

ORDINANCE #65449
Board Bill No. 282
Committee Substitute

AN ORDINANCE, AUTHORIZING AND DIRECTING THE MAYOR, THE COMPTROLLER AND THE TREASURER TO TRANSFER BY WAY OF QUIT CLAIM DEED TO THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS CERTAIN REAL ESTATE CONSISTING OF THIRTY SEPARATE PARCELS BELONGING TO THE TREASURER OF THE CITY OF ST. LOUIS AND/OR THE CITY OF ST. LOUIS AND LOCATED ON GRATTAN AVENUE, LAFAYETTE, PICKER, SOUTH 13TH AND SOUTH 14TH STREETS IN THE CITY OF ST. LOUIS AND COMMONLY REFERRED TO AS THE BOHEMIAN HILL NEIGHBORHOOD; FURTHER AUTHORIZING AND DIRECTING THE MAYOR AND THE COMPTROLLER TO TRANSFER BY WAY OF QUIT CLAIM DEED TO THE TREASURER, ACTING IN HIS CAPACITY AS SUPERVISOR OF PARKING METERS, CERTAIN REAL ESTATE BELONGING TO THE CITY OF ST. LOUIS AND LOCATED AT 1901 PENROSE AVENUE AND A PORTION OF 1918 PENROSE AVENUE ; AUTHORIZING THE TREASURER AND PARKING COMMISSION OF THE CITY OF ST. LOUIS TO COMMENCE A PROJECT TO EXPAND THE PARKING METER DIVISION FACILITIES IN AND AROUND 1901 PENROSE AVENUE; EXEMPTING THE PROJECT FROM CHAPTER 24.04-24.20 R.C. CITY OF ST. LOUIS; EXEMPTING THE PROJECT FROM ST. LOUIS CITY ORDINANCE 57484; GRANTING AUTHORITY TO MAYOR, COMPTROLLER, TREASURER AND OTHER CITY OFFICIALS TO TAKE SUCH FURTHER ACTIONS AS ARE NECESSARY TO EFFECTUATE THE TRANSFERS OF SAID REAL ESTATE; AND GRANTING AUTHORITY TO THE TREASURER AND PARKING COMMISSION TAKE SUCH FURTHER ACTIONS AS ARE NECESSARY TO EFFECTUATE THE PROJECT.

INCLUDING BUT NOT LIMITED TO THE ACQUISITION OF CERTAIN PARCELS OWNED BY PRIVATE LANDOWNERS.

WHEREAS, The Treasurer of the City of St. Louis (hereinafter referred to as "Treasurer") acquired the twenty-nine parcels referenced in Exhibit A (hereinafter referred to as the "Bohemian Hill Property") in the early 1980's for parking purposes related to the operation of the old City Hospital; and

WHEREAS, The closure of the City Hospital has completely eliminated the parking demand in that area, leaving the Bohemian Hill Property of little utility to the Treasurer; and

WHEREAS, The Land Clearance for Redevelopment Authority is involved in the redevelopment of the area surrounding the Bohemian Hill Property, therefore the Bohemian Hill Property is of great utility to the Authority; and

WHEREAS, The City of St. Louis (hereinafter the "City") owns the old 5th District Police Station located at 1901 Penrose Avenue, as referenced in Exhibit B. This parcel has been vacant for a number of years and is of little utility to the City; and

WHEREAS, The City owns the strip of land located at 1918 Penrose Avenue, as referenced in Exhibit B. This strip of land has been vacant for a number of years and is of little utility to the City; and

WHEREAS, a 10' x 85' portion of 1918 Penrose Avenue borders the east lien of property to be owned or currently owned by the Treasurer; and

WHEREAS, The Treasurer intends to use this strip of land to put up a fence to secure the facilities of the Treasurer's office located at 4120, 4122, and 4124 North 20th Street and therefore this strip of land is of great utility to the Treasurer; and

WHEREAS, The Treasurer, in his capacity of Supervisor of Parking Meters and the Parking Commission is in need of additional property to extend its Parking Meter Division facilities and staff offices, therefore 1901 Penrose Avenue and a portion of 1918 Penrose Avenue are of great utility to the Treasurer; and

WHEREAS, The Treasurer has entered into an agreement with the Land Reutilization Authority of the City of St. Louis (hereinafter referred to as the "LRA") whereby the Treasurer, in his capacity of Supervisor of Parking Meters, will acquire certain real estate consisting of seven parcels and located near the old 5th District Police Station and as more particularly described on Exhibit C attached hereto; and

WHEREAS, The Treasurer (acting in his capacity of Supervisor of Parking Meters and the Parking Commission) plans to acquire, through a private purchase and agreement, certain real estate located at 1901 Farragut Avenue, 1916 Avenue and 1918 Farragut, more particularly described on Exhibit D attached hereto and made a part hereof; and

WHEREAS, The Treasurer and Parking Commission of the City of St. Louis have a plan (hereinafter referred to as “Penrose Project”) to expand its parking meter facilities by utilizing the buildings and real estate referenced on Exhibits B, C and D (hereinafter these ten parcels are referred to as the “Penrose Project Property”); and

WHEREAS, The Treasurer and Parking Commission have prepared a document which more fully describes the Penrose Project and depicts the locations of certain improvements on a map of the area, such document is shown on Exhibit E attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:

SECTION ONE. The Mayor and the Comptroller are hereby authorized and directed to execute and deliver a quit claim deed, in substantially similar form and content as Exhibit A attached hereto, to effectuate the transfer to the Land Clearance for Redevelopment Authority of the City of St. Louis, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, of certain real estate belonging to the Treasurer of the City of St. Louis and/or the City of St. Louis and consisting of the thirty parcels more fully described in Exhibit A.

SECTION TWO. The Mayor and the Comptroller are hereby authorized and directed to execute and deliver a quit claim deed, in substantially similar form and content as Exhibit B attached hereto, to effectuate the transfer to the Treasurer of the City of St. Louis, acting in his capacity as Supervisor of Parking Meters, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, of certain real estate belonging to the City of St. Louis located at 1901 Penrose Avenue and a portion of 1918 Penrose Avenue and more fully described in Exhibit B.

SECTION THREE. Further Authority. The Mayor, the Comptroller, the Treasurer and other appropriate City officials, agents and employees of the City are hereby authorized and directed to take such further actions and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out the aforementioned transfers and the intent of this Ordinance. The Treasurer and Parking Commission are hereby authorized to take all measures consistent herewith and deemed necessary to further the development of the Parking Meter Division Facilities in accordance with the Penrose Project goals described on Exhibit E including, but not limited to, the acquisition of privately owned property located at 1901, 1916 and 1918 Farragut. The provisions of Chapter 24.04-24.20 R.C. City of St. Louis and Ordinance 57484 shall not apply to any aspects of the Penrose Project.

SECTION FOUR. Incorporation of Exhibits. Exhibits A, B, C, D and E attached to this Ordinance are hereby incorporated herein by this reference as if such exhibits were duly set forth herein.

Quit Claim Deed

THIS QUIT CLAIM DEED (this “Deed”), dated as of _____, 2002, is granted by Grantor, The City of St. Louis (the “City”), a governmental agency existing under the laws of the City of St. Louis and State of Missouri, to the Grantee, Land Clearance for Redevelopment Authority of The City of St. Louis (the “Authority”), a public body corporate and politic of the State of Missouri, whose address is 1015 Locust Street, Suite 1200, St. Louis, Missouri 63101. For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Authority to the City, the receipt and sufficiency of which consideration are hereby acknowledged, City does hereby REMISE, RELEASE AND FOREVER QUIT CLAIM unto the Authority, and Authority’s successors and assigns, all of the real property situated in the City of St. Louis, State of Missouri, described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights and appurtenances pertaining thereto, and together with all improvements situated thereon (said land, rights, appurtenances and improvements being hereinafter referred to collectively as the “Property”); subject, however, to all covenants, conditions, restrictions, easements, rights-of-way and other matters of record, real estate taxes and assessments for the calendar year in which this Deed is dated and hereafter, applicable zoning and land use regulations and the covenants provided in this Deed (collectively, the “Permitted Exceptions”).

The Authority acknowledges and agrees that it has been given a full opportunity to inspect and investigate each and every aspect of the Property, either independently or through agents of the Authority’s choosing, including, without limitation: (a) all matters relating to governmental and other legal requirements such as taxes, assessments and building codes; (b) the physical condition of the Property, such examination of the physical condition of the Property including an examination for the presence or absence of hazardous or toxic materials, substances or wastes; and (c) all other matters of material significance affecting the Property.

The Authority specifically acknowledges and agrees that the City is selling and the Authority is purchasing the Property on an “AS IS, WHERE IS, WITH ALL FAULTS” basis and that the Authority is not relying on any representations or warranties of any kind whatsoever, express or implied from the City, its officers, employees or agents, as to any matters concerning the Property,

including without limitation: (i) the quality, nature and physical condition of the Property, (ii) the quality, nature and physical condition of soils, geology and any groundwater, (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, (v) the Property's use, habitability, merchantability or fitness, suitability, value or adequacy of the Property for any particular purpose, (vi) the compliance of the Property or its operation with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental or quasi-governmental entity or of any other person or entity, (vii) the presence of hazardous materials on, under or about the Property or the adjoining or neighboring property, (viii) any agreements affecting the Property; and (ix) the economics of the Property.

The Authority, on behalf of its successors and assigns, waives its right to recover from, and forever releases and discharges the City, its officers, employees and agents of each of them, and their respective heirs, successors, personal representatives and assigns, from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with the Property or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. § 6901, et seq.), the Resources Conservation and Recovery Act of 1976 (42 U.S.C. § 6901, et seq.), the Clean Water Act 33 U.S.C. § 1251, et seq.), the Safe Drinking Water Act (14 U.S.C. § 1401, et seq.), the Hazardous Materials Transportation Act (49 U.S. C. § 1801, et seq.), and the Toxic Substance Control Act (15 U.S.C. § 2601, et seq.).

The foregoing agreements of the Authority shall run with the Property and shall be binding on the Authority and its successors in title to the Property and all tenants, licensees or other occupants thereof. If any litigation arises under this Deed, then the prevailing party shall be entitled to recover from the nonprevailing party the amount of the prevailing party's reasonable attorney's fees (including in-house attorney's fees) and expenses incurred in connection with any such litigation.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, under the Authority, the Authority's successors and assigns, FOREVER, so that neither the City nor its successor and assigns, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right of title to the Property, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

[The rest of this page is left blank intentionally.
Signatures follow.]

IN WITNESS WHEREOF, this Deed has been executed by the undersigned as of the day and year first above written.

GRANTOR:

City of St. Louis, Missouri
a municipal corporation

By: _____
Name: Francis G. Slay
Title: Mayor

By: _____
Name: _____
Title: Comptroller

ATTEST: Approved as to Form:

Name: _____
Title: City Register

Name: _____
Title: City Counselor

GRANTEE:

Land Clearance for Redevelopment Authority of
the City of St. Louis

By: _____
Name: _____
Title: Executive Director

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this ____ day of _____, 2002, before me appeared Francis G. Slay, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of St. Louis, and that he is authorized to execute the foregoing instrument on behalf of the City of St. Louis under the authority of Ordinance ____ and acknowledges said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this ____ day of _____, 2002, before me appeared _____, to me personally known, who, being by me duly sworn, did say that she/he is the Comptroller of The City of St. Louis, and that she/he is authorized to execute the foregoing instrument on behalf of the City of St. Louis under the authority of Ordinance ____ and acknowledges said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this ____ day of _____, 2002, before me appeared _____, to me personally known, who, being by me duly sworn, did say that he is the _____ of the Land Clearance for Redevelopment Authority of The City of St. Louis, a public body corporate and politic of the State of Missouri, and that the foregoing instrument was signed on behalf of said Authority, by authority of its Board of Commissioners, and said person acknowledged said instrument to be the free act and deed of said Authority.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

EXHIBIT B

QUIT CLAIM DEED

Exhibit A to **EXHIBIT A**

1520 Lafayette (0820-05-0850)

Part of Lot 7 of Trium's Addition in city block 820-N of the City of St. Louis, fronting 5 feet on Lafayette Avenue, by a depth of 97.21 feet to an alley; bounded on the east 203 feet west of 14th Street. Together with all improvements thereon, if any, known as and numbered 1520 Lafayette Avenue and also known as parcel 0820-05-0850.

1516 Lafayette (0820-05-1200)

A lot in Block 820-N of the City of St. Louis, Missouri, fronting 18 feet 3-7/8 inches on the south line of Lafayette Avenue, by a depth southwardly with the same width of 100 feet 6 inches, more or less, to an alley; bounded east and west by lines at right angles to Lafayette Avenue passing practically through the center of the east and west line, being distant 143 feet 9 inches, more or less, west from 14th Street, measured along the south line of Lafayette Avenue. Together with all improvements thereon, if any, known as and numbered 1516 Lafayette Avenue and also known as parcel 0820-05-1200.

1516 ½ Lafayette (0820-05-1100)

A lot in block 820-N of the city of St. Louis, beginning at a point in the south line of Lafayette Avenue 179 feet 8 inches west of the intersection of said south line of Lafayette Avenue with the west line of 14th Street, also being the northeast corner of property now or formerly of Jacob M. Bixler, thence southwardly along the east line of property now or formerly of Jacob M. Bixler 97 feet 2-1/2 inches to an alley, thence eastwardly along the north line of said alley 18 feet 3 inches to the southwest corner of property now or formerly of Jemina Lindell, thence northwardly along the west line of property now or formerly of Jemina Lindell 97 feet 2-1/2 inches to the south line of Lafayette Avenue, thence westwardly along the south line of Lafayette Avenue 18 feet 3 inches to point of beginning. Together with all improvements thereon, if any, known as and numbered 1516½ Lafayette Avenue and also known as parcel 0820-05-1100.

1514 Lafayette (0820-05-1300)

Part of Lots 1 thru 5 of Trium's Subdivision of Lots 8, 9 and 10 of Fischer Subdivision and in city block 820-N of the City of St. Louis, fronting 18 feet 3 inches on the south line of Lafayette Avenue, by a depth of 97 feet 2 inches to an alley; bounded east by a line 124 feet 11 inches west of the west line of 14th Street. Together with all improvements thereon, if any, known as and numbered 1514 Lafayette and also known as parcel 0820-05-1300.

1512 Lafayette (0820-05-1400)

A lot in block 820-N of the City of St. Louis; having a front of 18 feet 3 inches on the south line of Lafayette Avenue, by a depth southwardly between parallel lines at right angles with Lafayette Avenue of 97 feet 2½ to an alley, the northeast corner of said lot is 106 feet 8 inches west of the northeast corner of said block. Together with all improvements thereon, if any, known as and numbered 1512 Lafayette Avenue and also known as parcel 0820-05 1400.

1509 Picker (0820-05-2000)

Lot 32 of Trium's Addition in city block 0820-N of the City of St. Louis, fronting 26 feet on Picker Avenue, by a depth of 80 feet 10 inches to an alley; bounded east by an alley 10 feet wide. Together with all improvements thereon, if any, known as and numbered 1509 Picker Avenue and also known as parcel 0820-05-2000.

1511 Picker (0820-05-2100)

Lot 31 of Withnell and Lebeaume Addition and in city block 820-N of the City of St. Louis, fronting 26 feet on Picker Street, by a depth of 85 feet 10 inches to an alley. Together with all improvements thereon, if an, known and numbered 1511 Picker Street and also known as parcel 0820-05-2100.

1515 Picker (0820-05-2200)

Lot 30 in Trium's Subdivision and in block 820-N of the city of St. Louis, beginning at a point in the north line of Picker Street 135 feet 10 inches, more or less, west of the west line of 14th Street, thence west along the north line of Picker Street 26 feet, thence north at right angles to Picker Street 80 feet 2-2/7 inches, more or less, to an alley, thence east along the south line of said alley 26 feet,

thence south 80.83 feet to the north line of Picker Street, the point of beginning; bounded east by a lot now or formerly of Tikvart, west by property now or formerly of Adler. Together with all improvements thereon, if any, known as and numbered 1515 Picker Street and also known as parcel 0820-05-2200.

1523 Picker (0820-05-2400)

The west 14 feet of Lot 27 and the east 8 feet of Lot 26 of Trium's Subdivision and in block 820-N of the city of St. Louis, beginning at the eastern line of the west 14 feet of Lot 27, 22 feet to a point, thence northwardly through the approximate center of a partition wall dividing houses numbered 1523 and 1525 Picker Street 80 feet 10 inches to an alley, thence eastwardly 22 feet to a point, thence southwardly 30 feet 10 inches to the point of beginning. Together with all improvements thereon, if any, known as and numbered 1523 Picker Street and also known as parcel 0820-05-2400.

1525 Picker (0820-05-2500)

The western 18 feet of Lot 26 of Trium's Subdivision and in block 820-N of the City of St. Louis, fronting 18 feet on the north line of Picker Street, by a depth of 18 feet 10 inches to an alley, the eastern line passing through the approximate center of a partition wall dividing houses numbered 1523 and 1525 Picker Street. Together with all improvements thereon, if any, known as and numbered 1525 Picker Street and also known as parcel 0820-05-2500.

1527 Picker (0820-05-2600)

Lot 25 and the eastern 6 feet of Lot 24 of Trium's Subdivision and in block 820-N of the City of St. Louis, together fronting 32 feet on the north line of Picker Street, by a depth northwardly between parallel lines of 80 feet 10 inches to an alley. Together with all improvements thereon, if any, known as and numbered 1527 Picker Street and also known as parcel 0820-05-2600.

1601 Picker (0820-05-2700)

The western 20 feet of Lot 24 of Trium's Subdivision and in Block 820-N of the city of St. Louis, fronting 20 feet on the north line of Picker Street, by a depth northwardly of 80 feet 10 inches, more or less, to an alley. Together with all improvements, if any, known as and numbered 1601 Picker Street and also known as parcel 0820-05-2700.

1603 Picker (0820-05-2800)

The eastern 18 feet 5 inches of Lot No. 23 of Trium's Subdivision and in Block No. 820-N of the City of St. Louis, fronting 18 feet 3 inches on the north line of Picker Street, by a depth northwardly between parallel lines of 80 feet 10 inches to the south line of an alley; bounded west by a line passing thru a brick wall, being the west wall of a passageway between buildings numbered 1603-05 Picker Street, according to survey by Joyce Company Surveyors and Engineers dated September 6, 1952. Together with all improvements thereon, if any, known as and numbered 1603 Picker Street and also known as parcel 0820-05-2800).

1605 Picker (0820-05-2900)

The eastern 8 feet 3 inches of Lot 22 and the western 7 feet 7 inches of Lot 23 of Trium's Subdivision and in block 820-N of the City of St. Louis, together fronting 15 feet 10 inches on the north line of Picker Street, by a depth northwardly between parallel lines of 80 feet 10 inches to the south line of an alley; bounded east by a line passing through a brick wall, being the west wall of a passageway between buildings numbered 1603 and 1605 Picker Street and west by a line passing through a partition wall between buildings numbered 1605 and 1607 Picker Street, according to survey by Joyce Company, Surveyors and Engineers dated September 6, 1952. Together with all improvements thereon, if any, known as and numbered 1605 Picker Street and also known as parcel 0820-05-2900.

1726-30 South 14th (0414-00-0100)

A lot of ground in Block 414 of the City of St. Louis, fronting 50 feet on the east line of 14th Street, by a depth eastwardly between parallel lines of 106 feet, more or less, along the north line of Souldard Street (formerly known as Lafayette Avenue) to the west line of 13th Street. Together with all improvements thereon, if any, known as and numbered 1726-30 South 14th Street and also known as parcel 0414-00-0100.

1720-22 South 14th (0414-00-00300)

A parcel of ground in Soulard's Addition and in city block 414 of the City of St. Louis, fronting 30 feet on the east line of 14th Street, by a depth east of 106 feet to the west line of 13th Street; bounded south by a line 75 feet north of the north line of Soulard. Together with all improvements thereon, if any, known and numbered 1730-22 South 14th Street and also known as parcel 0414-00-0300.

1811-15 South 13th (0415-00-00300)

Lots 4 and 5 of James G. Soulard's Subdivision and in Block 415 of the City of St. Louis, fronting 60 feet on the east line of 14th Street, by a depth eastwardly of 106 feet, more or less, to the west line of ____th Street. Together with all improvements thereon, if any, known as and numbered 1811-15 South 13th Street and also known as parcel 0415-00-0300.

1518-22 Picker and 1730-32 Hoehn (0820-00-00300)

Lot 43, the western ½ of Lot 42 and the eastern 18 feet of Lot 44 of Truin's Subdivision in Block 820 (formerly 820-N) of the city of St. Louis, having an aggregated front of 54 feet on the south line of Picker Street, by a depth southwardly between parallel lines of 108 feet 10 inches, more or less, to the south line of said subdivision; bounded east by the north and south center line of said lot 42 and west by Hoehn Street. Together with all improvements thereon, if any, known as and numbered 1518-22 Picker and 1730-32 Hoehn and also known as parcel 0820-00-0300.

1516 Picker (Rear) (0820-00-0501 thru 0503)

Parts of Lots 41 and 42 of Trium's Subdivision in Block 820 of the City of St. Louis, beginning in the west line of an alley at the southeast corner of said Lot 41, thence northwardly along said alley 52 feet to a point distant 56 feet south of the south line of Picker Street, thence westwardly parallel with Picker Street 29 feet, thence northwardly parallel with said alley 21 feet, thence westwardly parallel with Picker Street 7 feet to the north and south center line of said Lot 42, thence southwardly along said center line 73 feet to the south line of said lots, thence eastwardly along said south line 36 feet to the point of beginning. Together with all improvements, thereon, if any, known as and numbered 1516 Picker Street (rear) and also known as parcel 0820-00-0501-0502-0503.

1807 Rear South 14th Street (Alley) 0820-00-00800)

Lot "H" in Block 820 of the City of St. Louis, fronting 35 feet on the east line of an alley 10 feet wide, by a depth eastwardly between parallel lines of 44 feet to the east line of said Lot "H." Together with all improvements, thereon, if any, known as and numbered rear of 1805-07 South 14th Street (Alley) and also known as parcel 0820-00-0800.

1809 South 14th (0820-00-00900)

Lot "I" as shown on plat of a survey recorded in Surveyors' Record #10, Page 209, of the City of St. Louis Recorder's Office and in Block 820 of the City of St. Louis, fronting 22 feet 6 inches on the east line of an alley 10 feet wide, by a depth eastwardly between parallel lines of 44 feet to the east line of said Lot "I." Together with all improvements, thereon, if any, known as and numbered rear of 1809 South 14th Street and also known as parcel 0820-00-0900.

1805 South 14th (0820-00-01100)

Lot "G" known as shown on the plat of a survey recorded in Surveyors' Record #10, of the City of St. Louis Recorder's Office and in Block 820 of the City of St. Louis, fronting 15 feet 11-1/2 inches on the west line of 14th Street, by a depth westwardly of 72 feet 10-7/8 inches on the south line and 80 feet 1-1/2 inches on the north line to the west line of said Lot "G" on which it has a width of 14 feet 2 ;inches; bounded on the south by a line passing through a partition wall between buildings numbered 1805 and 1807 South 14th Street. Together with all improvements, thereon, if any, known as and numbered 1805 South 14th Street and known as parcel 0820-00-1100.

1807 South 14th (0820-00-01200)

Lot "F" as shown on the plat of survey recorded in Surveyors' Record Book 10, Page 209 of the City of St. Louis Recorder's Office and in Block 820 of the City of St. Louis, fronting 14 feet 10 inches on the west line of 14th Street, by a depth westwardly of 66 feet 2-3/8 inches on the south line and 72 feet 10-7/8 inches on the north line to the west line of said Lot "F" on which it has a width of 13 feet 2 inches; bounded on the north by a line passing through partition wall between buildings numbered 1805 and 1807 South

14th Street and bounded on the south by a line passing through a brick wall between buildings numbered 1807 and 1809 South 14th Street. Together with all improvements thereon, if any, known as and numbered 1807 South 14th Street and also known as parcel 0820-00-1200.

1803 South 14th (0820-00-01300)

Lot "E" in Block 820 of the City of St. Louis, beginning at a point on the west line of 14th Street, such point being 92.12 feet southwardly along the west line of 14th Street from its intersection with the south line of Picker Street, thence westwardly 66.20 feet along a line, such line being the south line of Lot "F", thence southwardly 30.70 feet along the west line of Lot "E", thence eastwardly 50.58 feet along a line, such line being the north line of Koncen's Subdivision, thence northwardly 35.28 feet along the west line of 14th Street to the point of beginning. Together with all improvements thereon, if any, known as and numbered 1803 South 14th Street and also known as parcel 0820-00-1300.

1819 South 14th (0820-00-01500)

Lot "D" of a private survey of part of Block 820 of the City of St. Louis as recorded in Surveyor's Record Book _____, page 163 in the Recorder's Office in the City of St. Louis, having a front of 22 feet 9-1/4 inches along the west line of 14th Street, by a depth westwardly of 166 feet 9-3/8 inches along the south line and 177 feet 3/4 inches along the north line to the east line of Hoehn Street, having a width thereon of 19 feet, the south line passing through the approximate center of the partition wall between buildings numbered 1817 and 1819 So. 14th Street. Together with all improvements thereon, if any, known as and numbered 1819 So. 14th Street and also known as parcel 0820-00-1500.

1817 South 14th (0820-00-01600)

Lot "C" as shown on the plat of a survey of part of Block 820 of the City of St. Louis, recorded in Surveyors' Record 10, Page 163 in the Recorder's Office in the City of St. Louis, fronting 19 feet 10 inches along the west line of 14th Street, by a depth westwardly of 157 feet 9-3/4 inches along the south line and 166 feet 9-3/8 inches along the north line of the continuation of the east line of Hoehn Street, having a width thereon of 19 feet 5 inches, the north line passing through the approximate center of the partition wall between buildings on Lots "C" and "D". Together with all improvements thereon, if any, known as and numbered 1817 South 14th Street and also known as parcel 0820-00-1600.

1819 South 14th (0820-00-01700)

Lot "B" as shown on plat of survey of part of Block 820 of the City of St. Louis, recorded in surveyors' record 10, page 163, fronting 19 feet 7-1/4 inches along the west line of 14th Street, by a depth westwardly of 148 feet 11-3/8 inches on the south and 157 feet 9-3/4 inches on the north to the continuation of the east line of Hoehn Street, having a width thereon of 15 feet 9-1/4 inches, the south line passing through the approximate center of the partition wall between buildings 1821 and 1819 South 14th Street. Together with all improvements thereon, if any, known as and numbered 1819 South 14th Street and also known as parcel 0820-00-1700.

1821-23 South 14th (0820-00-01800)

Lot "A" as shown on the plat of a survey of part of Block 820 of the City of St. Louis, recorded in surveyors' record 10, page 163, fronting 26 feet 1/2 inch along the west line of 14th street, by a depth westwardly of 137 feet 2 inches along the south line and 148 feet 11-3/8 inches along the north line to the continuation of the east line of Hoehn Street and of a reserved strip, having a width thereon of 24 feet 10-3/4 inches, the north line passing through the approximate center of the partition wall between buildings 1821 and 1819 South 14th Street. Together with all improvements thereon, if any, known as and numbered 1821-23 South 14th Street and also known as parcel 0820-00-1800).

1809 South 13th Street (0415-00-00200) (also known as 1808 South 14th (0415-00-00200))

Lot 3 in Block 1 of James G. Soulard's Subdivision and in Block No. 415 of the City of St. Louis, Missouri, fronting 30 feet on the east line of Fourteenth Street, by a depth eastwardly between parallel lines of 105 feet, more or less, to the west line of Thirteenth Street. Together with all improvements thereon, if any, known as and numbered 1809 South 13th Street and also known as 1808 South 14th Street, and parcel 0415-00-0200.

1330 Grattan (0480-00-00200)

Beginning at the intersection of the north line of Park Avenue and the east line of Grattan Street; thence east 281 feet 2 inches, more or less, to the intersection of the north line of Park Avenue and the west line of Dillon Street; thence north 128 feet 6 inches to a point in the west line of Dillon Street, being the southeast corner of a public park and playground in City Block 480; thence west along the south line of said public park and playground and at right angles to the west line of Dillon Street 280 feet 10 inches, more or less, to the east line of Grattan Street; thence south 97 feet 11 inches along the east line of Grattan Street to the point of beginning, together with the underlying fee in all streets and alleys adjacent thereto.

EXHIBIT B

Quit-Claim Deed

This Deed is made and entered into this ____ day of _____, 2002 by and between the City of St. Louis, a city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Missouri ("Grantor"), and Treasurer of the City of St. Louis, acting in his capacity as Supervisor of Parking Meters ("Grantee"), having a mailing address of: 1200 Market Street, City Hall, Room 220, St. Louis, Missouri 63103.

WITNESSETH, that Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents Remise, Release and forever Quit-Claim unto Grantee, the real estate, located at 1901 Penrose Avenue and a portion of 1918 Penrose Avenue in the City of St. Louis, State of Missouri, as more particularly described on Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to Grantee's heirs and assigns forever. So that neither Grantor nor Grantor's heirs, nor any other person or persons for Grantor or in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

[The rest of this page is left blank intentionally.
Signatures follow.]

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

CITY OF ST. LOUIS MISSOURI
a municipal corporation

By: _____
Name: Francis G. Slay
Title: Mayor

By: _____
Name: _____
Title: Comptroller

ATTEST: Approved as to Form:

Name: _____
Title: City Register

Name: _____
Title: City Counselor

[SEAL]

[SEAL]

GRANTEE:

TREASURER, CITY OF ST. LOUIS, acting
in his capacity as Supervisor of Parking Meters

By: _____
Name: Larry C. Williams
Title: Treasurer

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, 2002, before me appeared Francis G. Slay, to me personally known, who, being by me duly sworn, did say that he is the Mayor of The City of St. Louis, and that he is authorized to execute the foregoing instrument on behalf of the City of St. Louis under the authority of Ordinance _____ and acknowledges said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, 2002, before me appeared _____, to me personally known, who, being by me duly sworn, did say that she/he is the Comptroller of The City of St. Louis, and that she/he is authorized to execute the foregoing instrument on behalf of the City of St. Louis under the authority of Ordinance _____ and acknowledges said instrument to be the free act and deed of the City of St. Louis.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, 2002, before me appeared Larry C. Williams, to me personally known, who, being by me duly sworn, did say that he is the Treasurer of The City of St. Louis, acting in his capacity as Supervisor of Parking Meters, a governmental agency existing under the laws of the State of Missouri and the City of St. Louis acting by and through the Treasurer, and that foregoing instrument was signed on behalf of said governmental agency, and said Larry C. Williams acknowledged said instrument to be the free act and deed of said governmental agency.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

Notary Public

My Commission expires: _____

Exhibit A to EXHIBIT B**1901 Penrose Avenue (#24370600600):**

Lots 3 to 8, inclusive, of Fred'k Storll's Subdivision and in block 2437-S of the City of St. Louis, having an aggregate front of 202 feet 7 inches on the north line of Penrose Street, by a depth northwardly of 120 feet to an alley; bounded east by Nineteenth Street.

(a portion of) 1918 Penrose Avenue (#24160000100)

A parcel of land in city block 2416, comprising part of lot 21, inclusive, of Part of Block 2 of Lawless Subdivision; being more particularly described as follows, to-wit; Beginning at the intersection of the south line of Penrose Street (60 feet wide), with the east line of said lot 21, thence along said east lot line 85 feet, thence westwardly 10 feet to a point, thence northwardly along parallel to said east lot line 85 feet to said south street line, thence eastwardly along said south street line 10 feet to the point of beginning; bounded on the east by lot 20 of said block and subdivision; bounded on the west by the property now or formerly owned by The Treasurer of the City of St. Louis, bounded on the south by a 15' alley and bounded on the north by the south right-of-way of Penrose Street (60 feet wide).

EXHIBIT C**LRA PROPERTIES TO BE TRANSFERRED TO TREASURER:**

1903 Farragut (#24370502100)
 1907 Farragut (#24370502200)
 1909 Farragut (#24370502300)
 1910 Farragut (#24370600400)
 1911 Farragut (#24370502400)
 1912 Farragut (#24370600300)
 4120 North 20th Street (#24160000900)

EXHIBIT D

1901 FARRAGUT AVENUE (#24370502000)
 1916 FARRAGUT AVENUE (#24370600200)
 1918 FARRAGUT AVENUE (#24370600100)

EXHIBIT E

PENROSE PROJECT DESCRIPTION AND MAP
 CITY OF ST. LOUIS TREASURER

THE CITY OF ST. LOUIS TREASURER, IN HIS CAPACITY AS SUPERVISOR OF PARKING METERS, SEEKS TO EXPAND THE FACILITIES OF THE PARKING METER DIVISION IN THE PENROSE NEIGHBORHOOD. THROUGH THE RENOVATION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF NEW FACILITIES, THE TREASURER'S OFFICE PLANS TO PROVIDE ADDITIONAL OFFICES FOR THE STAFF OF THE PARKING METER DIVISION, STORAGE FOR PARKING METER DIVISION PROPERTY, PARKING FOR THE PARKING METER DIVISION EMPLOYEES AND WORKSPACE FOR THE REPAIR OF PARKING METERS. THE TREASURER'S OFFICE PLANS TO PROVIDE GREEN SPACE AND LANDSCAPING IMPROVEMENTS IN THIS AREA TO BEAUTIFY THE PENROSE NEIGHBORHOOD. ADDITIONALLY, CERTAIN ALLEY IMPROVEMENTS AND EXPANSIONS WILL BE MADE IN THIS AREA.

THE PARCELS LISTED BELOW WILL BE INCLUDED IN THE PENROSE PROJECT. THE TREASURER PLANS TO ACQUIRE THESE PARCELS FROM EITHER PRIVATE LANDOWNERS, THE CITY OF ST. LOUIS OR THE LAND CLEARANCE FOR REDEVELOPMENT (LRA). SEE THE ATTACHED PLAT MAPS TO REFERENCE THE LOCATION OF THESE PARCELS.

CITY BLOCK 2437 SOUTH:

1901 PENROSE: THE TREASURER'S OFFICE WILL ACQUIRE THIS PARCEL FROM THE CITY OF ST. LOUIS.

1900-1902 FARRAGUT: THE TREASURER'S OFFICE CURRENTLY OWNS THIS PARCEL.

1910 & 1912 FARRAGUT: THE TREASURER'S OFFICE WILL ACQUIRE THESE PARCELS FROM THE LRA.

1916 & 1918 FARRAGUT: THE TREASURER'S OFFICE WILL NEGOTIATE TO ACQUIRE THESE PARCELS FROM THE PRIVATE LANDOWNERS.

CITY BLOCK 2437 NORTH:

1901 FARRAGUT: THE TREASURER'S OFFICE WILL NEGOTIATE TO ACQUIRE THIS PARCEL FROM THE PRIVATE LANDOWNERS.

1903, 1907, 1909, & 1911 FARRAGUT: THE TREASURER'S OFFICE WILL ACQUIRE THESE PARCELS FROM THE LRA.

CITY BLOCK 2416:

4120 N. 20TH ST.: THE TREASURER'S OFFICE WILL ACQUIRE THESE PARCELS FROM THE LRA.

4122 & 4124 N. 20TH ST. : THE TREASURER'S OFFICE CURRENTLY OWNS THESE PARCELS.

A PORTION OF 1918 PENROSE: THE TREASURER'S OFFICE WILL ACQUIRE THIS 10' X 85' STRIP OF LAND WHICH BORDERS THE EAST SIDE OF 4120, 4122, AND 4214 N. 20TH ST. FROM THE CITY OF ST. LOUIS.

ALLEY IMPROVEMENTS: THE TREASURER'S OFFICE PLANS TO MAKE IMPROVEMENTS TO THE ALLEY THAT BORDERS THE NORTH LINE OF 1901 PENROSE AND THE SOUTH LINE 1900-1918 FARRAGUT.

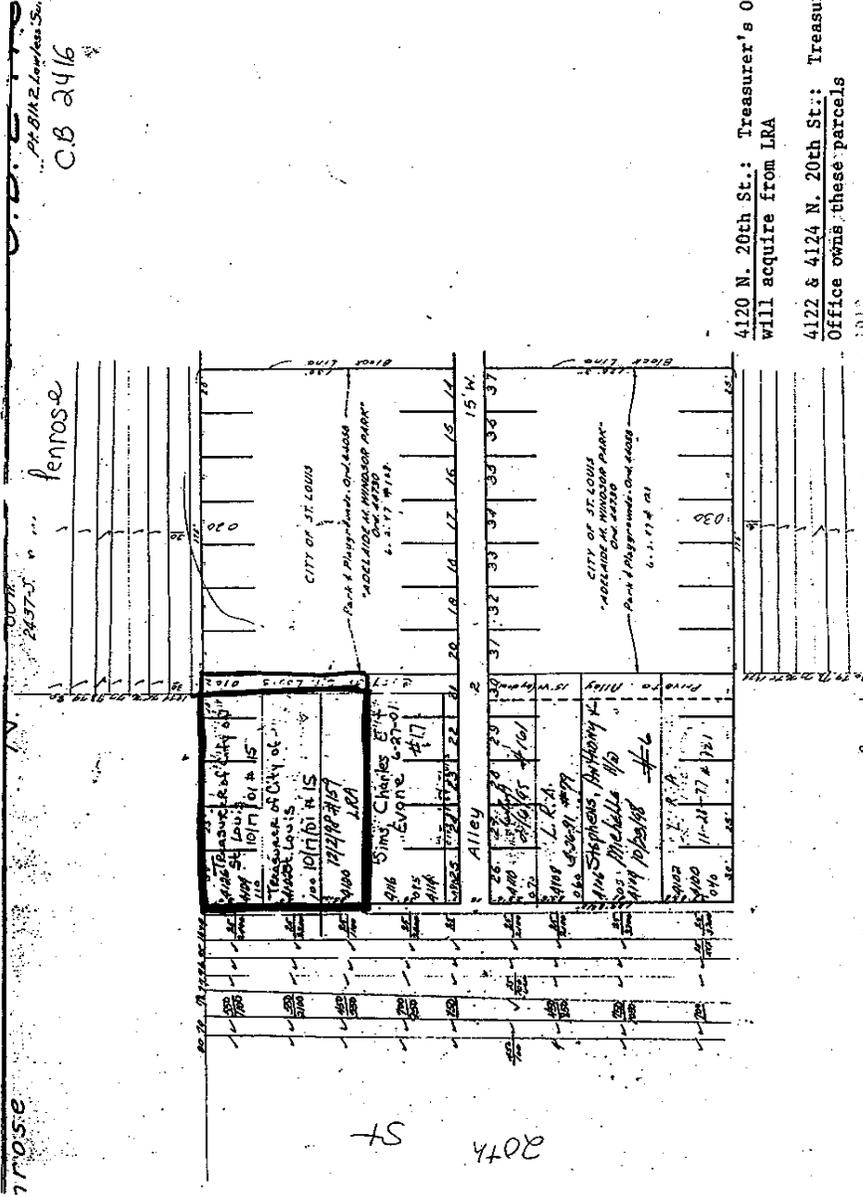
See attached Exhibit E (pgs 2-4)

Approved: March 21, 2002

ORDINANCE NO. 65449 - EXHIBIT E (pg 2)

Exhibit E
Penrose Project
City of St. Louis Treasurer

Page 2



6 0 0 5 4 4

4120 N. 20th St.: Treasurer's Office will acquire from LRA

4122 & 4124 N. 20th St.: Treasurer's Office owns these parcels

A portion of 1918 Penrose: The Treasurer's Office will acquire this 10' x 85' strip of land which borders the east side of 4120, 4122, and 4124 N. 20th St. from the City of St. Louis.

ORDINANCE NO. 65449 - EXHIBIT E (pg 4)