ALONG SAID EAST LINE, NORTH 01 DEGREES 12 MINUTES 55 SECONDS EAST, A DISTANCE OF 1353.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 44.800 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTHS OF FEBRUARY AND MARCH, 2022 DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.