

1           An Ordinance recommended by the Board of Public Service ratifying the execution of  
2 Purchase and Sale Agreement of real property as set forth herein for additional park land located  
3 in City Block 4878 between the City of St. Louis and Forest West Properties, Inc.; making  
4 certain findings and representations and warranties with conditions and covenants therein with a  
5 deed restriction for a public park including the payment of \$979,150.00, as adjusted for Holding  
6 Costs through the Effective Date, as set forth in Exhibit B to said Agreement; authorizing other  
7 related actions in connection thereto; and containing an emergency clause.

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

11           **WHEREAS**, upon the recommendation of the Board of Public Service, the Board of  
12 Aldermen finds it is necessary and desirable and in the best interest of the City to enter into the  
13 Purchase and Sale Agreement (the “Agreement”) with Forest West Properties, Inc. (the “Seller”)  
14 in order that the City may purchase certain real property (the “Property”) located in City Block  
15 4878 to provide for additional park land; and

16           **WHEREAS**, pursuant to the provisions of the Agreement, the City may and is authorized  
17 to purchase title to the Property by Special Warranty Deed for the sum of NINE HUNDRED  
18 SEVENTY-NINE THOUSAND AND ONE HUNDRED FIFTY DOLLARS AND SEVENTY-  
19 NINE CENTS (\$979,150.79), as adjusted for Holding Costs through the Effective Date, which  
20 sum was previously appropriated by Ordinance 67496 (Board Bill No. 1); and

1           **WHEREAS**, the Board of Aldermen acknowledge and approve the City's  
2 representations and warranties and deed restriction for a public park as Buyer as set forth in the  
3 Agreement and in the Special Warranty Deed and finds acceptable the representations and  
4 warranties of the Seller.

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

7           **SECTION ONE.** Upon recommendation of the Board of Public Service, the  
8 execution by the Mayor and Comptroller of the Purchase and Sale Agreement with Forest  
9 West Properties, Inc., as attached hereto as Exhibit 1 and incorporated by reference  
10 herein as if fully set out, is hereby ratified; and the form and details of said Agreement  
11 are hereby acknowledged and approved including the representations and warranties and  
12 deed restriction for a public park therein; and the City is authorized to acquire title to the  
13 Property in City Block 4878 described in Exhibit A to the Agreement by Special  
14 Warranty Deed for additional park land and to pay the sum of NINE HUNDRED  
15 SEVENTY-NINE THOUSAND AND ONE HUNDRED FIFTY DOLLARS AND  
16 SEVENTY-NINE CENTS (\$979,150.79), as adjusted for Holding Costs through the  
17 Effective Date, as set forth in Exhibit B to said Agreement, which sum was previously  
18 appropriated by Ordinance 67496 (Board Bill No. 1).

19           **SECTION TWO.** The Mayor and Comptroller of the City or their designated  
20 representatives are hereby authorized and directed to take any and all actions to execute and  
21 deliver for and on behalf of the City any and all additional certificates, documents, agreements or  
22 other instruments as may be necessary and appropriate in order to carry out the matters herein

1 authorized, with no such further action of the Board of Aldermen necessary to authorize such  
2 action by the Mayor and the Comptroller or their designated representatives.

3 **SECTION THREE.** The Mayor and the Comptroller or their designated representatives,  
4 with the advice and concurrence of the City Counselor, are hereby further authorized and  
5 directed to make any changes to the documents, agreements and instruments approved and  
6 authorized by this Ordinance as may be consistent with the intent of this Ordinance and  
7 necessary and appropriate in order to carry out the matters herein authorized, with no such  
8 further action of the Board of Aldermen necessary to authorize such changes by the Mayor and  
9 the Comptroller or their designated representatives.

10 **SECTION FOUR.** Emergency clause. This being an ordinance for the preservation of  
11 public peace, health, safety, and containing an appropriation, it is hereby declared to be an  
12 emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the  
13 City of St. Louis and therefore shall become effective immediately upon its passage and approval  
14 by the Mayor.