

1 An ordinance authorizing and directing the Mayor and Comptroller of the City of St.
2 Louis to execute, upon receipt of and in consideration of the sum of five hundred dollars
3 (\$500.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and
4 forever quit-claim unto SLLC Real Estate, LLC, a certain City-owned Parcel (“Parcel”) located
5 in City Block 3953 (formerly City Block 2585) which Parcel is known by the legal description as
6 contained in Exhibit I and incorporated herein by reference.

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

8 **SECTION ONE.** The Mayor and Comptroller are hereby authorized and directed to
9 execute, upon receipt of and in consideration of the sum of five hundred dollars (\$500.00) and
10 other good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit I, to
11 remise, release and forever quit-claim unto, SLLC Real Estate, LLC, a certain City-owned Parcel
12 (“Parcel”) located in City Block 3953 (formerly City Block 2585) which Parcel is known by the
13 legal description as contained in Exhibit I and incorporated by reference herein.

14 **SECTION TWO.** The Mayor and Comptroller of the City or their designated
15 representatives are hereby authorized and directed to take any and all actions to execute and
16 deliver for and on behalf of the City and all additional certificates, documents, agreements or
17 other instruments as may be necessary, desirable, convenient or proper in order to carry out the
18 matters herein authorized.

EXHIBIT I

Space Above This Line for Recorder's Use Only

TITLE OF DOCUMENT: **QUIT CLAIM DEED**

DATE OF DOCUMENT: _____, 2014

GRANTOR(S): **CITY OF ST. LOUIS, MISSOURI**

Mailing Address: 1200 Market Street, City Hall
St. Louis, Missouri 63103

GRANTEE(S): **SLLC REAL ESTATE, LLC**, a Missouri limited liability company

Mailing Address: c/o CORTEX St. Louis
4320 Forest Park Avenue, Suite 201
St. Louis, Missouri 63108

LEGAL DESCRIPTION: **SEE EXHIBIT A ATTACHED HERETO**

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of _____, 2014, is entered into by and between the CITY OF ST. LOUIS, MISSOURI, a political subdivision of the State of Missouri, having an address of 1200 Market Street, City Hall, St. Louis, Missouri 63103 (hereinafter called "Grantor", which term shall include when used herein, wherever the context so requires or admits, its successors and assigns), and SLLC REAL ESTATE, LLC, a Missouri limited liability company, having an address of c/o CORTEX, 4320 Forest Park Avenue, Suite 201, St. Louis, Missouri 63108 (hereinafter called "Grantee", which term shall include when used herein, wherever the context so requires or admits, its successors and assigns).

WITNESSETH, that, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto Grantee all of its right, title and interest in and to the real estate described in Exhibit A attached hereto and incorporated herein by reference, situated in the City of St. Louis and State of Missouri, to have and to hold the same, together with all rights, immunities, privileges, and appurtenances to the same belonging, unto Grantee and to its successors and assigns forever.

Grantor hereby covenanting that it and its successors and assigns will not hereafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and every one of them will, by these presents, be excluded and forever barred.

[signatures on following pages]

IN WITNESS WHEREOF, each of Grantor and Grantee has caused these presents to be signed as of the day and year first above written.

(Grantor)

(Grantee)

THE CITY OF ST. LOUIS

SLLC REAL ESTATE, LLC,
a Missouri limited liability company

By: Center of Research, Technology and
Entrepreneurial Exchange, a Missouri
nonprofit corporation, as Manager

BY: _____
Francis G. Slay
Mayor

BY: _____
Dennis E. Lower
President and CEO

BY: _____
Darlene Green
Comptroller

Approved as to form:

BY: _____
Michael A. Garvin
City Counselor

ATTEST:

BY: _____
Parrie L. May
City Register

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

On this ____ day of _____ 2014, before me appeared Francis G. Slay and Darlene Green to me personally known, who being by me duly sworn did say that they are the Mayor and Comptroller of the **City of St. Louis**, respectively, and that they are authorized to execute this Quit Claim Deed on behalf of the City of St. Louis under the authority of Ordinance _____ and acknowledge said instrument to be the free act and deed of the City of St. Louis.

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

Notary Public

My term expires: _____

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

On this _____ day of _____, 2014, before me appeared Dennis E. Lower, to me personally known, who, being by me duly sworn did say that he is the President and CEO of Center of Research, Technology and Entrepreneurial Exchange, a Missouri nonprofit corporation, which is the Manager of **SLLC REAL ESTATE, LLC**, a Missouri limited liability company, and that said instrument was signed in behalf of said company by authority of its manager, and said President and CEO acknowledged said instrument to be the free act and deed of said company.

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

Notary Public

My term expires: _____

**EXHIBIT A
TO
QUIT CLAIM DEED
LEGAL DESCRIPTION**

PARCEL 1:

A tract of land in City Block 3953 (Formerly City Block 2585) and off the East end of Lot No. 2 as represented on Plat K, attached to Commissioners Report in the partition of John Mullanphy's Estate of record in Book V No.4, page 104 of the Office of the Recorder of Deeds for the City of St. Louis and situated in U.S. Survey 1332, beginning at the Southwest corner of Lot Three (3) as represented on said plat allotted to Jane Chambers in said partition proceedings, thence North 75 degrees West along the Southern line of said Survey 1332, 5.61 chains; thence North 15 degrees East 7.45 chains to a point in the South line of Duncan Avenue formerly Bates Avenue thence South 75 degrees East along the South line of Duncan Avenue, 5.61 chains, thence South 15 degrees, West 7.45 chains to the point of beginning, bounded North by Duncan Avenue, east by an alley 10 feet wide as laid out on plat of La Mottes Addition or land formerly of Catherine M. Boland et al., South by the line of the Wabash Rail Road and on the west by land formerly of the Ring Ice Company and being the same premises allotted to Helen P. Clemens by Commissioners in Partition among the heirs of Eliza Clemens, for the particulars of which see record of report in Book 358 page 74 of the records of said Recorders Office.

PARCEL 2:

A Lot of ground in City Block 3953 (formerly City Block 2585) and in U.S. Survey 1332 beginning at a point in the South line of Duncan Avenue, where the West line of land now or formerly of Helen P. Clemens intersects the same, which point is 805 feet 3 ½ inches West from the West line of Vandeventer Avenue, thence Westwardly with the South line of Duncan Avenue 177 feet 2 ½ inches to the east line of land of St. Louis Shovel Co. thence Southwardly with said land of St. Louis Shovel Co. 491 feet 11 ¼ inches to the North line of land of the Wabash Rail Road Company, thence eastwardly with line of said Rail Road Company 177 feet 2 ½ inches to the west line of land formerly of Helen P. Clemens, thence Northwardly with said West line of Helen P. Clemens 491 feet 11 ¼ inches to the place of beginning, being the east half of the West half of the aforesaid Lot 2 of Mullanphy's partition in said Survey 1332 and is bounded on the East by the tract first hereinabove described.

EXCEPTING THEREFROM that portion of the above two parcels conveyed to The Jack Daniel Distilling Company, a corporation, by deed recorded in Book 2349 page 102 of the St. Louis City Records.

FURTHER EXCEPTING THEREFROM that portion of the above two parcels conveyed to Fruehauf Corporation, by Quit Claim Deed recorded in Book 241M page 1482 of the St. Louis City Records.

FURTHER EXCEPTING THEREFROM that portion of the above two parcels conveyed to R.D.M. Enterprises, Inc., a Missouri corporation, by Special Warranty Deed recorded in Book 1670M page 4829 of the St. Louis City Records.

ALSO KNOWN AS:

A tract of land being part of City Block 3953 in the City of St. Louis, Missouri and being more particularly described as follows:

COMMENCING at a set Iron Pipe, located at the intersection of the Eastern line of Sarah Ave with the Southern line of Duncan Ave; thence along the Southern line of Duncan Ave. South 75 degrees 02 minutes 09 seconds East, a distance of 483.41 feet to the Northwest corner of a tract of land described in a deed to SLLC Real Estate, LLC recorded as Daily Number 175, July 01, 2010; thence along the Western line of said SLLC Real Estate, LLC tract South 14 degrees 34 minutes 59 seconds West, a distance of 472.00 feet to the Southwest corner thereof, from which a found Iron Rod bears South 89 degrees 46 minutes 45 seconds West, 0.29 feet, said point being the POINT OF BEGINNING of the tract herein described; thence South 14 degrees 34 minutes 59 seconds West, a distance of 20.04 feet to a found Iron Pipe located on the south line of U.S. Survey 1332; thence along said south line, South 75 degrees 05 minutes 50 seconds East, a distance of 421.40 feet to a found iron pipe; thence departing said south line, North 14 degrees

39 minutes 28 seconds East, a distance of 20.00 feet to the southern line of said SLLC Real Estate tract; thence along the southern line of said SLLC Real Estate tract, North 75 degrees 05 minutes 32 seconds West, a distance of 421.43 feet to the Point of Beginning and containing 8,436 square feet or 0.19 acres more or less as per a survey by Stock & Associates during September and October, 2013.