

BOARD BILL #178 INTRODUCED BY ALDERWOMAN APRIL FORD-GRIFFIN

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 Twenty-Five Thousand Dollars
3 (\$25,000.00) and other good and valuable consideration, a Quit Claim Deed to remise, release and
4 forever quit-claim unto A and F Realty LLC, certain City-owned property located in City Block 291,
5 which property contains 0.382 acres more or less, and containing an emergency clause.

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

7 **SECTION ONE.** The Mayor and Comptroller are hereby authorized and directed to execute, upon
8 receipt of and in consideration of the sum of Twenty-Five Thousand Dollars (\$25,000.00) and other
9 good and valuable consideration, a Quit Claim Deed, attached hereto as Exhibit A, to remise, release
10 and forever quit-claim unto, A and F Realty LLC, certain City-owned property located in City Block
11 291, which property contains 0.382 acres more or less, and which is more fully described in said
12 Exhibit A.

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

Date: June 22, 2007

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Board Bill # 178 Sponsor: Alderwoman April Ford-Griffin

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, St. Louis, Missouri 63103, (Grantor), and A and F Realty LLC, an Indiana limited liability company whose address is 2722 West Tucker Drive, South Bend, Indiana 46619, (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)

A AND F REALTY LLC
(Grantee)

BY: _____
Francis G. Slay
Mayor

By: _____
Gerald F. Lerman
Member of Board of Managers

BY: _____
Darlene Green
Comptroller

Approved as to form:

Stephen J. Kovac
Deputy City Counselor

Attest:

Parrie L. May
City Register

EXHIBIT A

WHARF STREET PARCEL PROPERTY DESCRIPTION:

A tract of land being part of Wharf Street, abutting City Block 291 on the East, and part of Clinton Street, 60 feet wide, vacated by Ordinance Number 57718 of the City of St. Louis Records, in the City of St. Louis, Missouri, and being more particularly described as follows:

Commencing at the Southwesterly corner of said City Block 291, being the intersection of the Easterly line of First Street, 80 feet wide, with the Northerly line of Madison Street, 60 feet wide; thence along the Northerly line of said Madison Street, North 68 degrees 13 minutes 49 seconds East, 445.30 feet to the Westerly line of said Wharf Street, variable width, and the True Point of Beginning of the tract of land herein described, said point being the Southeasterly corner of said City Block 291, and being the Southeasterly corner of the property now or formerly conveyed to Joseph T. Ryerson and Son, Inc., by Deed recorded in Book 118M, Page 1735 of the City of St. Louis Records; thence along the Westerly line of said Wharf Street and the Easterly line of said Joseph T. Ryerson and Son, Inc. property, and their Northerly prolongation, North 14 degrees 22 minutes 36 seconds West, 272.26 feet to the centerline of said Clinton Street, 60 feet wide, vacated; thence along the Easterly prolongation of said centerline, North 68 degrees 13 minutes 49 seconds East, 40.63 feet to its intersection with the fence running North and South at the Easterly end of the parking lot of said Joseph T. Ryerson and Son, Inc. property; thence along said fence line, on a curve concave to the West, having a radius of 1462.33 feet, said radius point bears South 61 degrees 47 minutes 13 seconds West, Southwardly, 79.37 feet to the point of a compound curve; thence continuing along said fence line, on a curve concave to the West, having a radius of 682.46 feet, said radius point bears South 64 degrees 53 minutes 49 seconds West, Southwardly, 100.37 feet to the point of a compound curve; thence continuing along said fence line, on a curve concave to the West, having a radius of 781.76 feet, said radius point bears South 73 degrees 19 minutes 25 seconds West, Southwardly, 91.70 feet to its intersection with the Easterly prolongation of the Northerly line of said Madison Street; thence leaving said fence line, along the Easterly prolongation of the Northerly line of said Madison Street, South 68 degrees 13 minutes 49 seconds West, 67.38 feet to the True Point of Beginning, according to Survey Number 195651, executed by James Engineering & Surveying Company, Inc., during the month of February, 2007, and containing 16,656 square feet, more or less.

The bearings described here in are based on Solar Observation, converted to Grid North, Missouri East Zone.