

Golden Bear Central Business Improvement District ("CBID") Petition

Pursuant to Tennessee Code Annotated § 7-84-511, I hereby support the establishment of the Mt. Juliet Golden Bear CBID (the "District") and the imposition of a CBID assessment on my property. I have reviewed the Mt. Juliet Golden Bear CBID ordinance, attached hereto as Exhibit A, which describes the boundaries for the District, the proposed services, the proposed assessment rate, and the total estimated costs of the proposed improvements, and I request that the District be established pursuant to the Central Business Improvement District Act of 1990 and that its administration be governed by that Act, as well.

I understand the initial assessment rate will be \$0.50 cents on every \$100 dollars of assessed value of real property and that the proposed improvements, which will cost approximately \$100 million, include but are not limited to the construction and maintenance of roadways and any necessary appurtenances as well as funding other improvements within the District related to the construction and maintenance of water and sewer infrastructure and any appurtenances, and any other lawful uses permitted under the act.

The undersigned owns a majority of the property within the proposed District, representing not less than two-thirds of the assessed value of all of the real property proposed to be included in the District.

Dated: June 6, 2024

Golden Bear MJ, LLC, a Delaware limited liability company

By: GB Mt. Juliet I, LLC, a Delaware limited liability company, its Manager

By: Development Partners, LLC, a Tennessee limited liability company, its Sole Member

By: William A. Oldacre, Jr.
William A. Oldacre, Jr., Director