

**PETITION FOR THE ESTABLISHMENT OF A
COMMUNITY IMPROVEMENT DISTRICT
AND AUTHORIZING A PETITION FOR SPECIAL ASSESSMENT**

To The City of Columbia, Missouri:

The undersigned petitioners ("**Petitioner**" or "**Petitioners**") are the owners or representatives of the owners of record of more than fifty percent (50%) (a) by assessed value of all real property within the hereinafter described community improvement district, and (b) per capita of all owners of real property within the hereinafter described community improvement district. Petitioner hereby petitions and requests that the City of Columbia, Missouri (the "**City**"), establish a community improvement district as described herein, to be known as the **CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT** (the "**District**"), and to authorize a Petition for Special Assessment (the "**Petition for Special Assessment**"), all pursuant to the authority of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "**CID Act**").

1. The proposed District is contiguous and located entirely within the City.
2. A legal description of the proposed District is set forth as **Exhibit A**, attached hereto and incorporated herein by reference. A map illustrating the boundaries of the proposed District is set forth as **Exhibit B**, attached hereto and incorporated herein by reference.
3. The name of the proposed District is the Creekside Community Improvement District.
4. The proposed District consists of approximately 72.075 acres, and all real property located within the proposed District has a total current assessed value of approximately \$3,833, as further set forth in the below table.

<u>Owner</u>	<u>Parcel Identification Number</u>	<u>Acres</u>	<u>Assessed Value</u>
Novelty Construction Inc.	17-201-00-03-001.00 01	1.707	\$0.00
Novelty Construction Inc.	17-201-00-03-002.00 01	0.597	\$0.00
Novelty Construction Inc.	17-201-00-03-003.00 01	0.95	\$0.00
Novelty Development, LLC	17-201-00-03-004.00 01	7.025	\$0.00
Novelty Construction Inc.	17-201-00-03-005.00 01	5.045	\$0.00
Novelty Construction Inc.	17-201-00-03-006.00 01	3.061	\$0.00
Novelty Construction Inc.	17-201-00-03-007.00 01	5.953	\$0.00
Novelty Construction Inc.	17-201-00-03-008.00 01	17.37	\$0.00
Novelty Construction Inc.	17-201-00-03-009.00 01	1.383	\$0.00
City of Columbia, Missouri	Creekwood R/W	1.97	\$0.00
City of Columbia, Missouri	Add'l R/W	0.362	\$0.00
Novelty Construction Inc.	17-102-00-00-002.00 01	22.0	\$1,168.00
Novelty Construction Inc.	17-201-00-00-003.00 01	4.652	\$106.00
Total:		72.075 Acres	\$1,274.00

5. Petitioner is not seeking a determination that the proposed District, or any legally described portion thereof, is a blighted area.

6. The proposed District shall be formed as a political subdivision governed by a board of directors composed of five (5) directors appointed by the Mayor of the City, with the consent of the City's City Council. Each director shall, during his or her term, meet the qualifications of Section 67.1451.2 of the CID Act and, except as otherwise necessary to meet the requirements of Section 67.1451.2(3) of the CID Act, each director shall be an owner of real property or of a business operating within the proposed District or an authorized representative of such owner or business. Pursuant to Section 67.1451.2(3) of the CID Act, one director shall, during his or her entire term, be a person who (a) resides within the City, (b) is qualified and registered to vote under Chapter 115 of the Revised Statutes of Missouri, as amended, according to the records of the election authority as of the 30th day prior to the date of the most recent election, (c) has no financial interest in any real property or business operating within the proposed District, and (d) is not a relative within the second degree of consanguinity or affinity to any owner of real property or a business operating in the proposed District. Successor directors shall be appointed in the same manner as the initial board of directors. Successor directors shall serve for a term of four years.
7. The Petitioner hereby requests that the Mayor, with the consent of the City's City Council, appoint the initial directors with the respective terms of office as set forth in the table below.

Name	Initial Term
David Putnam (meets the requirements of Section 67.1451.2(3) of the CID Act)	4 years
Dr. Raman Puri	4 years
Vivek Puri	2 years
Rohan Puri	2 years
Roman Puri	2 years

8. Petitioner does not seek any other limitations on the borrowing capacity of the proposed District. Notwithstanding anything in this *Petition for the Establishment of a Community Improvement District and Authorizing a Petition for Special Assessment* (this "**Petition**") to the contrary, obligations, if any, issued by or on behalf of the proposed District to finance the costs of the CID Project (as defined herein) may be issued in one or more phases.
9. Petitioner does not seek limitations on the revenue generation of the proposed District, except as otherwise provided in this Petition.
10. The proposed District shall have all powers provided in the CID Act, except as otherwise provided in this Petition.
11. The proposed District shall be authorized, upon approval by the qualified voters of the proposed District, to impose a sales and use tax (the "**Sales Tax**") at a rate of up to one percent (1%) on all eligible retail sales made in the proposed District in accordance with Section 67.1545 of the CID Act, for a period not to exceed the term of the District, as such term may be extended from time to time pursuant to Section 67.1481 of the CID Act.
12. The proposed District shall also be authorized to impose a special assessment on the real property located in the District (the "**Special Assessment**") in accordance with Section 67.1521 of the CID Act, for a period not to exceed the term of the District, as such term may be extended from time to time pursuant to Section 67.1481 of the CID Act. Notwithstanding anything in this Petition to the

contrary, the Special Assessment shall in no event be in effect any later than the termination date of this proposed District.

13. The Special Assessment shall be levied against the applicable users of the CID Project in an amount equal to, and not to exceed, \$8.00 per occupied hotel room per night. This paragraph constitutes the maximum rate and method of assessment as required under Section 67.1421 and Section 67.1521 of the CID Act.
14. A petition authorizing the Special Assessment (the “*Petition for Special Assessment*”) is set forth as Exhibit D, attached hereto and incorporated herein by reference, which petition is substantially in the form provided for in Section 67.1521.2 of the CID Act. Upon the City’s adoption of an ordinance approving this Petition (the “*Ordinance*”), the Petitioner hereby requests that the City Clerk forward a certified copy of the Ordinance and this Petition (including the Petition for Special Assessment) to the board of directors of the proposed District. The receipt of such Ordinance and Petition (including the Petition for Special Assessments) shall enable the board of directors of the proposed District to levy the Special Assessment by resolution in accordance with Section 67.1521 of the CID Act. To the extent that the Special Assessments collected and received by the District exceed the amount necessary to finance the costs of the hereinafter-defined CID Project of \$18,594,000, as more particularly described in the Petition for Special Assessment, any excess funds shall be refunded to the applicable users of the CID Project, pro rata relative to the amounts paid by such applicable users of the CID Project. Such refunds shall be made by December 31 of the year following the final year of the Special Assessment.
15. The Special Assessment shall not be levied on any property that is exempt from taxation pursuant to Section 137.100(5) of the Revised Statutes of Missouri, as amended, unless the owner of such property agrees to voluntarily participate in the provisions of the CID Act and the payment of the proposed District’s Special Assessment in accordance with Section 67.1461.1.(8) of the CID Act. Further, notwithstanding any provision of law to the contrary, all property owned by an entity that is exempt from taxation under 26 U.S.C. Section 501(c), as amended, shall be exempt from the Special Assessment levied by the proposed District under the CID Act, so long as the property is used in furtherance of the entity’s tax-exempt purposes.
16. The proposed District shall not submit any real property taxes or business license taxes to the qualified voters for approval and therefore the maximum rates of real property taxes and business license taxes proposed in this Petition are zero.
17. A five-year plan stating a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred (collectively, the “*Project*” or “*CID Project*”), is set forth in Exhibit C, attached hereto and incorporated herein by reference. It is anticipated that the proposed District will use the moneys received from the imposition of the Sales Tax and Special Assessment to finance and reimburse those eligible Project costs incurred on its behalf. The anticipated term for each of the Sales Tax and the Special Assessment is for a period not to exceed the term of the District, as such term may be extended from time to time pursuant to Section 67.1481 of the CID Act.
18. The estimated cost of the Project is \$18,594,000 (excluding amounts of financing, underwriters’ fees and discounts, costs of printing any notes, bonds or other obligations and any official statements relating thereto, costs of credit enhancement, if any, interest, capitalized interest, debt service reserves and the fees of any rating agency, placement fees, or other costs of issuance of any obligations issued by the proposed District, and the proposed District’s administrative fees and expenses including, but not limited to, fees and costs of planning consultants, advisors, auditors

and legal counsel), as more particularly described in Exhibit C, attached hereto and incorporated herein by reference.

19. The proposed length of time for the existence of the proposed District shall not exceed 27 years from the adoption of the ordinance establishing the proposed District unless the City extends the length of time under Section 67.1481 of the CID Act.
20. The signatures of the signers of this Petition may not be withdrawn later than seven days after this Petition is filed with the City Clerk.
21. Petitioner respectfully requests that the proposed District be established pursuant to the CID Act.

Dated this 29th day of July, 2026.

PETITIONER:

NAME OF OWNER: Novelty Construction Inc.

TELEPHONE NUMBER: 573-443-2615

MAILING ADDRESS: 2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

NAMES OF SIGNERS AND BASIS OF
LEGAL AUTHORITY TO SIGN: Dr. Raman Puri, President & CEO

SIGNERS' TELEPHONE NUMBER: 

SIGNERS' MAILING ADDRESS: 2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

TYPE OF ENTITY: Missouri corporation

MAP: See **Exhibit B**

PARCEL IDENTIFICATION NUMBER: 17-201-00-03-001.00 01; 17-201-00-03-002.00 01;
17-201-00-03-003.00 01; 17-201-00-03-005.00 01;
17-201-00-03-006.00 01; 17-201-00-03-007.00 01;
17-201-00-03-008.00 01; 17-201-00-03-009.00 01;
17-102-00-00-002.00 01; 17-201-00-00-003.00 01

ASSESSED VALUE: \$1,168 (17-102-00-00-002.00 01)
\$106 (17-201-00-00-003.00 01)
Remaining parcels all assigned Assessed Value of
\$0.00

[SIGNATURE PAGE OF PETITIONER FOLLOWS]

By executing this Petition on this 27th day of July, 2026, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Novelty Construction Inc.

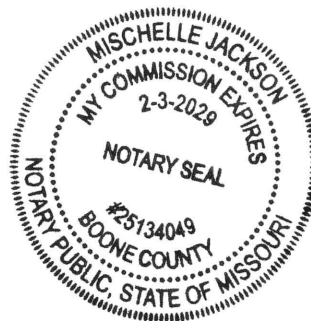
By: [Signature]
Name: Dr. Raman Puri
Title: President & CEO

STATE OF Missouri)
COUNTY OF Boone) SS.

On this 27th day of July in the year 2026 before me, Mischelle Jackson, a Notary Public in and for said state, personally appeared Dr. Raman Puri of Novelty Construction Inc., known to me to be the person who executed the within Petition in behalf of said corporation and acknowledged to me the he executed the same for the purposes therein stated.

Subscribed and affirmed before me this 27th day of July, 2026.

Mischelle Jackson
Notary Public
Printed Name: Mischelle Jackson
My Commission Expires: 2-3-29



PETITIONER:

NAME OF OWNER:

Novelty Development, LLC

TELEPHONE NUMBER:

573-443-2615

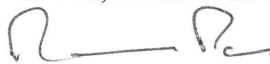
MAILING ADDRESS:

2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

NAMES OF SIGNERS AND BASIS OF
LEGAL AUTHORITY TO SIGN:

Dr. Raman Puri, President & CEO

SIGNERS' TELEPHONE NUMBER:



SIGNERS' MAILING ADDRESS:

2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

TYPE OF ENTITY:

Missouri limited liability company

MAP:

See **Exhibit B**

PARCEL IDENTIFICATION NUMBER:

17-201-00-03-004.00 01

ASSESSED VALUE:

\$0.00

[SIGNATURE PAGE OF PETITIONER FOLLOWS]

By executing this Petition on this 27th day of July, 2026, the undersigned represents and warrants that he is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Novelty Development, LLC

By: R — R

Name: Dr. Raman Puri

Title: President & CEO

STATE OF Missouri)
) SS.
COUNTY OF Boone)

On this 27th day of July in the year 2026 before me, Mischelle Jackson, a Notary Public in and for said state, personally appeared Dr. Raman Puri of Novelty Development, LLC, known to me to be the person who executed the within Petition in behalf of said limited liability company and acknowledged to me the he executed the same for the purposes therein stated.

Subscribed and affirmed before me this 27th day of July, 2026.

Mischelle Jackson
Notary Public
Printed Name: Mischelle Jackson
My Commission Expires: 2-3-29

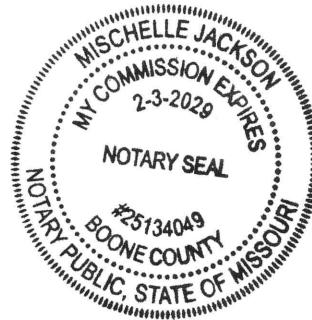


Exhibit A

Legal Description of Proposed District

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5 T48N R12W, IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, COMMON LOT 7, LOT 8, COMMON LOT 9, THE 1.97 ACRES DEDICATED FOR CREEKWOOD PARKWAY, THE 0.36 ACRES DEDICATED FOR RIGHT-OF-WAY SOUTHEAST OF VANDIVER DRIVE AS SHOWN BY CENTERSTATE CROSSING PLAT 1, RECORDED IN BOOK 59 PAGE 54, AND THE TRACT OF LAND DESCRIBED AS FOLLOWS:

STARTING AT THE EAST QUARTER CORNER OF SECTION 5 T48N R12W, THENCE ALONG THE QUARTER SECTION LINE, S 87°51'00"W 12.83 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE S 87°51'00"W 1487.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE ALONG SAID LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2789.79 FEET, A DISTANCE OF 270.01 FEET, THE CHORD BEING N 43°58'45"E 269.90 FEET; THENCE N 42°55'55"E 90.07 FEET; THENCE N 46°45'05"E 1000.00 FEET; THENCE N 43°53'20"E 200.25 FEET; THENCE N 46°45'05"E 374.90 FEET; THENCE LEAVING SAID LINE AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CREEKWOOD PARKWAY, LOT 4, AND COMMON LOT 7 OF CENTERSTATE CROSSING PLAT 1, RECORDED IN PLAT BOOK 59 PAGE 54, S 43°14'55"E 66.00 FEET; THENCE S 0°46'35"W 371.82 FEET; THENCE S 31°34'05"E 857.29 FEET TO THE NORTHWESTERLY LINE OF COMMON LOT 8 OF SAID PLAT; THENCE ALONG SAID LINE, S 70°17'05"W 416.30 FEET. CONTAINING 72.08 ACERS IN ALL.

BEARINGS ARE REFERENCED TO
THE MISSOURI STATE PLANE
COORDINATE SYSTEM OF 1983.

CENTERSTATE CROSSING PLAT 1
COLUMBIA, BOONE COUNTY, MISSOURI
SECTIONS 4 & 5 T48N R12W

EXHIBIT "A"
SHEET 1 OF 1
ES&S PROJECT NO. 16624



ENGINEERING SURVEYS & SERVICES
1113 FAY STREET
COLUMBIA, MO 65201
PHONE: (573) 449-2646
MISSOURI L.S. CORP. #2004004672
FREDERICK E. CARROZ III
PROFESSIONAL LAND SURVEYOR
PLS - 2008016655
EMAIL: FCARROZ@ESS-INC.COM



Exhibit B

Boundary Map of the Proposed District

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

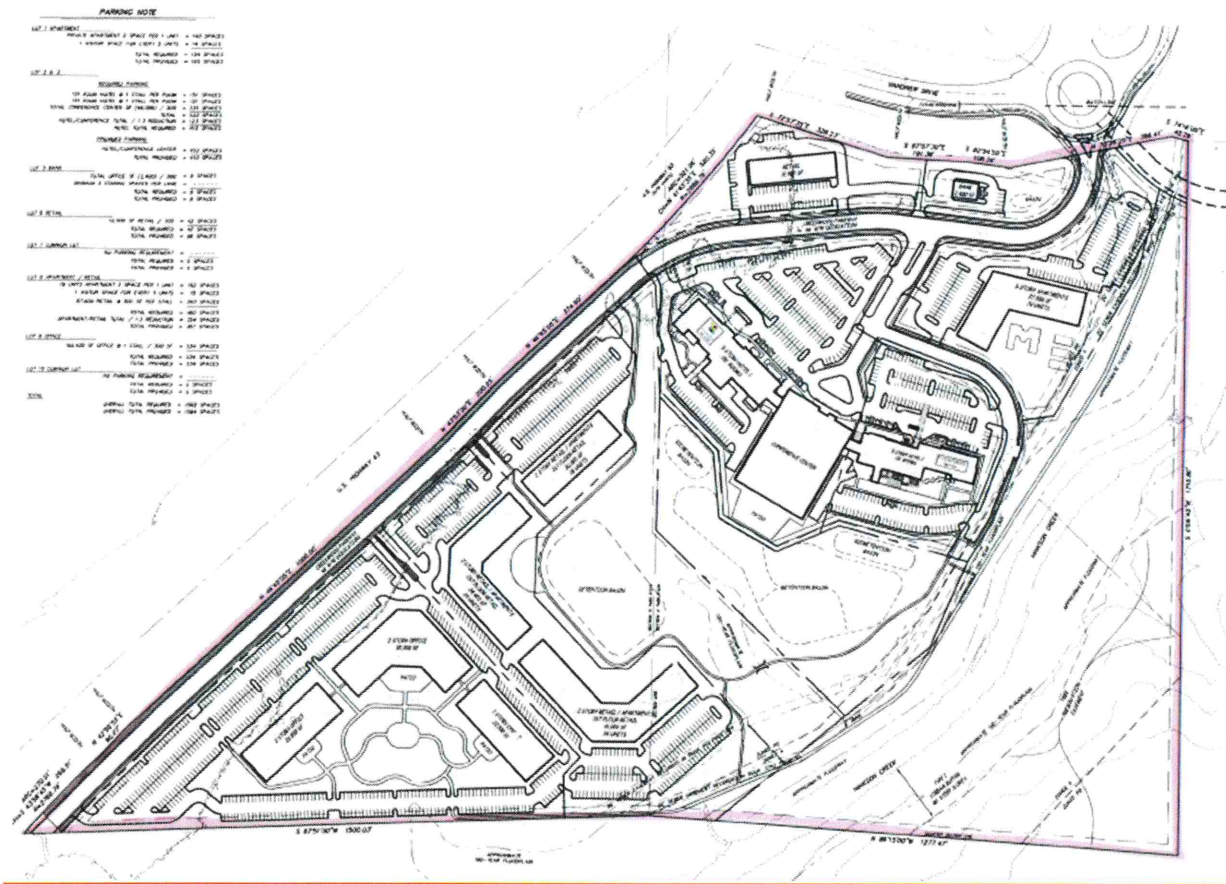


Exhibit C

FIVE-YEAR PLAN

CREEKSIDE COMMUNITY IMPROVEMENT DISTRICT

DATED: JULY 29, 2026

Introduction

Novelty Construction Inc. and Novelty Development, LLC (the “*Petitioner*” or “*Petitioners*”) propose to create the Creekside Community Improvement District (the “*District*”) pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, (the “*CID Act*”). Section 67.1421 of the CID Act requires that the petition for the creation of the proposed District be accompanied by a five-year plan, which includes a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of the costs of these services and improvements to be incurred. This Five-Year Plan (the “*Plan*”) is presented in order to comply with the statutory requirement referenced above.

Generally, a community improvement district is a statutory tool a municipality may implement in order to allow a specific area or section of the municipality to fund (either in part or in whole) certain improvements and services within certain defined boundaries by securing a portion of the area’s own economic activity.

This Plan contains the following: (A) a description of the purposes of the proposed District and the services to be provided and the improvements to be made by the proposed District; (B) an estimate of costs of the services and improvements to be incurred; (C) the anticipated sources of funds to pay the costs of such services and improvements; (D) the anticipated term of the sources of funds to pay the costs of such services and improvements; and (E) an anticipated schedule for the proposed District’s services and improvements and other activities over a five-year period. This Plan is an integral and composite part of the Petition for the Establishment of a Community Improvement District and Authorizing a Petition for Special Assessment (the “*Petition*”) to which it is attached and is incorporated therein by reference.

A. Purposes of the Proposed District and the Public Improvements to be Made and Services to be Provided

The proposed District totals approximately 72.075 acres and is generally bounded by and adjacent to U.S. Highway 63 to the west and Vandiver Drive to the north, all in the City of Columbia, Missouri (the “*City*”). The proposed District is contiguous.

The District is proposed to be a political subdivision of the State of Missouri. The proposed District, pursuant to the CID Act, is empowered to provide a variety of public services and to finance a number of different public improvements within its boundaries, which services and improvements will be paid for from revenues from taxes imposed within its boundaries.

The purpose of the proposed District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip certain public improvements within its boundaries, and to support business activity and economic development in the proposed District and to provide services and activities as allowed under Section 67.1461 of the CID Act. In general, the proposed District may undertake any of the public improvements or provide for any of the activities or services set forth in the CID Act.

Pursuant to Section 67.1461 of the CID Act, the proposed District may acquire by purchase, lease, gift, grant, bequest, devise or otherwise, any real property within its boundaries, personal property, or any interest in such property. The proposed District may also 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. The proposed District may dedicate to the City, with the City's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use. To fund any or all of its activities in connection with the exercise of any of the above or any other powers of the proposed District under Section 67.1461 of the CID Act, the proposed District may borrow money from any public or private source and issue obligations or cause obligations to be issued on its behalf, in one or more phases, and provide security for repayment of the same as provided in the CID Act.

The proposed District is being formed to raise revenues by (a) imposing an additional community improvement district sales and use tax (the "**CID Sales Tax**") at the rate of up to one percent (1%) on all taxable retail sales within its boundaries which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable or video services, and (b) levying a special assessment on the applicable users at the maximum rate of \$8.00 per occupied hotel room per night.

The imposition of the CID Sales Tax is subject to approval by the qualified voters within the proposed District. To the extent that there are no registered voters within the proposed District, the CID Act provides that the qualified voters are the owners of one or more parcels of real property located within the proposed District per the tax records of Boone County, Missouri ("**County**") as of the thirtieth day before the date of the applicable election. Once the proposed District is established by ordinance of the City, the proposed District's Board of Directors will submit the question of whether it shall be authorized to impose the CID Sales Tax to the qualified voters for approval in accordance with this Plan.

Upon the City's adoption of the Ordinance, the Petitioner will request that the City Clerk forward a certified copy of the Ordinance and the Petition to the proposed District's Board of Directors. The receipt of such Ordinance and the Petition shall enable the proposed District's Board of Directors to levy the Special Assessment by resolution in accordance with Section 67.1521 of the CID Act.

Notwithstanding anything in the CID Act to the contrary, the proposed District shall have no power to levy real property taxes or business license taxes.

It is anticipated that the Petitioner will undertake the development and construction of the herein-defined CID Project, except that a portion of the site improvements within the proposed District may be completed by one or more tenants.

The specific purpose of the District is to fund the public improvements and services in connection with the development, operation, and maintenance of a mixed-used development that is anticipated to include hotels, a convention center, apartment units, and retail shopping (together with any public improvements, activities, or services outlined in this Plan, the "**CID Project**" or "**Project**").

B. Estimate of the Costs of Public Improvements and Services to be Incurred

The estimated cost of the CID Project is \$18,594,000, as described in the following table. The amount in each budget category is an estimate. Savings in one budget category may be applied to additional costs incurred in other budget categories. The estimated cost of the CID Project set forth below excludes costs of issuance as described in the Petition, if any, and the proposed District's administrative fees and expenses including, but not limited to, fees and costs related to the proposed District's formation, planning consultants, advisors, auditors and legal counsel, and the reimbursement to the City of its reasonable and

actual expenses incurred to establish the proposed District and review annual budgets and reports of the proposed District required to be submitted to the City, provided that such annual reimbursement shall not exceed one and one-half percent of the revenues collected by the proposed District in such year.

Item	Amount
PHASE I	
• Utility connections (including storm water treatment)	\$750,000.00
• Storm water detention/retention	\$152,500.00
• Temporary storm water BMPs	\$62,500.00
• Fill/cut grading	\$175,000.00
• Modular block retaining wall	\$225,000.00
• Geotechnical reports and monitoring	\$37,500.00
• Roadway steel	\$62,500.00
• Engineering	\$87,500.00
• Permits, fees, and inspections	\$37,500.00
• Shared access points (construction)	\$475,000.00
• Construction management	\$182,000.00
• Legal	\$112,500.00
• Site improvements to be completed by one or more tenants	\$500,000.00
PHASE II	
• Utility connections (including storm water treatment)	\$750,000.00
• Storm water detention/retention	\$152,500.00
• Temporary storm water BMPs	\$62,500.00
• Fill/cut grading	\$175,000.00
• Modular block retaining wall	\$225,000.00

• Geotechnical reports and monitoring	\$37,500.00
• Roadway steel	\$62,500.00
• Engineering	\$87,500.00
• Permits, fees, and inspections	\$37,500.00
• Shared access points (construction)	\$475,000.00
• Construction management	\$182,000.00
• Legal	\$112,500.00
• Site improvements to be completed by one or more tenants	\$500,000.00
PHASE III	
• Utility connections (including storm water treatment)	\$1,250,000.00
• Storm water detention/retention	\$400,000.00
• Temporary storm water BMPs	\$125,000.00
• Fill/cut grading	\$750,000.00
• Modular block retaining wall	\$400,000.00
• Geotechnical reports	\$75,000.00
• Roadway steel	\$200,000.00
• Engineering	\$225,000.00
• Permits, fees, and inspections	\$75,000.00
• Traffic studies	\$75,000.00
• Shared interior roads and access points	\$1,250,000.00
• Site improvements	\$1,300,000.00
• Construction management	\$525,000.00
• Legal/professional services	\$225,000.00
PHASE IV	

• Bridges and other related work	\$6,000,000.00
TOTAL:	\$18,594,000.00

The proposed District may fund any portion of the costs of acquisition, design, construction, operation and maintenance of the CID Project. The CID Act mandates that existing City services will continue to be provided within a proposed district at the same level as before the proposed district was created (unless services are decreased throughout the City) and that any proposed district services shall be in addition to existing City services. The Petitioner anticipates that City services will continue to be provided within the proposed District at the same level as before the proposed District was created, and the proposed District will not cause the level of City services within the proposed District to diminish. Without the additional funding provided by the proposed District, the Petitioner would not be able to adequately develop, operate, and maintain the CID Project.

C. Anticipated Sources of Funds to Pay the Costs of Services and Improvements

As stated above, it is anticipated that Petitioners, or one or more tenants within the proposed District with respect to certain site improvements only, will advance the costs of the CID Project and that, upon substantial completion of the construction of a phase of the CID Project, the proposed District will reimburse for the costs of the applicable CID Project phase either on a “pay-as-you-go” basis or through the issuance of notes, bonds, or other obligations by or on behalf of the proposed District, as may be determined by the proposed District’s Board of Directors.

The proposed District anticipates raising revenues through (i) imposition of the CID Sales Tax at the rate of up to one percent (1%) on all taxable retail sales within its boundaries which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable or video services, and (ii) levying a special assessment on the applicable users within the proposed District at the maximum rate of \$8.00 per occupied hotel room per night.

For the portion of 2026 that the proposed District is in existence and in 2027, it is anticipated that neither the CID Sales Tax nor the Special Assessment will generate any revenues. In 2028, it is anticipated that the first of the District’s CID Project improvements will be completed, but that no CID Sales Tax revenues nor Special Assessment revenues will be generated. In 2029, the first full year that a portion of the first phase of the District’s CID Project improvements are placed in service, it is anticipated that there will be approximately \$5,768,000 in taxable sales, which revenues are anticipated to increase by approximately 13% each year thereafter, and that the Special Assessment will generate approximately \$245,200.

On an annual basis, the CID Sales Tax and Special Assessment revenues will be applied as follows: (a) first, to fund the on-going administrative costs of the proposed District, the amount of which will be determined by the proposed District’s Board of Directors in connection with the adoption of the annual budget of the proposed District, (b) second, to fund the City’s reasonable and actual expenses incurred to establish the proposed District and review annual budgets and reports of the proposed District required to be submitted to the City, provided that such annual reimbursement shall not exceed one and one-half percent of the revenues collected by the proposed District in such year, and (c) third, to fund costs of the CID Project or to pay interest on and principal of any obligations issued by or on behalf of the proposed District to finance the costs of the CID Project. This formula will be applied throughout the term of the proposed District.

As stated above, CID Sales Tax revenues and the Special Assessment revenues may be used to fund in part either direct costs of the CID Project or financing costs of the CID Project, or both.

D. Anticipated Term of the Sources of Funds to Pay the Costs of Services and Improvements

The proposed District is anticipated to collect the CID Sales Tax and the Special Assessment for a period not to exceed the term of the District, as such term may be extended from time to time pursuant to Section 67.1481 of the CID Act. The proposed length of time for the existence of the proposed District shall not exceed 27 years from the adoption of the ordinance establishing the proposed District unless the City extends the length of time under Section 67.1481 of the CID Act.

However, if the costs of the CID Project or the principal of and interest on any obligations issued by the proposed District, if any, to finance the costs of the CID Project are paid prior to the end of such period, the proposed District shall take steps to repeal the CID Sales Tax and stop the levy of the Special Assessment, and the Petitioner (or its successors in interest to the real property located within the proposed District) shall seek to terminate the proposed District in accordance with Section 67.1481 of the CID Act.

Based upon the estimated annual CID Sales Tax revenues and the Special Assessment revenues and assuming that the proposed District has initial annual administrative costs of \$20,000, that increase by three percent each year thereafter, that the City's annual administrative costs are one and one-half percent of the annual revenues of the proposed District, and that the District reimburses costs of the CID Project either on a "pay-as-you-go" basis or through the issuance of notes, bonds, or other obligations by or on behalf of the proposed District, as may be determined by the proposed District's Board of Directors, it is anticipated that the proposed District's debts will be paid off in or about 2053, and that the term of the CID Sales Tax would end in or about the calendar year 2053.

E. Anticipated Schedule for Services and Improvements and Other Activities

The following is a summary of the anticipated schedule for services and improvements and other activities anticipated to be provided by the proposed District over the initial five-year period.

<u>Year</u>	<u>Improvements, Activities and Services</u>
-------------	--

- | | |
|-------------|---|
| 2026 | <ul style="list-style-type: none">• Establish District• District's Board of Directors authorizes imposition of CID Sales Tax• District holds mail-in election to impose CID Sales Tax• District's Board of Directors authorizes the levy of the Special Assessment• Phase one of CID Project commences• Provide financing for a portion of the costs of the CID Project• Provide for collection of CID Sales Tax and Special Assessment• District provides for its on-going administration |
|-------------|---|

<u>Year</u>	<u>Improvements, Activities and Services</u>
2027	• Phase one of CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for collection of CID Sales Tax and Special Assessment • District provides for its on-going administration
2028	• Phase one of CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for collection of CID Sales Tax and Special Assessment • District provides for its on-going administration
2029	• Phase one of CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for collection of CID Sales Tax and Special Assessment • District provides for its on-going administration
2030	• Phase one of CID Project continues • Provide financing for a portion of the costs of the CID Project • Provide for collection of CID Sales Tax and Special Assessment • District provides for its on-going administration

Exhibit D

Petition for Special Assessment

The Creekside Community Improvement District (the “***District***”) shall be authorized to levy special assessments against the real property benefited within the District for the purpose of providing revenue for reimbursable eligible costs incurred for the completion of the services and/or projects in the District in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “***CID Act***”), such special assessments to be levied against each tract, lot or parcel of real property listed below within the District which receives a special benefit as a result of such service and/or projects, the cost of which shall be allocated among this property against the applicable users of the hotels within the District, in an amount equal to, and not to exceed, \$8.00 per occupied hotel room within the District per night.

Such authorization to levy the special assessment shall expire no later than the date that the amount necessary to reimburse eligible costs incurred for the completion of the services and/or projects in the District in accordance with the CID Act have been collected. and received by the District. Notwithstanding anything herein to the contrary, the Special Assessment shall in no event be in effect any later than the termination date of the District. The tracts of land located in the District which will receive a special benefit from this service and/or projects are shown in the following table.

<u>Owner</u>	<u>Parcel Identification Number</u>	<u>Acres</u>	<u>Assessed Value</u>
Novelty Construction Inc.	17-201-00-03-001.00 01	1.707	\$0.00
Novelty Construction Inc.	17-201-00-03-002.00 01	0.597	\$0.00
Novelty Construction Inc.	17-201-00-03-003.00 01	0.95	\$0.00
Novelty Development, LLC	17-201-00-03-004.00 01	7.025	\$0.00
Novelty Construction Inc.	17-201-00-03-005.00 01	5.045	\$0.00
Novelty Construction Inc.	17-201-00-03-006.00 01	3.061	\$0.00
Novelty Construction Inc.	17-201-00-03-007.00 01	5.953	\$0.00
Novelty Construction Inc.	17-201-00-03-008.00 01	17.37	\$0.00
Novelty Construction Inc.	17-201-00-03-009.00 01	1.383	\$0.00
City of Columbia, Missouri	Creekwood R/W	1.97	\$0.00
City of Columbia, Missouri	Add'l R/W	0.362	\$0.00
Novelty Construction Inc.	17-102-00-00-002.00 01	22.0	\$1,168.00
Novelty Construction Inc.	17-201-00-00-003.00 01	4.652	\$106.00
Total:		72.075 Acres	\$1,214.00

PETITIONER:

NAME OF OWNER:

Novelty Construction Inc.

TELEPHONE NUMBER:

573-443-2615

MAILING ADDRESS:

2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

NAMES OF SIGNERS AND BASIS OF
LEGAL AUTHORITY TO SIGN:

Dr. Raman Puri, President & CEO

SIGNERS' TELEPHONE NUMBER:



SIGNERS' MAILING ADDRESS:

2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

TYPE OF ENTITY:

Missouri corporation

MAP:

See **Exhibit B**

PARCEL IDENTIFICATION NUMBER:

17-201-00-03-001.00 01; 17-201-00-03-002.00 01;
17-201-00-03-003.00 01; 17-201-00-03-005.00 01;
17-201-00-03-006.00 01; 17-201-00-03-007.00 01;
17-201-00-03-008.00 01; 17-201-00-03-009.00 01;
17-102-00-00-002.00 01; 17-201-00-00-003.00 01

ASSESSED VALUE:

\$1,168 (17-102-00-00-002.00 01)
\$106 (17-201-00-00-003.00 01)
Remaining parcels all assigned Assessed Value of
\$0.00

[SIGNATURE PAGE OF PETITIONER FOLLOWS]

By executing this Special Assessment Petition on this 27th day of July, 2026, the undersigned represents and warrants that he is authorized to execute this Special Assessment Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Novelty Construction Inc.

By: [Signature]

Name: Dr. Raman Puri

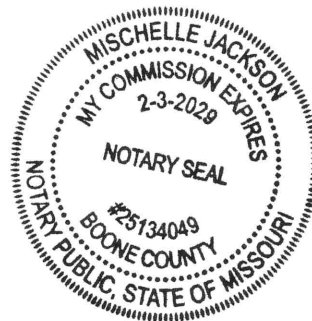
Title: President & CEO

STATE OF Missouri,)
COUNTY OF Boone) SS.

On this 27th day of July in the year 2026 before me, Mischelle Jackson, a Notary Public in and for said state, personally appeared Dr. Raman Puri of Novelty Construction Inc., known to me to be the person who executed the within Special Assessment Petition in behalf of said corporation and acknowledged to me the he executed the same for the purposes therein stated.

Subscribed and affirmed before me this 27th day of July, 2026.

Mischelle Jackson
Notary Public
Printed Name: Mischelle Jackson
My Commission Expires: 2-3-29



PETITIONER:

NAME OF OWNER:

Novelty Development, LLC

TELEPHONE NUMBER:

573-443-2615

MAILING ADDRESS:

2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

NAMES OF SIGNERS AND BASIS OF
LEGAL AUTHORITY TO SIGN:

Dr. Raman Puri, President & CEO

SIGNERS' TELEPHONE NUMBER:



SIGNERS' MAILING ADDRESS:

2475 Broadway Bluffs Drive, Suite 301, Columbia,
Missouri 65201

TYPE OF ENTITY:

Missouri limited liability company

MAP:

See **Exhibit B**

PARCEL IDENTIFICATION NUMBER:

17-201-00-03-004.00 01

ASSESSED VALUE:

\$0.00

[SIGNATURE PAGE OF PETITIONER FOLLOWS]

By executing this Special Assessment Petition on this 27th day of July, 2026, the undersigned represents and warrants that he is authorized to execute this Special Assessment Petition on behalf of the property owner named immediately above. The undersigned also acknowledges that his signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

Novelty Development, LLC

By: R R

Name: Dr. Raman Puri

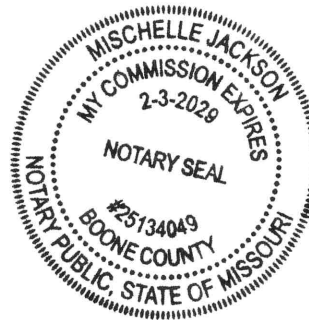
Title: President & CEO

STATE OF Missouri)
) SS.
COUNTY OF Boone)

On this 27th day of July in the year 2026 before me, Mischelle Jackson, a Notary Public in and for said state, personally appeared Dr. Raman Puri of Novelty Development, LLC, known to me to be the person who executed the within Special Assessment Petition in behalf of said limited liability company and acknowledged to me the he executed the same for the purposes therein stated.

Subscribed and affirmed before me this 27th day of July, 2026.

Mischelle Jackson
Notary Public
Printed Name: Mischelle Jackson
My Commission Expires: 2-3-29



Boundary Map of the Proposed District

[illegible]