

BOARD BILL #348 INTRODUCED BY ALDERMAN JEFFREY BOYD

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 One Thousand Five Hundred Dollars
3 (\$1,500.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and
4 forever quit-claim unto Hurwitz Holdings, LLC, certain City-owned property located in Outlot 101,
5 which property is known as a portion of 2899 Hamilton Avenue, and containing an emergency
6 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 One Thousand Five Hundred Dollars (\$1,500.00) and
10 other good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit A, to remise,
11 release and forever quit-claim unto Hurwitz Holdings, LLC, certain City-owned property located in
12 Outlot 101, which property is known as a portion of 2899 Hamilton Avenue, and which is more fully
13 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 # 348 Sponsor: Alderman Jeffrey Boyd

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 Hurwitz Holdings, LLC, a Missouri limited liability company, whose address is 5959 St. Louis Avenue, Saint Louis, Missouri 63120, (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)

HURWITZ HOLDINGS, LLC
(Grantee)

BY: _____
Francis G. Slay
Mayor

By: _____
Howard I. Hurwitz
Member

BY: _____
Darlene Green
Comptroller

Approved as to form:

Stephen J. Kovac
Deputy City Counselor

Attest:

Parrie L. May
City Register

Exhibit A

A tract of land in Outlot 101 of the City of St. Louis, Missouri, and more particularly described as follows:

Commencing at a point being the southeast corner of the intersection of Hamilton Avenue and St. Louis Avenue; thence along the westerly prolongation of the southern line of St. Louis Avenue 61.91 feet to a point on the western line of Hamilton Avenue; thence along the northerly prolongation of the western line of Hamilton Avenue 62.69 feet to a point; thence north 60 degrees 18 minutes 30 seconds west a distance of 430.89 feet to a concrete monument, being the point of beginning of the herein described tract; thence, north 29 degrees 24 minutes 36 seconds east and along the western line of a tract of land conveyed to Allan D. Roodman and recorded in Deed Book 1357 page 1522, a distance of 40.00 feet to a point, said point being the southeast corner of tract of land conveyed to Hurwitz Holdings, LLC, and recorded in Daily Date: 6/8/2007, Daily Number 122; thence, north 60 degrees 18 minutes, 30 seconds west and along the southern line of said Hurwitz Holdings, LLC tract, a distance of 432.70 feet to a point; thence south 73 degrees 37 minutes 59 seconds west a distance of 55.55 feet to a point; thence south 60 degrees 18 minutes 30 seconds east a distance of 471.44 feet to the point of beginning, said tract containing 0.415 acres more or less.