

ORDINANCE #68600
Board Bill No. 306

An ordinance authorizing the Mayor and the Comptroller to execute a quit-claim deed to the Board of Directors of the City of St. Louis Municipal Library District (the "Library") in order to convey all of the right, title, and interest of The City of St. Louis, Missouri, in certain property known as the Central Library; to execute and accept a quit-claim deed from the Library in order to convey all of the right, title, and interest of the Library, in certain property known as Lucas Park; and containing an emergency clause.

WHEREAS, the Library owns and operates the improvements known as the Central Library on certain property located in Block 514 of the City of St. Louis, Missouri, commonly known as 1301 Olive Street, and described on Exhibit A, attached hereto and incorporated herein by this reference (the "Library Property"); and

WHEREAS, the City owns and operates the improvements known as Lucas Park on certain property located in Block 514 of the City of St. Louis, Missouri, and described on Exhibit B, attached hereto and incorporated herein by this reference (the "Park Property"); and

WHEREAS, it is necessary that this Board of Aldermen take appropriate official action respecting the authorization of the execution, attestation, acknowledgment, delivery and recordation of a quit-claim deed to convey the Library Property to the Library and authorization of the acceptance, execution, attestation, acknowledgment, delivery and recordation of a quit-claim deed to convey the Park Property from the Library to the City;

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

SECTION ONE. The Board of Aldermen finds that the conveyance of the Library Property to the Library and acceptance from the Library of conveyance of the Park Property to the City are necessary and in the public interest and are in the interest of the public health, safety, morals, and general welfare of the people of the City.

SECTION TWO. The Mayor and Comptroller are hereby authorized and directed to execute, attest, acknowledge, deliver and record a quit-claim deed for the Library Property to the Board of Directors of the City of St. Louis Municipal Library District which shall read in words and figures in substantially the following form, with such modifications and revisions therein including the insertion of legal descriptions and other attachments as are called for in such documents, and such affidavits, and certificates, all as are consistent with the provisions of this Ordinance and the officers executing same, such officers' signatures thereon being conclusive evidence of the approval thereof (copies of such executed documents shall be filed in the records of the City):

QUIT-CLAIM DEED

THIS DEED, made and entered into this ____ day of _____, 2010, by and between THE CITY OF ST. LOUIS, MISSOURI, an instrumentality of government created pursuant to the laws of the State of Missouri with its principal office located at 1200 Market Street in the City of St. Louis, State of Missouri 63103 ("Grantor"), and THE BOARD OF DIRECTORS OF THE CITY OF ST. LOUIS MUNICIPAL LIBRARY DISTRICT, a municipal library district, body corporate and political subdivision of the State of Missouri, organized and validly existing under the Constitution and laws of the State of Missouri, with its principal office located at 1301 Olive Street, St. Louis, Missouri 63103 ("Grantee").

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, certain Real Estate situated in the City of St. Louis and State of Missouri, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee and to the heirs, successors and assigns of Grantee forever. So that neither the Grantor, nor its heirs, successors and assigns, nor any other person or persons for them or in their 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.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands the day and year first above written.

GRANTOR:

THE CITY OF ST. LOUIS, MISSOURI

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

Notary Public

My Commission Expires:

[EXHIBIT TO QUIT-CLAIM DEED TO FOLLOW]

SECTION THREE. The Mayor and Comptroller are hereby authorized and directed to execute, attest, acknowledge, deliver and record the acceptance of a quit-claim deed for the Park Property from the Board of Directors of the City of St. Louis Municipal Library District which shall read in words and figures in substantially the following form, with such modifications and revisions therein including the insertion of legal descriptions and other attachments as are called for in such documents, and such affidavits, and certificates, all as are consistent with the provisions of this Ordinance and the officers executing same, such officers' signatures thereon being conclusive evidence of the approval thereof (copies of such executed documents shall be filed in the records of the City):

QUIT-CLAIM DEED

THIS DEED, made and entered into this ____ day of _____, 2010, by and between THE BOARD OF DIRECTORS OF THE CITY OF ST. LOUIS MUNICIPAL LIBRARY DISTRICT, a municipal library district, body corporate and political subdivision of the State of Missouri, organized and validly existing under the Constitution and laws of the State of Missouri, with its principal office located at 1301 Olive Street, St. Louis, Missouri, 63103 ("Grantor"), and THE CITY OF ST. LOUIS, MISSOURI, an instrumentality of government created pursuant to the laws of the State of Missouri with its principal office located at 1200 Market Street in the City of St. Louis, State of Missouri 63103 ("Grantee").

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, certain Real Estate situated in the City of St. Louis and State of Missouri, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee and to the heirs, successors and assigns of Grantee forever. So that neither the Grantor, nor its heirs, successors and assigns, nor any other person or persons for them or in their 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.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands the day and year first above written.

GRANTOR:

THE BOARD OF DIRECTORS OF THE CITY
OF ST. LOUIS MUNICIPAL LIBRARY DISTRICT

By _____
Waller McGuire, Executive Director

ATTEST:

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

On this ___ day of ___, 2010, before me appeared Waller McGuire, to me personally known, who, being by me duly sworn, did say that he is the Executive Director of THE BOARD OF DIRECTORS OF THE CITY OF ST. LOUIS MUNICIPAL LIBRARY DISTRICT, a municipal library district, body corporate and political subdivision of the State of Missouri, organized and validly existing under the Constitution and laws of the State of Missouri, and said Waller McGuire acknowledged said instrument to be the free act and deed of said municipal library district.

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

Notary Public

My Commission Expires:

GRANTEE:

THE CITY OF ST. LOUIS, MISSOURI

Francis Slay, Mayor

Darlene Green, Comptroller

Approved as to form:

Deputy City Counselor

Register

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

On this ___ day of ___, 2010, before me appeared Francis Slay, Mayor, and Darlene Green, Comptroller, to me personally known, who being by me duly sworn, did say that they are the Mayor and the Comptroller, respectively, of The City of St. Louis, Missouri, an instrumentality of government created pursuant to the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the seal of said governmental entity, and that said instrument is the seal of said governmental entity, and the said instrument was signed and sealed on behalf of said governmental entity, with due authority, and said Mayor and Comptroller acknowledged said instrument to be the free act and deed of said governmental entity.

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

Notary Public

My Commission Expires:

[EXHIBIT TO QUIT-CLAIM DEED TO FOLLOW]

SECTION FOUR. This Ordinance being deemed necessary for the preservation of the public peace, safety, health and welfare, it is hereby declared to be an emergency ordinance within the meaning of Article IV, Sections 19 and 20, of the Charter of the City of St. Louis, and therefore this Ordinance shall become effective immediately upon its passage and approval by the Mayor.

Clerk, Board of Aldermen

President, Board of Aldermen

Approved: _____

Date: _____

Mayor

Truly Engrossed and Enrolled

Chairman

Exhibit A
(Library Property Legal Description)

A PARCEL OF GROUND IN CITY BLOCK 514, OF THE ST. LOUIS CITY RECORDERS OFFICE, CITY OF ST. LOUIS, MISSOURI.

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF FOURTEENTH STREET, 72 FEET WIDE, WITH THE NORTHERN LINE OF OLIVE STREET, 108 FEET WIDE;

THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SAID FOURTEENTH STREET, NORTH 14 DEGREES 54 MINUTES 15 SECONDS EAST 314.57 FEET, TO THE SOUTHERN LINE OF LOCUST STREET, 31 FEET WIDE, TO A POINT;

THENCE EASTWARDLY ALONG THE SOUTHERN LINE OF SAID LOCUST STREET, SOUTH 75 DEGREES 05 MINUTES 00 SECONDS EAST 324.44 FEET, TO THE WESTERN LINE OF THIRTEENTH STREET, 60 FEET WIDE, TO A POINT;

THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF SAID THIRTEENTH STREET, SOUTH 14 DEGREES 54 MINUTES 13 SECONDS WEST 314.36 FEET, TO THE NORTHERN LINE OF SAID OLIVE STREET, TO A POINT;

THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAID OLIVE STREET, NORTH 75 DEGREES 07 MINUTES 15 SECONDS WEST 324.45 FEET, TO THE POINT OF BEGINNING AND CONTAINING 102,027 SQUARE FEET OR 2.34 ACRES, MORE OR LESS AS PREPARED BY PITZMANS COMPANY.

Exhibit B
(Park Property Legal Description)

A PARCEL OF GROUND IN CITY BLOCK 514, OF THE ST. LOUIS CITY RECORDERS OFFICE, CITY OF ST. LOUIS, MISSOURI.

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF ST. CHARLES STREET, 38.50 FEET WIDE, WITH THE EASTERN LINE OF FOURTEENTH STREET, 72 FEET WIDE;

THENCE EASTWARDLY ALONG THE SOUTHERN LINE OF SAID ST. CHARLES STREET, SOUTH 75 DEGREES 05 MINUTES 49 SECONDS EAST 324.44 FEET, TO THE WESTERN LINE OF THIRTEENTH STREET, 60 FEET WIDE, TO A

POINT;

THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF SAID THIRTEENTH STREET, SOUTH 14 DEGREES 54 MINUTES 13 SECONDS WEST 155.57 FEET, TO THE NORTHERN LINE OF LOCUST STREET, 31 FEET WIDE, TO A POINT;

THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAID LOCUST STREET, NORTH 75 DEGREES 05 MINUTES 00 SECONDS WEST 324.44 FEET, TO THE EASTERN LINE OF SAID FOURTEENTH STREET, TO A POINT;

THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SAID FOURTEENTH STREET, NORTH 14 DEGREES 54 MINUTES 15 SECONDS EAST 155.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 50,462 SQUARE FEET, OR 1.16 ACRES, MORE OR LESS AS PREPARED BY PITZMAN'S COMPANY.

A PARCEL OF GROUND IN CITY BLOCK 514, OF THE ST. LOUIS CITY RECORDERS OFFICE, CITY OF ST. LOUIS, MISSOURI.

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERN LINE OF LOCUST STREET, 31 FEET WIDE, WITH THE EASTERN LINE OF FOURTEENTH STREET, 72 FEET WIDE;

THENCE EASTWARDLY ALONG THE NORTHERN LINE OF SAID LOCUST STREET, SOUTH 75 DEGREES 05 MINUTES 00 SECONDS EAST 324.44 FEET, TO THE WESTERN LINE OF THIRTEENTH STREET, 60 FEET WIDE, TO A POINT;

THENCE SOUTHWARDLY ALONG THE PROLONGATION OF THE WESTERN LINE OF SAID THIRTEENTH STREET, SOUTH 14 DEGREES 54 MINUTES 13 SECONDS WEST 31.00 FEET, TO THE SOUTHERN LINE OF SAID LOCUST STREET; TO A POINT;

THENCE WESTWARDLY ALONG THE SOUTHERN LINE OF SAID LOCUST STREET, NORTH 75 DEGREES 05 MINUTES 00 SECONDS WEST 324.44 FEET TO THE EASTERN LINE OF SAID FOURTEENTH STREET, TO A POINT;

THENCE NORTHWARDLY ALONG THE PROLONGATION OF THE EASTERN LINE OF SAID FOURTEENTH STREET, NORTH 14 DEGREES 54 MINUTES 15 SECONDS EAST 31.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10,058 SQUARE FEET OR 0.23 ACRE MORE OR LESS AS PREPARED BY PITZMAN'S COMPANY.

Approved: March 16, 2010