ORDINANCE #67129
Board Bill No. 15

An ordinance approving a Redevelopment Plan for the Forest Park Southeast Scattered Sites III Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated April 4, 2006 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that **no** property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is **unoccupied**, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled April 4, 2006, consisting of a Title Page, a Table of Contents Page, and twenty four (24) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the Forest Park Southeast Scattered Sites III Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated April 4, 2006 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") **may not** acquire **any** property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently **unoccupied**. If it should become occupied, all eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall

remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.

(e) To comply with the requirements of Ordinance No. 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended, upon application as provided therein. Such real estate tax abatement shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include taxes collected for any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions:

> If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment

in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"

Forest Park Southeast Scattered Sites III AREA
LEGAL DESCRIPTION

Parcel 1
C B 3991 MANCHESTER
50 FT X 150 FT
MC REE ADDN
BLK 73 LOT 6
3991-00-0210
4194 Manchester Ave.

Parcel 2
C. B. 3991 MANCHESTER
25 FT X 150 FT MCREE CITY ADDN
BLOCK 23 LOTW-3 E-4
3991-00-0240
4184 Manchester Ave.

Parcel 3
C. B. 3991 MANCHESTER
30 FT X 150 FT
MCREES CITY ADDN
W 30 FT OF E 40 FT OF LOT 4
BND W 125 FT E OF EL OF BOYLE AVE
3991-00-0230
4188 Manchester Ave.

Parcel 4
C. B. 3991 MANCHESTER
25 FT X 150 FT

MCREES CITY SUBD BLOCK 23
LOT W-4
3991-00-0220
4190 Manchester Ave.

Parcel 5 C. B. 5114 A MANCHESTER AV
25 FT X 133 FT / 140 FT
MC REE CITY ADDN
BLOCK 1 LOT 69
5114-01-0400
4145 Manchester Ave.

Parcel 6 C. B. 3972 MANCHESTER AV
60 FT X 125 FT
LACLEDE RACE TRACT ADDN
BLOCK 1 LOTS 1-2
3972-00-0190
4200 Manchester Ave.

Parcel 7 C.B. 5112B MANCHESTER AVE
30 FT X 125 FT
MCREE PLACE ADDN
BLOCK 8
LOT 14 E-13
5112-02-0220
4313 Manchester Ave.

Parcel 8 C.B. 5112B MANCHESTER AVE
45 FT X 125 FT
MCREE PLACE ADDN
BLOCK 8
LOT 12 & W-13
5112-02-0230
4317 Manchester Ave.

Parcel 9 C.B. 5047 MANCHESTER AVE
50 FT X 120 FT 6 IN
GIBSON HTS AMD ADDN
BD W-310 FT 4 IN E OF KINGSHIGHWAY
5247-00-0060
4556 Manchester

Parcel 10 C. B. 3973 MANCHESTER AV
29 FT 6 IN X 125 FT
LACLEDE RACE TR ADDN
BLOCK 2 LOT 3 W 2
3973-00-0190
4306 Manchester

Parcel 11 C B 5112B MANCHESTER AVE
25 FT X 125 FT
MCREE PL ADDN
BLK 8 LOT 15
5112-02-0210
4311 Manchester

Parcel 12 C B 3973 MANCHESTER AV
36 FT X 125 FT
LACLEDE RACE COURSE ADDN
BLOCK 2
LOT 6 W-5
3973-00-0170
4312 Manchester Ave.

Parcel 13 CB 3973 MANCHESTER
52 FT X 125 FT
LACLEDE RACE TR ADDN
BLK 2
LOT 7 8 & E-9
3973-00-0151
4318 Manchester Ave.

Parcel 14 C.B. 3972 MANCHESTER
25 FT X 125 FT
LACLEDE RACE TRACK ADDN
BLOCK 1
LOT 15
3972-00-0100
4236 Manchester Ave .

Parcel 15 C. B. 3974 MANCHESTER
35 FT X 125 FT
LACLEDE RACE TRACT ADDN
LOT 5 E-6
BTO SEE 39740001306
3974-00-0130
4410 Manchester Ave.

Parcel 16 C. B. 3974 MANCHESTER
52 FT X 125 FT
LACLEDE R R TRKS ADDN
BND E-278 FT 4 IN W OF NEWSTEAD
3974-00-0080
4428 Manchester Ave.

Parcel 17 C. B. 3974 MANCHESTER
30 FT X 125 FT
LACLEDE RACE TRACT ADDN
BD E-373 FT 4 IN W OF NEWSTEAD AVE
3974-00-0060
4438 Manchester

Parcel 18 CB 3974 MANCHESTER
40 FT X 125 FT
LACLEDE RACE TRACT ADDN
BND E-403 FT 4 IN WWL NEWSTEAD
BTO SEE 3974 00 00501
3974-00-0050
4440 Manchester Ave.

Parcel 19 C. B. 3974 MANCHESTER
19 FT 3 IN X 125 FT

LACLEDE RACE TR ADDN
BLOCK 3
BOUNDED W-62 FT 1 1/2 IN E OF TAYLOR AVE
3974-00-0020
4448 Manchester Ave.

Parcel 20 C.B. 5047 MANCHESTER AVE
70 FT 8 1/4 IN / 29 FT 8 IN X
29 FT 5 IN / 120 FT 3 IN
GIBSON HTS ADDN LOT 1
5047-00-0230
4500 Manchester Ave.

Parcel 21 CB 5045 MANCHESTER
92 FT 1/2 IN / 87 FT 8 1/2 IN X
95 FT / 62 FT
GIBSON HTS ADDN
LOTS E-3 SE-2 E-4
5045-00-0240
4501 Manchester Ave.

Parcel 22 C.B. 5047 MANCHESTER AVE
25 FT X 120 FT 6 IN
GIBSON HTS ADDN
BLK 6 LOT 2
5047-00-0220
4508 Manchester Ave.

Parcel 23 C. B. 5047 MANCHESTER
25 FT X 120 FT 6 IN
GIBSON HTS ADDN
BLOCK 6 LOT 3
5047-00-0210
4510 Manchester Ave.

Parcel 24 C.B. 5047 MANCHESTER
25 FT X 120 FT 6 IN
GIBSON HTS AMD ADD
BLOCK 6
LOT 16
5047-00-0100
4542 Manchester Ave.

Parcel 25 C.B. 5047 MANCHESTER AVE
25 FT X 120 FT 6 IN
GIBSON HTS ADDN
BLOCK 6
LOT 17
5047-00-0090
4544 Manchester Ave.

Parcel 26 C.B. 5047 MANCHESTER
25 FT X 126 FT 6 IN
CUL DE SAC ADDN
BD N-MANCHESTER AVE E-HENDERSON RLTY CO
S-ALLEY W-FOSTER

5047-00-0070
4552 Manchester Ave.

Parcel 27 C.B. 5113B ARCO
20 FT X 126 FT 6 IN
MCREE PL ADDN
BLOCK 4
LOT W-30
5113-02-0320
4233 Arco Ave.

Parcel 28 C.B. 5113B ARCO
25 FT X 126 FT 6 IN
MCREE PL ADDN
BLOCK 4
LOT 25
5113-02-0370
4247 Arco Ave.

Parcel 29 C.B. 5113-C ARCO
50 FT X 126 FT 6 IN
MC REE ADDN
BLOCK 7 LOT 19,20
5113-11-0180
4301 Arco Ave.

Parcel 30 C.B 5113C ARCO
25 FT x 126 FT 6 IN
MCREE PL ADDN
LOT 18
5113-11-0190
4307 Arco Ave.

Parcel 31 C. B. 5113C ARCO AVE
25 FT X 126 FT 6 IN
MCREE PL ADDN
BLOCK 7 LOT 17
5113-11-0210
4309 Arco Ave.

Parcel 32 C.B. 5109 ARCO
49 FT 4 IN-35 FT 4 1/2 IN X 130 FT
MCREE PLACE ADDN
BLOCK 10 LOT W-53
5109-00-0100
4470-74 Arco Ave.

Parcel 33 CB 5044 OAKLAND
GIBSON HTS ADDN
BLK 3 LOT E-12 & W-11
5044-00-0181
4520 Oakland Ave.

Parcel 34 C.B. 5044 OAKLAND AVE
24 FT / 38 FT 8 3/4 IN X
130 FT 10 1/2 IN

GIBSON HTS ADDN
BLOCK 3 LOT E-10
5044-00-0200
4514 Oakland Ave.

Parcel 35 C.B. 5043 OAKLAND
25 FT X 130 FT
GIBSON HTS ADDN
LOT 55
5043-00-0340
4527 Oakland Ave.

Parcel 36 CB 5043 OAKLAND AV
37FT 6IN X 130FT
GIBSON HTS ADDN
BLOCK 2
LOTS 46 W-47
5043-00-0415
4549-51 Oakland Ave.

Parcel 37 C. B. 5114A CHOUTEAU AVE
27 FT 3 IN X 133 FT 5 1/2 IN
MCREE PLACE ADDN
BLOCK 1 LOT W-96 & E-97
5114-01-0140
4210 Chouteau Ave.

Parcel 38 C. B. 3965 CHOUTEAU
50 FT X 130 FT 11 IN
WITHER=S CHOUTEAU AVE ADDN
BLOCK C LOT 5 & 6
3965-00-0460
4211 Chouteau Ave.

Parcel 39 C. B. 5114-A CHOUTEAU
25 FT X 133 FT 5 IN
MCREE PL ADDN
BLOCK 1 LOT 105
5114-01-0060
4230 Chouteau Ave.

Parcel 40 C. B. 3965 CHOUTEAU
18 FT 10 IN X 123 FT 5 IN
WITHERS ADDN
BLOCK B
LOTS W-9 E-8
3965-00-0520
4237 Chouteau Ave.

Parcel 41 C.B. 5111 CHOUTEAU AVE
75 FT X 133 FT 5 1/2 IN
MCREE PL ADDN
BLOCK 12 SEE 51110002206 & 07
LOTS 30 31 32
5111-00-0220
4400 Chouteau Ave.

Parcel 42
C.B. 5111 CHOUTAU
9.100 ACS
4470-4476 CHOUTEAU SUBDN
LOT 4476
5111-00-0015
4476 Chouteau Ave.

Parcel 43
C.B. 5111 CHOUTEAU AVE
25 FT X 133 FT 5 IN
MCREE CITY ADDN
BLOCK 12
LOT 34
5111-00-0200
4410 Chouteau Ave.

Parcel 44
C. B. 5114-A CHOUTEAU
50 FT X 115 FT/120 FT
MCREE PL ADDN
BLOCK 1 LOT 87-88
5114-01-0220
4144 Chouteau Ave.

Parcel 45
C.B. 5113A GIBSON
25 FT X 96 FT 6 IN
MCREE PLACE ADDN
BLOCK 2
LOT E-54
5113-01-0030
4230 Gibson Ave.

Parcel 46
C. B. 5114A GIBSON AVE
24 FT 6 IN X 133 FT 5 1/2 IN
MCREE PLACE ADDN
BLK 1 LOT E-52
5114-01-0510
4233 Gibson Ave.

Parcel 47
C. B. 5114A GIBSON AVE
25 FT X 133 FT 5 1/4 IN
MCREE PL ADDN
BLOCK 1 LOT 49
5114-01-0540
4241 Gibson Ave.

Parcel 48
C. B. 5114A GIBSON AVE
24 FT 6 IN X 133 FT 5 1/2 IN
MCREE PLACE ADDN
BLK 1 LOT E-52
5113-02-0090
4322 Gibson Ave.

Parcel 49
C.B. 5073 GIBSON
30 FT / IRREG X 27 FT / 92 FT 8 3/8 IN
GIRALDINS ADDN
BD W-60 FT E OF KINGSHIGHWAY
5073-00-0450

4583 Gibson Ave

Parcel 50 **C. B. 3974 SWAN AVE**
39 FT 8 IN X 125 FT
LACLEDE RACE TRACKS ADDN
BND E 463 FT 8 IN W WL OF NEWSTEAD AVE
3974-00-0240
4447-49 Swan Ave.

Parcel 51 C. B. 3974 SWAN
25 FT X 125 FT
LACLEDE RACE TRACT ADDN
BD E-378 FT 4 IN W OF NEWSTEAD
3974-00-0220
4439 Swan Ave.

Parcel 52 C. B. 3974 SWAN
50 FT X 125 FT
LACLEDE RACE TRACT ADDN
BLOCK 3
LOT 40 & 41
3974-00-0180
4419-21 Swan Ave.

Parcel 53 C. B. 3974 SWAN
49 FT 8 1/4 IN / 6FT 2 IN X
131 FT 11 1/2 IN / 125 FT
LACLEDE RACE TR ADDN LOT 3
BND E-603 FT 4 IN W WL NEWSTEAD AV
3974-00-0270
4461 Swan Ave.

Parcel 54 C.B.5047 SWAN
35 FT 1 1/2 IN / 75 FT 5 1/2 IN X
119 FT 10 1/4 IN / 126 FT 7 1/4 IN
GIBSON HTS ADDN
BLOCK 6 LOT 46
5047-00-0240
4501 Swan Ave.

Parcel 55 C.B. 5047 SWAN
50 FT X 119 FT 10 1/4 IN
GIBSON HTS ADDN
LOT 44 45
5047-00-0250
4507 Swan Ave.

Parcel 56 C. B. 3991 KENTUCKY
25 FT X 150 FT
MC REE CITY ADDN
BLOCK 23 LOT N-35
3991-00-0310
1123 Kentucky Ave.

Parcel 57 C.B. 5047 SWAN
37 FT 6 IN X 119 FT 8 IN

GIBSON HTS ADDN
BLOCK 6
LOT 43 S-42
5047-00-0260
4509 Swan Ave.

Parcel 58 C. B. 5047 SWAN
37 FT 6 IN X 119 FT 7 IN
GIBSON HTS ADDN
BLOCK 6
LOT 41 & W-42
5047-00-0270
4511 Swan Ave.

Parcel 59 C.B. 5047 SWAN
25 FT X 120 FT
GIBSON HTS ADDN
LOT 40
5047-00-0280
4517 Swan Ave.

Parcel 60 CB 5047 SWAN
50 FT X 120 FT
GIBSON HTS ADDN
LOTS 38 & 39
5047-00-0285
4523 Swan Ave.

Parcel 61 CB 5047 SWAN
25 FT X 120 FT
GIBSON HTS ADDN
LOT 37
5047-00-0290
4525 Swan Ave.

Parcel 62 C. B. 5112 B MANCHESTER
126 FT 4-1/8 IN/68 FT 3 IN X
137 FT 10 IN/125 FT
MC REE PLACE ADDN
LOTS 1-2
5112-02-0300
4343 Manchester Ave.

Parcel 63 C. B. 5114A CHOUTEAU AVE
75 FT X 133 FT 5 1/2 IN
MCREE PL ADDN BLOCK 1
LOTS 111, 112 & 113
5114-01-0010
4244 Chouteau Ave.

Parcel 64 C. B. 5114A GIBSON
50 FT X 133 FT 6 IN
MCREE ADDN
LOT 46 47
5114-01-0560

4249 Gibson Ave.

Parcel 65 C.B. 3974 MANCHESTER AV
103 FT 4 IN X 125 FT
LACLEDE R TR ADDN
LOTS 1 THRU 4
3974-00-0140
4400 Manchester Ave.

Parcel 66 C.B. 3991 MANCHESTER
50 FT X 150 FT
MCREE ADDN
BLK 73 LOT 6
3991-00-0200
4196 Manchester Avenue

EXHIBIT "B"
Form: 02/27/06

BLIGHTING STUDY AND PLAN
FOR THE
FOREST PARK SOUTHEAST SCATTERED SITES III AREA
PROJECT #9986
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
April 4, 2006

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND PLAN FOR
Forest Park Southeast Scattered Sites III Area

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"B"	PROJECT AREA PLAN
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A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Forest Park Southeast Scattered Sites III Area ("Area") encompasses approximately 16.13 acres in the Forest Park Southeast neighborhood of the City of St. Louis ("City") and includes 66 scattered sites in the Area.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises fourteen parcels of City Block 5047, ten parcels of City Block 3974, three of CB 3973, eight in City Block 5114.01, six in city block 3991, four in city Block 5112.02, three each in City Blocks 5113.02, 5113.11, 5111, two each in city block 5044, 5043, 3972 and 3965 and one in each of City Blocks 5045, 5109,

5073 and 5113.01 (see Exhibit B for addresses). The Area is in poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 7.3 % unemployment rate for the City as of December, 2005. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently no jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include sixty six residential, mixed use and commercial buildings, and some vacant lots, all unoccupied and in poor condition.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for residential and commercial purposes.

Residential density for the surrounding neighborhoods is approximately 8.99 persons per acre.

5. CURRENT ZONING

The Area is zoned "A" Single family Dwelling District, “C” Multi family dwelling District and “F” Neighborhood Commercial District, pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is unoccupied and in poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive residential and commercial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential uses permitted in Areas designated "C" Multi family Dwelling District and “F” Neighborhood Commercial district by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall be permitted to use said property only for the above proposed purposes.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain “A” Single Family Dwelling District, "C" Multi Family Dwelling District and “F” Neighborhood Commercial District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the Strategic land Use plan (2005). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Fifty to one-hundred new jobs will be created in this Area as a result of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet this requirement may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The properties shall be developed so they are attractive residential and commercial assets to the surrounding neighborhood.

b. Urban Design Regulations

Rehabilitation shall respect the original exterior and the exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.

New construction shall be compatible in design with the surrounding neighborhood, if any, in terms of scale, material, set back, profile and site layout.

c. Landscaping

The property shall be well landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards and facing side streets shall be limited to ornamental metal with black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5'). **Pedestrian level** signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50)sq. ft. on ten percent (10%) of the ground floor façade area.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

One ground or monument sign per use may be permitted provided it does not exceed ten (10) feet in height nor exceed fifty (50) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately two (2) years of approval of this Plan by ordinance and completed within approximately three (3) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may not acquire any property in the area through the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree

to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently unoccupied. If it should become occupied, all eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

EXHIBIT "A"

Forest Park Southeast Scattered Sites III AREA
LEGAL DESCRIPTION

Parcel 1
C B 3991 MANCHESTER
50 FT X 150 FT
MC REE ADDN
BLK 73 LOT 6
3991-00-0210
4194 Manchester Ave.

Parcel 2
C. B. 3991 MANCHESTER
25 FT X 150 FT MCREE CITY ADDN
BLOCK 23 LOTW-3 E-4
3991-00-0240
4184 Manchester Ave.

Parcel 3
C. B. 3991 MANCHESTER
30 FT X 150 FT
MCREES CITY ADDN
W 30 FT OF E 40 FT OF LOT 4
BND W 125 FT E OF EL OF BOYLE AVE
3991-00-0230
4188 Manchester Ave.

Parcel 4
C. B. 3991 MANCHESTER
25 FT X 150 FT
MCREES CITY SUBD BLOCK 23
LOT W-4
3991-00-0220
4190 Manchester Ave.

Parcel 5
C. B. 5114 A MANCHESTER AV
25 FT X 133 FT / 140 FT
MC REE CITY ADDN
BLOCK 1 LOT 69
5114-01-0400
4145 Manchester Ave.

Parcel 6
C. B. 3972 MANCHESTER AV
60 FT X 125 FT
LACLEDE RACE TRACT ADDN
BLOCK 1 LOTS 1-2
3972-00-0190
4200 Manchester Ave.

Parcel 7
C.B. 5112B MANCHESTER AVE
30 FT X 125 FT
MCREE PLACE ADDN
BLOCK 8
LOT 14 E-13
5112-02-0220
4313 Manchester Ave.

Parcel 8
C.B. 5112B MANCHESTER AVE

45 FT X 125 FT
MCREE PLACE ADDN
BLOCK 8
LOT 12 & W-13
5112-02-0230
4317 Manchester Ave.

Parcel 9 C.B. 5047 MANCHESTER AVE
50 FT X 120 FT 6 IN
GIBSON HTS AMD ADDN
BD W-310 FT 4 IN E OF KINGSHIGHWAY
5247-00-0060
4556 Manchester

Parcel 10 C. B. 3973 MANCHESTER AV
29 FT 6 IN X 125 FT
LACLEDE RACE TR ADDN
BLOCK 2 LOT 3 W 2
3973-00-0190
4306 Manchester

Parcel 11 C B 5112B MANCHESTER AVE
25 FT X 125 FT
MCREE PL ADDN
BLK 8 LOT 15
5112-02-0210
4311 Manchester

Parcel 12 C B 3973 MANCHESTER AV
36 FT X 125 FT
LACLEDE RACE COURSE ADDN
BLOCK 2
LOT 6 W-5
3973-00-0170
4312 Manchester Ave.

Parcel 13 CB 3973 MANCHESTER
52 FT X 125 FT
LACLEDE RACE TR ADDN
BLK 2
LOT 7 8 & E-9
3973-00-0151
4318 Manchester Ave.

Parcel 14 C.B. 3972 MANCHESTER
25 FT X 125 FT
LACLEDE RACE TRACK ADDN
BLOCK 1
LOT 15
3972-00-0100
4236 Manchester Ave .

Parcel 15 C. B. 3974 MANCHESTER
35 FT X 125 FT
LACLEDE RACE TRACT ADDN
LOT 5 E-6

BTO SEE 39740001306
3974-00-0130
4410 Manchester Ave.

Parcel 16 C. B. 3974 MANCHESTER
52 FT X 125 FT
LACLEDE R R TRKS ADDN
BND E-278 FT 4 IN W OF NEWSTEAD
3974-00-0080
4428 Manchester Ave.

Parcel 17 C. B. 3974 MANCHESTER
30 FT X 125 FT
LACLEDE RACE TRACT ADDN
BD E-373 FT 4 IN W OF NEWSTEAD AVE
3974-00-0060
4438 Manchester

Parcel 18 CB 3974 MANCHESTER
40 FT X 125 FT
LACLEDE RACE TRACT ADDN
BND E-403 FT 4 IN WWL NEWSTEAD
BTO SEE 3974 00 00501
3974-00-0050
4440 Manchester Ave.

Parcel 19 C. B. 3974 MANCHESTER
19 FT 3 IN X 125 FT
LACLEDE RACE TR ADDN
BLOCK 3
BOUNDED W-62 FT 1 1/2 IN E OF TAYLOR AVE
3974-00-0020
4448 Manchester Ave.

Parcel 20 C.B. 5047 MANCHESTER AVE
70 FT 8 1/4 IN / 29 FT 8 IN X
29 FT 5 IN / 120 FT 3 IN
GIBSON HTS ADDN LOT 1
5047-00-0230
4500 Manchester Ave.

Parcel 21 CB 5045 MANCHESTER
92 FT 1/2 IN / 87 FT 8 1/2 IN X
95 FT / 62 FT
GIBSON HTS ADDN
LOTS E-3 SE-2 E-4
5045-00-0240
4501 Manchester Ave.

Parcel 22 C.B. 5047 MANCHESTER AVE
25 FT X 120 FT 6 IN
GIBSON HTS ADDN
BLK 6 LOT 2
5047-00-0220
4508 Manchester Ave.

Parcel 23 C. B. 5047 MANCHESTER
25 FT X 120 FT 6 IN
GIBSON HTS ADDN
BLOCK 6 LOT 3
5047-00-0210
4510 Manchester Ave.

Parcel 24 C.B. 5047 MANCHESTER
25 FT X 120 FT 6 IN
GIBSON HTS AMD ADD
BLOCK 6
LOT 16
5047-00-0100
4542 Manchester Ave.

Parcel 25 C.B. 5047 MANCHESTER AVE
25 FT X 120 FT 6 IN
GIBSON HTS ADDN
BLOCK 6
LOT 17
5047-00-0090
4544 Manchester Ave.

Parcel 26 C.B. 5047 MANCHESTER
25 FT X 126 FT 6 IN
CUL DE SAC ADDN
BD N-MANCHESTER AVE E-HENDERSON RLTY CO
S-ALLEY W-FOSTER
5047-00-0070
4552 Manchester Ave.

Parcel 27 C.B. 5113B ARCO
20 FT X 126 FT 6 IN
MCREE PL ADDN
BLOCK 4
LOT W-30
5113-02-0320
4233 Arco Ave.

Parcel 28 C.B. 5113B ARCO
25 FT X 126 FT 6 IN
MCREE PL ADDN
BLOCK 4
LOT 25
5113-02-0370
4247 Arco Ave.

Parcel 29 C.B. 5113-C ARCO
50 FT X 126 FT 6 IN
MC REE ADDN
BLOCK 7 LOT 19,20
5113-11-0180
4301 Arco Ave.

Parcel 30 C.B 5113C ARCO
25 FT x 126 FT 6 IN

MCREE PL ADDN
LOT 18
5113-11-0190
4307 Arco Ave.

Parcel 31 C. B. 5113C ARCO AVE
25 FT X 126 FT 6 IN
MCREE PL ADDN
BLOCK 7 LOT 17
5113-11-0210
4309 Arco Ave.

Parcel 32 C.B. 5109 ARCO
49 FT 4 IN-35 FT 4 1/2 IN X 130 FT
MCREE PLACE ADDN
BLOCK 10 LOT W-53
5109-00-0100
4470-74 Arco Ave.

Parcel 33 CB 5044 OAKLAND
GIBSON HTS ADDN
BLK 3 LOT E-12 & W-11
5044-00-0181
4520 Oakland Ave.

Parcel 34 C.B. 5044 OAKLAND AVE
24 FT / 38 FT 8 3/4 IN X
130 FT 10 1/2 IN
GIBSON HTS ADDN
BLOCK 3 LOT E-10
5044-00-0200
4514 Oakland Ave.

Parcel 35 C.B. 5043 OAKLAND
25 FT X 130 FT
GIBSON HTS ADDN
LOT 55
5043-00-0340
4527 Oakland Ave.

Parcel 36 CB 5043 OAKLAND AV
37FT 6IN X 130FT
GIBSON HTS ADDN
BLOCK 2
LOTS 46 W-47
5043-00-0415
4549-51 Oakland Ave.

Parcel 37 C. B. 5114A CHOUTEAU AVE
27 FT 3 IN X 133 FT 5 1/2 IN
MCREE PLACE ADDN
BLOCK 1 LOT W-96 & E-97
5114-01-0140
4210 Chouteau Ave.

Parcel 38 C. B. 3965 CHOUTEAU

50 FT X 130 FT 11 IN
WITHER=S CHOUTEAU AVE ADDN
BLOCK C LOT 5 & 6
3965-00-0460
4211 Chouteau Ave.

Parcel 39 C. B. 5114-A CHOUTEAU
25 FT X 133 FT 5 IN
MCREE PL ADDN
BLOCK 1 LOT 105
5114-01-0060
4230 Chouteau Ave.

Parcel 40 C. B. 3965 CHOUTEAU
18 FT 10 IN X 123 FT 5 IN
WITHERS ADDN
BLOCK B
LOTS W-9 E-8
3965-00-0520
4237 Chouteau Ave.

Parcel 41 C.B. 5111 CHOUTEAU AVE
75 FT X 133 FT 5 1/2 IN
MCREE PL ADDN
BLOCK 12 SEE 51110002206 & 07
LOTS 30 31 32
5111-00-0220
4400 Chouteau Ave.

Parcel 42 C.B. 5111 CHOUTAU
9.100 ACS
4470-4476 CHOUTEAU SUBDN
LOT 4476
5111-00-0015
4476 Chouteau Ave.

Parcel 43 C.B. 5111 CHOUTEAU AVE
25 FT X 133 FT 5 IN
MCREE CITY ADDN
BLOCK 12
LOT 34
5111-00-0200
4410 Chouteau Ave.

Parcel 44 C. B. 5114-A CHOUTEAU
50 FT X 115 FT/120 FT
MCREE PL ADDN
BLOCK 1 LOT 87-88
5114-01-0220
4144 Chouteau Ave.

Parcel 45 C.B. 5113A GIBSON
25 FT X 96 FT 6 IN
MCREE PLACE ADDN
BLOCK 2
LOT E-54

5113-01-0030
4230 Gibson Ave.

Parcel 46 C. B. 5114A GIBSON AVE
24 FT 6 IN X 133 FT 5 1/2 IN
MCREE PLACE ADDN
BLK 1 LOT E-52
5114-01-0510
4233 Gibson Ave.

Parcel 47 C. B. 5114A GIBSON AVE
25 FT X 133 FT 5 1/4 IN
MCREE PL ADDN
BLOCK 1 LOT 49
5114-01-0540
4241 Gibson Ave.

Parcel 48 C. B. 5114A GIBSON AVE
24 FT 6 IN X 133 FT 5 1/2 IN
MCREE PLACE ADDN
BLK 1 LOT E-52
5113-02-0090
4322 Gibson Ave.

Parcel 49 C.B. 5073 GIBSON
30 FT / IRREG X 27 FT / 92 FT 8 3/8 IN
GIRALDINS ADDN
BD W-60 FT E OF KINGSHIGHWAY
5073-00-0450
4583 Gibson Ave

Parcel 50 **C. B. 3974 SWAN AVE**
39 FT 8 IN X 125 FT
LACLEDE RACE TRACKS ADDN
BND E 463 FT 8 IN W WL OF NEWSTEAD AVE
3974-00-0240
4447-49 Swan Ave.

Parcel 51 C. B. 3974 SWAN
25 FT X 125 FT
LACLEDE RACE TRACT ADDN
BD E-378 FT 4 IN W OF NEWSTEAD
3974-00-0220
4439 Swan Ave.

Parcel 52 C. B. 3974 SWAN
50 FT X 125 FT
LACLEDE RACE TRACT ADDN
BLOCK 3
LOT 40 & 41
3974-00-0180
4419-21 Swan Ave.

Parcel 53 C. B. 3974 SWAN
49 FT 8 1/4 IN / 6FT 2 IN X
131 FT 11 1/2 IN / 125 FT

LACLEDE RACE TR ADDN LOT 3
BND E-603 FT 4 IN W WL NEWSTEAD AV
3974-00-0270
4461 Swan Ave.

Parcel 54 C.B.5047 SWAN
35 FT 1 1/2 IN / 75 FT 5 1/2 IN X
119 FT 10 1/4 IN / 126 FT 7 1/4 IN
GIBSON HTS ADDN
BLOCK 6 LOT 46
5047-00-0240
4501 Swan Ave.

Parcel 55 C.B. 5047 SWAN
50 FT X 119 FT 10 1/4 IN
GIBSON HTS ADDN
LOT 44 45
5047-00-0250
4507 Swan Ave.

Parcel 56 C. B. 3991 KENTUCKY
25 FT X 150 FT
MC REE CITY ADDN
BLOCK 23 LOT N-35
3991-00-0310
1123 Kentucky Ave.

Parcel 57 C.B. 5047 SWAN
37 FT 6 IN X 119 FT 8 IN
GIBSON HTS ADDN
BLOCK 6
LOT 43 S-42
5047-00-0260
4509 Swan Ave.

Parcel 58 C. B. 5047 SWAN
37 FT 6 IN X 119 FT 7 IN
GIBSON HTS ADDN
BLOCK 6
LOT 41 & W-42
5047-00-0270
4511 Swan Ave.

Parcel 59 C.B. 5047 SWAN
25 FT X 120 FT
GIBSON HTS ADDN
LOT 40
5047-00-0280
4517 Swan Ave.

Parcel 60 CB 5047 SWAN
50 FT X 120 FT
GIBSON HTS ADDN
LOTS 38 & 39
5047-00-0285
4523 Swan Ave.

Parcel 61 CB 5047 SWAN
25 FT X 120 FT
GIBSON HTS ADDN
LOT 37
5047-00-0290
4525 Swan Ave.

Parcel 62 C. B. 5112 B MANCHESTER
126 FT 4-1/8 IN/68 FT 3 IN X
137 FT 10 IN/125 FT
MC REE PLACE ADDN
LOTS 1-2
5112-02-0300
4343 Manchester Ave.

Parcel 63 C. B. 5114A CHOUTEAU AVE
75 FT X 133 FT 5 1/2 IN
MCREE PL ADDN BLOCK 1
LOTS 111, 112 & 113
5114-01-0010
4244 Chouteau Ave.

Parcel 64 C. B. 5114A GIBSON
50 FT X 133 FT 6 IN
MCREE ADDN
LOT 46 47
5114-01-0560
4249 Gibson Ave.

Parcel 65 C.B. 3974 MANCHESTER AV
103 FT 4 IN X 125 FT
LACLEDE R TR ADDN
LOTS 1 THRU 4
3974-00-0140
4400 Manchester Ave.

Parcel 66 C.B. 3991 MANCHESTER
50 FT X 150 FT
MCREE ADDN
BLK 73 LOT 6
3991-00-0200
4196 Manchester Avenue

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 08/02/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

The Redeveloper shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

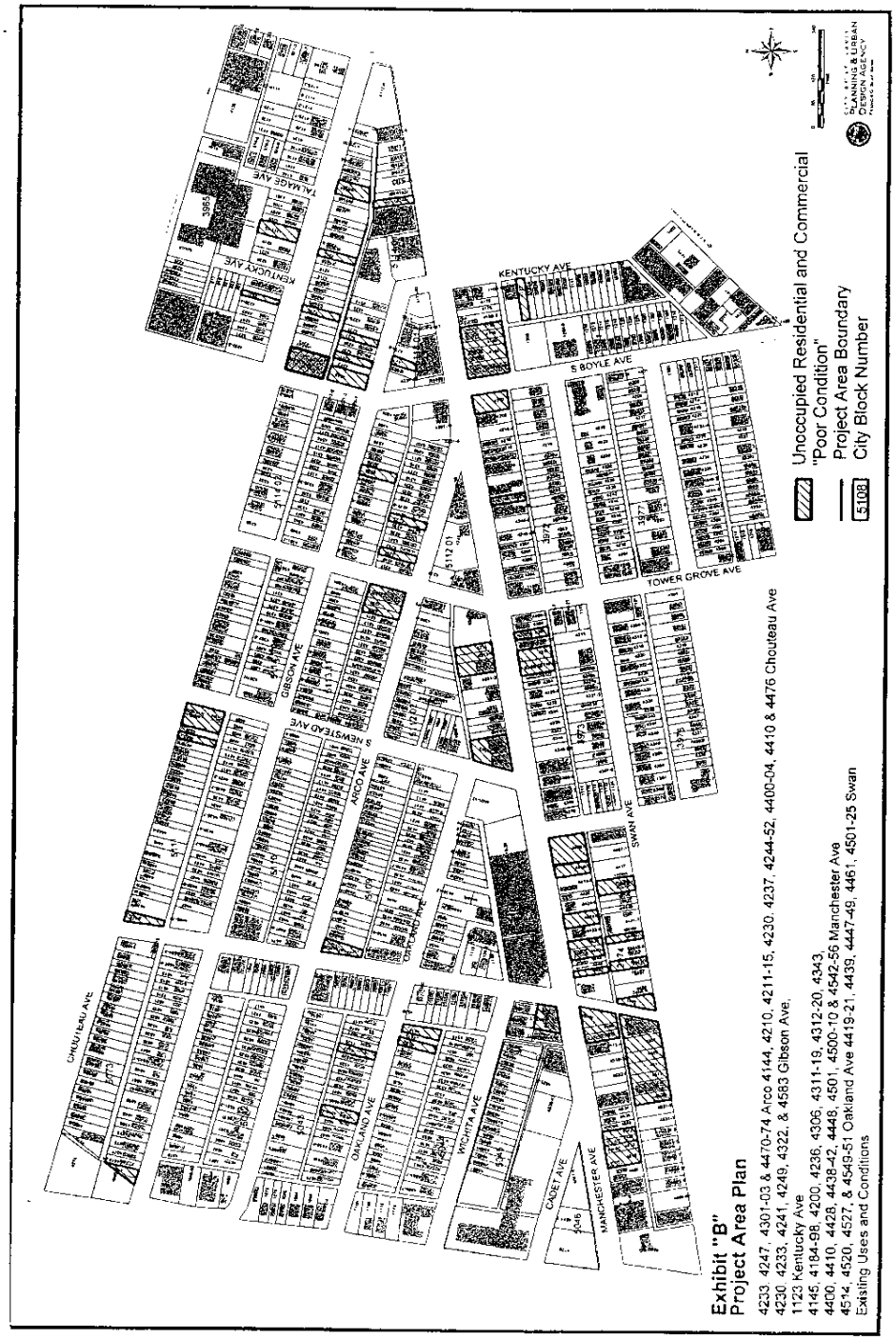
The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

Approved: June 13, 2006

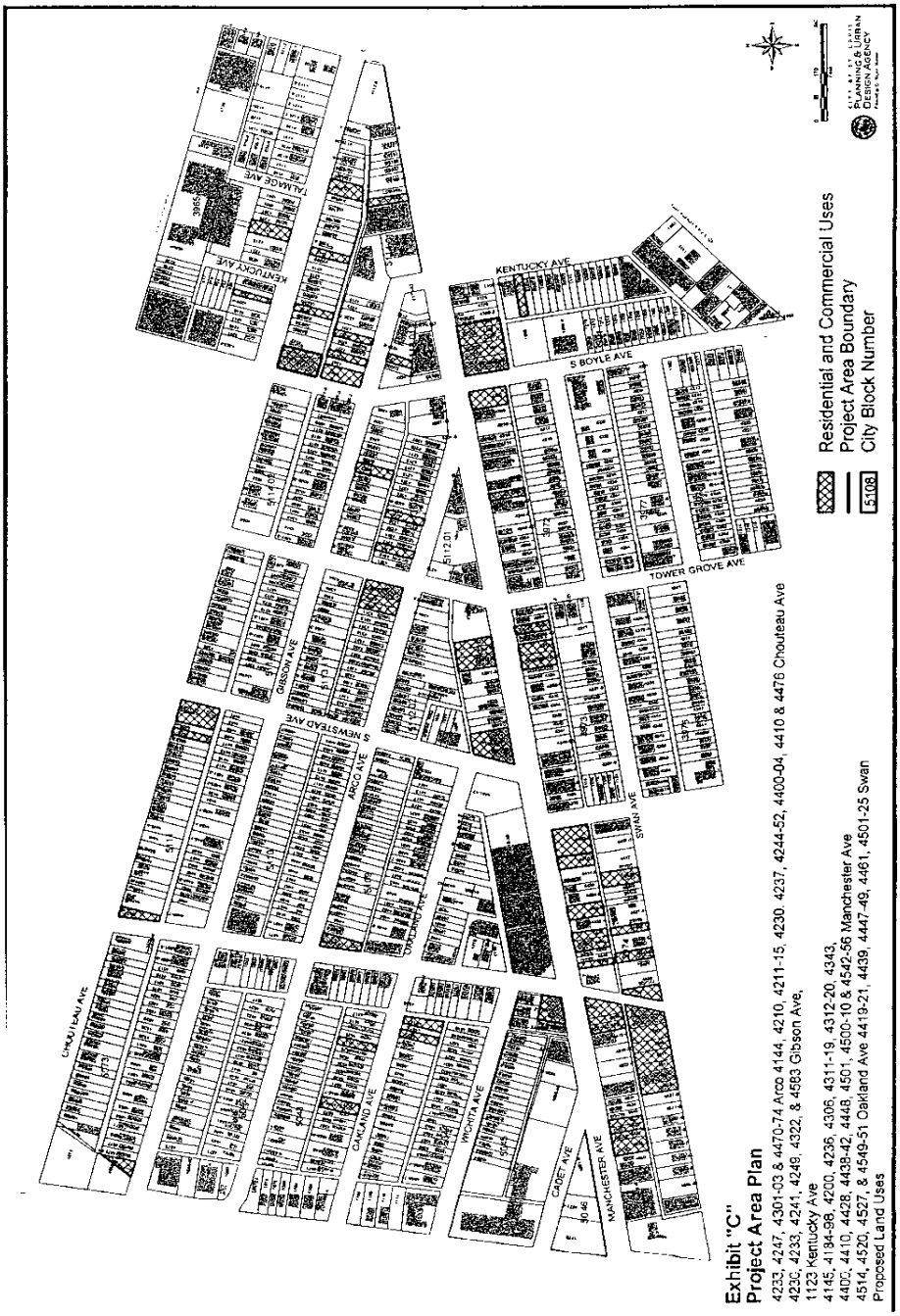
ORDINANCE NO. 67129 - EXHIBIT B

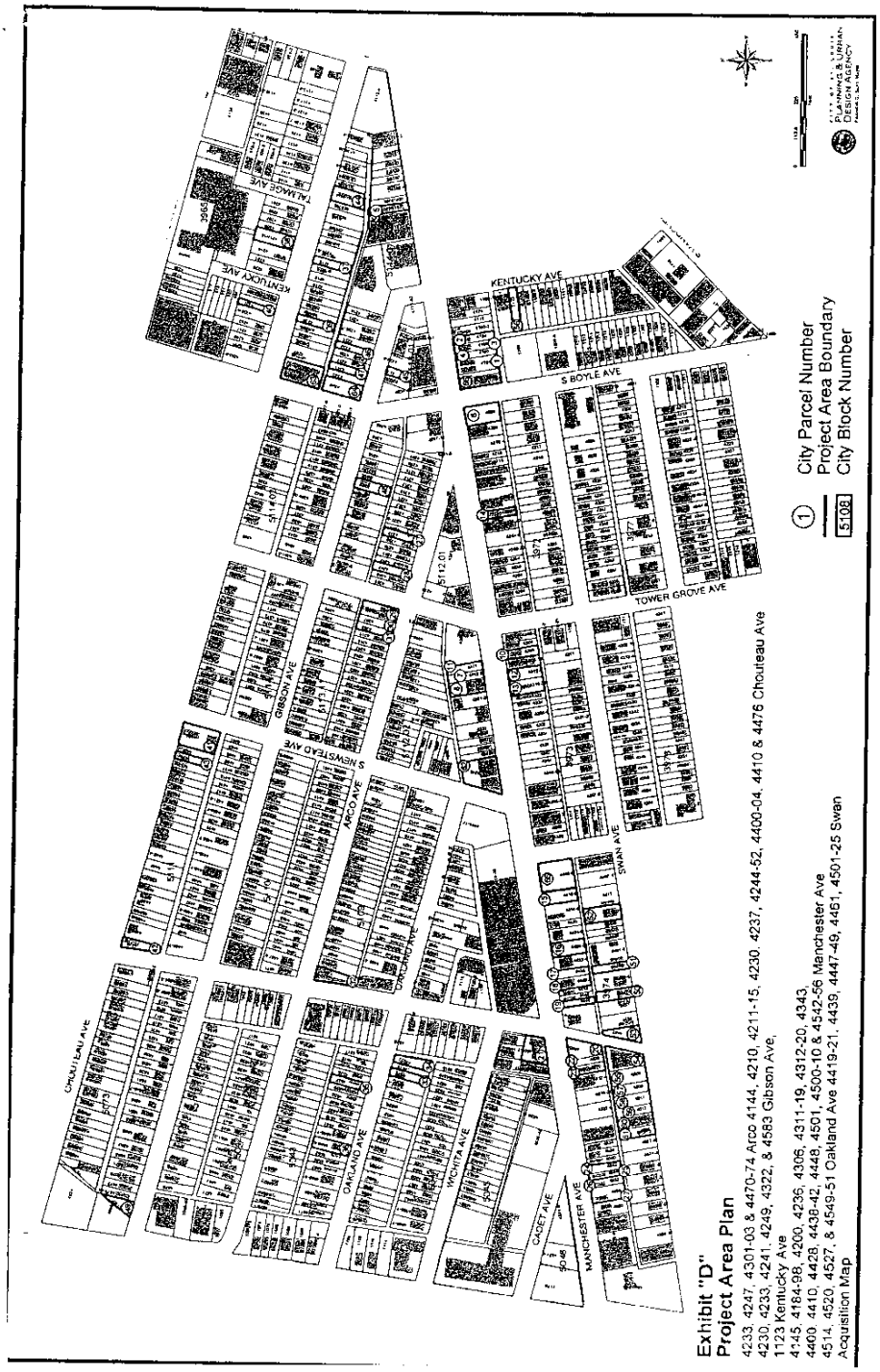
67129



ORDINANCE NO. 67129 - EXHIBIT C

67129



ORDINANCE NO. 67129 - EXHIBIT D

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