

BOARD BILL #347 INTRODUCED BY ALDERMAN JOSEPH RODDY

1 An ordinance authorizing and directing the Mayor and Comptroller of the City of St. Louis to
2 execute, upon receipt of and in consideration of the sum of Eight Thousand Eight Hundred Seventy-
3 Six Dollars (\$8,876.00) and other good and valuable consideration, a Quit Claim Deed to remise,
4 release and forever quit-claim unto Bellon Holding Company, certain City-owned property located
5 in City Block 3946, which property consists of two irregular parcels containing 11,835 square feet,
6 more or less, and containing an emergency clause.

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 execute, upon
9 receipt of and in consideration of the sum of Eight Thousand Eight Hundred Seventy-Six Dollars
10 (\$8,876.00) and other good and valuable consideration, a Quit Claim Deed, attached hereto as
11 Exhibit A, to remise, release and forever quit-claim unto Bellon Holding Company, certain City-
12 owned property located in City Block 3946, which property consists of two irregular parcels
13 containing 11,835 square feet, more or less, and which is more fully described in said Exhibit A.

14 **SECTION TWO.** Emergency Clause. This ordinance, being necessary for the immediate
15 preservation of public peace, health, safety, and general welfare, shall be and is hereby declared to
16 be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of
17 the City of St. Louis and, as such, this ordinance shall take effect immediately upon its passage and
18 approval by the Mayor.

Date: October 26, 2007

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Board Bill # 347 Sponsor: Alderman Joseph Roddy

Exhibit A

QUIT CLAIM DEED

THIS DEED, made and entered into this ____ day of _____ 2007, by and between the City of Saint Louis, a municipal corporation of the State of Missouri, 1200 Market Street, Saint Louis, Missouri 63103, (Grantor), and Bellon Holding Company, a Missouri general business, whose address is 900 S. Vandeventer Avenue, St. Louis, MO 63110, (Grantee).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents Remise, Release, and Quit-Claim unto the said Grantee, the following described Real Estate, situated in the City of Saint Louis and State of Missouri, to-wit:

See Exhibit A attached hereto and incorporated into this deed.

Subject to restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to its heirs and assigns, so that neither the said Grantor, nor its heirs, nor any other person or persons for it or in its 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, the said Grantor and Grantee have executed these presents the day and year first above written.

THE CITY OF SAINT LOUIS
(Grantor)

BELLON
HOLDING COMPANY
(Grantee)

BY: _____
Francis G. Slay
Mayor

By: _____
Donald J. Bellon
President

BY: _____
Darlene Green
Comptroller

Approved as to form:

Stephen J. Kovac
Deputy City Counselor

Attest:

Parrie L. May
City Register

Exhibit A

Parcel 1

METES AND BOUNDS DESCRIPTION TRIANGLE PARCEL AT SOUTHEAST CORNER OF VANDEVENTER AND PAPIN

A tract of land in the Oakland Express Highway right of way, and being parts of Lots 6 and 7 of New Frankfort Addition, and in City Block 3946 of the City of St. Louis, Missouri, and said tract being more particularly described as follows:

Commencing at the intersection of the easterly line of South Vandeventer Avenue, 95 feet wide, with the southerly line of Papin Street, 50 feet wide; thence along said southerly line, South 75 degrees 14 minutes 49 seconds East 4.54 feet to the point of intersection with the northeasterly line of a parcel described in deed to Bellon Holding Company recorded in Book 1213M Page 494 in the Office of the Recorder of Deeds for the City of St. Louis, and said point being the true point of beginning of the tract of land herein described; thence along the southerly line of said Papin Street, South 75 degrees 14 minutes 49 seconds East 60.17 feet to the westerly line of an alley, 16 feet wide; thence along said westerly line, South 14 degrees 46 minutes 06 seconds West 48.11 feet to the northeasterly line of said Bellon Holding Company parcel; thence along said northeasterly line, North 36 degrees 35 minutes 58 seconds West 77.03 feet to the true point of beginning, and containing 1,447 square feet, more or less, according to Survey No. 151005b executed by James Engineering & Surveying Co., Inc., in February, 2007.

Parcel 2

METES AND BOUNDS DESCRIPTION
TRIANGLE AT NW CORNER OF CHOUTEAU AND PACIFIC

A tract of land in the Oakland Express Highway right of way, and being the northerly parts of Lots 48-52 and the northerly part of Lot B of New Frankfort Addition, and in City Block 3946 of the City of St. Louis, Missouri, and said tract being more particularly described as follows:

Beginning at the intersection of the westerly line of Pacific Avenue, 50 feet wide, with the northerly line of Chouteau Avenue, 110 feet wide; thence along the northerly line of said Chouteau Avenue, North 74 degrees 46 minutes 17 seconds West 5.34 feet to the northeasterly line of a parcel described in deed to Bellon Holding Company recorded in Book 1217M Page 1070 in the Office of the Recorder of Deeds for the City of St. Louis; thence along said northeasterly line, the following bearings and distances:

along the arc of a curve being concave to the northeast having a radius of 730 feet, Northwesterly 75.39 feet to the end of curve, and said arc length having a chord of North 36 degrees 59 minutes 26 seconds West 75.35 feet;

North 36 degrees 35 minutes 58 seconds West 36.88 feet;

South 14 degrees 50 minutes 18 seconds West 6.39 feet and North 36 degrees 35 minutes 58 seconds West 93.61 feet to the southerly line of an alley, 16 feet wide; thence along said southerly line, South 74 degrees 46 minutes 17 seconds East 166.62 feet to the westerly line of said Pacific Avenue; thence along said westerly line, South 14 degrees 50 minutes 18 seconds West 120.42 feet to the point of beginning, and containing 10,388 square feet, more or less, according to Survey No. 151005b executed by James Engineering & Surveying Co., Inc., in February, 2007.