

**CERTIFICATION OF ELECTION RESULTS
BY CHRISTIAN COUNTY CLERK**

To: Michael Seitz, Managing Member for 65 & CC Development, LLC. and Deerbrook Development, LLC of Christian County, Missouri.

The following is an Official Certificate of Election Results of the October 28, 2014 Deerbrook Marketplace Community Improvement District Mail-In Election Municipal Election held in Christian County, Missouri, on October 28, 2014. I hereby certify:

**OFFICIAL BALLOT FOR
DEERBROOK MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT**

QUESTION NO. 1

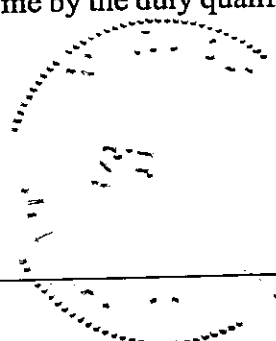
SHALL THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT IMPOSE A SALES AND USE TAX OF ONE PERCENT ON ALL RETAIL SALES WITHIN THE DISTRICT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE ON WHICH THE TAX IS FIRST IMPOSED FOR THE PURPOSE OF PROVIDING REVENUE TO PAY THE COSTS OF MAKING PUBLIC IMPROVEMENTS, REPAY BONDS OR NOTES ISSUED TO FUND THE COSTS OF PUBLIC IMPROVEMENTS, FUND OTHER NECESSARY IMPROVEMENTS WITHIN THE DISTRICT AND TO FUND THE COSTS OF OPERATION OF THE DISTRICT?

2 YES

0 NO

CERTIFICATION OF ELECTION RESULTS

I, Kay Brown, County Clerk/Election Authority of Christian County, Missouri, do hereby certify that the foregoing is a full and accurate return of all votes cast at the above named polling place for all CANDIDATES and FOR and AGAINST all propositions at said election as certified to me by the duly qualified and acting judges of said election.



Kay Brown

County Clerk/Election Authority
Christian County Missouri

**October 28, 2014
ELECTION CERTIFICATION
OFFICAL RESULTS**

For the October 28th, 2014 Mail-In Election by The Deerbrook Marketplace Community Improvement District which compromises an estimated 33 acres of land lying in the northwest corner of the intersection of North 21st Street (Outer Road for Highway 65) and Highway CC in the City of Ozark, Missouri. The District has no buildings or structures within the District.

Number of Ballots Mailed	2
Number of Ballots Cast	2
Number of Ballots Voting "Yes"	<u>2</u>
Number of Ballots Voting "No"	<u>0</u>

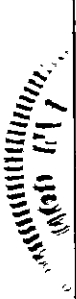
We, the two (2) election judges appointed by the County Clerk of Christian County, Missouri, do hereby certify that we canvassed the ballots cast for The Deerbrook Marketplace Community Improvement District Mail-In Election held in Christian County, Missouri on October 28, 2014.

Holly Burnette
Holly Burnette, Republican Election Judge

Paula Brumfield
Paula Brumfield, Democratic Election Judge

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 4th, day of December 2014.

Kay Brown
Kay Brown Christian County Clerk/Election Authority



KAY BROWN



100 W. CHURCH ROOM 206
OZARK, MO 65721
Phone: 581-6360 Fax: 581-8331

October 7, 2014

RE: 65 & CC Development LLC

65 & CC Development, LLC
Michael Seitz, Managing Member
2112 West Vista
Springfield, MO 65807

Dear Mr. Seitz,

Enclosed please find your ballot for the October 28, 2014, **65 & CC Development LLC. Mail-In Election.**

- 1) Cast your vote per the instructions on the ballot.
- 2) Fold and place the ballot in the small secrecy envelope labeled #1. Seal the envelope.
- 3) Place the Secrecy envelope in the envelope labeled #2. **Sign the Affidavit located on the envelope, IN THE PRESENCE OF A NOTARY.** Seal the envelope.
- 4) Place the signed and notarized envelope in the larger self-addressed and pre-stamped envelope and mail to:

Kay Brown, Christian County Clerk,
100 West Church, Room 206
Ozark, Missouri 65721

Mail-in ballots shall be returned to my office in person, or by depositing the ballot in the United States mail and must arrive in my office no later than 7:00 p.m. the day of the election (October 28, 2014). My office is open Monday through Friday, 8:00 a.m. to 4:30 p.m.

If I can be of further assistance, please give me a call at 417-582-4340.

Sincerely,

A handwritten signature in cursive script that reads "Kay Brown".

Kay Brown

KAY BROWN



100 W. CHURCH ROOM 206
OZARK, MO 65721
Phone: 581-6360 Fax: 581-8331

October 7, 2014

65 & CC Development, LLC
3800 South Fremont Avenue.
Springfield, MO 65804

RE: NOTICE OF ELECTION

Dear Property Owner,

You are hereby notified of an election being called by the Deerbrook Marketplace Community Improvement District, for which I, as the Chief Election Authority of Christian County, have been asked to conduct. You will find enclosed a Notice of Election, as well as a ballot for you to vote in the election should you chose to do so.

I am requesting a copy of a corporate resolution or other evidence that the person casting the vote is empowered by the LLC to do so. You will find instruction on completing the ballot and returning it to my office. If you have any question please feel free to call my office.

Sincerely

A handwritten signature in cursive script that reads "Kay Brown".

Kay Brown
Chief Election Official
Christian County

Enclosures

State of Missouri



Robin Carnahan
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

65 & CC Development LLC
LC1237568

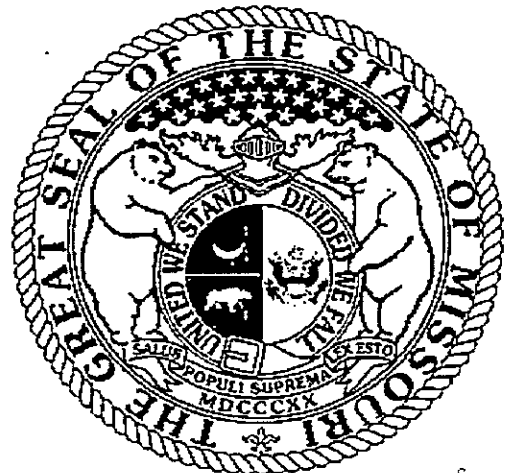
filed its Articles of Organization with this office on the June 25, 2012, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the June 25, 2012, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this June 25, 2012.

Robin Carnahan

Secretary of State





State of Missouri
Robin Carnahan, Secretary of State

File Number: 201217781489
 LC1237568
 Date Filed: 06/25/2012
 Robin Carnahan
 Secretary of State

Articles of Organization

1. The name of the limited liability company is: _____)
65 & CC Development LLC

2. The purpose(s) for which the limited liability company is organized:
The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

<u>Michael Seitz</u>	<u>2112 W Vista, Springfield MO 65807</u>
<i>Name</i>	<i>Address</i>

4. The management of the limited liability company is: Manager Member

5. The duration (period of existence) for this limited liability company is:
Perpetual

5. The name(s) and street address(es) of each organizer:
Michael Seitz, 2112 W Vista, Springfield MO 65807

In Affirmation thereof, the facts stated above are true and correct:
 (The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Michael Seitz
(Organizer Name)

**OFFICIAL BALLOT FOR
DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT**

QUESTION NO. 1

SHALL THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT IMPOSE A SALES AND USE TAX OF ONE PERCENT ON ALL RETAIL SALES WITHIN THE DISTRICT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE ON WHICH THE TAX IS FIRST IMPOSED FOR THE PURPOSE OF PROVIDING REVENUE TO PAY THE COSTS OF MAKING PUBLIC IMPROVEMENTS, REPAY BONDS OR NOTES ISSUED TO FUND THE COSTS OF PUBLIC IMPROVEMENTS, FUND OTHER NECESSARY IMPROVEMENTS WITHIN THE DISTRICT AND TO FUND THE COSTS OF OPERATION OF THE DISTRICT?

YES
 NO

INSTRUCTION TO VOTERS

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


Section 4. Collection. The Sales Tax, when approved by a majority of the qualified voters, shall be effective on the first day of the second calendar quarter after the Director of the Missouri Department of Revenue receives notice of the adoption of such Sales Tax and the Department of Revenue shall be responsible for the collection of the Sales Taxes and shall pay such tax collected to the District. The District shall receipt for and deposit the collections in the District's Depository.

Section 5. Approval of Ballot. The District is hereby authorized, pursuant to the Act, to approve an election using a mail-in ballot, in the form of the Questions approved in Section 3 hereof, to all property owners and registered voters in the District for approval of the CID Taxes in the manner provided in the Act.

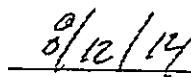
Section 6. Submission of Resolution to County Clerk. The Executive Director is hereby directed to submit this Resolution fully executed to the County Clerk of Christian County, Missouri and request in writing that a mail-in election be held in accordance Sections 115.650 through 115.660 RSMO "The Mail Ballot Election Act".

Section 7. Effective Date. This Resolution shall take effect and be in full force and effect immediately after its adoption by the Board of Directors of the District.

Adopted at a meeting of the Board of Directors on August 12, 2014

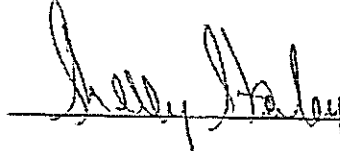


Mike Seitz, Chairman

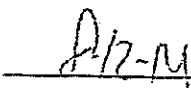


Date

Attest:



Shelly Stanley, Secretary



Date

KAY BROWN



100 W. CHURCH ROOM 206
OZARK, MO 65721
Phone: 581-6360 Fax: 581-8331

October 7, 2014

RE: Deerbrook Marketplace Community Improvement District

Deerbrook Development, LLC.
Michael Seitz, Managing Member
896 Riverbluff Drive
Ozark, MO 65721

Dear Mr. Seitz,

Enclosed please find your ballot for the October 28, 2014, **Deerbrook Marketplace Community Improvement District Mail-In Election.**

- 1) Cast your vote per the instructions on the ballot.
- 2) Fold and place the ballot in the small secrecy envelope labeled #1. Seal the envelope.
- 3) Place the Secrecy envelope in the envelope labeled #2. **Sign the Affidavit located on the envelope, IN THE PRESENCE OF A NOTARY.** Seal the envelope.
- 4) Place the signed and notarized envelope in the larger self-addressed and pre-stamped envelope and mail to:

Kay Brown, Christian County Clerk,
100 West Church, Room 206
Ozark, Missouri 65721

Mail-in ballots shall be returned to my office in person, or by depositing the ballot in the United States mail and must arrive in my office no later than 7:00 p.m. the day of the election (October 28, 2014). My office is open Monday through Friday, 8:00 a.m. to 4:30 p.m.

If I can be of further assistance, please give me a call at 417-582-4340.

Sincerely,

A handwritten signature in black ink that reads "Kay Brown". The signature is written in a cursive, flowing style.

Kay Brown

**OFFICIAL BALLOT FOR
DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT**

QUESTION NO. 1

SHALL THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT IMPOSE A SALES AND USE TAX OF ONE PERCENT ON ALL RETAIL SALES WITHIN THE DISTRICT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE ON WHICH THE TAX IS FIRST IMPOSED FOR THE PURPOSE OF PROVIDING REVENUE TO PAY THE COSTS OF MAKING PUBLIC IMPROVEMENTS, REPAY BONDS OR NOTES ISSUED TO FUND THE COSTS OF PUBLIC IMPROVEMENTS, FUND OTHER NECESSARY IMPROVEMENTS WITHIN THE DISTRICT AND TO FUND THE COSTS OF OPERATION OF THE DISTRICT?

_____ YES
_____ NO

INSTRUCTION TO VOTERS

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

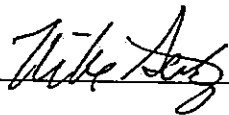
Section 4. Collection. The Sales Tax, when approved by a majority of the qualified voters, shall be effective on the first day of the second calendar quarter after the Director of the Missouri Department of Revenue receives notice of the adoption of such Sales Tax and the Department of Revenue shall be responsible for the collection of the Sales Taxes and shall pay such tax collected to the District. The District shall receipt for and deposit the collections in the District's Depository.

Section 5. Approval of Ballot. The District is hereby authorized, pursuant to the Act, to approve an election using a mail-in ballot, in the form of the Questions approved in Section 3 hereof, to all property owners and registered voters in the District for approval of the CID Taxes in the manner provided in the Act.

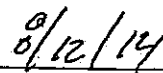
Section 6. Submission of Resolution to County Clerk. The Executive Director is hereby directed to submit this Resolution fully executed to the County Clerk of Christian County, Missouri and request in writing that a mail-in election be held in accordance Sections 115.650 through 115.660 RSMO "The Mail Ballot Election Act".

Section 7. Effective Date. This Resolution shall take effect and be in full force and effect immediately after its adoption by the Board of Directors of the District.

Adopted at a meeting of the Board of Directors on August 12, 2014

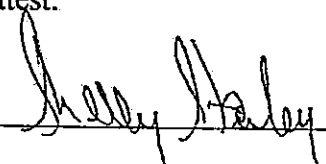


Mike Seitz, Chairman

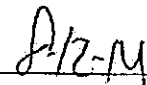


Date

Attest:



Shelly Stanley, Secretary



Date

NOTICE OF ELECTION

I, Kay Brown, County Clerk of Christian County, Missouri, chief election authority for the same, do hereby cause to be published in a newspaper of general circulation in accordance with Missouri Revised Statutes 115.127 a notice of a special election to be conducted in accordance with Missouri Revised Statutes 115.650 through 115.660, known as the "Mail in Election" statutes. All qualified voters shall be eligible to vote in said election in accordance with Missouri election laws as herein provided.

NAME OF DISTRICT HOLDING ELECTION: Deerbrook Marketplace Community Improvement District.

GENERAL BOUNDARIES OF THE DISTRICT: The Deerbrook Marketplace Community Improvement District comprises an estimated 33 acres of land lying in the northwest corner of the intersection of North 21st Street (Outer Road for Highway 65) and Highway CC in the City of Ozark, Missouri. The District has no buildings or structures within the District.

TYPE OF TAX: A sales and use tax on retail sales within the District.

RATE OF TAX: The sales and use tax rate is 1 % on sales within the District only.

DURATION AND PURPOSE OF TAX: The Sales and Use Tax shall have a duration of thirty (30) years and both shall be used for public improvements within the District, repay bonds or notes issued by the District, be pledged to secure repayment of such bonds or notes, fund other necessary improvements within the District, and fund the cost of operation of the District.

DATE BALLOTS SHALL BE MAILED TO QUALIFIED VOTERS: Ballots shall be mailed October 17, 2014

DATE OF ELECTION: October 28, 2014


QUALIFIED VOTERS AS DEFINED WILL CONSIST OF EITHER OF THE FOLLOWING:

1. Registered voters who reside within the District. In order to vote in said election said person must be registered voters pursuant to the records of the election authority and as provided in Section 115.137 Subsection 1 of the Missouri Revised Statutes as of the thirtieth day prior to the date of the election.
2. If no such registered voters reside in the District, the owners of real property located within the District pursuant to the tax records of Christian County, for real property as of the thirtieth day prior to the date of the election.

The Ballot must be returned to the election authority's office in person, or by depositing the Ballot in the United States mail addressed to the election authority's office and postmarked, not later than the date of the election. Any qualified voter that did not receive a Ballot in the mail or lost the Ballot received in the mail may pick up a mail-in-ballot at the election authority's office after October 17, 2014 until and including the day of the election. Election office location is the Office of County Clerk at 100 West Church Street, Room 206; Ozark, MO 65721.



Kay Brown, Christian County Clerk
Chief Election Official



Date

Envelope

I hereby declare under penalty of perjury that I am a qualified voter and the owner of real property in the 65 & CC Development, L.L.C. and the owner of the Deerbrook Development, L.L.C., pursuant to the real property tax records of the Christian County Assessor, I have voted the enclosed ballot and am returning it in compliance with section 115.650 to 115.660, RSMo, have not and will not vote more than one ballot in this election for the above referenced L.L. companies.

I also understand failure to complete the information will invalidate the election.

I am the authorized representative of the 65 & CC Development, L.L.C. and the Deerbrook Development, L.L.C.; both Missouri Limited Liability Companies in Good Standing with the Missouri Secretary of State Office, in such capacity, I am the managing member for 65 & CC Development and Deerbrook Development, L.L.C. and am authorized to take action and execute such instruments to carry on the business and affairs for 65 & CC Development L.L.C. and Deerbrook Development, L.L.C. as deemed necessary.

Signature: _____

65 & CC Development, LLC
Michael Seitz, Managing Member
2112 West Vista
Springfield, MO. 65807
Parcel # 11-0.2-04-000-000-067.000

Signature: _____

Deerbrook Development, L.L.C.
Michael Seitz, Managing Member
896 Riverbluff Drive
Ozark, MO. 65721
Parcel # 11-0.2-04-001-003-001.000

STATE OF MISSOURI)
COUNTY OF _____)

Before me personally appeared Michael Seitz, described in this document as the managing member having the legal authority to sign this affidavit as the owner of the real property noted above.

Subscribed and sworn before me, a Notary Public in and for said State, this _____ day of _____, 2014.

(SEAL)

Notary Public

KAY BROWN

Clerk of the County Commission
OF
CHRISTIAN
COUNTY

100 W. CHURCH ROOM 206

OZARK, MO 65721

Phone: 581-6360

Fax: 581-8331

October 7, 2014

Deerbrook Development, LLC
3800 South Fremont Avenue.
Springfield, MO 65804

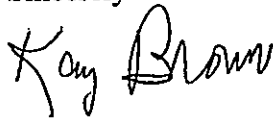
RE: NOTICE OF ELECTION

Dear Property Owner,

You are hereby notified of an election being called by the Deerbrook Marketplace Community Improvement District, for which I, as the Chief Election Authority of Christian County, have been asked to conduct. You will find enclosed a Notice of Election, as well as a ballot for you to vote in the election should you chose to do so.

I am requesting a copy of a corporate resolution or other evidence that the person casting the vote is empowered by the LLC to do so. You will find instruction on completing the ballot and returning it to my office. If you have any question please feel free to call my office.

Sincerely



Kay Brown
Chief Election Official
Christian County

Enclosures

No. LC0077531

STATE OF MISSOURI



Matt Blunt
Secretary of State

CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY

WHEREAS,

DEERBROOK DEVELOPMENT, L.L.C.

filed its ARTICLES OF ORGANIZATION with this office on the 3rd day of FEBRUARY, 2003, and that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, MATT BLUNT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law, do certify and declare that on the 3rd day of FEBRUARY, 2003, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I have set my hand and imprinted the GREAT SEAL of the State of Missouri, on this, the 3rd day of FEBRUARY, 2003.



Matt Blunt

\$105.00

Secretary of State

ARTICLES OF ORGANIZATION
OF
DEERBROOK DEVELOPMENT, L.L.C.

The undersigned natural person of the age of eighteen (18) years or more, for the purpose of forming a limited liability company under the Missouri Limited Liability Company Act, adopts the following Articles of Organization:

ARTICLE ONE

The name of the limited liability company is: **Deerbrook Development, L.L.C.**

ARTICLE TWO

This limited liability company is organized for the purpose of conducting any lawful business permitted under the Limited Liability Company Act, including, but not limited to the ownership and development of real estate.

ARTICLE THREE

The address, including street and number, if any, of the limited liability company's initial **Registered Office** is 896 Riverbluff Drive, Ozark, Missouri 65721, and the name of its initial **Registered Agent** is Gregg A. Stancer.

ARTICLE FOUR

The management of the limited liability company is vested in the members.

ARTICLE FIVE

The duration of the limited liability company is perpetual.

ARTICLE SIX

Upon the withdrawal of any member, the remaining members have the following rights (if any) to continue the business and affairs of the limited liability company:

FILED

FEB 03 2003

A majority of the remaining members can, within ninety (90) days after said death or withdrawal of a member, elect to continue the limited liability company.


ARTICLE SEVEN

The name and address of each organizer: Randell D. Wallace
1845 South National Avenue
Post Office Box 4288
Springfield, Missouri 65808-4288

ARTICLE EIGHT

For tax purposes, the limited liability company will be operating as a partnership.

IN WITNESS WHEREOF, I have hereunto set my hand to these Articles of Organization this 3rd day of February, 2003.



Randell D. Wallace

FILED
FEB 03 2003

SECRETARY OF STATE

AFFIDAVIT OF PUBLICATION

State of Missouri, County of Christian, ss: _____

I, Ashley Sudheimer being duly sworn according to law, state that I represent the publisher of the Christian County Headliner News, a weekly newspaper of general circulation in the County of Christian, where located; which has been admitted to the Post Office as periodical matter in the city of Ozark, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050 Revised Statutes of Missouri, 2000. The affixed notice appeared in said newspaper on the following consecutive weeks:

From October 15, 2014 to October 22, 2014 both inclusive.

1st insertion, Vol. 53, No. 49, October 15, 2014
2nd insertion, Vol. 53, No. 50, October 22, 2014
3rd insertion, Vol. _____, No. _____, _____, 2014
4th insertion, Vol. _____, No. _____, _____, 2014

Ashley Sudheimer

Subscribed and sworn to me this 22 day of October, 2014

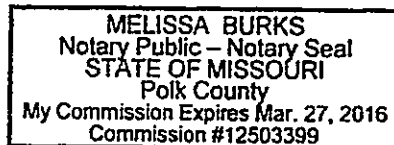
Melissa Burks

Notary Public

My commission expires March 27, 2016.

Filed and recorded this _____ day of _____, 2014

(Publication Fee, \$ 322.⁰⁰)



NOTICE OF ELECTION

I, Kay Brown, County Clerk of Christian County, Missouri, chief election authority for the same, do hereby cause to be published in a newspaper of general circulation in accordance with Missouri Revised Statutes 115.127 a notice of a special election to be conducted in accordance with Missouri Revised Statutes 115.650 through 115.660, known as the "Mail in Election" statutes. All qualified voters shall be eligible to vote in said election in accordance with Missouri election laws as herein provided.

NAME OF DISTRICT HOLDING ELECTION: Deerbrook Marketplace Community Improvement District.

GENERAL BOUNDARIES OF THE DISTRICT: The Deerbrook

Marketplace Community Improvement District, comprises an estimated 33 acres of land lying in the northwest corner of the intersection of North 21st Street (Outer Road for Highway 65) and Highway CC in the City of Ozark, Missouri. The District has no buildings or structures within the District.

TYPE OF TAX: A sales and use tax on retail sales within the District.

RATE OF TAX: The sales and use tax rate is 1 % on sales within the District only.

DURATION AND PURPOSE OF TAX: The Sales and Use Tax shall have a duration of thirty (30) years and both shall be used for public improvements within the District, repay bonds or notes issued by the District, be pledged to secure repayment of such bonds or notes, fund other necessary improvements within the District, and fund the cost of operation of the District.

DATE BALLOTS SHALL BE MAILED TO QUALIFIED VOTERS: Ballots shall be mailed October 17, 2014

DATE OF ELECTION: October 28, 2014

QUALIFIED VOTERS AS DEFINED WILL CONSIST OF EITHER OF THE FOLLOWING:

1. Registered voters who reside within the District. In order to vote in said election said person must be registered voters pursuant to the records of the election authority and as provided in Section 115.137, Subsection 1 of the Missouri Revised Statutes as of the thirtieth day prior to the date of the election.
2. If no such registered voters reside in the District, the owners of real property located within the District pursuant to the tax records of Christian County, for real property as of the thirtieth day prior to the date of the election.

The Ballot must be returned to the election authority's office in person, or by depositing the Ballot in the United States mail addressed to the election authority's office and postmarked, not later than the date of the election. Any qualified voter that did not receive a Ballot in the mail or lost the Ballot received in the mail may pick up a mail-in-ballot at the election authority's office after October 17, 2014 until and including the day of the election. Election office location is the Office of County Clerk at 100 West Church Street, Room 206; Ozark, MO 65721.

Kay Brown,
Christian County Clerk
Chief Election Official
Date

OFFICIAL BALLOT FOR DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

QUESTION NO. 1

SHALL THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT IMPOSE A SALES AND USE TAX OF ONE PERCENT ON ALL RETAIL SALES WITHIN THE DISTRICT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE ON WHICH THE TAX IS FIRST IMPOSED FOR THE PURPOSE OF PROVIDING REVENUE TO PAY THE COSTS OF MAKING PUBLIC IMPROVEMENTS, REPAY BONDS OR NOTES ISSUED TO FUND THE COSTS OF PUBLIC IMPROVEMENTS, FUND OTHER NECESSARY IMPROVEMENTS WITHIN THE DISTRICT AND TO FUND THE COSTS OF OPERATION OF THE DISTRICT?

YES
 NO

INSTRUCTION TO VOTERS

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

N
 NeighborNews
 211 W WAB • F031E
 PO Box 330
 Bolivar MO 65613-0330

NeighborNews
MARKETPLACE
 GREAT DEALS, GREAT RESULTS
THE DRIVE
 YOUR OZARKS MARKETPLACE

Bolivar Herald Free-Press • 417.326.7636
 Buffalo Reflex • 417.345.2224
 Cedar County Republican • 417.276.4211
 The Marshfield Mail • 417.859.2013
 Christian County Headliner News • 417.581.3541

Advertising Invoice

CHRISTIAN COUNTY CLERK
 100 W CHURCH ST # 206
 OZARK, MO 65721

Acct#: 44514
 Ad#: 33191
 Phone#: 417-581-6360
 Date: 10/14/2014

Salesperson: ASHLEY SUDHEIMER
 1.0 x 161.00

Classification: Legal-Christian County

Ad Size:

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Missouri Legals	10/15/2014	10/22/2014	2	161.00	322.00
Center line charge	-	-	-	-	0.00

Payment Information:

Date: 10/09/2014 Order#: 33191 Type: BILLED ACCOUNT

Total Amount: 322.00

Amount Due: 322.00

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

RECEIVED
 OCT 27 2014
 KAY BROWN
 COUNTY CLERK

NOTICE OF ELECTION

I, Kay Brown, County Clerk of Christian County, Missouri, chief election authority for the same, do hereby cause to be published in a newspaper of general circulation in accordance with Missouri Revised Statutes 115.127 a notice of a special election to be conducted in accordance with Missouri Revised Statutes 115.650 through 115.660, known as the "Mail in Election" statutes. All qualified voters shall be eligible to vote in said election in accordance with Missouri election laws as herein provided.

1. Registered voters who reside within the District. In order to vote in said election said person must be registered voters pursuant to the records of the election authority and as provided in Section 115.137 Subsection 1 of the Missouri Revised Statutes as of the thirtieth day prior to the date of the election.

2. If no such registered voters reside in the District, the owners of real property located within the District pursuant to the tax records of Christian County, for real property as of the thirtieth day prior to the date of the election.

NAME OF DISTRICT HOLDING ELECTION: Deerbrook Marketplace Community Improvement District.

The Ballot must be returned to the election authority's office in person, or by depositing the Ballot in the United States mail addressed to the election authority's office and postmarked, not later than the date of the election. Any qualified voter that did not receive a Ballot in the mail or lost the Ballot received in the mail may pick up a mail-in-ballot at the election authority's office after October 17, 2014 until and including the day of the election. Election office location is the Office of County Clerk at 100 West Church Street, Room 206; Ozark, MO 65721.

GENERAL BOUNDARIES OF THE DISTRICT: The Deerbrook Marketplace Community Improvement District comprises an estimated 33 acres of land lying in the northwest corner of the intersection of North 21st Street (Outer Road for Highway 65) and Highway CC in the City of Ozark, Missouri. The District has no buildings or structures within the District.

TYPE OF TAX: A sales and use tax on retail sales within the District.

Kay Brown,
Christian County Clerk
Chief Election Official
Date

RATE OF TAX: The sales and use tax rate is 1 % on sales within the District only.

OFFICIAL BALLOT FOR DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

DURATION AND PURPOSE OF TAX: The Sales and Use Tax shall have a duration of thirty (30) years and both shall be used for public improvements within the District, repay bonds or notes issued by the District, be pledged to secure repayment of such bonds or notes, fund other necessary improvements within the District, and fund the cost of operation of the District.

QUESTION NO. 1

SHALL THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT IMPOSE A SALES AND USE TAX OF ONE PERCENT ON ALL RETAIL SALES WITHIN THE DISTRICT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE ON WHICH THE TAX IS FIRST IMPOSED FOR THE PURPOSE OF PROVIDING REVENUE TO PAY THE COSTS OF MAKING PUBLIC IMPROVEMENTS, REPAY BONDS OR NOTES ISSUED TO FUND THE COSTS OF PUBLIC IMPROVEMENTS, FUND OTHER NECESSARY IMPROVEMENTS WITHIN THE DISTRICT AND TO FUND THE COSTS OF OPERATION OF THE DISTRICT?

YES
 NO

DATE BALLOTS SHALL BE MAILED TO QUALIFIED VOTERS: Ballots shall be mailed October 17, 2014

DATE OF ELECTION: October 28, 2014

INSTRUCTION TO VOTERS

QUALIFIED VOTERS AS DEFINED WILL CONSIST OF EITHER OF THE FOLLOWING:

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


NeighborNews
print • web • mobile
 PO Box 330
 Bolivar MO 65613-0330

NeighborNews
MARKETPLACE
 GREAT DEALS, GREAT RESULTS
THE DRIVE
YOUR COUNTY MARKETPLACE

Bolivar Herald Free-Press • 417.326.7636
 Buffalo Reflex • 417.345.2224
 Cedar County Republican • 417.276.4211
 The Marshfield Mail • 417.859.2013
 Christian County Headliner News • 417.581.3541

Advertising Invoice

CHRISTIAN COUNTY CLERK
 100 W CHURCH ST # 206
 OZARK, MO 65721

Acct#:44514
 Ad#:33191
 Phone#:417-581-6360
 Date:10/14/2014

Salesperson: **ASHLEY SUDHEIMER**
 1.0 x 161.00

Classification: **Legal-Christian County**

Ad Size:

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Missouri Legals	10/15/2014	10/22/2014	2	161.00	322.00
Center line charge	-	-	-	-	0.00

Payment Information:

Date: 10/09/2014 Order#: 33191 Type: **BILLED ACCOUNT**

Total Amount: 322.00

Amount Due: 322.00

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

NOTICE OF ELECTION

I, Kay Brown, County Clerk of Christian County, Missouri, chief election authority for the same, do hereby cause to be published in a newspaper of general circulation in accordance with Missouri Revised Statutes 115.127 a notice of a special election to be conducted in accordance with Missouri Revised Statutes 115.650 through 115.660, known as the "Mail in Election" statutes. All qualified voters shall be eligible to vote in said election in accordance with Missouri election laws as herein provided.

1. Registered voters who reside within the District. In order to vote in said election said person must be registered voters pursuant to the records of the election authority and as provided in Section 115.137 Subsection 1 of the Missouri Revised Statutes as of the thirtieth day prior to the date of the election.

2. If no such registered voters reside in the District, the owners of real property located within the District pursuant to the tax records of Christian County, for real property as of the thirtieth day prior to the date of the election.

NAME OF DISTRICT HOLDING ELECTION: Deerbrook Marketplace Community Improvement District.

The Ballot must be returned to the election authority's office in person, or by depositing the Ballot in the United States mail addressed to the election authority's office and postmarked, not later than the date of the election. Any qualified voter that did not receive a Ballot in the mail or lost the Ballot received in the mail may pick up a mail-in-ballot at the election authority's office after October 17, 2014 until and including the day of the election. Election office location is the Office of County Clerk at 100 West Church Street, Room 206; Ozark, MO 65721.

GENERAL BOUNDARIES OF THE DISTRICT: The Deerbrook Marketplace Community Improvement District comprises an estimated 33 acres of land lying in the northwest corner of the intersection of North 21st Street (Outer Road for Highway 65) and Highway CC in the City of Ozark, Missouri. The District has no buildings or structures within the District.

TYPE OF TAX: A sales and use tax on retail sales within the District.

Kay Brown,
Christian County Clerk
Chief Election Official
Date

RATE OF TAX: The sales and use tax rate is 1 % on sales within the District only.

OFFICIAL BALLOT FOR DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

DURATION AND PURPOSE OF TAX: The Sales and Use Tax shall have a duration of thirty (30) years and both shall be used for public improvements within the District, repay bonds or notes issued by the District, be pledged to secure repayment of such bonds or notes, fund other necessary improvements within the District, and fund the cost of operation of the District.

QUESTION NO. 1

SHALL THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT IMPOSE A SALES AND USE TAX OF ONE PERCENT ON ALL RETAIL SALES WITHIN THE DISTRICT FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE ON WHICH THE TAX IS FIRST IMPOSED FOR THE PURPOSE OF PROVIDING REVENUE TO PAY THE COSTS OF MAKING PUBLIC IMPROVEMENTS, REPAY BONDS OR NOTES ISSUED TO FUND THE COSTS OF PUBLIC IMPROVEMENTS, FUND OTHER NECESSARY IMPROVEMENTS WITHIN THE DISTRICT AND TO FUND THE COSTS OF OPERATION OF THE DISTRICT?

YES
 NO

DATE BALLOTS SHALL BE MAILED TO QUALIFIED VOTERS: Ballots shall be mailed October 17, 2014

DATE OF ELECTION: October 28, 2014

INSTRUCTION TO VOTERS

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

QUALIFIED VOTERS AS DEFINED WILL CONSIST OF EITHER OF THE FOLLOWING:

RESOLUTION 2014-02

LEVYING A SALES TAX ON ALL RETAIL SALES MADE IN THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") WHICH ARE SUBJECT TO TAXATION PURSUANT TO SECTIONS 144.010 TO 144.525 RSMO. EXCEPT SALES OF MOTOR VEHICLES, TRAILERS, BOATS OR OUTBOARD MOTORS AND SALES TO PUBLIC UTILITIES WITHIN SUCH DISTRICT; PROVIDING FOR THE SUBMISSION OF THE TAXES TO THE QUALIFIED VOTERS OF THE DISTRICT FOR THEIR APPROVAL AT THE ELECTION TO BE HELD IN SAID DISTRICT; AND SUBMITTING THE RESOLUTION TO THE CHRISTIAN COUNTY CLERK REQUESTING AN ELECTION BE HELD.

WHEREAS, the Board of Aldermen of the City of Ozark, Missouri (the "City") duly adopted Ordinance No. 14-033 on July 21, 2014 acting on a petition filed by owners of real property (the "Petition") within the Deerbrook Marketplace Community Improvement District (the "District") and approved the creation within the City of the District; and

WHEREAS, the District is a body corporate and political subdivision created under and exercising the authority granted by the Community Improvement District Act contained in Sections 67.1401 to 67.1571, Revised Statutes of Missouri, as amended (the "Act"); and

WHEREAS, the Petition provides for the sales tax of the District (the "Sales Tax") herein the "CID Taxes"; and

WHEREAS, under the provisions of Section 67.1545 of the Act, this Resolution shall not be final nor shall the Sales Tax be levied until the Sales Tax authorized by this Resolution have been submitted to and approved by the affirmative vote of the qualified voters of the District, by mail in ballot; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Findings. It is hereby found and determined that to accomplish the purposes for which the District was established, it is necessary to impose the CID Taxes set forth in the Petition and authorized by the Act. It is further hereby found and determined that the Agreement is in furtherance of the public purposes of the District under the Petition and as set forth in the Act.

Section 2. Imposition of CID Taxes.

(a) Pursuant to authority granted by and subject to the provisions of Section 67.1545 of the Act, a Sales Tax is imposed on sales made by retail businesses operating in the District for a period of thirty (30) years. The rate of Sales Tax shall be 1% on all retail sales made within the District except sales of motor vehicles, boats or outboard motors and sales to public utilities. The Sales Tax shall become effective as provided in Section 67.1545 of the Act and shall be collected as provided in such statute.

Section 3. Vote. The CID Taxes levied by Section 2 of this Resolution shall be submitted by mail-in ballot to the qualified voters of the District for their consideration and approval, as required by the provisions of Section 67.1545 of the Act, at the election hereby called and to be held in said District on the 28th day of October, 2013. The ballot shall be in the following form:

**AMENDMENT TO PETITION FOR CREATION
OF A
COMMUNITY IMPROVEMENT DISTRICT
UNDER MISSOURI REVISED STATUES 67.1401 TO 67.1571 AS AMENDED**

PETITION SUBMITTED TO: City of Ozark, Missouri

DATE OF PETITION: April 24, 2014

NAME OF THE PROPOSED DISTRICT: Deerbrook Marketplace Community Improvement District

AMENDMENT DATE: June 23, 2014

Comes now the recorded owners of 100% of the total assessed value of all real property and 100% of the per capita owners of taxable real property within the proposed Community Improvement District requesting the following changes to the Petition to Create submitted to the City Clerk of Ozark, Missouri dated April 24, 2014 be amended to make the following additions and or changes to the Petition.

This Amendment to the Petition request that the City Clerk of the City of Ozark, Missouri, review said changes in the Original Petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

This Amendment Petition request that all other information and request within the Petition dated April 24, 2014 remain the same and be considered a part of the Petition to Create the Deerbrook Marketplace Community Improvement District for consideration as a whole, and for the Board of Aldermen to conduct the public hearing and final consideration to create the District using the information as provided in this Amendment with the Petition to Create dated April 24, 2014 information together.

AMENDMENTS TO THE PETITION TO CREATE DATED APRIL 24, 2014::

Section 13: MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHODS OF ASSESSMENTS:

Current language under this section stating that no special assessments will be authorized is herein deleted.

New Section 13 to be Added: MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHOD OF

ASSESSMENTS: Petitioners desire to have the ability to impose a special assessment to fund site improvements at a rate not to exceed \$.25 per square foot of land, and to impose such special assessment based on a prorated bases of total taxes generated by the business.

Exhibit C: CHANGE IN WORDING IN EXHIBIT C-FIVE-YEAR PLAN

DELETE SECOND PARAGRAPH OF EXHIBIT C PAGE 10 OF 16 AND ADD THE NEW PARAGRAPH BELOW:

The Petitioners propose the District impose a 1% sales tax within the District, subject to approval of the voters of the District to assist in the funding of the estimated cost of \$4.1 million. Of the \$4.1 million total, it is proposed that the District enter into a cooperative funding agreement with the City of Ozark, whereby the City of Ozark will contribute 75% of the 1% general sales tax, which the City now imposes, generated from all new retail sales within the District. The City would be limited to fund no more than the cost of the relocation of 21st and the new traffic light, and the cost of the land for the regional storm water basin, which are estimated to be

\$1.35 million. The Petitioner has pre-sold two lots at the intersection, one to Kum & Go, and one to McDonald's, both subject to the improvements being made. The Petitioners have extensive interest in the balance of the property and believe it will develop with the public improvements, as well will improve the safety of the traffic, and will further assist in the improvements that MoDOT and Christian County will be making in 2015.


The Petitioners herein request that the Board of Aldermen of the City of Ozark, Missouri authorize the creation of the Deerbrook Marketplace Community Improvement District as requested WITHIN THE Original Petition dated April 24, 2014 plus the amended changes as herein requested in this amendment and grant it the powers and authority as provided for under Missouri Revised Statues 67.1401 to 67.1571 as amended and as provided in the herein provided petition.

PETITIONERS:

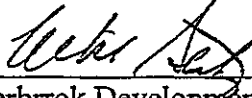
65 & CC Development, LLC & Deerbrook Development, LLC

I, Mike Seitz, managing member of both the 65 & CC Development, LLC and the Deerbrook Development, LLC, both Missouri limited liability companies, both owners of real property within the proposed Deerbrook Marketplace Community Improvement District, do hereby submit the herein attached amendment to the Petition to Create dated April 24, 2014 and submitted to the Board of Aldermen of City of Ozark, Missouri requesting the herein stated changes to said Petition. I understand that I cannot withdraw this amendment or the original petition after the seventh day it has been submitted to the City Clerk.

By executing this Amendment to the Petition to Create, the undersigned represents and warrants that he is the person listed herein and owners of real property described within the Petition to Create dated April 24, 2014 and submitted to the City Clerk of Ozark, Missouri.



65 & CC Development, LLC
Michael Seitz, Managing Member
2112 West Vista
Springfield, MO 65807
417-881-3150
TAX PARCEL #11-0.2-04-000-000-067.000
001.000
ASSESSED VALUE: \$1,220



Deerbrook Development, LLC
Michael Seitz, Managing Member
896 Riverbluff Drive
Ozark, MO 65721
417-881-3150
TAX PARCEL #Part of #: 11-0.2-04-001-003-001.000
ASSESSED VALUE: \$670

STATE OF MISSOURI)
) SS
COUNT OF GREENE)

Before me personally appeared Michael Seitz, to me personally known to be the individual described in and executed the forgoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document as the owners of real property described in the Petition to Created dated April 24, 2014.



Notary Public

Date 10/07/14 My Commission Expires 10/17/14



VANESSA STEWART
My Commission Expires
October 17, 2014
Greene County
Commission #10954505

PETITION FOR CREATION

OF A

COMMUNITY IMPROVEMENT DISTRICT

UNDER MISSOURI REVISED STATUTES 67.1401 TO 67.1571 AS AMENDED

PETITION SUBMITTED TO: City of Ozark, Missouri

DATE OF PETITION: April 24, 2014

NAME OF THE PROPOSED DISTRICT: Deerbrook Marketplace Community Improvement District

Comes now the recorded owners of 100% of the total assessed value of all real property and 100% of the per capita owners of taxable real property within the proposed Community Improvement District requesting the establishment of a Community Improvement District as allowed under Missouri Revised Statutes 67.1401 to 67.1571 as amended.

The Petition request that the City Clerk of the City of Ozark, Missouri, review said petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

The Petition request that the Board of Aldermen of the City of Ozark, Missouri hold a public hearing in accordance with Missouri Revised Statute 67.1431 to receive public comments concerning the Petition.

The Petition request that upon the conclusion of the required public hearing that an ordinance be adopted establishing the Deerbrook Marketplace Community Improvement District as a political subdivision granting it the powers as provided for under Missouri Revised Statutes 67.1401 to 67.1571 as amended and other such powers as stated and requested within the Petition.

REQUIRED COMPONENTS OF THE PETITION AS REQUIRED UNDER SECTION 67.1421.2(3):

1. **THE LEGAL DESCRIPTION OF THE PROPOSED DISTRICT:** Attached as *Exhibit A* of this Petition with a map of the proposed district. All real property is contiguous as required under RSMo 67.1411. A map of the proposed district boundaries is attached as *Exhibit B*.
2. **THE NAME OF THE PROPOSED DISTRICT:** Deerbrook Marketplace Community Improvement District.
3. **NOTICE THAT SIGNATURES OF THE SIGNERS MAY NOT WITHDRAW THEIR SIGNATURE LATER THAN SEVEN DAYS AFTER THE PETITION IS FILED WITH THE CITY CLERK:** See the statement on the signature page of Petition.
4. **A FIVE-YEAR PLAN FOR THE DISTRICT:** Attached as *Exhibit C* of this Petition.

5. **STATEMENT OF THE TYPE STRUCTURE THE DISTRICT WILL BE FORMED:** The District shall be formed as a political subdivision under RSMo Chapter 67.1401 to 67.1571 as amended.

6. **GOVERNING BOARD OF DIRECTORS:** The District shall be governed by a board of directors appointed by the Mayor and confirmed by the Board of Aldermen of the City of Ozark, Missouri as provided under Missouri Revised Statutes 67.1451 as amended. Said definitions are restated below.

a. Of the initial appointed directors named in the herein Petition, one-half shall be appointed to serve for a two-year term, and one-half shall be appointed to serve for the term specified by the district for successor directors pursuant to this subsection, and if an odd number of directors are appointed, the last person appointed shall serve for a two-year term; provided that each director shall serve until such director's successor is appointed. Successor directors shall be appointed in the same manner as the initial directors and shall serve for a term of years specified by the district prior to the appointment, which term shall be at least three years and not more than four years.

b. The herein Petition states the names of the initial directors, those directors shall serve for the terms specified in the petition and successor directors shall be determined either by the above-listed election process or appointment process as provided in the petition.

7. **NUMBER OF DIRECTORS:** The number of directors shall be five, serving four-year staggered terms. The directors shall be at least eighteen years of age; and either an owner as defined in RSMo 67.1401, or real property or of a business operating within the district; or a registered voter residing within the district. An initial board has been selected and appointed by action of this Petition to serve for the terms designated. See Exhibit D for a copy of the Blight Study of the Conditions of the District

DIRECTOR

TERM

- | | |
|-------------------|----------------|
| a. Shelly Stanley | Two-Year Term |
| b. Cory Collins | Two-Year Term |
| c. Michael Seitz | Four-Year Term |
| d. Toni Henry | Two-Year Term |
| e. Brad Thessing | Four-Year Term |

8. **TOTAL ASSESSED VALUE OF ALL REAL PROPERTY OF THE DISTRICT:** \$1,890; See Exhibit A for details.

9. **SEEKING BLIGHTED STATUS:** The petitioners are seeking a determination of blight for all property within the proposed district.

10. **PROPOSED LENGTH OF TIME FOR THE EXISTENCE OF THE DISTRICT:** The Petitioners herein request that the number of years is thirty years as provided in RSMo. 67.1481.

11. **MAXIMUM SALES TAX RATE TO BE IMPOSED:** The Petitioners herein request that a maximum one-percent (1%) sales and use tax be imposed on all retail sales made within the district which are subject to taxation pursuant to sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities, subject to approval by the qualified voters of the district.

12. **MAXIMUM RATE OF REAL PROPERTY TAXES:** No real estate tax is proposed or requested.
13. **MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHOD OF ASSESSMENTS:** No special assessments are proposed or requested.
14. **DISTRICT FUND TO BE ESTABLISHED:** The District will establish a depository designated to receive all revenue and pay all expenses of the district and to disburse them in accordance of the actions of the Deerbrook Marketplace Community Improvement District Board of Directors actions.
15. **LIMITATIONS ON BORROWING CAPACITY OF DISTRICT:** The District will have no preset borrowing limitations prescribed by this petition.
16. **LIMITATIONS ON REVENUE OF DISTRICT:** The District shall not be limited in the amounts or type of revenue, except as allowed by RSMo 67.1401 to 67.1571 as amended.
17. **OTHER LIMITATIONS:** City will impose a penalty of \$1,000 upon the District for failure to file the required statutory reports with the City of Ozark upon the due dates of such reports.

The Petitioners herein request that the Board of Aldermen of the City of Ozark, Missouri authorize the creation of the Deerbrook Marketplace Community Improvement District as herein requested and grant it the powers and authority as provided for under Missouri Revised Statues 67.1401 to 67.1571 as amended and as provided in the herein provided petition.

BALANCE OF PAGE LEFT BLANK INTENTIONALLY

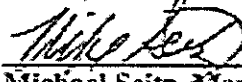
PETITIONERS:

65 & CC Development, LLC

Legal Description and Map Attached as Exhibit A of the Petition:

I, Michael Seitz, Managing Member of the 65 & CC Development, LLC, a Missouri limited liability company, and the recorded owner of record of real property within the proposed Deerbrook Marketplaces Community Improvement District, do hereby submit this petition to the Board of Aldermen of the City of Ozark, Missouri for consideration as requested in the petition. We further understand that we may not withdraw this petition for any reason after the seventh day it has been submitted to the City Clerk.

By executing this petition, the undersigned represents and warrants that he, or she, is the persons listed herein and are the owners of all real property described herein


4/24/14

 Michael Seitz, Managing Member Date
 65 & CC Development, LLC
 (Owner OF 92% of the total property and 66% of the Assessed Value of District)
 2112 West Vista
 Springfield, MO 65807
 417-881-3850

STATE OF MISSOURI)
)SS.
 COUNTY OF GREENE)

Before me personally appeared Michael Seitz, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate their legal authority to execute this document as the owners of the real property described within this Petition.

WITNESS my hand and official seal this 24 day of April, 2014

Vanessa Stewart



VANESSA STEWART
My Commission Expires
October 17, 2016
Greene County
Commission #10954935

Deerbrook Development, LLC

Legal Description and Map Attached as Exhibit A of the Petition:

I, Mike Seitz, Managing Member of the Deerbrook Development, LLC, a Missouri limited liability company, and the recorded owner of record of real property within the proposed Deerbrook Marketplaces Community Improvement District, do hereby submit this petition to the Board of Aldermen of the City of Ozark, Missouri for consideration as requested in the petition. We further understand that we may not withdraw this petition for any reason after the seventh day it has been submitted to the City Clerk.

By executing this petition, the undersigned represents and warrants that he, or she, is the persons listed herein and are the owners of all real property described herein

Mike Seitz 4/24/14
Mike Seitz, Managing Member Date
Deerbrook Development, LLC
(Owner OF 8% of the total property and 34% of the Assessed Value of District)
896 Riverbluff Drive
Ozark, MO 65721
417-

STATE OF MISSOURI)

COUNTY OF Cole)
SS:

Before me personally appeared Mike Seitz, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate their legal authority to execute this document as the owners of the real property described within this Petition.

WITNESS my hand and official seal this 24 day of April, 2014

Vanessa Stewart



VANESSA STEWART
My Commission Expires
October 17, 2014
Grape County
Commission #10254506

EXHIBIT A

LEGAL DESCRIPTIONS AND MAP OF PROPOSED DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Legal Description of all real property within the proposed
Deerbrook Marketplace Community Improvement District
ALL PROPERTY LOCATED IN THE CITY OF OZARK, MISSOURI

TRACT # 1

OWNER: 65 & CC Development, LLC
ADDRESS: 2112 West Vista
Springfield, MO 65807
417-881-3850

LEGAL DESCRIPTION: Estimated 30.44 Acres

A parcel of land located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) and the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Twenty-seven (27) North, Range Twenty-one (21) West, in the City of OZARK, CHRISTIAN County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Four (4), said point being an existing iron pin; thence south $86^{\circ} 25' 12''$ East and along the North line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Four (4), a distance of 591.31 feet; thence South $05^{\circ} 07' 46''$ East, a distance of 167.72 feet to an existing one-half (1/2) inch iron pin for a point of beginning; thence South $05^{\circ} 05' 39''$ East, a distance of 218.27 feet to an existing iron pin capped LS-2190; thence South $11^{\circ} 37' 46''$ West, a distance of 320.26 feet to an existing iron pin capped LS-2190; thence South $78^{\circ} 20' 34''$ East a distance of 330.76 feet; thence South $17^{\circ} 26' 08''$ West, a distance of 518.13 feet to an existing 80-D being on the North right-of-way line of Missouri State Route "CC" as it now exists; thence North $87^{\circ} 01' 43''$ West along said North right-of-way line a distance of 189.55 feet to a point for curve; thence Northwesterly along a non-tangent curve to the right, with a chord bearing North $87^{\circ} 08' 58''$ West, a chord distance of 358.10 feet, having a central angle of $00^{\circ} 35' 55''$ and a radius of 34277.06 feet, a distance of 358.10 feet; thence North $86^{\circ} 49' 40''$ West, along the right-of-way line of said Missouri State Route "CC", a distance of 149.35 feet; thence leaving said right-of-way, North $57^{\circ} 28' 19''$ West, a distance of 134.76 feet; thence South $35^{\circ} 44' 04''$ West a distance of 33.61 feet; thence North $57^{\circ} 28' 19''$ West a distance of 172.81 feet; thence North $29^{\circ} 50' 51''$ West, a distance of 34.15 feet; thence North $00^{\circ} 41' 58''$ West, a distance of 947.11 feet; thence South $86^{\circ} 06' 04''$ East, a distance of 858.93 feet to the point of beginning, all in CHRISTIAN County, Missouri..

CHRISTIAN COUNTY TAX PARCEL #: 11-0.2-04-000-000-067.000

ASSESSED VALUE: \$1,220

TRACT # 2

OWNER: Deerfield Development, LLC

ADDRESS: P.O. Box 10001
Springfield, MO 65808

LEGAL DESCRIPTION: Estimated 1.56 Acres

Part of Lot 43 of Deerbrook Phase One, a subdivision of Christian County, Missouri, described as follows; Beginning at the southeast corner of lot 43 of Deerbrook Phase One Subdivision, thence north along the eastern line of Lot 43 a distance of 269.99 feet to the south line of a 25 foot sanitary sewer easement, thence west along the south line of the 25 foot sanitary sewer easement a distance of 400 feet, thence south to the south line of Lot 43, thence east along the south line of Lot 43 to the point of beginning, being the southeast corner of Lot 43, containing an estimated 1.56 acres more or less.

CHRISTIAN COUNTY TAX PARCEL Part of #: 11-0.2-04-001-003-001.000

ASSESSED VALUE: \$670

Described property contains an estimated 1.56 acres of a larger Christian County Parcel #11-0.0-04-001-003-001.000, which contains an estimated 12.29 acres and has an assessed value of \$5,280, all of which is unimproved. For the purpose of placing an assessed value on this parcel, the total assessed value of the parcel was divided by 12.29 giving a total of \$430 per acre of assessed value. The 1.56-acre tract was multiplied by \$430 to determine the estimated assessed value of \$670.

TRACT # 3

OWNER: City of Ozark

ADDRESS: 205 North 1st Street
Ozark, MO 65721

LEGAL DESCRIPTION: Estimated 1 Acre (Part of the right of way of 21st Street or West Outer Road)

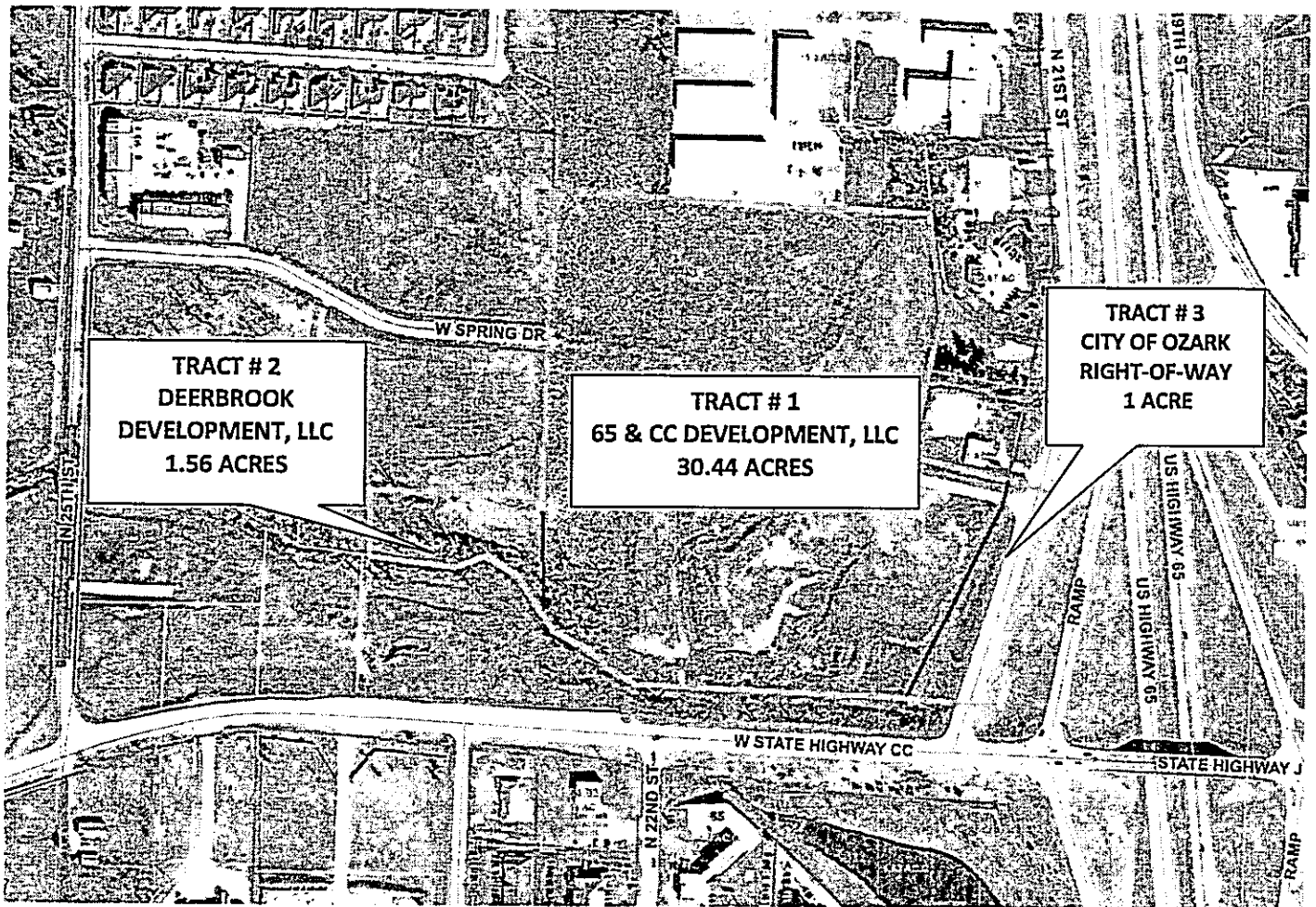
Beginning at STA 80+99.72 marker of the Missouri Department of Transportation, including all right-of-way and utility easement from that marker a distance of 507.62 north.

*Property can be included, but property owner cannot vote in any election, nor be taxes by the District.

Property has no tax parcel number assigned, since it is part of the right-of-way of 21st, and is exempt from taxation, accordingly the City is not required to sign the petition since the requirement under Section 67.1401.2 "Definitions" defines owners eligible to participate in elections and operations of the District as property that is not tax exempt. Tax Exempt properties are not subject to taxation.

EXHIBIT B

MAP OF PROPOSED DEERBROOK MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT



GENERAL LOCATION OF PROPOSED DISTRICT

Estimated 33 acres of land lying in the northwest corner of the Intersection of Hwy 65 & West Highway CC. Property fronts West State Highway CC on the south and fronts 21st Street on the East.

PROPERTY OWNERS

TRACT 1: 65 & CC DEVELOPMENT, LLC - 30.44 ACRES

TRACT 2: DEERBROOK DEVELOPMENT, LLC - 1.5 ACRES

TRACT 3: CITY OF OZARK-21ST STREET RIGHT OF WAY - 1 ACRE

EXHIBIT C

FIVE-YEAR PLAN OF THE DEERBROOK MARKETPLACE HILLS COMMUNITY IMPROVEMENT DISTRICT

OBJECTIVES AND PURPOSE OF DISTRICT:

The Deerbrook Marketplace Community Improvement District comprises an estimated 33 of land lying in the northwest corner of the intersection of Highway 65 and CC, fronting Hwy CC on the south and 21st (West Outer Road) on the east. The property is undeveloped. 65 & CC Development, LLC has purchased the estimated 30.44 acre tract with the intent to develop the site as a commercial development, containing an estimated 11 parcels with an anticipated development of 133,899 square feet of commercial building square footage upon the 11 lots. (See attached Site Plan) The site has several development challenges and obstacles to develop the property. The Missouri Department of Transportation and Christian County have agreed to jointly fund the reconstruction of the interchange of Hwy 65 & CC into a "converging diamond interchange,, and to widen CC Hwy from Fremont Avenue to the west to the interchange at 65 & CC. This joint funding project is estimated to cost \$11.1 million, with MoDOT funding \$5.5 million, and Christian County funding \$5.5 million. The project is projected to be constructed in 2015. In order for the improvements to occur, 21st Street (West Outer Road) must be relocated from the point it currently connects with Hwy CC farther west to connect with 22nd Street, and a traffic light installed. The City of Ozark owns 21st Street, which they acquired from MoDOT, with the understanding that the access to Highway CC would be relocated. The Developers propose that a joint effort of the CID and the City of Ozark be undertaken to relocate part of 21st street and extend it through the District to connect with a northern extension of 22nd Street to connect with West Spring Drive to the north, and a traffic light be installed at 22nd Street and CC Hwy. The District proposes to develop the property by extending water and sewer, and other utilities within the development and to make storm water improvements by constructing a regional storm water detention basin. Much of the area will require extensive fill in order to be developable. The parcel belonging to Deerbrook Development, LLC is proposed to be acquired by the District for the construction of a regional storm water basin, which will serve the development and other parts of the Deerbrook development to the north. The Petitioners have determined that it is better for the orderly development of the City and Area to redevelop this site and remove blighted conditions of the property and make the needed transportation improvements to serve the northwest area of the City. They believe that unless this property is redeveloped the conditions within the property will not allow development of the property and surrounding properties, and the City will be faced with major cost of relocating 21st Street, with no revenue source to fund the cost. The development of the District will greatly enhance the economic growth of the City and Area.

The Petitioners propose the District impose a 1% sales tax within the District, subject to approval of the voters of the District to assist in the funding of the estimated cost of \$3.3 million. Of the \$3.3 million total, it is proposed that the District enter into a cooperative funding agreement with the City of Ozark, whereby the City of Ozark will contribute 50% of the 1% general sales tax, which the City now imposes, generated from all new retail sales within the District. The City would be limited to fund no more than the cost of the relocation of 21st and the new traffic light, which are estimated to be \$1.1 million. (See Detailed Estimates below) The Petitioner has pre-sold two lots at the intersection, one to Kum & Go, and one to McDonald's, both subject to the improvements being made. The Petitioners have extensive interest in the balance of the property and believe it will develop with the public improvements, as well will improve the safety of the traffic, and will further assist in the improvements that MoDOT and Christian County will be making in 2015.

The Petitioners have concluded that without the assistance of the District the property and the needed improvements could not occur and with the redevelopment of the property will eliminate the blighted site conditions, which will prevent such blight from expanding to other properties, and the new businesses will improve the tax base for the City and other Christian County Taxing Districts, increase employment, and improve the appearance of the City.

PUBLIC IMPROVEMENTS TO BE FUNDED BY DISTRICT:

The District will be responsible for the funding of all public infrastructure cost for the entire development, which will include all utility's installation, streets, sidewalks, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, drainage, water, storm and sewer systems, and other site improvements such as; parking lots, garages, dams and waterways, streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, barriers, telephone and information booths, bus stop and other shelters, rest rooms, kiosks, paintings, murals, display cases, sculptures, fountains, parks, trails, lawns, trees, and any other landscape, pedestrian or shopping malls and plazas, convention centers, arenas, aquariums, aviaries, and meeting facilities, child-care facilities, and any other useful, necessary, or desired improvement to the District as allowed by section 67.1401 to 67.1571 of RSMo as amended on August 28, 2007.

OTHER SERVICES AND FUNCTIONS OF THE DISTRICT: The District will be authorized to provide any of the services and be authorized to carry out any of the functions as listed below, all of which are authorized by Section 67.1461 of the CID Act, except (19), (21), (22), (25), and (26), which the Petitioners do not desire to have the District provide. All powers, services, and functions listed is not a confirmation that the District will provide the service or carry out the function, but the District is granted the authority to provide such services, and carryout such functions if the District deems such services needed during the term of the District.

The District may also provide the following services and perform the following functions as allowed in section 67.1461 as and if needed.

- (1) To adopt, amend, and repeal bylaws, not inconsistent with sections 67.1401 to 67.1571, necessary or convenient to carry out the provisions of sections 67.1401 to 67.1571;
- (2) To sue and be sued;
- (3) To make and enter into contracts and other instruments, with public and private entities, necessary or convenient to exercise its powers and carry out its duties pursuant to sections 67.1401 to 67.1571;
- (4) To accept grants, guarantees and donations of property, labor, services, or other things of value from any public or private source;
- (5) To employ or contract for such managerial, engineering, legal, technical, clerical, accounting, or other assistance as it deems advisable;
- (6) To acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property;
- (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;
- (8) To levy a sales tax within the District as provided in Section 67.1545 of the Missouri Revised Statutes. However, no taxes shall be levied on any property exempt from taxation pursuant to subdivision (5) of section 137.100, RSMo. Those exempt pursuant to subdivision (5) of section 137.100, RSMo, may voluntarily participate in the provisions of sections 67.1401 to 67.1571;
- (9) District will not levy a real estate tax or business license.
- (10) The District will be a political subdivision and will be granted the right 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 any of the following:
- (a) The district's real property, except for public rights-of-way for utilities;
 - (b) The district's personal property, except in a city not within a county; or
 - (c) Any of the district's interests in such real or personal property, except for public rights-of-way for utilities;
- (12) To borrow money from any public or private source and issue obligations and provide security for the repayment of the same as provided in sections 67.1401 to 67.1571;
- (13) To loan money as provided in sections 67.1401 to 67.1571;
- (14) To make expenditures, create reserve funds, and use its revenues as necessary to carry out its powers or duties and the provisions and purposes of sections 67.1401 to 67.1571;
- (15) To enter into one or more agreements with the municipality for the purpose of abating any public nuisance within the boundaries of the district including, but not limited to, the stabilization, repair or maintenance or demolition and removal of buildings or structures, provided that the municipality has declared the existence of a public nuisance;
- (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;
- (18) Within its boundaries and with the municipality's consent, to prohibit or restrict vehicular and pedestrian traffic and vendors on streets, alleys, malls, bridges, ramps, sidewalks, and tunnels and to provide the means for access by emergency vehicles to or in such areas;
- (19) Within its boundaries, to operate or to contract for the provision of music, news, child-care, or parking facilities, and buses, minibuses, or other modes of transportation;
- (20) Within its boundaries, to lease space for sidewalk cafe tables and chairs;
- (21) Within its boundaries, to provide or contract for the provision of security personnel, equipment, or facilities for the protection of property and persons;
- (22) Within its boundaries, to provide or contract for cleaning, maintenance, and other services to public and private property;
- (23) To produce and promote any tourism, recreational or cultural activity or special event in the district by, but not limited to, advertising, decoration of any public place in the district, promotion of such activity and special events, and furnishing music in any public place;
- (24) To support business activity and economic development in the district including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses;
- (25) To provide or support training programs for employees of businesses within the district;
- (26) To provide refuse collection and disposal services within the district;
- (27) To contract for or conduct economic, planning, marketing or other studies;
- (28) To repair, restore, or maintain any abandoned cemetery on public or private land within the district; and
- (29) To carry out any other powers set forth in sections 67.1401 to 67.1571.

ESTIMATED COST OF IMPROVEMENTS: Following is an engineering Estimate provide by Anderson Engineering for various public improvements and elimination of blighted conditions within the District, except the cost of a proposed and needed regional storm water basin. A separate cost estimated has been provided below for the storm water detention basin.

OTHER COST NOT LISTED IN ENGINEER'S ESTIMATE

STORM WATER BASIN

LAND COST BASIN

\$250,000

SITE WORK & PIPING FOR BASIN:

\$476,320

TOTAL

\$726,320

*Storm Water Basin can serve property outside the District.

PROFESSIONAL FEES-LEGAL-CONSULTING:

\$50,000

TOTAL OTHER COST:

\$776,320

**PRELIMINARY OPINION OF PROBABLE COSTS
DEERBROOK COMMERCIAL
October 2, 2013**

Item	Description	Quantity	Unit	Unit Price	Item Total
1.00	WATER DISTRIBUTION				
1.01	6" Diameter Class 200 PVC Water Pipe	150	LF	\$29.00	\$4,350.00
1.02	8" Diameter Class 200 PVC Water Pipe	2000	LF	\$34.00	\$68,000.00
1.03	Fire Hydrant (w/ valve assembly and tee)	6	EA	\$3,500.00	\$21,000.00
1.04	6" Gate Valves	1	EA	\$750.00	\$750.00
1.05	8" Gate Valves	12	EA	\$1,000.00	\$12,000.00
1.06	6" End Cap	3	EA	\$600.00	\$1,800.00
1.07	8" End Cap	4	EA	\$900.00	\$3,600.00
1.08	6" Tee	1	EA	\$600.00	\$600.00
1.09	8" Tee	4	EA	\$900.00	\$3,600.00
1.10	8" Bends	5	EA	\$800.00	\$4,000.00
1.11	Connections To Exist. Water Mains	2	EA	\$1,000.00	\$2,000.00
	Subtotal =				\$121,700.00
2.00	SANITARY SEWER				
2.01	8" Diameter SDR 35 PVC Sewer Pipe	1650	LF	\$32.00	\$52,800.00
2.02	6" Sch. 40 PVC Service Line	450	LF	\$26.00	\$11,700.00
2.03	Standard Manholes	5	EA	\$3,400.00	\$17,000.00
2.04	Service Connections	11	EA	\$450.00	\$4,950.00
2.05	Connection To Existing Sewerline	2	EA	\$1,500.00	\$3,000.00
2.06	4" SCH 40 PVC Force Main	800	LF	\$24.00	\$19,200.00
2.07	4" Bends MJ x MJ	8	EA	\$500.00	\$4,000.00
2.08	Modification/ Connection To Exist Force Main	2	LS	\$1,100.00	\$2,200.00
	Subtotal =				\$114,850.00
3.00	STORM SEWER				
3.01	4' x 8' Curb Inlet	15	EA	\$2,400.00	\$36,000.00
3.02	30" HDPE	400	LF	\$48.00	\$19,200.00
3.03	24" HDPE	600	LF	\$38.00	\$22,800.00
3.04	18" HDPE	200	LF	\$30.00	\$6,000.00
3.05	30" RCP	100	LF	\$58.00	\$5,800.00
3.06	24" RCP	300	LF	\$42.00	\$12,600.00
3.07	18" RCP	100	LF	\$36.00	\$3,600.00
3.08	FES	4	EA	\$750.00	\$3,000.00
3.09	Extend Box Culvert	200	LF	\$400.00	\$80,000.00
	Subtotal =				\$189,000.00
4.00	STREETS				
4.01	Asphalt Surface	10,100	SY	\$38.00	\$383,800.00
4.02	Aggregate Base	1900	CY	\$34.00	\$64,600.00
4.03	2.5' Curb & Gutter	3950	LF	\$22.00	\$86,900.00
4.04	4' Wide Conc. Sidewalk (Incl. Base)	3100	LF	\$25.00	\$77,500.00
4.05	Sidewalk Curb Ramp	19	EA	\$250.00	\$4,750.00
4.06	CC Turn Lanes	3300	SY	\$57.00	\$188,100.00
4.07	CC Intersection Improvements	1	LS	\$275,000.00	\$275,000.00
	Subtotal =				\$1,080,650.00
5.00	MISCELLANEOUS				
5.01	Site Grading (assumed)	250000	CY	\$5.00	\$1,250,000.00
5.02	Seeding & Mulching	100000	SY	\$0.20	\$20,000.00
5.03	Erosion Control (Per SWPPP)	1	LS	\$10,000.00	\$10,000.00
5.04	Retaining Walls	1	LS	\$120,000.00	\$120,000.00
5.05	Misc. Work (Not Otherwise Designated)	1	LS	\$50,000.00	\$50,000.00
5.06	MDNR Permits	1	LS	\$600.00	\$600.00
	Subtotal =				\$1,480,600.00
6.00	PROFESSIONAL EXPENSES (Engineering, Surveying...)				
	Subtotal (Estimated) =				\$298,680.00
Total Opinion Of Construction Costs =					\$3,285,480.00

NOTE: This Opinion of Probable Cost does not include electric, gas, telephone, cable, roadway improvements, or any other utilities and/or improvements not listed. It does not include relocating any existing utilities which may be required.

NOTE: The quantities listed above are based on preliminary information which does not reflect the actual final design which is to be completed. The final design may be modified based on comments from MDNR and/or other agency which in turn, may modify the listed quantity amounts and costs. A new Opinion of Cost is recommended based on the completed Final Design prior to bid and budget finalization.

TOTAL COST OF IMPROVEMENTS:	
ENGINEERING ESTIMATE OF 10/2/2013 ABOVE:	\$3,285,480
OTHER COST LISTED ABOVE:	\$776,320
TOTAL HARD COST OF IMPROVEMENTS:	\$4,061,800

*Estimates do not include an amount for financing cost, such as interest. The District will have interest expense, and be authorized to pay interest on any amount, which the District must either borrow, from a lending institution or reimburse the Developer for their cost of interest for funds advanced on behalf of the District. The exact amount will depend upon the actual rate of interest, and the revenue generated by the District will determine the term of payback and amount of interest paid.

REVENUE GENERATION:

SALES TAX: The Petitioners for the District has proposed approval of a one-percent (1%) sales tax and use tax on all retail sales within the District to be collected to fund, or assist in the funding of, the above-proposed public improvements. The District may impose a sales tax, subject to voter approval.

PROPERTY TAX: The Petitioners for the District do not propose a property tax.

SPECIAL ASSESSMENTS: The Petitioners do not propose a special assessment.

FINANCING PLAN:

It is anticipated that revenues will not be sufficient upon creation of the District to fund all of the proposed improvements. It is proposed that the owners of the real property within the District will provide the funds to make the initial improvements and enter into a financing/development agreement with the District to reimburse the owners, as funds are available with interest or to be repaid from bond or loan proceeds, which the District may issue or borrow. The property owners will provide all funds, including those committed by the City of Ozark to repay from 50% of the 1% general sales tax. Property owners believe it is in the best interest of the District to cause the improvements to be made, remove the blighted conditions and cause new commercial development within the District.

OPERATIONS OF DISTRICT:

The District Board of Directors shall approve and oversee the public improvements and the provision of services within the District in accordance with sections 67.1401 to 67.1571 of the RSMo. As amended. All funds generated by the District through the collection of sales tax or any other revenue which the District may earn shall be deposited and disbursed from restricted funds of the District. The Board of Directors shall meet no less than annually in any year, maintain minutes of all meetings, and shall post such meetings in accordance with the Missouri Sunshine Law and any other applicable sections of the Missouri Revised Statutes as required for a political subdivision. The Board of Directors shall comply with all reporting provisions of section 67.1471 RSMo as amended and submit an annual report to the City of Ozark and the Missouri Department of Economic Development within one hundred-twenty days (120) of the end of the fiscal year. The fiscal year of the District will be the same as the City of Ozark. The District will also file all annual reports and comply will all other reporting requirements now imposed or in the future be imposed on Missouri political subdivisions.

REMOVAL FROM AND ADDITION OF REAL PROPERTY TO DISTRICT: Any property owner may petition the District Board of Directors to remove their property from the District. If the District Board of Directors finds that, the removal of the property will not have an adverse financial impact on the District they may give their concurrence by Resolution and submit a petition to the City of Ozark to remove the property.

The District will be entitled to remove property and add property to the District as provided for in section 67.1441 of the RSMo 67.1441. No property can be added to the District under state law unless the property owner voluntarily petitions the District and the City to add their property to the District.

TERMINATION OF THE DISTRICT:

The District has been established with a term of thirty years. Such term was selected in order to provide adequate time to generate sufficient revenue to fund the cost of the public improvements. Extension of the District beyond the thirty-year period may be done by vote of the qualified voters of the District in accordance with sections 677.1401 to 67.1571 RSMo. As amended. The district will terminate prior to the designated terms if all debts and obligations of the District have been paid and the objectives of the District have been accomplished or in accordance with section 67.1481 of RSMo as amended.

REVENUE PROJECTIONS

The District projects revenue and expenses for the first five years of operation based on proposed the retail space to be constructed within the District. Revenue is based on the imposing of the 1% sales tax, and the Cooperative Agreement with the City of Ozark for cost of 21st Street.

FIVE YEAR PROFORMA:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
CID SALES TAX:	0	\$40,000	\$90,400	\$229,305	\$297,598
City of Ozark Cooperative Agreement	0	\$20,000	\$45,200	\$114,651	\$148,797
TOTAL PROJECTED REVENUE	0	\$60,000	\$135,600	\$343,956	\$446,395
PROJECTED OPERATING EXPENSES:					
ADMINISTRATION	\$1,500	\$2,500	\$2,500	\$2,500	\$2,500
TOTAL OPERATING EXPENSES	\$1,500	\$2,500	\$2,500	\$2,500	\$2,500
NET AVAILABLE FOR CAPITAL IMPROVEMENTS REIMBURSEMENT	(\$1,500)	\$57,500	\$133,100	\$432,456	\$443,895

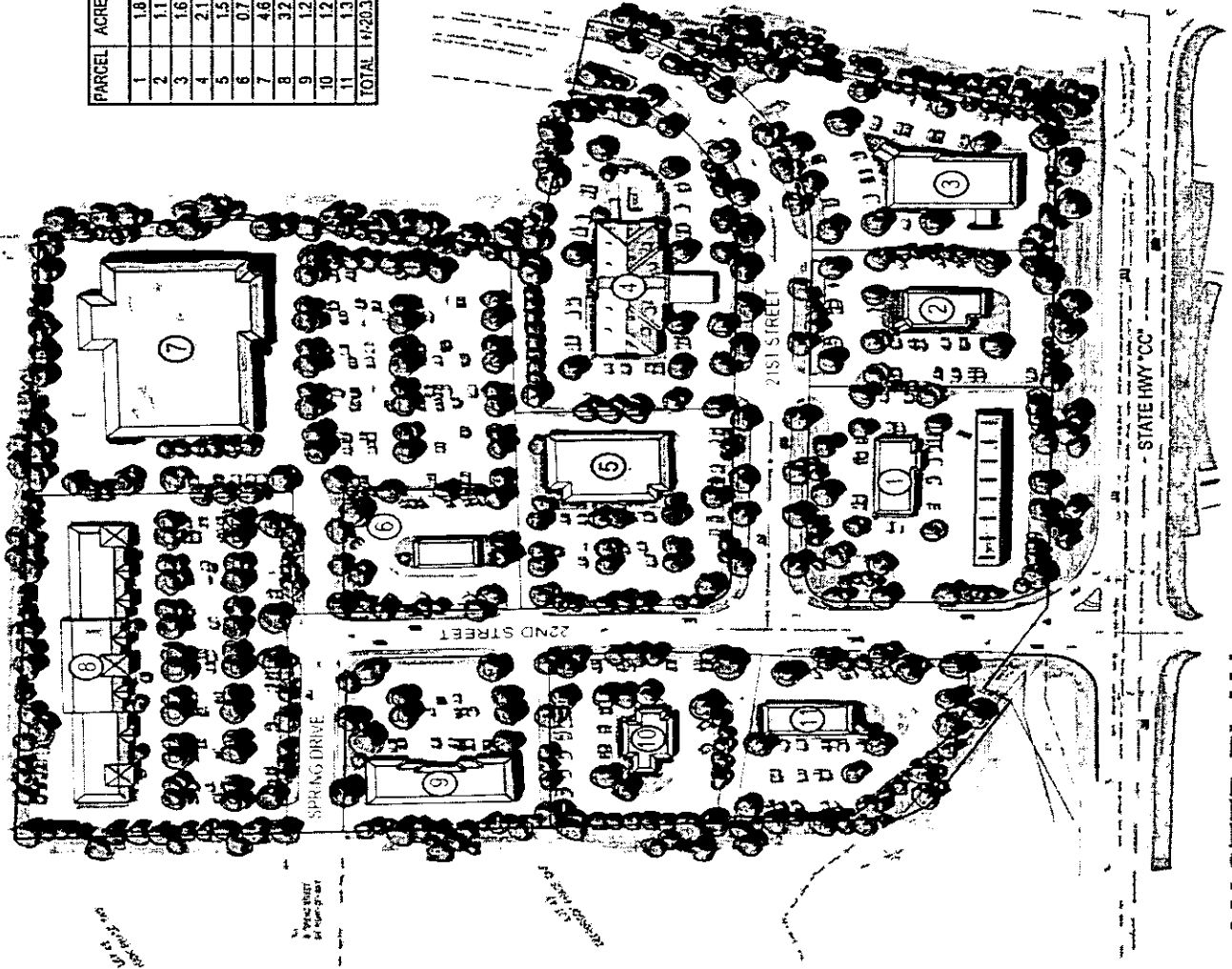
- Based on full development of the District by Year 5, the District could retire the total cost of the 21st Street cost by the 13th year, and all cost by the 16th year.

SITE DEVELOPMENT PLAN

PARCEL	ACRES	ILLUSTRATED BLDG SQ. FT.	ILLUSTRATED PARKING	ILLUSTRATED LAND USE
1	1.8	4,792	47	KUM & GO CONVENIENCE STORE
2	1.1	4,534	60	RESTAURANT
3	1.6	11,164	81	DRUG STORE / RESTAURANT
4	2.1	13,224	87	65 ROOM HOTEL
5	1.5	12,062	82	RETAIL / RESTAURANT
6	0.7	2,717	30	ICE CREAM / YOGURT / COFFEE
7	4.8	43,256	206	BOX RETAIL STORE
8	3.2	24,259	137	RETAIL / SHOPPING CENTER
9	1.2	9,727	59	RETAIL
10	1.2	3,848	56	RESTAURANT
11	1.3	4,292	45	MC DONALDS
TOTAL		147,203	890	



Dec. 12, 2013



DEERBROOK MARKETPLACE

MASTER PLAN

PREPARED FOR: MIKE SEITZ