

IN THE CIRCUIT COURT OF CAMDEN COUNTY, MISSOURI

In the Matter of:)
)
THE FORMATION OF THE LAKEPORT)
VILLAGE TRANSPORTATION)
DEVELOPMENT DISTRICT;)
)
)
LAKEPORT VILLAGE LLC,)
a Missouri limited liability company,)
)
)
Petitioner,)
vs.) Case No. _____
)
MISSOURI HIGHWAYS AND) Docket No. _____
TRANSPORTATION COMMISSION,)
)
SERVE: Pamela Harlan)
Secretary to the Commission)
Highways and Transportation)
Office Building)
105 West Capitol Avenue)
Jefferson City, Missouri 65101)
)
and)
)
CITY OF OSAGE BEACH,)
MISSOURI,)
)
SERVE: Tara Berreth)
City Clerk)
City of Osage Beach, Missouri)
1000 City Parkway)
Osage Beach, Missouri 65065)
)
Respondents.)

**PETITION FOR THE FORMATION OF A
TRANSPORTATION DEVELOPMENT DISTRICT**

COMES NOW Petitioner, and pursuant to the Missouri Transportation Development
District Act (the “Act”), Sections 238.200 to 238.280 of the Revised Statutes of Missouri

(“RSMo”), petitions the Court for the purpose of forming a transportation development district (the “District”) and states as follows:

1. Petitioner Lakeport Village LLC is a Missouri limited liability company with its principal place of business at 1821 Wyandotte St., Suite 200, Kansas City, MO 64108.

3. Respondent Missouri Highways and Transportation Commission (the “Commission”) is the constitutional authority responsible for constructing and maintaining the Missouri highway system and is a necessary party to this action pursuant to Section 238.207.4(2) of the Act. The Commission’s address is:

Missouri Highways and Transportation Commission
105 West Capitol Avenue
Jefferson City, Missouri 65101

4. The City is the “local transportation authority” within the meaning of Section 238.202.1(4) of the Act and is a necessary party under Section 238.207.4(2) of the Act, and, therefore, is also a Respondent. The City’s address is:

City of Osage Beach, Missouri
1000 City Parkway
Osage Beach, Missouri 65065

5. The property to be included in the proposed District is specifically described on Exhibit A to this Petition and shown on the map attached as Exhibit B to this Petition.

6. All of the real property within the District is owned by Petitioner or Petitioner’s affiliates.

7. There are no persons eligible to be registered voters residing within the proposed District. As a result, all property owners within the proposed District are the “qualified voters” of the District, as that term is defined in the Act.

8. The real property within the District is contiguous as defined in Section 238.207.3(1) of the Act.

9. The Petitioner proposes that certain costs associated with the Transportation Project (as hereinafter defined) be funded by the District. The estimated costs of the Transportation Project, including estimated expenditures for real physical improvements, estimated land acquisition expenses, estimated expenses for professional services and estimated interest charges, are \$28,619,331, as more fully described on Exhibit C to this Petition. A general description of the Transportation Project and the Transportation Project's approximate location are set forth in Exhibit D.

10. The Transportation Project will substantially benefit all of the real property located within the District.

11. The City exercises jurisdiction over the Transportation Project and no local transportation authority other than the City is affected by the proposed Transportation Project.

12. The Transportation Project will become part of the City's street and public infrastructure system and will be accepted for maintenance by the City upon completion of each aspect of the Transportation Project, as applicable.

13. The Transportation Project has not been and is not intended to be merged into the state highway and transportation system under the Commission's jurisdiction. To the extent that the Commission determines that it has no direct interest in the Transportation Project and declines to consider the Transportation Project, approval of the Transportation Project shall then vest exclusively with the City, subject to the proposed District making any revisions in the plans and specifications required by the City and the proposed District and the City entering into a mutually satisfactory agreement regarding the future maintenance of the Transportation Project.

14. The name of the proposed District will be the “Lakeport Village Transportation Development District”.

15. The board of directors of the District will be composed of five (5) members.

16. The board of directors of the District will be elected at a meeting of the owners of all of the real property within the District called by the Circuit Court Clerk of Camden County, Missouri pursuant to Section 238.220.2 of the Act.

17. The terms of office of the initial board members of the District will be staggered, the two members receiving the highest number of votes will have an initial three-year term, the two members receiving the next highest number of votes will have an initial two-year term, and the member receiving the fewest votes will have an initial one-year term. In the event of a tie vote, the elected members of the board will determine the length of the term of each board member involved in the tie vote so that such terms are so staggered. After the initial terms, all board members will be elected for three-year terms. The City and the Commission may each appoint one advisor to the board of directors of the District as provided in Sections 238.220.4 and 238.220.5 of the Act.

18. To assist in funding the Transportation Project, the District may seek to enter into a cooperative agreement (the “Cooperative Agreement”) with the City and one or more parties, including one or more community improvement districts (the “CID”), which will be created pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo., overlapping the same property as the District and, subject to the approval of the Board of Directors and qualified voters of the CID(s), impose a one percent sales tax pursuant to Section 67.1545, RSMo.

19. The cost of the Transportation Project, including debt service on any notes, bonds or other obligations issued by or on behalf of the District may be paid with: (1) sales tax revenue collected at the rate of one percent on all transactions subject to a sales tax within the District as provided in the Act, which sales tax will be levied for a 30-year period from the date the sales tax is effective pursuant to Section 238.235 of the Act; (2) City funds pursuant to the Cooperative Agreement; (3) other funds of the City; (4) funds generated by a one percent sales tax imposed by the CID(s); and (5) a special assessment or special assessments pursuant to Section 238.230 of the Act.

20. Pursuant to Section 238.230.1(1) of the TDD Act, the District may impose a special assessment (the "Special Assessment") upon approval of the "qualified voters" (as defined in Section 238.202.2(2) of the TDD Act) voting on the question in the proposed District, or, pursuant to Section 238.230.1(2) of the TDD Act, the filing of a unanimous petition signed by the owners of record of all of the real property located within the District. Pursuant to Section 238.230.1(2) of the TDD Act, the District may make one or more special assessments for those project improvements which specially benefit the properties within the District. Pursuant to Section 238.230.5 of the TDD Act, the District may establish different classes or subclasses of real property within the District for purposes of levying differing rates of special assessments. The levy rate for special assessments may vary for each class or subclass of real property based on the level of benefit derived by each class or subclass from projects funded by the District. The board of directors of the proposed district will be requested to adopt a resolution imposing such Special Assessment upon receipt of a special assessment petition in substantially the form required by Section 238.230.3 of the TDD Act. Petitioner desires to seek approval of the imposition of the Special Assessment to (i) pay costs of financing or refinancing the

Transportation Project, (ii) reimburse the Petitioner for the costs of filing and defending this Petition as authorized by Section 238.217 of the TDD Act, and (iii) pay the principal of, premium, if any, and interest on bonds, notes or other obligations issued pursuant to Section 238.240 or 238.242 of the TDD Act to fund the costs of financing or refinancing the Transportation Project.

20. The owners of all of the real property within the District may approve any measure submitted to them as qualified voters, including the District's sales tax, by filing a unanimous petition with Circuit Court Clerk of Camden County, Missouri, and the filing of a unanimous petition, upon the verification of the authenticity of all signatures thereon, will constitute a valid election under the Act.

21. The proposed District is not an undue burden on any owner of property within the District and is not unjust or unreasonable.

22. The District's sales tax will be in effect for a 30-year period from the date the sales tax is effective, as determined by Section 238.235.1(3) of the Act, unless the District's sales tax is earlier repealed in accordance with Section 238.235.6 of the Act.

23. Within six months after completion of the Transportation Project improvements and all of the District's obligations have been paid, ownership and control of the Transportation Project (unless, as anticipated, dedicated to the City earlier) shall be transferred to the City and, thereafter, the District shall be abolished in accordance with Section 238.275 of the Act.

24. The Petitioner shall bear all costs associated with the filing of this petition and all publication and incidental costs incurred in obtaining Court certification of this Petition for voter approval, and the District, once formed, may reimburse the Petitioner for all such costs out of the revenues received by the District.

WHEREFORE, Petitioner requests that the Court enter a judgment and decree:

(a) finding and certifying the Petition is not legally defective and that the Respondents have been duly served with process in this action;

(b) finding and certifying the proposed District and method of funding are neither illegal nor unconstitutional;

(c) finding and certifying the Lakeport Village Transportation Development District is properly, duly and lawfully organized;

(d) finding and certifying that the proposed District is not an undue burden on any owner of real property within the District and is not unjust or unreasonable;

(e) finding there are no registered voters residing within the District and the owners of real property located within the District are the “qualified voters” pursuant to the Act;

(f) finding all of the owners of the real property within the District joined in this Petition;

(g) finding the Transportation Project will substantially benefit all of the real property located within the District;

(h) finding and certifying that the Transportation Project is an authorized “project” within the meaning of the Act;

(i) finding any verified unanimous petition filed by the owners of all of the real property within the District approving any measure submitted to them, including the District’s sales tax, shall constitute a valid election under the Act;

(j) finding the Circuit Court Clerk of Camden County, Missouri, is authorized to take the actions the Circuit Court Clerk of Camden County, Missouri is required to take under the Act;

(k) finding the District and its board of directors have all of the power and authority conferred upon them in the Act;

(l) ordering the Circuit Court Clerk of Camden County, Missouri to call a meeting of owners of real property within the District, pursuant to Section 238.220.2 of the Act, to elect the initial directors of the District and a chairman and secretary of the meeting to conduct the election;

(m) ordering the Circuit Court Clerk of Camden County, Missouri to designate the time and place of the first meeting of the directors of the District, pursuant to Section 238.222.2, RSMo;

(n) ordering the Circuit Court Clerk of Camden County, Missouri, pursuant to Section 238.216.1(3) of the Act, to accept the filing of a unanimous petition with the Circuit Court Clerk of Camden County, Missouri, by all of the owners of real property in the District as an election pursuant to Section 238.216 of the Act approving the one percent sales tax for a 30-year period from the date the sales tax is effective and authorizing the Circuit Court Clerk of Camden County, Missouri to verify the authenticity of all signatures on such petition and, upon verification of such signatures, to enter the results of the election conducted through the petition upon the records of the Camden County Circuit Court, and to forward a certified copy of the same results to the Camden County Clerk to enter upon the records of Camden County;

(o) ordering the Circuit Court Clerk of Camden County, Missouri, pursuant to Section 238.216.1(3) of the Act, to accept the filing of a unanimous petition with the Circuit Court Clerk of Camden County, Missouri, by all of the owners of real property in the District as an election pursuant to Section 238.216 of the Act approving a special assessment and authorizing the Circuit Court Clerk of Camden County, Missouri to verify the authenticity of all signatures on such petition and, upon verification of such signatures, to enter the results of the election conducted through the petition upon the records of the Camden County Circuit Court,

and to forward a certified copy of the same results to the Camden County Clerk to enter upon the records of Camden County.

(p) making any additional findings and orders which the Court deems necessary and proper.

Respectfully submitted,

HUSCH BLACKWELL LLP

By: /s/ Emily Holtzman

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Attorneys for Petitioner

EXHIBIT A**LEGAL DESCRIPTION****Tract 1:**

All that part of the following described property lying above contour elevation 662 feet:

A Tract of land in Tract A of Goodin's Sub-division, a subdivision recorded in Plat Book 2, Page 82, Camden County Records and being a Part of a Tract as described in Book 575, Page 173, Camden County Records, Camden County, Missouri, more particularly described as follows:

Beginning at the Intersection of the South Line of said Tract A and the Centerline of "Jeffries Road", also known as "County Road" by Deed, Thence along said Centerline North 07 Degrees 52 Minutes 08 Seconds East, 215.14 Feet (North 07 Degrees 55 Minutes East, 215.0 Deed), to the Intersection of a Road as Shown on the Plat of said subdivision; Thence along the Centerline of said road the following courses: Thence North 50 Degrees 50 Minutes East, 145.0 Feet; Thence North 78 Degrees 40 Minutes East, 128.80 Feet to Easterly Line of Said Tract as Described in Book 575, Page 173; Thence leaving said Centerline, along said easterly line South 10 Degrees 12 Minutes 39 Seconds East, 226.36 Feet (South 10 Degrees 20 Minutes East, 227.5 Feet) to an Iron Pin; Thence South 38 Degrees 57 Minutes 50 Seconds East, 73.45 Feet (South 39 Degrees 30 Minutes East, 97.0 Feet, Deed), to an Iron Pin at the 662 Contour of the Lake of the Ozarks; Thence Southwesterly along said 662 Contour 54.8 Feet to a Set #4 Bar on the South Line of said "Tract A"; Thence North 89 Degrees 54 Minutes 51 Seconds West, 318.31 Feet (89 Degrees 43 Minutes West, 310 Feet, Deed) to the Point of Beginning.

Save and Except Therefrom: An Easement, said Easement being 25.0 FT. Wide Lying Westerly of and Parallel to the Easterly Line of a Tract of Land as Described in Book 575, Page 173, Camden County Records, more particularly described as follows: Beginning at the Intersection of the South Line of said Tract A and the Centerline of "Jefferies Road", also known as "County Road" by Deed, Thence along said Centerline N07° 52'08"E, 215.14 FT. (N07° 55'E, 215.0 FT., Deed), to the Intersection of a Road as showing on the Plat of said subdivision; Thence along the centerline of said Road the Following Courses: Thence N50°50'E, 145.0 FT.; Thence N78° 40'E, 128.80 FT., to Easterly Line of said Tract as Described in Book 575, Page 173; Thence leaving said Centerline, Along said Easterly Link S10° 23'39"E, 135.56 FT., to the True Point of Beginning of said Easement; Thence Continuing S10° 23'39E, 90.80 FT., to an Iron Pin; Thence S38° 57'50"E, 73.45 FT. (S39° 30'E, 97.0 FT. Deed), to an Iron Pin at the 662 Contour of the Lake of the Ozarks and the End.

Tract 2:

That Part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 39 North, Range 16, Camden County, Missouri, Described as follows:

From the Northwest Corner of the Northwest Quarter of the Southeast Quarter 540.9 Feet to the Centerline of a 40 Foot Wide Roadway for the Point of Beginning; Thence Leaving the Road, Continue Along Said North Line, East 153.3 Feet; Thence Leaving said North Line South 75.0 Feet; Thence West 127.0 Feet; Thence South 6 Degrees 00 Minutes West, 73.7 Feet; Thence West, 20.98 Feet to a Point on the Centerline of said 40 Foot Roadway; Thence along Centerline, North 7 Degrees 30 Minutes East, 17.7 Feet; Thence North 130.8 Feet to the Place of Beginning;

Also:

All of the following described land lying above Contour Elevation 662 Feet; That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 39 North, Range 16 West, Camden County, Missouri, Described as Follows: From the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 11, Run East Along the South Line of said of said Southwest Quarter of the Northeast Quarter 540.0 Feet for the Place of Beginning; Thence North 19 Degrees 30 Minutes West 77.6 feet to the Centerline of a 20.0 Foot Road; Thence Along said Centerline North 68 Degrees 00 Minutes East 157.4 Feet; Thence Along a 130 Degree Curve to the Left 30.8 Feet; Thence Along a 5 Degree Curve to the Right 133.33 Feet; Thence North 35 degrees 10 Minutes East 80.6 Feet; Thence Along a 40 Degree Curve to the Right 112.5 Feet; Thence North 80 Degrees 10 Minutes East 42.3

Feet; Thence leaving said Centerline North 121.9 Feet to an Iron Pin set on the Shoreline of the Lake of the Ozarks; Thence along said Shoreline South 80 Degrees 44 Minutes East 193.9 Feet; Thence South 59 Degrees 40 Minutes East 139.3 Feet; Thence South 15 Degrees 50 Minutes West 156.3 Feet; Thence South 33 Degrees 50 Minutes West 176.4 Feet; Thence South 9 Degrees 00 Minutes East 88.4 Feet to a Point on the South Line of the Southwest Quarter of the Northeast Quarter; Thence Along Said South Line of the Southwest Quarter of the Northeast Quarter of Section 11, West 569.0 Feet to the Place of Beginning, excepting therefrom that Portion of the above-described land which lies within road Right-of-Way.

Tract 3:

All of Lot Nos. 1, 5, 6, and 7 of "Friedrich Heights", a Subdivision in Camden County, Missouri, According to the Plat Thereof on file and of record at Plat Book 18, Page 71, Camden County Recorder's Office;

Also, an undivided 2/3 Interest in Lot 4 of Friedrich Heights, and the Well and Appliances used to Draw and Distribute Water Therefrom, to the Lots in said Subdivision, Subject to the Obligation to Pay a Proportionate Part of the Cost of Operating and Maintaining Said Water System, Based on the Number of Living Units receiving Water Therefrom;

Also:

All of Lot 2 of Friedrich Heights, a Subdivision in Camden County, Missouri, According to the Plat Thereof filed of Record in the Office of the Recorded of Deeds, Camden County, Missouri;

Subject to an Easement Along that part of said Lot Two (2) Lying within Five (5) Feet of the Common Boundary Thereof with Lot One (1) in said Subdivision for Electric and Water Distribution and Other Utility Purposes;

Also, an Undivided 1/6 Interest in Lot 4 of Friedrich Heights, and the Well and Appliances Used to Draw and Distribute Water Therefrom, to the Lots in said Subdivision, Subject to the Obligation to Pay a Proportionate Part of the Cost of Operating and Maintaining Said Water System, Based on the Number of Living Units Receiving Water Therefrom;

Also:

All of Lot 3 of Friedrich Heights, a Subdivision on Camden County, Missouri, According to the Plat Thereof filed of Record in the Office of the Recorded of Deeds, Camden County, Missouri;

Also, an undivided 1/6 Interest in Lot 4 of Friedrich Heights, and the Well and Appliances used to Draw and Distribute Water Therefrom, to the Lots in said Subdivision, Subject to the Obligation to Pay a Proportionate Part of the Cost of Operating and Maintaining Said Water System, Based on the Number of Living Units Receiving Water Therefrom.

Tract 4:

All that part of the following described property which lies above property which lies above contour elevation 662 Feet.

Part of the Southwest Quarter of the Northeast Quarter of Section Eleven (11) Township Thirty-Nine (39) North, range Sixteen (16) West, Described as Follows: From a Stone at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter, 540.0 Feet, More or Less to the Center Line of Present Road; Thence North Feet 19 Degrees 30 Minutes West, 475.0 Feet; Thence East 478.0 Feet to Point of Beginning; Thence North 139.0 Feet, More or Less, to the South Line of a Tract of Land Described in a Deed Dated March 26, 1945, to Fred D. Goodin and Frances L. Goodin from the Union Electric Land and Development Company, Thence East Along the South Line described in the Deed to Said Fred D. Goodin and Frances L. Goodin, 75.0 Feet; Thence South 182.9 Feet, More or Less, to the Northerly Side of Present Road; Thence South 75 Degrees 40 minutes West Along Present Road, 77.4 Feet; Thence North 62.2 Feet, More or Less, to the Point of Beginning;

All that part of the following described property which lies above Contour Elevation 662 Feet: Part of the Southwest Quarter of the Northeast Quarter of Section Eleven (11), Township Thirty-Nine (39) North, Range Sixteen (16)

West, Described as Follows: From a Stone at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter Run East Along the South Line of the said Southwest Quarter of the Northeast Quarter 540 Feet, More or Less, to the Centerline of the Present Road; Thence North 19 Degrees 30 Minutes West, 475.0 Feet to the Point of Beginning; Thence East 378.0 Feet; Thence North 139.0 Feet, More or Less to the South Line of a tract of land Described in a Deed dated March 26, 1945, to Fred D. Goodin and Frances L. Goodin from the Union Electric Land and Development Company; Thence West Along the South Line of said Fred D. Goodin and France L. Goodin Tract of Land and to the Center of the Present Road; Thence South 01 Degree 15 Minutes West, 83.7 Feet; Thence South 19 Degrees 30 Minutes West, 58.0 Feet, More or Less, to the Point of Beginning. Subject to all that party of the following described Road Right of Way Lying within the Bounds of the above-described Tract, said Roadway was heretofore reserved for the joint use and benefit of the Union Electric Land and Development Company, their respective successors and assigns, the Location of said Roadway is more particularly described as being a 40 Foot Strip of Land Lying 20 feet on each side of a centerline described as follows: from the Southwest Corner of the Northeast Quarter of Section 11, Township 39 North, Range 16 West, Run East Along the South Line of the said Northeast Quarter, 525.0 Feet to a Point on an Old U.S. Highway (Missouri) No. 54 for point of beginning of said Road; Thence North 02 Degrees 27 Minutes East, 70 Feet; Thence North 18 Degrees 46 Minutes West, 547 Feet, More or Less, to the North Line of the Tract hereinabove conveyed. Subject, also, to all existing Public Roads. Subject, also, to an Easement to the Union Electric Light and Power Company (Not Union Electric Company of Missouri) for Flooding Purposes Said Easement being dated June 13, 1932, and Recorded in Book 63, Page 162, of the Deed Records for Camden County, Missouri. There is Recited in the Description of the Land Above the Words and Figures "Contour Elevation 662 Feet".

Such Elevation so recited refers to the United States Geological Survey Bench Mark at Bagnell, Missouri, having an Elevation of 586.742 Feet Above Mean Gulf Sea Level, Biloxi, Mississippi, and wherein the word "Contour" is recited in connection with said Elevation Reference is had to the Contour of Project Boundary of Project 459, Missouri;

Also:

That part of the Southwest Quarter of the Northeast Quarter of Section Eleven (11), Township Third-Nine (39) North, Range Sixteen (16) West, Described as Follows: Beginning at the Southwest Corner of said Quarter Quarter Section; Thence East Along the South Line of Said Quarter Quarter Section 540 Feet; Thence North 19 Degrees 30 Minutes West 77.6 Feet to the Centerline of a 20 Foot Road; Thence continue North 19 Degrees 30 Minutes West 397.4 Feet; Thence East 378.0 Feet; Thence South 30 Feet to the Southerly Edge of a well defined Private Roadway for the point of beginning of the parcel to be conveyed; Thence continue South 96 Feet more or Less to the Center of a 20 Foot Road; Thence in Southwesterly Direction along the Center of said Road to a point on the Westerly Line of said Parcel which is 87.6 Feet North 19 Degrees 30 Minutes West from a Point on the South Line of Said Quarter Quarter Section which is 540 Feet East from the Southwest Corner of Said Quarter Quarter Section; Thence North 19 Degrees 30 Minutes West a Distance of 336 Feet to the Southerly Edge of the Aforesaid well defined Private Roadway; Thence in an Easterly Direction along the Southerly Edge of said Roadway to the point of beginning, Party of the first Part reserves unto herself, her heirs and assigns the use of the Roadway Running along the South and Easterly Side of the Above-Described Parcel of Land as a Means of Ingress and Egress to and from another Parcel of Land Owned by her on the Easterly side of said Parcel of Land.

EXHIBIT B

MAP OF DISTRICT



EXHIBIT C

DETAILS OF BUDGETED EXPENDITURES

NOTE: The detail of budget expenditures below contains preliminary estimates that are subject to revision.

<u>Project Element</u>	<u>Estimated Cost</u>
Physical Improvements	\$6,613,489
Land Acquisition	-
Professional Services	\$200,000
Interest Charges	\$21,805,842
TOTAL	\$28,619,331

Additionally, the Petitioner estimates that the District will incur approximately \$10,000 per year in administrative costs.

The Petitioners estimate that the District sales tax will generate approximately \$900,000 in revenue annually. The Petitioners will pursue other funding sources, including revenues described in the Cooperative Agreement described in Paragraph 18 of the Petition, for portions of the Transportation Project that exceed available District sales tax funding.

EXHIBIT D**GENERAL DESCRIPTION OF TRANSPORTATION PROJECT**

The Transportation Project to be undertaken by the District is the funding of the acquisition of a leasehold or fee interest in surface and/or garage parking spaces in a garage to be constructed in the proposed District, the sublease or lease of such surface and/or garage parking spaces, and the extension of sidewalk northernly along Jeffries Road to the southern boundary line of the property identified by the County of Camden as parcel number 08-1.0-02.3-000.0-004-009.000. The general location of the Transportation Project is throughout the District, such property identified by the County of Camden as parcel numbers 08-1.0-11.0-000.0-001-033.000, 08-1.0-11.0-000.0-001-035.000, 08-1.0-11.0-000.0-001-039.000, 08-1.0-11.0-000.0-001-035.002, 08-1.0-11.0-000.0-001-030.000 , 08-1.0-11.0-000.0-001-029.000, 08-1.0-11.0-000.0-001-024.000, 08-1.0-11.0-000.0-001-026.000, 08-1.0-11.0-000.0-011-003.000 and 08-1.0-11.0-000.0-001-022.000, as well as the aforementioned portion of Jeffries Road, located within the City of Osage Beach, Missouri.