

An ordinance authorizing and directing the Mayor and the Comptroller of the City of St. Louis to purchase and acquire real property and improvements commonly known as 1212-18 and 1401 Central Industrial Drive, St. Louis, MO 63110 (“Property”), consisting of approximately 13 acres, from Green Street Central Industrial Dr., LLC, a Missouri limited liability company. The total purchase price for the Property, including Seller-provided improvements, shall not exceed eleven million, four hundred thousand dollars (\$11,400,000).

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

SECTION ONE.

The Mayor and Comptroller are hereby and herein authorized and directed to execute a Contract for Sale with Green Street Central Industrial Dr., LLC, a Missouri limited liability company, to purchase certain property located in the City of St. Louis which is commonly known as 1212-18 and 1401 Central Industrial Drive, St. Louis, MO. 63110, and which is more fully described as:

Legal Description

Tract No. 1

A tract of land in OUTLOT 98 of the City of St. Louis, Missouri and being more particularly described as:

Beginning at the intersection of the Northwest right of way line of the St. Louis and San Francisco Railroad with the Southwest line of property described as Parcel No. 2 of deed recorded in Book 7668 page 229 of the St. Louis City Records; thence Southwestwardly along said Northwest right of way line, along a curve to the right, whose radius point bears North 31 degrees 39 minutes 09 seconds West 5640.00 feet from the last mentioned point, a distance of 871.06 feet and South 70 degrees 08 minutes 30 seconds West 88.50 feet to a point; thence North 83 degrees 29 minutes 03 seconds West 197.01 feet to a point; thence North 88 degrees 15 minutes 19 seconds West 91.93 feet to a point; thence South 77 degrees 54 minutes 47 seconds West 80.78 feet to a point; thence South 67 degrees 41 minutes 47 seconds West 103.17 feet to a point; thence South 18 degrees 48 minutes 46 seconds East 127.91 feet to a point in the aforesaid Northwest right of way line of the St. Louis and San Francisco Railroad; thence Southwestwardly along said Northwest right of way line the following courses and distances:

February 19, 2016

Page 1 of 4

Board Bill No. 314

South 70 degrees 08 minutes 30 seconds West 40.92 feet, South 70 degrees 10 minutes 30 seconds West 167.02 feet and South 70 degrees 04 minutes 15 seconds West 276.57 feet to a point in the North line of Park Avenue, 60 feet wide; thence Westwardly along said North line of Park Avenue North 83 degrees 03 minutes 00 seconds West 80.90 feet to the most Southern corner of a parcel acquired by the City of St. Louis for street widening; thence Northwardly along the East line of said last mentioned parcel North 36 degrees 38 minutes 37 seconds East 35.22 feet and North 23 degrees 30 minutes 00 seconds West 5.00 feet to a point in the South line of Central Industrial Drive (20 feet wide private street); thence in a Northeastwardly direction along the Southeast and East lines of said Central Industrial Drive the following courses and distances: North 66 degrees 30 minutes 00 seconds East 384.81 feet, along a curve to the left whose radius point bears North 23 degrees 30 minutes 00 seconds West 75.00 feet from the last mentioned point, a distance of 115.03 feet, North 21 degrees 22 minutes 45 seconds West 49.75 feet, along a curve to the right, whose radius point bears North 68 degrees 37 minutes 15 seconds East 55.00 feet from the last mentioned point, a distance of 81.18 feet, North 63 degrees 11 minutes 15 seconds East 376.96 feet and along a curve to the left whose radius point bears North 24 degrees 55 minutes 18 seconds West 3889.83 feet from the last mentioned point, a distance of 901.09 feet to a point in the Northwestern prolongation of the aforementioned Southwest line of property described as Parcel No. 2 of deed recorded in Book 7668, page 229 of the St. Louis City Records; thence Southeastwardly along the prolongation of and the Southwest line of said last mentioned property South 43 degrees 49 minutes 48 seconds East 420.33 feet to the point of beginning and continuing 10.780 acres according to a survey by Volz Incorporated.

Tract No. 2

A tract of land in OUTLOT 98 of the City of St. Louis, Missouri and being more particularly described as:

Beginning at the intersection of the Southeast right of way line of the Missouri Pacific Railroad right of way with the West line of Central Industrial Drive (20' wide private street); said point of beginning being distant Northeastwardly along said Southeast line of the Missouri Pacific Railroad right of way North 66 degrees 21 minutes 00 seconds East 844.89 feet and North 63 degrees 11 minutes 15 seconds East 58.16 feet from the intersection of said last mentioned line with the North line of Park Avenue originally 60 feet wide; thence in a Southwardly and Southwestwardly direction along the West and Northwest lines of Central Industrial Drive the following courses and distances: along a curve to the left whose radius point bears South 26 degrees 48 minutes 45 seconds East 75.00 feet from the last mentioned point, a distance of 110.70 feet, South 21 degrees 22 minutes 45 seconds East 49.75 feet, along a curve to the right, whose radius point bears South 68 degrees 37 minutes 15 seconds West 55.00 feet from the last mentioned point, a distance of 84.36 feet and South 66 degrees 30 minutes 00 seconds West 384.25 feet to a point in the North line of a parcel acquired by the City of St. Louis for street widening; thence Westwardly along said North line the following courses and distances: North 23 degrees 30 minutes 00 seconds West 5.00 feet, South 88 degrees 22 minutes 09 seconds West 40.27 feet, along a curve to the right, whose radius point bears North 26 degrees 03 minutes 03 seconds West 270.00 feet from the last mentioned point, a distance of 56.84 feet and South 77 degrees 54 minutes 25 seconds West 76.62 feet to a point in the North line of Park Avenue, 60 feet wide; thence Westwardly along said North line of Park Avenue North 83 degrees 03 minutes

February 19, 2016

Page 2 of 4

Board Bill No. 314

00 seconds West 145.82 feet to the Southeast corner of Tract No. 1 of instrument recorded in Book M228, page 890 of the St. Louis City Records; said point being distant South 83 degrees 03 minutes 00 seconds East 111.90 feet from the intersection of said North line of Park Avenue with the aforementioned Southeast right of way line of the Missouri Pacific Railroad; thence Northwardly along the East line of said last mentioned Tract No. 1 North 06 degrees 56 minutes 49 seconds East 66.18 feet to a point in the aforesaid Southeast right of way line of the Missouri Pacific Railroad; thence Northeastwardly along said Southeast line North 66 degrees 21 minutes 00 seconds East 714.89 feet and North 63 degrees 11 minutes 15 seconds East 58.16 feet to the point of beginning and containing 2.553 acres according to a survey by Volz Incorporated.

Tract No. 3

The non-exclusive easement for ingress and egress created by the Indenture Regulating Use of the Private Street and Defining Restrictions Governing the Land located in the “Central Industrial District”, an Industrial Subdivision executed by Vern H. Schneider dated April 1, 1954 and recorded April 1, 1954 in Book 7380 Page 92 of the St. Louis City Records as amended by that certain Amendment to Indenture of Trust dated August 9, 1965, recorded in Book 8625 Page 88 of the St. Louis City Records and created in part pursuant to that certain Easement, dated August 11, 1965 in Book 8624 Page 220 of the St. Louis City Records, over and across the following described land to-wit:

Central Industrial Drive, a private street (partially relocated), as shown on the plat recorded January 14, 1966 in Plat Book 35 Page 48 of the St. Louis City Records.

SECTION TWO.

The Mayor and Comptroller are hereby authorized and directed to execute, and to expend the amount not to exceed eleven million, four hundred thousand dollars (\$11,400,000), in consideration for the purchase of the above-described Property together with improvements and upgrades accomplished by Seller, and certified as complete by the Board of Public Service, prior to closing.

SECTION THREE. Conditional Approval.

The City’s approval of this bill authorizing the purchase of the Property referenced herein and its obligations under a Contract for Sale is expressly conditioned on the following:

- A. Execution and delivery of a Contract for Sale of the Property herein referenced being negotiated by the parties, and
- B. Availability of funds for such purchase; and
- C. Approval of such expenditure of funds by the Board of Estimate and Apportionment;
- D. Seller's delivery of a Special Warranty Deed, conveying title to the City.

SECTION FOUR. Professionals.

Notwithstanding any ordinance to the contrary, the mayor and Comptroller are hereby authorized and directed to contract with or otherwise engage individuals, partnerships or corporations as may be approved and recommended by the Board of Public Service for the purpose of providing professional services, including but not limited to, services provided by consultants, attorneys and legal advisors, accountants, financial advisors, bond counsel, underwriters and underwriters' counsel, as may be necessary, desirable, convenient or proper to carry out and comply with the intent of this ordinance.

SECTION FIVE. Execution of Documents.

The Mayor and Comptroller are hereby authorized and directed to take such further actions and execute and deliver for and on behalf of the City a Contract for Sale of Real Estate and Special Warranty Deed, copies of which shall be attached hereto as Exhibits A and B, respectively. The Mayor and Comptroller are further authorized and directed to take such further actions and execute and deliver for and on behalf of the City such other documents, certificates, agreements and instruments, on the advice of the City Counselor, as may be necessary, desirable, convenient or proper to carry out and comply with the intent of this ordinance.