

**ORDINANCE #67680**  
**Board Bill No. 229**

**AN ORDINANCE AFFIRMING THE BOUNDARIES OF THE CITY BLOCK 1859 GRAND AVENUE/COZENS/EVANS REDEVELOPMENT AREA; SPECIFYING AND CLARIFYING THE LEGAL DESCRIPTION THEREOF; AUTHORIZING OTHER ACTIONS IN CONNECTION THEREWITH; PRESCRIBING OTHER MATTERS RELATING THERETO; AND CONTAINING A SEVERABILITY CLAUSE.**

**WHEREAS**, the City of St. Louis, Missouri (the “City”), is a body corporate and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of its charter, the Constitution and laws of the State of Missouri; and

**WHEREAS**, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 through 99.865 of the Revised Statutes of Missouri, as amended (the “Act” or “TIF Act”), the City approved Ordinance No. 67301 on November 11, 2006 (the “Approving Ordinance”), which Approving Ordinance (i) designated as a “redevelopment area” a certain portion of the City (the “Redevelopment Area”), (ii) approved a redevelopment plan entitled “City Block 1859 Grand Avenue/Cozens/Evans Area TIF Redevelopment Plan” (the “Redevelopment Plan”), (iii) approved the redevelopment project described in the Redevelopment Plan (the “Redevelopment Project”), (iv) adopted tax increment allocation financing within the Redevelopment Area, and (v) established the “City Block 1859 Special Allocation Fund” all as set forth in the Approving Ordinance and in accordance with the requirements of the Act; and

**WHEREAS**, pursuant to provisions of the Act, the City approved Ordinance No. 67304 on November 11, 2006 (the “Authorizing Ordinance”), which authorized the execution of a redevelopment agreement with Page Partners II, LLC (the “Developer”) setting forth the terms and obligations of the parties with respect to the implementation of the Redevelopment Project approved in the Approving Ordinance; and

**WHEREAS**, pursuant to the provisions of the Act, the City approved Ordinance No. 67305 on November 11, 2006 (the “Note Ordinance”), which authorized and directed the issuance and delivery of not to exceed \$1,200,000 principal amount of Tax Increment Revenue Notes (City Block 1859 Grand Avenue/Cozens/Evans Area Redevelopment Project) (the “TIF Notes”), to finance the development of the Redevelopment Project; and

**WHEREAS**, pursuant to provisions of the Act, the City entered into a redevelopment agreement with the Developer dated as of March 30, 2007 (the “Agreement”); and

**WHEREAS**, the legal description of the Redevelopment Area attached as Appendix 1 to the Redevelopment Plan and Exhibit A of the Agreement erroneously included two parcels not included in the Redevelopment Area, and said legal description is also inconsistent with the map of the Redevelopment Area attached in Appendix 1 and Appendix 3 of the Redevelopment Plan; and

**WHEREAS**, it is hereby found and determined that it is necessary and advisable and in the best interest of the City and of its inhabitants to authorize the City to execute an Amendment to the Redevelopment Agreement, in order correct this scrivener’s error; and

**WHEREAS**, the Board of Aldermen hereby determines that the terms of the Amendment to Redevelopment Agreement attached as Exhibit B hereto and incorporated herein by reference are acceptable and that the execution, delivery and performance by the City and the Developer of the attached Amendment to Redevelopment Agreement is necessary and desirable and in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes specified in the TIF Act.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS, MISSOURI, AS FOLLOWS:**

**SECTION ONE.** The legal description of the Redevelopment Area attached as Appendix 1 of the Redevelopment Plan and Exhibit A of the Redevelopment Agreement is hereby removed and replaced with the legal description attached hereto as **Exhibit A** and incorporated herein by this reference.

**SECTION TWO.** The Board of Aldermen hereby approves, and the Mayor and Comptroller of the City are hereby authorized and directed to execute, on behalf of the City, the Amendment to Redevelopment Agreement by and between the City

and the Developer attached hereto as **Exhibit B**, and the City Register is hereby authorized and directed to attest to the Amendment to Redevelopment Agreement and to affix the seal of the City thereto. The Amendment to Redevelopment Agreement shall be in substantially the form attached, with such changes therein as shall be approved by said Mayor and Comptroller executing the same and as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized.

**SECTION THREE.** The Mayor and Comptroller of the City or their designated representatives are hereby authorized and directed to take any and all actions to execute and deliver for and on behalf of the City any and all additional certificates, documents, agreements or other instruments as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such action by the Mayor and the Comptroller or their designated representatives.

**SECTION FOUR.** The Mayor and the Comptroller or their designated representatives, are hereby further authorized and directed to make any changes to the documents, agreements and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the Board of Aldermen necessary to authorize such changes by the Mayor and the Comptroller or their designated representatives.

**SECTION FIVE.** It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

#### EXHIBIT A

**Parcel No. 1:** Lots 1, 2, and 3 in Block 6 of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, State of Missouri, together fronting 106 feet 2 inches on the South line of Cozens Avenue by a depth Southwardly to an alley; bounded West by another alley.

**Parcel No. 2:** Lot No. 4 and part of Lot No. 5 in Block No. 6 of D.D. PAGE'S THIRD WESTERN ADDITION and in Block No. 1859 of the City of St. Louis, beginning at a point in the South line of Cozens Avenue at the Northwest corner of said Lot No. 4, thence Southwardly along the West line of Lot No. 4, 113.50 feet to an alley, thence Eastwardly along the North line of said alley 33.33 feet to a point, thence Northwardly and parallel with the West line of Lot No. 5, 48 feet to a point thence Eastwardly and parallel with the South line of Cozens Avenue 12.42 feet to a point, thence Northwardly and parallel with the West line of Lot No. 5, 65.50 feet to the South line of Cozens Avenue, thence Westwardly along the South line of Cozens Avenue 45.75 feet to the point of beginning, according to survey executed during the month of November, 1949 by Pitzman's Co. of Surveyors and Engineers. A parcel of ground being in Block No. 1859 of the City of St. Louis, being part of Lots Nos. 5 and 6 in Block 6 of D.D. PAGE'S THIRD WESTERN ADDITION, and described as beginning at a point in the South line of Cozens Avenue 40 feet wide, 20.75 feet Eastwardly from the Northwestern corner of said Lot No. 5, thence Eastwardly 7.50 feet along the South line of Cozens Avenue, thence Southwardly 53 feet and parallel with the East line of said Lot No. 6, thence Southeastwardly 19.69 feet to a point 11 feet West of the East line of Lot No. 6 and 44 feet North of the North line of an alley 15 feet wide, thence Southwardly 44 feet and parallel with the East line of said Lot No. 6 to the North line of said alley, thence Westwardly 30.67 feet along the North line of said alley to a point distant 8.33 feet East of the West line of Lot No. 5, thence Northwardly 48 feet and parallel with the West line of Lot No. 5, thence Northwardly 48 feet and parallel with the West line of Lot No. 5, thence Eastwardly 12.42 feet and parallel with the South line of Cozens Avenue, thence Northwardly 65.50 feet and parallel with the Western line of Lot No. 5 to the point of beginning.

**Parcel No. 3:** The East part of Lot 6 in Block 6 of D.D. Page's Third Western Addition and in Block 1859 of the City of St. Louis, State of Missouri, fronting 21 feet 9 inches on the South line of Cozens Avenue by a depth Eastwardly of 113.50 feet on the East line and an irregular depth on the Western line to a point.

**Parcel No. 4:** Lot Seven (7) in Block Six (6) of D.D. PAGE'S THIRD ADDITION and in Block 1859 of the City of St. Louis, State of Missouri, fronting 25 feet on the South line of Cozens Avenue by a depth Southwardly of 113 feet 6 inches to an alley, 15 feet wide.

**Parcel No. 5:** Lot Eight (8) in Block Six (6) of D.D. PAGE'S THIRD ADDITION and in Block 1859 of the City of St. Louis, State of Missouri, fronting 25 feet on the South line of Cozens Avenue by a depth Southwardly of 113 feet 6 inches to an alley, 15 feet wide.

**Parcel No. 6:** Lot Eighteen (18) in Block Six (6) of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the North line of Evans Avenue by a depth Northwardly of 113 feet 6 inches to an alley.

**Parcel No. 7:** Lot Nineteen (19) in Block Six (6) of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the North line of Evans Avenue by a depth Northwardly of 113 feet 6 inches to an alley.

**Parcel No. 8:** Lot Twenty (20) in Block Six (6) of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the North line of Evans Avenue by a depth Northwardly of 113 feet 6 inches to an alley.

**Parcel No. 9:** Lots 23 and 24 and part of Lot 25 in Block No. 6 of Page's Third Western Addition and in Block No. 1859 of the City of St. Louis, and described as follows: Beginning at a point in the Northern line of Easton Avenue, at the Southeast corner of property conveyed to Mose Rubenstein and wife by deed recorded in Book 6403 page 116, thence Northwardly along the East line of property conveyed to Mose Rubenstein and wife, as aforesaid, the following courses and distances: North 83 feet 6-1/2 inches to a point in the center of a brick property wall, thence continuing Northwardly along the center of said property wall 10 feet 1 inch to an angle point in said wall, and thence continuing North along the center line of said wall to the South line of an alley 15 feet wide, thence Eastwardly along the Southline of said alley, 70 feet 4-3/4 inches to the Northeast corner of said Lot 23, thence Southwardly along the East line of said Lot 23, a distance of 113 feet 6 inches to the North line of Evans Avenue, and thence Westwardly along the North line of Evans Avenue, and Easton Avenue, 64 feet 6-3/4 inches to the point of beginning.

**Parcel No. 12:** Lot No. 26 and the Western part of Lot No. 25 in Block 6 of Page's Third Western Addition and in Block No. 1859 of the City of St. Louis, beginning at a point in the North line of Easton Avenue 45 feet 9-1/4 inches East of the East line of an alley, thence 83 feet 6-1/2 inches to a point in the center line of a brick party wall, thence North along the center line of said party wall 10 feet 1 inch to an angle point in said wall, thence continuing North along the center line of said wall to the South line of an alley, thence West along the South line of said alley 49 feet 10-1/4 inches to the East line of aforesaid alley, thence South along the East line of said alley, 113 feet 11-3/8 inches to the North line of Easton Avenue, thence East along the North line of Easton Avenue 45 feet 9-1/4 inches to the point of beginning, excepting therefrom a triangular piece of ground 10 feet by 10 feet at the Northwest corner of said Lot No. 26 which is cut off for an alley; bounded East by property, now or formerly, of Morris Shapiro and Ida Shapiro, his wife.

**Parcel No. 10:** Lot No. 26 and the Western part of Lot No. 25 in Block 6 of Page's Third Western Addition and in Block No. 1859 of the City of St. Louis, beginning at a point in the North line of Easton Avenue 45 feet 9-1/4 inches East of the East line of an alley, thence 83 feet 6-1/2 inches to a point in the center line of a brick party wall, thence North along the center line of said party wall 10 feet 1 inch to an angle point in said wall, thence continuing North along the center line of said wall to the South line of an alley, thence West along the South line of said alley 49 feet 10-1/4 inches to the East line of aforesaid alley, thence South along the East line of said alley, 113 feet 11-3/8 inches to the North line of Easton Avenue, thence East along the North line of Easton Avenue 45 feet 9-1/4 inches to the point of beginning, excepting therefrom a triangular piece of ground 10 feet by 10 feet at the Northwest corner of said Lot No. 26 which is cut off for an alley; bounded East by property now, or formerly, of Morris Shapiro and Ida Shapiro, his wife.

**Parcel No. 11:** Part of Lot 27, all of Lots 28 and 29 in Block 6 of D.D. Pages 3rd West Addition of Saint Louis City Block 1859; beginning at a point of the East line of Grand Boulevard where same is intersected X Lot 29, then South along the East line of Grand Boulevard 91 feet 1 5/8 inch to a point in North East line of Easton Avenue as established by Ordinance 31148, then Southeast along the Northeast line of Easton Avenue, 5 2 inches to an angle point therein then continuing East along the North line of Easton Avenue 119 feet 7 3 inches to the West line of an alley, then North along the West line of said alley 92 feet 9 3 inches to the North line of Lot 29, a distance of 120 feet to the point of beginning.

**Parcel No. 12:** Lot Thirty (30) in Block Six (6) of D.D. PAGE'S 3RD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the East line of Grand Avenue by a depth Eastwardly of 120 feet to an alley.

**Parcel No. 13:** TRACT NO. 1 Lot 31 and Southern part of Lot 32 in Block 6 of D.D. Page's Third Western Addition and in City Block 1859 of the City of St. Louis, Missouri, beginning at a point in the East line of Grand Boulevard distant 32 feet 9-1/8 inches South of the Northwest corner of Lot 33 of said Block and Subdivision, being also therein of the West prolongation of the North wall

of buildings numbered 1410 and 1412 North Grand Boulevard, thence East with the North face of said wall 39 feet 6-1/8 inches to the Northeast corner of said wall, which corner is distant 32 feet 6-5/8 inches South of the North line of said Lot 33, thence South and parallel with Grand Boulevard 10 inches to the South face of the South wall of the rear portion of brick house number 1416 to 18 North Grand Boulevard, thence East and parallel with the North line of said Lot 33, 80 feet 8-1/4 inches to the West line of an alley, thence South along the West line of said alley 41 feet 3-3/4 inches to the Southeast corner of said Lot 31, thence West along the South line of said Lot 31, 120 feet to the East line of Grand Boulevard, thence North along the East line of Grand Boulevard 42 feet 2-7/8 inches to the point of beginning.

**TRACT NO. 2** Lot 33 and part of Lot 32 in Block 6 of D.D. Page's Third Western Addition and in Block 1859 of the City of St. Louis, beginning at a point in the East line of Grand Boulevard, being the Northwest corner of Lot 33, thence Southwardly with the East line of Grand Boulevard 32 feet 9-1/8 inches to the Intersection with the Western prolongation of the Northern face of the Northern wall of the three story brick house known as numbers 1410 and 1412 Grand Boulevard, thence Eastwardly with the North face of the North wall of said three story brick house 39 feet 6-3/4 inches to the Northeast corner of said wall, which is distant Southwardly from the Northern line of said Lot 33, 32 feet 6-5/8 inches, thence Southwardly parallel with Grand Boulevard and following the Eastern face of the three story brick house 10 inches to the South face of the Southern wall of the rear porch of the two story brick house numbers 1416 and 1418 North Grand Boulevard, thence Eastwardly parallel with the North line of said Lot 33, 80 feet 5-1/4 inches to the Western line of an alley in said Block, thence Northwardly with said alley 33 feet 6-1/4 inches to the Northeastern corner of said Lot 33, thence Westwardly with the North line of Lot 33, 120 feet to the point of beginning.

**TRACT NO. 3** Lots 34 and 35 in Block 6 of D.D. Page's Third Western Addition and in Block 1859 of the City of St. Louis, together fronting 50 feet on the East line of Grand Boulevard, by a depth Eastwardly of 120 feet to an alley.

**EXHIBIT B**

**Amendment to Redevelopment Agreement**

**FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT**

This First Amendment to Redevelopment Agreement (the "**Amendment**") is made this \_\_ day of \_\_\_\_\_, 2007 by and between the **CITY OF ST. LOUIS, MISSOURI** (the "**City**"), a city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Missouri, and **PAGE PARTNERS II, LLC**, a Missouri limited liability company (the "**Developer**").

**RECITALS**

- A. The City is a party to that certain Redevelopment Agreement (the "Agreement") dated as of March 30, 2007, by and between the City and Developer, for redevelopment of a portion of the City of St. Louis designated as the City Block 1859 Grand Avenue/Cozens/Evans Redevelopment Area in accordance with that certain City Block 1859 Grand Avenue/Cozens/Evans Area TIF Redevelopment Plan and as approved and authorized by the City of St. Louis, Missouri pursuant to Ordinance No. 67301; and
- B. All capitalized terms not defined herein shall have the meaning ascribed to such terms in the Agreement; and
- C. The legal description attached as Exhibit A to the Agreement erroneously described two parcels not included in the Redevelopment Area; and
- D. The City and the Developer desire to amend the Agreement as set forth in this Amendment to remove and replace Exhibit A of the Agreement with the attached **Exhibit A**.

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the above premises and of the mutual promises and covenants set forth herein, the parties hereby agree as follows:

- 1. Exhibit A of the Agreement is hereby removed in its entirety and replaced with **Exhibit A** attached hereto and

incorporated herein by this reference.

2. This Amendment shall be construed and enforced in accordance with the laws of the State of Missouri and shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

3. Except as hereby amended, all other terms and conditions of the Agreement shall remain the same and in full force and effect.

4. No provision of this Amendment may be amended or modified, except by an instrument in writing signed by the parties.

5. Unless otherwise defined herein, any capitalized terms in this Amendment shall have the meanings provided in the Agreement.

6. This Amendment may be executed in multiple counterparts.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.

“CITY”

CITY OF ST. LOUIS, MISSOURI

By: \_\_\_\_\_  
Francis G. Slay, Mayor

By: \_\_\_\_\_  
Darlene Green, Comptroller

[SEAL]

Attest:

\_\_\_\_\_  
Parrie May, City Register

Approved as to Form:

\_\_\_\_\_  
Patricia Hageman, City Counselor

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

On this \_\_\_\_ day of \_\_\_\_\_, 2007, 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, MISSOURI, a political subdivision of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and said instrument was signed and sealed in behalf of said City by authority of its Board of Aldermen, and said individual acknowledged said instrument to be the free act and deed of said City.

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

[SEAL]

My Commission Expires:

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

On this \_\_\_\_ day of \_\_\_\_\_, 2007, before me appeared Darlene Green, to me personally known, who, being by me duly sworn, did say that she is the Comptroller of the CITY OF ST. LOUIS, MISSOURI, a political subdivision of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said City, and said instrument was signed and sealed in behalf of said City by authority of its Board of Aldermen, and said individual acknowledged said instrument to be the free act and deed of said City.

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

[SEAL]

My Commission Expires:

“DEVELOPER”

Page Partners II, LLC, a Missouri limited liability company

By:
Name:
Title:

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

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2007, before me, the undersigned Notary Public of said State, personally appeared \_\_\_\_\_, who acknowledged himself to be a \_\_\_\_\_ of Page Partners II, LLC, a Missouri limited liability company, and that he is authorized to sign the instrument on behalf of said limited liability company, and acknowledged to me that he executed the within instrument as said company’s free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

[SEAL]

My Commission Expires:

**Exhibit A****Legal Description**

**Parcel No. 1:** Lots 1, 2, and 3 in Block 6 of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, State of Missouri, together fronting 106 feet 2 inches on the South line of Cozens Avenue by a depth Southwardly to an alley; bounded West by another alley.

**Parcel No. 2:** Lot No. 4 and part of Lot No. 5 in Block No. 6 of D.D. PAGE'S THIRD WESTERN ADDITION and in Block No. 1859 of the City of St. Louis, beginning at a point in the South line of Cozens Avenue at the Northwest corner of said Lot No. 4, thence Southwardly along the West line of Lot No. 4, 113.50 feet to an alley, thence Eastwardly along the North line of said alley 33.33 feet to a point, thence Northwardly and parallel with the West line of Lot No. 5, 48 feet to a point thence Eastwardly and parallel with the South line of Cozens Avenue 12.42 feet to a point, thence Northwardly and parallel with the West line of Lot No. 5, 65.50 feet to the South line of Cozens Avenue, thence Westwardly along the South line of Cozens Avenue 45.75 feet to the point of beginning, according to survey executed during the month of November, 1949 by Pitzman's Co. of Surveyors and Engineers. A parcel of ground being in Block No. 1859 of the City of St. Louis, being part of Lots Nos. 5 and 6 in Block 6 of D.D. PAGE'S THIRD WESTERN ADDITION, and described as beginning at a point in the South line of Cozens Avenue 40 feet wide, 20.75 feet Eastwardly from the Northwestern corner of said Lot No. 5, thence Eastwardly 7.50 feet along the South line of Cozens Avenue, thence Southwardly 53 feet and parallel with the East line of said Lot No. 6, thence Southeastwardly 19.69 feet to a point 11 feet West of the East line of Lot No. 6 and 44 feet North of the North line of an alley 15 feet wide, thence Southwardly 44 feet and parallel with the East line of said Lot No. 6 to the North line of said alley, thence Westwardly 30.67 feet along the North line of said alley to a point distant 8.33 feet East of the West line of Lot No. 5, thence Northwardly 48 feet and parallel with the West line of Lot No. 5, thence Northwardly 48 feet and parallel with the West line of Lot No. 5, thence Eastwardly 12.42 feet and parallel with the South line of Cozens Avenue, thence Northwardly 65.50 feet and parallel with the Western line of Lot No. 5 to the point of beginning.

**Parcel No. 3:** The East part of Lot 6 in Block 6 of D.D. Page's Third Western Addition and in Block 1859 of the City of St. Louis, State of Missouri, fronting 21 feet 9 inches on the South line of Cozens Avenue by a depth Eastwardly of 113.50 feet on the East line and an irregular depth on the Western line to a point.

**Parcel No. 4:** Lot Seven (7) in Block Six (6) of D.D. PAGE'S THIRD ADDITION and in Block 1859 of the City of St. Louis, State of Missouri, fronting 25 feet on the South line of Cozens Avenue by a depth Southwardly of 113 feet 6 inches to an alley, 15 feet wide.

**Parcel No. 5:** Lot Eight (8) in Block Six (6) of D.D. PAGE'S THIRD ADDITION and in Block 1859 of the City of St. Louis, State of Missouri, fronting 25 feet on the South line of Cozens Avenue by a depth Southwardly of 113 feet 6 inches to an alley, 15 feet wide.

**Parcel No. 6:** Lot Eighteen (18) in Block Six (6) of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the North line of Evans Avenue by a depth Northwardly of 113 feet 6 inches to an alley.

**Parcel No. 7:** Lot Nineteen (19) in Block Six (6) of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the North line of Evans Avenue by a depth Northwardly of 113 feet 6 inches to an alley.

**Parcel No. 8:** Lot Twenty (20) in Block Six (6) of D.D. PAGE'S THIRD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the North line of Evans Avenue by a depth Northwardly of 113 feet 6 inches to an alley.

**Parcel No. 9:** Lots 23 and 24 and part of Lot 25 in Block No. 6 of Page's Third Western Addition and in Block No. 1859 of the City of St. Louis, and described as follows: Beginning at a point in the Northern line of Easton Avenue, at the Southeast corner of property conveyed to Mose Rubenstein and wife by deed recorded in Book 6403 page 116, thence Northwardly along the East line of property conveyed to Mose Rubenstein and wife, as aforesaid, the following courses and distances: North 83 feet 6-1/2 inches to a point in the center of a brick property wall, thence continuing Northwardly along the center of said property wall 10 feet 1 inch to an angle point in said wall, and thence continuing North along the center line of said wall to the South line of an alley 15 feet wide, thence Eastwardly along the Southline of said alley, 70 feet 4-3/4 inches to the Northeast corner of said Lot 23, thence Southwardly along the East line of said Lot 23, a distance of 113 feet 6 inches to the North line of Evans Avenue, and thence Westwardly along the North line of Evans Avenue, and Easton Avenue, 64 feet 6-3/4 inches to the point of beginning.

**Parcel No. 12:** Lot No. 26 and the Western part of Lot No. 25 in Block 6 of Page's Third Western Addition and in Block No. 1859 of the City of St. Louis, beginning at a point in the North line of Easton Avenue 45 feet 9-1/4 inches East of the East line of an alley, thence 83 feet 6-1/2 inches to a point in the center line of a brick party wall, thence North along the center line of said party wall 10 feet 1 inch to an angle point in said wall, thence continuing North along the center line of said wall to the South line of an alley, thence West along the South line of said alley 49 feet 10-1/4 inches to the East line of aforesaid alley, thence South along the East line of said alley, 113 feet 11-3/8 inches to the North line of Easton Avenue, thence East along the North line of Easton Avenue 45 feet 9-1/4 inches to the point of beginning, excepting therefrom a triangular piece of ground 10 feet by 10 feet at the Northwest corner of said Lot No. 26 which is cut off for an alley; bounded East by property, now or formerly, of Morris Shapiro and Ida Shapiro, his wife.

**Parcel No. 10:** Lot No. 26 and the Western part of Lot No. 25 in Block 6 of Page's Third Western Addition and in Block No. 1859 of the City of St. Louis, beginning at a point in the North line of Easton Avenue 45 feet 9-1/4 inches East of the East line of an alley, thence 83 feet 6-1/2 inches to a point in the center line of a brick party wall, thence North along the center line of said party wall 10 feet 1 inch to an angle point in said wall, thence continuing North along the center line of said wall to the South line of an alley, thence West along the South line of said alley 49 feet 10-1/4 inches to the East line of aforesaid alley, thence South along the East line of said alley, 113 feet 11-3/8 inches to the North line of Easton Avenue, thence East along the North line of Easton Avenue 45 feet 9-1/4 inches to the point of beginning, excepting therefrom a triangular piece of ground 10 feet by 10 feet at the Northwest corner of said Lot No. 26 which is cut off for an alley; bounded East by property now, or formerly, of Morris Shapiro and Ida Shapiro, his wife.

**Parcel No. 11:** Part of Lot 27, all of Lots 28 and 29 in Block 6 of D.D. Pages 3rd West Addition of Saint Louis City Block 1859; beginning at a point of the East line of Grand Boulevard where same is intersected X Lot 29, then South along the East line of Grand Boulevard 91 feet 1 5/8 inch to a point in North East line of Easton Avenue as established by Ordinance 31148, then Southeast along the Northeast line of Easton Avenue, 5 2 inches to an angle point therein then continuing East along the North line of Easton Avenue 119 feet 7 3 inches to the West line of an alley, then North along the West line of said alley 92 feet 9 3 inches to the North line of Lot 29, a distance of 120 feet to the point of beginning.

**Parcel No. 12:** Lot Thirty (30) in Block Six (6) of D.D. PAGE'S 3RD WESTERN ADDITION and in Block 1859 of the City of St. Louis, fronting 25 feet on the East line of Grand Avenue by a depth Eastwardly of 120 feet to an alley.

**Parcel No. 13:** TRACT NO. 1 Lot 31 and Southern part of Lot 32 in Block 6 of D.D. Page's Third Western Addition and in City Block 1859 of the City of St. Louis, Missouri, beginning at a point in the East line of Grand Boulevard distant 32 feet 9-1/8 inches South of the Northwest corner of Lot 33 of said Block and Subdivision, being also therein of the West prolongation of the North wall of buildings numbered 1410 and 1412 North Grand Boulevard, thence East with the North face of said wall 39 feet 6-1/8 inches to the Northeast corner of said wall, which corner is distant 32 feet 6-5/8 inches South of the North line of said Lot 33, thence South and parallel with Grand Boulevard 10 inches to the South face of the South wall of the rear portion of brick house number 1416 to 18 North Grand Boulevard, thence East and parallel with the North line of said Lot 33, 80 feet 8-1/4 inches to the West line of an alley, thence South along the West line of said alley 41 feet 3-3/4 inches to the Southeast corner of said Lot 31, thence West along the South line of said Lot 31, 120 feet to the East line of Grand Boulevard, thence North along the East line of Grand Boulevard 42 feet 2-7/8 inches to the point of beginning.

**TRACT NO. 2** Lot 33 and part of Lot 32 in Block 6 of D.D. Page's Third Western Addition and in Block 1859 of the City of St. Louis, beginning at a point in the East line of Grand Boulevard, being the Northwest corner of Lot 33, thence Southwardly with the East line of Grand Boulevard 32 feet 9-1/8 inches to the Intersection with the Western prolongation of the Northern face of the Northern wall of the three story brick house known as numbers 1410 and 1412 Grand Boulevard, thence Eastwardly with the North face of the North wall of said three story brick house 39 feet 6-3/4 inches to the Northeast corner of said wall, which is distant Southwardly from the Northern line of said Lot 33, 32 feet 6-5/8 inches, thence Southwardly parallel with Grand Boulevard and following the Eastern face of the three story brick house 10 inches to the South face of the Southern wall of the rear porch of the two story brick house numbers 1416 and 1418 North Grand Boulevard, thence Eastwardly parallel with the North line of said Lot 33, 80 feet 5-1/4 inches to the Western line of an alley in said Block, thence Northwardly with said alley 33 feet 6-1/4 inches to the Northeastern corner of said Lot 33, thence Westwardly with the North line of Lot 33, 120 feet to the point of beginning.

**TRACT NO. 3** Lots 34 and 35 in Block 6 of D.D. Page's Third Western Addition and in Block 1859 of the City of St. Louis, together fronting 50 feet on the East line of Grand Boulevard, by a depth Eastwardly of 120 feet to an alley.

**Approved: August 7, 2007**