ORDINANCE #67519
Board Bill No. 62

An ordinance approving a Redevelopment Plan for the 5540 W. Park Avenue, 1249 and 1319-1325 Macklind Avenue Area ("Area") after finding that the Area is blighted as defined in Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), containing a description of the boundaries of said Area in the City of St. Louis ("City"), attached hereto and incorporated herein as Exhibit "A", finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated February 20, 2007 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that **no** property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain; finding that the property within the Area is **partially occupied**. The Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available up to ten (10) year real estate tax abatement for 1249 and 1319-25 Macklind Ave. and five (5) yr for 5540 W. Park Ave.; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for 5540 W. Park Avenue, 1249 and 1319-1325 Macklind Avenue. Area," dated February 20, 2007, consisting of a Title Page, a Table of Contents Page, and sixteen (16) numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

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

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 2000, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the 5540 W. Park Avenue, 1249 and 1319-1325 Macklind Avenue Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated February 20, 2007 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") **may not** acquire any property in the Area by the exercise of eminent domain.

SECTION NINE. The property within the Area is currently **partially occupied**. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

(a) Pledges its cooperation in helping to carry out the Plan;

(b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated July 24, 1997.

(e) To comply with the requirements of Ordinance No. 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek up to ten (10) year real estate tax abatement for 1249 and 1319-1325 Macklind Ave. pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 2000, as amended, upon application as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu up to ten (10) year real estate tax abatement for 1249 and 1319-1325 Macklind Ave. outlined above and for five (5) year real estate abatement for 5540 W. Park Ave., a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

taxes which may be assessed for the property located in a Special Business District for a total period of up to ten (10) years real estate tax abatement for 1249 and 1319-1325 Macklind Ave. and five (5) years real estate abatement for 5540 W. Park Ave. from the commencement of such tax abatement, in accordance with the following provisions:

> If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years for 1249 and 1319-1325 Macklind Ave. and five (5) years real estate abatement for 5540 W. Park Ave after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period and five (5) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to ten (10) years for 1249 and 1319-1325 Macklind Ave. and five (5) years for 5540 W. Park Ave of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.
>
> All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period for 1249 and 1319-1325 Macklind Ave. and five (5) year period for 5540 W. Park Ave., shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or to other items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "A"

5540 West Park, 1249and 1319-1325 Macklind Avenue AREA
LEGAL DESCRIPTION

Parcel 1
A tract of land in Block 5500 of the City of St. Louis, described as: Beginning at the intersection of the East line of Sublette Avenue, 50 feet wide, with the South line of West Park Avenue, 50 feet wide; thence South along the East line of Sublette Avenue 296.00 feet to the Southwest corner of property conveyed to Dena Sachs by instrument recorded October 19, 1965 as Daily #96; thence Eastwardly along the South line of the aforesaid Dena Sachs property 400.00 feet to a point distant 200 feet North of the North line of Dale Avenue and 400.00 feet East of the East line of Sublette Avenue; thence continuing Eastwardly along said South line 130 feet 9 inches to the intersection of said South line with the West line of West Park Avenue, 50 feet wide; thence Northwestwardly and Westwardly along the Western and Southern line of West Park Avenue, 199 feet 1-1/2 inches, 83.73 feet, 97.48 feet, 78.64 feet and 221.85 feet to the East line of Sublette Avenue and the point of beginning.
5540 West Park Avenue

Parcel 2
A tract of land in Block 5504 of the City of St. Louis, beginning at a point in the North line of the Missouri Pacific Railroad Right of Way 370 feet West of the West line of Macklind Avenue, thence Westwardly along the North line of said right of way 117.87 feet to a point, thence continuing Westwardly along a curve to the right 132.93 feet to a point, thence Northwardly 122.60 feet to a point, thence Eastwardly 250 feet to a point 370 feet West of the West line of Macklind Avenue, thence Southwardly 135.34 feet to the North line of said right of way and the point of beginning.
1249 Macklind Avenue

Parcel 3
Beginning at a point in the West line of Macklind Avenue at its intersection with the North line of the Right of Way of the Missouri Pacific Railroad, thence Northwardly along the West line of Macklind Avenue One hundred and Ten feet (110') to a point, thence Westwardly and at right angles with said West line of Makclind Avenue Three Hundred and Seventy feet (370') to a point, thence Southwardly at right angles with said last mentioned line and parallel with the West line of Macklind Avenue One Hundred Thirty Five and 4 Hundredths feet (135.34') to the North line of the Right-of-Way of the Missouri Pacific Railroad, thence Eastwardly along the North line of said Right-of-Way One Hundred and Fifty Five and Five Hundredths (155.05') to a point of curve tangentrical to said North line of said Right-of-Way thence containing Eastwardly along the North line of said Right-of-Way on a curve to the left, having a radius of Nine Hundred and Thirty and Thirty Seven Hundredths feet (930.37') the chord of which curve measures Two Hundred and Sixteen and Forty Three Hundredths (216.43') to the point and place of beginning.
1249 Macklind Avenue

Part of Parcel 4
A parcel of ground in Block 5501 and 5504 of the City of St. Louis, Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the Western line of Macklind Avenue, 100 feet wide, with the Southern line of property described as Parcel No. 1, in deed to Pella Products, of St. Louis, Inc., recorded in Book 210M page 5, City of St. Louis Recorder's Office; said point being distant 160.00 feet North of its intersection with the Northern line of Manchester Avenue, 60 feet wide; thence Westwardly 559.57 feet along the Southern line of said Parcel 1, of said Pella Products of St. Louis, Inc., property, to its Southwestern corner in the Eastern line of Missouri Pacific Railroad Right-of-Way, 50 feet wide; thence Northwardly 418.50 feet along the Eastern line of said Missouri Pacific Railroad Right-of-Way, to the Northern line of property described in deed to Pella Products of St. Louis, Inc., recorded in Book 23M, page 554, City of St. Louis Recorder's Office, being also the Southern line of the Missouri Pacific Railroad Right-of-Way, 50 feet wide; thence Eastwardly 322.92 feet along the Southern line of said Missouri Pacific Railroad Right-of-Way, along a curve to the left, having a radius of 741.34 feet, to a point of tangency; thence continuing Eastwardly 274.29 feet along the Southern line of said Missouri Pacific Railroad Right-of-Way, to a point of curve; thence continuing Eastwardly 215.40 feet along the Southern line of said Missouri Pacific Railroad Right-of-Way, along a curve to the left, having a radius of 980.37 feet, to the Western line of said Macklind Avenue; thence Southwardly 278.76 feet along the Western line of said Macklind Avenue, to the point of beginning.
1319-25 Macklind Avenue

Parcel 5 NORTH ½ OF FORMER RAILROAD
A tract of land in City Block 5504 of the City of St. Louis, Missouri, being part of the northerly one-half of the fifty (50) feet wide strip of land described in that certain "Grant of Easement" from Evens & Howard Fire Brick Company to Missouri Pacific Railroad Company, recorded in the records of said City in Book 4554 on Page 215, being more particularly described as follows:

Commencing at the intersection of the west line of Macklind Avenue, 100 feet wide, with the Northern line of Manchester Avenue, 60 feet wide; thence northwardly along said west line, North 8 degrees 27 minutes 18 seconds East, 464.29 feet to the centerline of said fifty (50) feet wide strip, said point being the **POINT OF BEGINNING** of the herein described tract; thence along said centerline, along a curve to the right whose radius point bears North 04 degrees 07 minutes 44 seconds West, 955.37 feet, an arc length of 215.34 feet, the chord of which bears North 87 degrees 40 minutes 17 seconds West 214.89 feet to a point of tangency; thence North 81 degrees 12 minutes 51 seconds West, 274.29 feet to a point of curvature; thence along a curve to the right whose radius point bears North 08 degrees 47 minutes 09 seconds East, 716.34 feet, an arc length of 138.05 feet, the chord of which bears North 75 degrees 41 minutes 35 seconds West, 137.84 feet; thence leaving said curve and said centerline, North 19 degrees 49 minutes 40 seconds East, 25.00 feet to the south line of a parcel of land described in the deed from the Evens & Howard Fire Brick Company to American Pulverizer company, recorded in said City in Book 4679 on Page 341; thence along said south line, along a curve to the left whose radius point bears North 19 degrees 49 minutes 40 seconds East, 691.34 feet, an arc length of 133.23 feet, the chord of which bears South 75 degrees 41 minutes 35 seconds East, 133.03 feet to a point of tangency; thence South 81 degrees 12 minutes 51 seconds East, 274.79 feet to a point of curvature; thence along a curve to the left whose radius point bears North 08 degrees 47 minutes 09 seconds East, 930.37 feet, an arc length of 215.29 feet, the chord of which bears South 87 degrees 50 minutes 36 seconds East, 214.81 feet to the west line of said Macklind Avenue; thence along said west line, South 8 degrees 27 minutes 18

seconds West, 25.63 feet to the Point of Beginning and containing 15,631 square feet or 3.588 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc., on January 15, 2007

SOUTH ½ OF FORMER RAILROAD
A tract of land in City Block 5504 of the City of St. Louis, Missouri, being part of the southerly one-half of the fifty (50) feet wide strip of land described of land in that certain "Grant of Easement" from Evens & Howard Fire Brick Company to Missouri Pacific Railroad Company, recorded in the records of said City in Book 4554 on Page 215, being more particularly described as follows:

Commencing at the intersection of the west line of Macklind Avenue, 100 feet wide, with the Northern line of Manchester Avenue, 60 feet wide; thence northwardly along said west line, North 8 degrees 27 minutes 18 seconds East, 438.69 feet to the north line of a parcel of land described in the deed from Howard E. Weissman, Trustee to AH Land Development Company, L.L.C., recorded in said City in Book 20050912 on Page 198, said point being the **POINT OF BEGINNING** of the herein described tract; thence continuing along said north line, along a curve to the right whose radius point bears North 3 degrees 48 minutes 10 seconds West, 980.37 feet, an arc length of 215.40 feet, the chord of which bears North 87 degrees 30 minutes 31 seconds West, 214.97 feet to a point of tangency; thence North 81 degrees 12 minutes 51 seconds West, 274.29 feet to a point of curvature; thence along a curve to the right whose radius point bears North 8 degrees 47 minutes 09 seconds East, 741.34 feet, an arc length of 322.98 feet, the chord of which bears North 68 degrees 44 minutes 00 seconds West, 320.43 feet; thence leaving said curve and said north line, North 33 degrees 44 minutes 52 seconds East, 25.00 feet to the centerline of said 50 feet wide strip of land; thence along said centerline along a curve to the left whose radius point bears North 33 degrees 44 minutes 52 seconds East, 716.34 feet, an arc length of 312.09 feet, the chord of which bears South 68 degrees 44 minutes 00 seconds East, 309.62 feet to a point of tangency; thence South 81 degrees 12 minutes 51 seconds East, 274.29 feet to a point of curvature; thence along a curve to the left whose radius point bears North 8 degrees 47 minutes 09 seconds East, 955.37 feet, an arc length of 215.34 feet, the chord of which bears South 87 degrees 40 minutes 17 seconds East, 214.89 feet to the west line of said Macklind Avenue; thence along said west line, South 8 degrees 27 minutes 18 seconds West, 25.60 feet to the Point of Beginning and containing 20,180 square feet or 4.633 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc., on January 15, 2007.

EXHIBIT "B"
Form 01/19/07

BLIGHTING STUDY AND PLAN
FOR THE
5540 W. PARK AVE. 1249 and 1319-1325 MACKLIND AVE. AREA
PROJECT #1111
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
FEBRUARY 20, 2007

MAYOR
FRANCIS G. SLAY

BLIGHTING STUDY AND PLAN FOR
5540 W. Park Ave., 1249 and 1319-1325 Macklind Ave. Area

PAGE

A. EXISTING CONDITIONS AND FINDING OF BLIGHT 1

1. DELINEATION OF BOUNDARIES 1
2. GENERAL CONDITION OF THE AREA 1
3. PRESENT LAND USE OF THE AREA 1
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES 1
5. CURRENT ZONING 1
6. FINDING OF BLIGHT 2

B. PROPOSED DEVELOPMENT AND REGULATIONS 2

1. DEVELOPMENT OBJECTIVES 2

2. PROPOSED LAND USE OF THE AREA 2
3. PROPOSED ZONING 2
4. RELATIONSHIP TO LOCAL OBJECTIVES 2
5. PROPOSED EMPLOYMENT FOR THIS AREA 3
6. CIRCULATION 3
7. BUILDING AND SITE REGULATIONS 3
8. URBAN DESIGN 3
9. PARKING REGULATIONS 4
10 SIGN REGULATIONS 4
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS 5
12. PUBLIC IMPROVEMENTS 5

C. PROPOSED SCHEDULE OF DEVELOPMENT 5

D. EXECUTION OF PROJECT 6

1. ADMINISTRATION AND FINANCING 6
2. PROPERTY ACQUISITION 6
3. PROPERTY DISPOSITION 6
4. RELOCATION ASSISTANCE 6

E. COOPERATION OF THE CITY 6

F. TAX ABATEMENT 6

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS 7

1. LAND USE 7
2. CONSTRUCTION AND OPERATIONS 7
3. LAWS AND REGULATIONS 8
4. ENFORCEMENT 8

H. MODIFICATIONS OF THIS PLAN 8

I. DURATION OF REGULATION AND CONTROLS 8

J. EXHIBITS 9

K. SEVERABILITY 9

E X H I B I T S

"A" LEGAL DESCRIPTION
"B" PROJECT AREA PLAN
"C" PROPOSED LAND USE
"D" ACQUISITION MAP
"E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The 5540 W. Park Ave. and 1249 and 1319-1325 Area ("Area") encompasses approximately 7.84 acres in the Cheltenham neighborhood of the City of St. Louis ("City") and is located on the south side of W. Park Ave. and

the east side of Macklind Ave. with Manchester Ave. to the south Wise Ave. to the north.

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises one parcel in each of City Blocks 5500, 5504 and 5501. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 7.0 % unemployment rate for the City as of November, 2006. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently 60 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include three occupied industrial buildings.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for industrial purposes.

Residential density for the surrounding neighborhoods is approximately 2.28 persons per acre.

5. CURRENT ZONING

The Area is zoned "K" Unrestricted District, pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is occupied and in fair to poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive industrial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area industrial uses permitted in Areas designated "K" Unrestricted District by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority

of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall be permitted to use said property only for the above proposed purposes.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The zoning for the Area can remain "K" Unrestricted District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the Strategic land Use plan (2005). Any specific proposal to the LCRA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 25 new jobs will be added to the existing 60 as a result of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

7. BUILDING AND SITE REGULATIONS

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required.

Each Redeveloper shall develop the Area in accordance with this Plan and the Redevelopment Agreement, and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet this requirement may result in suspension of tax abatement.

8. URBAN DESIGN

a. Urban Design Objectives

The properties shall be developed so they are an attractive industrial assets to the surrounding neighborhood.

b. Urban Design Regulations

Rehabilitation shall respect the original exterior in terms of design and materials. Window and door shapes and detailing shall be compatible with the original design.

New construction shall be compatible in design with the surrounding neighborhood, if any, in terms of scale, materials, set back, profile and site layout.

c. Landscaping

The property shall be well landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. If necessary, sidewalks shall be notched to accommodate the trees.

Ornamental or shade trees should be provided in the front lawns along with evergreen accent shrubs.

Existing, healthy trees shall be retained, if feasible.

d. Fencing

Fencing in the front yards and facing side streets shall be limited to ornamental metal with black matte finish. Fencing behind the building line and not facing a street may be chain link with a black matte finish, or a good quality, privacy fence provided it is not wood stockade style.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building: **Upper Level** signage shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5'). **Pedestrian level** signage shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50)sq. ft. on ten percent (10%) of the ground floor façade area.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.

One ground or monument sign per use may be permitted provided it does not exceed ten (10) feet in height nor exceed fifty (50) square feet per side, and provided the LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, roof signs, pole signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS

No building, conditional use, or sign permits shall be issued by the City without the prior written approval of the LCRA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA, it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately one (1) years of approval of this Plan by ordinance and completed within approximately two (2) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA **may not** acquire any property in the area through the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree

to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2000) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently partially occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.

F. TAX ABATEMENT

A Redeveloper may seek up ten-(10) year real estate tax abatement pursuant to Sections 99.700 – 99.715, Revised Statutes of Missouri 2000, as amended, upon applications as provided therein. Such real estate tax abatement shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other similar local taxing district created in accordance with Missouri law, whether now existing or later created.

In lieu of the up to ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement, which shall not include any Special Business District, Neighborhood Improvement District, Commercial Improvement District, or any other single local taxing district created in accordance with Missouri law, whether now existing or later created, for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for up to the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for up to the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax exempt because it is owned by the LCRA and leased to any such corporation, then such corporation for up to the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the City Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Any proposed modification which will substantially change this Plan shall be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall

remain in full force and effect.

EXHIBIT "A"

5540 West Park, 1249and 1319-1325 Macklind Avenue AREA
LEGAL DESCRIPTION

Parcel 1
A tract of land in Block 5500 of the City of St. Louis, described as: Beginning at the intersection of the East line of Sublette Avenue, 50 feet wide, with the South line of West Park Avenue, 50 feet wide; thence South along the East line of Sublette Avenue 296.00 feet to the Southwest corner of property conveyed to Dena Sachs by instrument recorded October 19, 1965 as Daily #96; thence Eastwardly along the South line of the aforesaid Dena Sachs property 400.00 feet to a point distant 200 feet North of the North line of Dale Avenue and 400.00 feet East of the East line of Sublette Avenue; thence continuing Eastwardly along said South line 130 feet 9 inches to the intersection of said South line with the West line of West Park Avenue, 50 feet wide; thence Northwestwardly and Westwardly along the Western and Southern line of West Park Avenue, 199 feet 1-1/2 inches, 83.73 feet, 97.48 feet, 78.64 feet and 221.85 feet to the East line of Sublette Avenue and the point of beginning.
5540 West Park Avenue

Parcel 2
A tract of land in Block 5504 of the City of St. Louis, beginning at a point in the North line of the Missouri Pacific Railroad Right of Way 370 feet West of the West line of Macklind Avenue, thence Westwardly along the North line of said right of way 117.87 feet to a point, thence continuing Westwardly along a curve to the right 132.93 feet to a point, thence Northwardly 122.60 feet to a point, thence Eastwardly 250 feet to a point 370 feet West of the West line of Macklind Avenue, thence Southwardly 135.34 feet to the North line of said right of way and the point of beginning.
1249 Macklind Avenue

Parcel 3
Beginning at a point in the West line of Macklind Avenue at its intersection with the North line of the Right of Way of the Missouri Pacific Railroad, thence Northwardly along the West line of Macklind Avenue One hundred and Ten feet (110') to a point, thence Westwardly and at right angles with said West line of Makclind Avenue Three Hundred and Seventy feet (370') to a point, thence Southwardly at right angles with said last mentioned line and parallel with the West line of Macklind Avenue One Hundred Thirty Five and 4 Hundredths feet (135.34') to the North line of the Right-of-Way of the Missouri Pacific Railroad, thence Eastwardly along the North line of said Right-of-Way One Hundred and Fifty Five and Five Hundredths (155.05') to a point of curve tangentrical to said North line of said Right-of-Way thence containing Eastwardly along the North line of said Right-of-Way on a curve to the left, having a radius of Nine Hundred and Thirty and Thirty Seven Hundredths feet (930.37') the chord of which curve measures Two Hundred and Sixteen and Forty Three Hundredths (216.43') to the point and place of beginning.
1249 Macklind Avenue

Part of Parcel 4
A parcel of ground in Block 5501 and 5504 of the City of St. Louis, Missouri; said parcel being more particularly described as follows: Beginning at the point of intersection of the Western line of Macklind Avenue, 100 feet wide, with the Southern line of property described as Parcel No. 1, in deed to Pella Products, of St. Louis, Inc., recorded in Book 210M page 5, City of St. Louis Recorder's Office; said point being distant 160.00 feet North of its intersection with the Northern line of Manchester Avenue, 60 feet wide; thence Westwardly 559.57 feet along the Southern line of said Parcel 1, of said Pella Products of St. Louis, Inc., property, to its Southwestern corner in the Eastern line of Missouri Pacific Railroad Right-of-Way, 50 feet wide; thence Northwardly 418.50 feet along the Eastern line of said Missouri Pacific Railroad Right-of-Way, to the Northern line of property described in deed to Pella Products of St. Louis, Inc., recorded in Book 23M, page 554, City of St. Louis Recorder's Office, being also the Southern line of the Missouri Pacific Railroad Right-of-Way, 50 feet wide; thence Eastwardly 322.92 feet along the Southern line of said Missouri Pacific Railroad Right-of-Way, along a curve to the left, having a radius of 741.34 feet, to a point of tangency; thence continuing Eastwardly 274.29 feet along the Southern line of said Missouri Pacific Railroad Right-of-Way, to a point of curve; thence continuing Eastwardly 215.40 feet along the Southern line of said Missouri Pacific Railroad Right-of-Way, along a curve to the left, having a radius of 980.37 feet, to the Western line of said Macklind Avenue; thence Southwardly 278.76 feet along the Western line of said Macklind Avenue, to the point of beginning.
1319-25 Macklind Avenue

Parcel 5 NORTH ½ OF FORMER RAILROAD
A tract of land in City Block 5504 of the City of St. Louis, Missouri, being part of the northerly one-half of the fifty (50) feet wide

strip of land described in that certain "Grant of Easement" from Evens & Howard Fire Brick Company to Missouri Pacific Railroad Company, recorded in the records of said City in Book 4554 on Page 215, being more particularly described as follows:

Commencing at the intersection of the west line of Macklind Avenue, 100 feet wide, with the Northern line of Manchester Avenue, 60 feet wide; thence northwardly along said west line, North 8 degrees 27 minutes 18 seconds East, 464.29 feet to the centerline of said fifty (50) feet wide strip, said point being the **POINT OF BEGINNING** of the herein described tract; thence along said centerline, along a curve to the right whose radius point bears North 04 degrees 07 minutes 44 seconds West, 955.37 feet, an arc length of 215.34 feet, the chord of which bears North 87 degrees 40 minutes 17 seconds West 214.89 feet to a point of tangency; thence North 81 degrees 12 minutes 51 seconds West, 274.29 feet to a point of curvature; thence along a curve to the right whose radius point bears North 08 degrees 47 minutes 09 seconds East, 716.34 feet, an arc length of 138.05 feet, the chord of which bears North 75 degrees 41 minutes 35 seconds West, 137.84 feet; thence leaving said curve and said centerline, North 19 degrees 49 minutes 40 seconds East, 25.00 feet to the south line of a parcel of land described in the deed from the Evens & Howard Fire Brick Company to American Pulverizer company, recorded in said City in Book 4679 on Page 341; thence along said south line, along a curve to the left whose radius point bears North 19 degrees 49 minutes 40 seconds East, 691.34 feet, an arc length of 133.23 feet, the chord of which bears South 75 degrees 41 minutes 35 seconds East, 133.03 feet to a point of tangency; thence South 81 degrees 12 minutes 51 seconds East, 274.79 feet to a point of curvature; thence along a curve to the left whose radius point bears North 08 degrees 47 minutes 09 seconds East, 930.37 feet, an arc length of 215.29 feet, the chord of which bears South 87 degrees 50 minutes 36 seconds East, 214.81 feet to the west line of said Macklind Avenue; thence along said west line, South 8 degrees 27 minutes 18 seconds West, 25.63 feet to the Point of Beginning and containing 15,631 square feet or 3.588 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc., on January 15, 2007

SOUTH ½ OF FORMER RAILROAD
A tract of land in City Block 5504 of the City of St. Louis, Missouri, being part of the southerly one-half of the fifty (50) feet wide strip of land described of land in that certain "Grant of Easement" from Evens & Howard Fire Brick Company to Missouri Pacific Railroad Company, recorded in the records of said City in Book 4554 on Page 215, being more particularly described as follows:

Commencing at the intersection of the west line of Macklind Avenue, 100 feet wide, with the Northern line of Manchester Avenue, 60 feet wide; thence northwardly along said west line, North 8 degrees 27 minutes 18 seconds East, 438.69 feet to the north line of a parcel of land described in the deed from Howard E. Weissman, Trustee to AH Land Development Company, L.L.C., recorded in said City in Book 20050912 on Page 198, said point being the **POINT OF BEGINNING** of the herein described tract; thence continuing along said north line, along a curve to the right whose radius point bears North 3 degrees 48 minutes 10 seconds West, 980.37 feet, an arc length of 215.40 feet, the chord of which bears North 87 degrees 30 minutes 31 seconds West, 214.97 feet to a point of tangency; thence North 81 degrees 12 minutes 51 seconds West, 274.29 feet to a point of curvature; thence along a curve to the right whose radius point bears North 8 degrees 47 minutes 09 seconds East, 741.34 feet, an arc length of 322.98 feet, the chord of which bears North 68 degrees 44 minutes 00 seconds West, 320.43 feet; thence leaving said curve and said north line, North 33 degrees 44 minutes 52 seconds East, 25.00 feet to the centerline of said 50 feet wide strip of land; thence along said centerline along a curve to the left whose radius point bears North 33 degrees 44 minutes 52 seconds East, 716.34 feet, an arc length of 312.09 feet, the chord of which bears South 68 degrees 44 minutes 00 seconds East, 309.62 feet to a point of tangency; thence South 81 degrees 12 minutes 51 seconds East, 274.29 feet to a point of curvature; thence along a curve to the left whose radius point bears North 8 degrees 47 minutes 09 seconds East, 955.37 feet, an arc length of 215.34 feet, the chord of which bears South 87 degrees 40 minutes 17 seconds East, 214.89 feet to the west line of said Macklind Avenue; thence along said west line, South 8 degrees 27 minutes 18 seconds West, 25.60 feet to the Point of Beginning and containing 20,180 square feet or 4.633 acres more or less according to calculations by Stock & Associates Consulting Engineers, Inc., on January 15, 2007.

See attached Exhibits B, C & D

EXHIBIT "E"
FORM: 08/02/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper and its contractor will not contract or subcontract with any party known to have been found in violation of any such laws, ordinances, regulations or these guidelines.

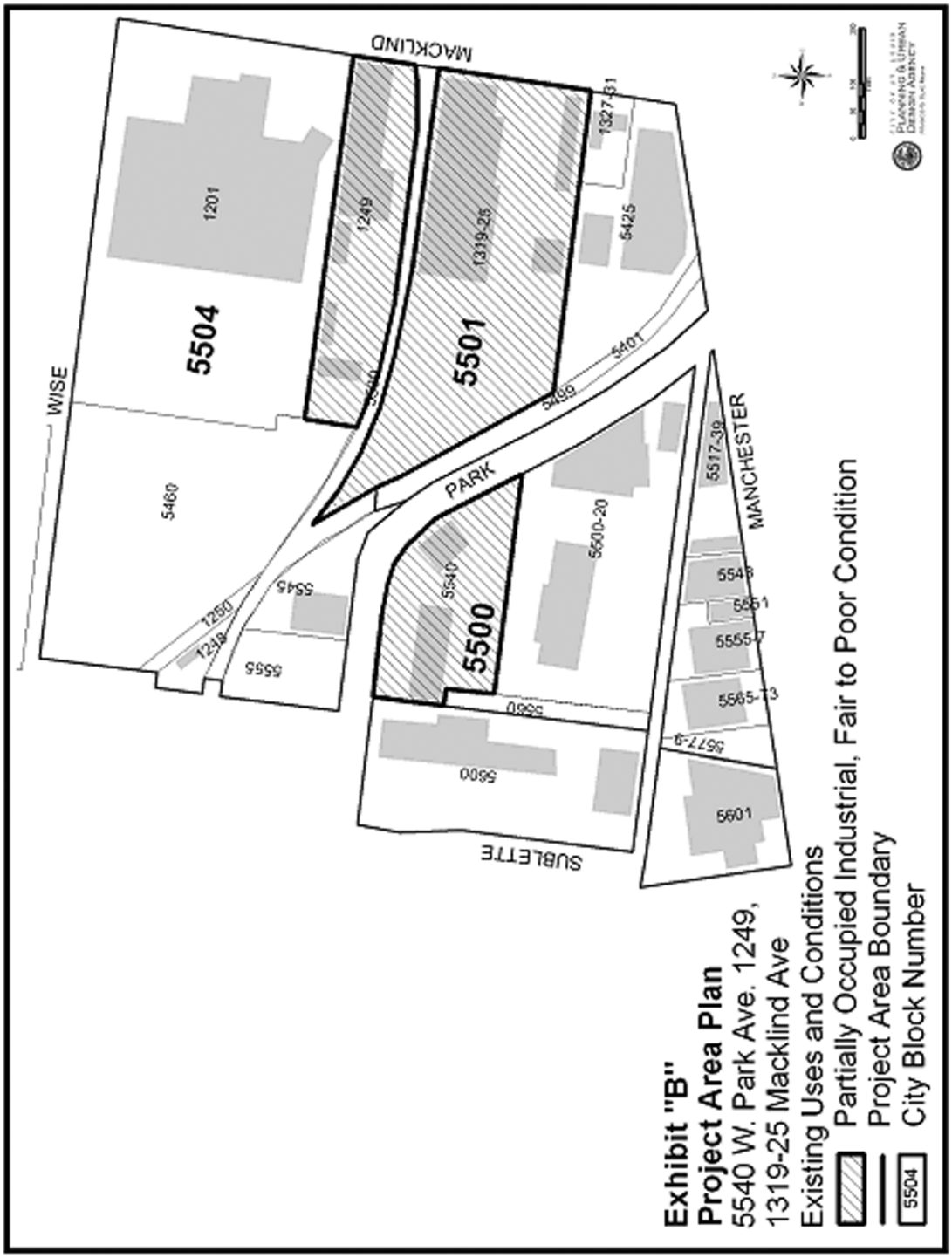
The Redeveloper shall fully comply with Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in City contracts.

The Redeveloper agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper, its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

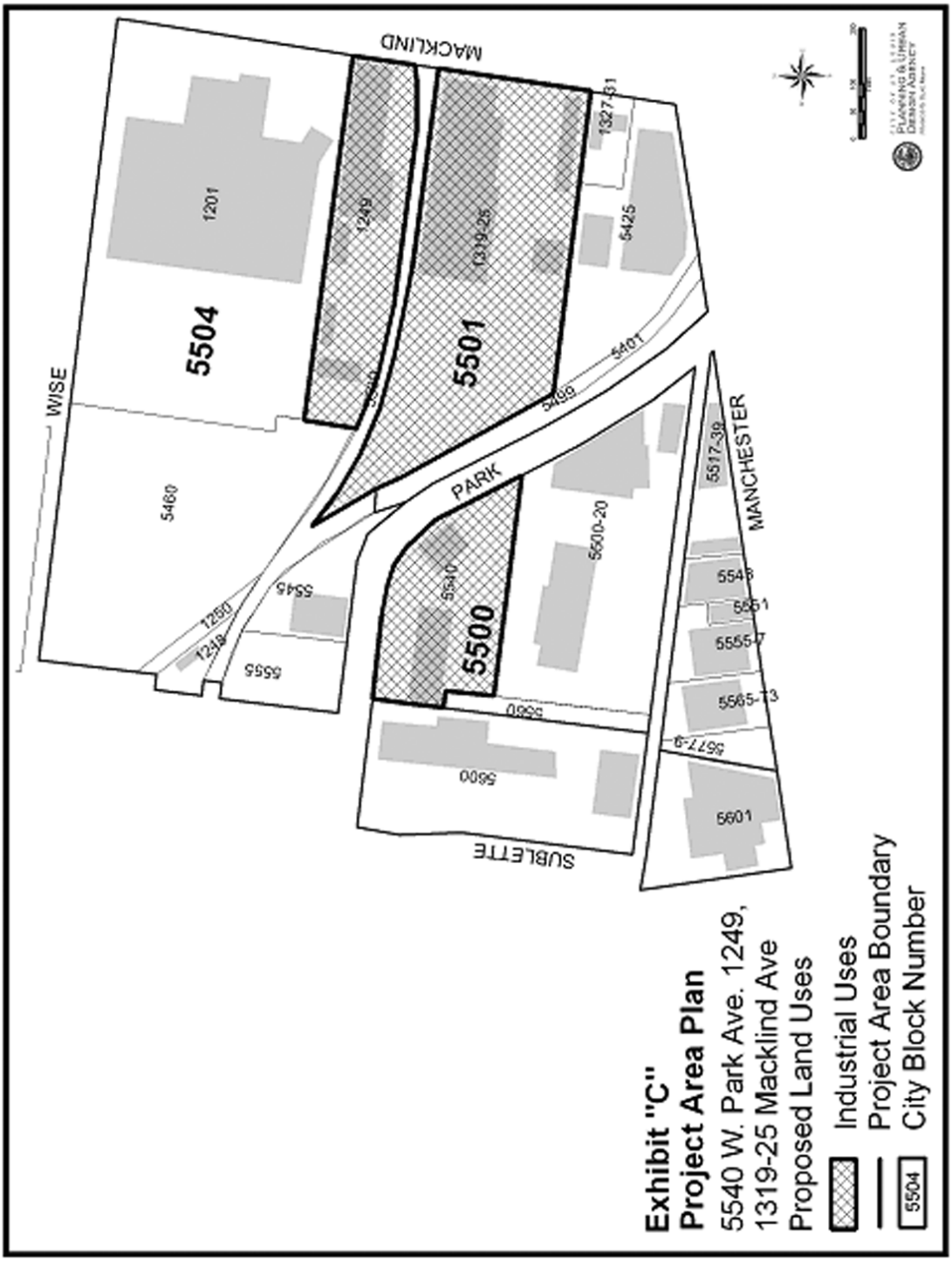
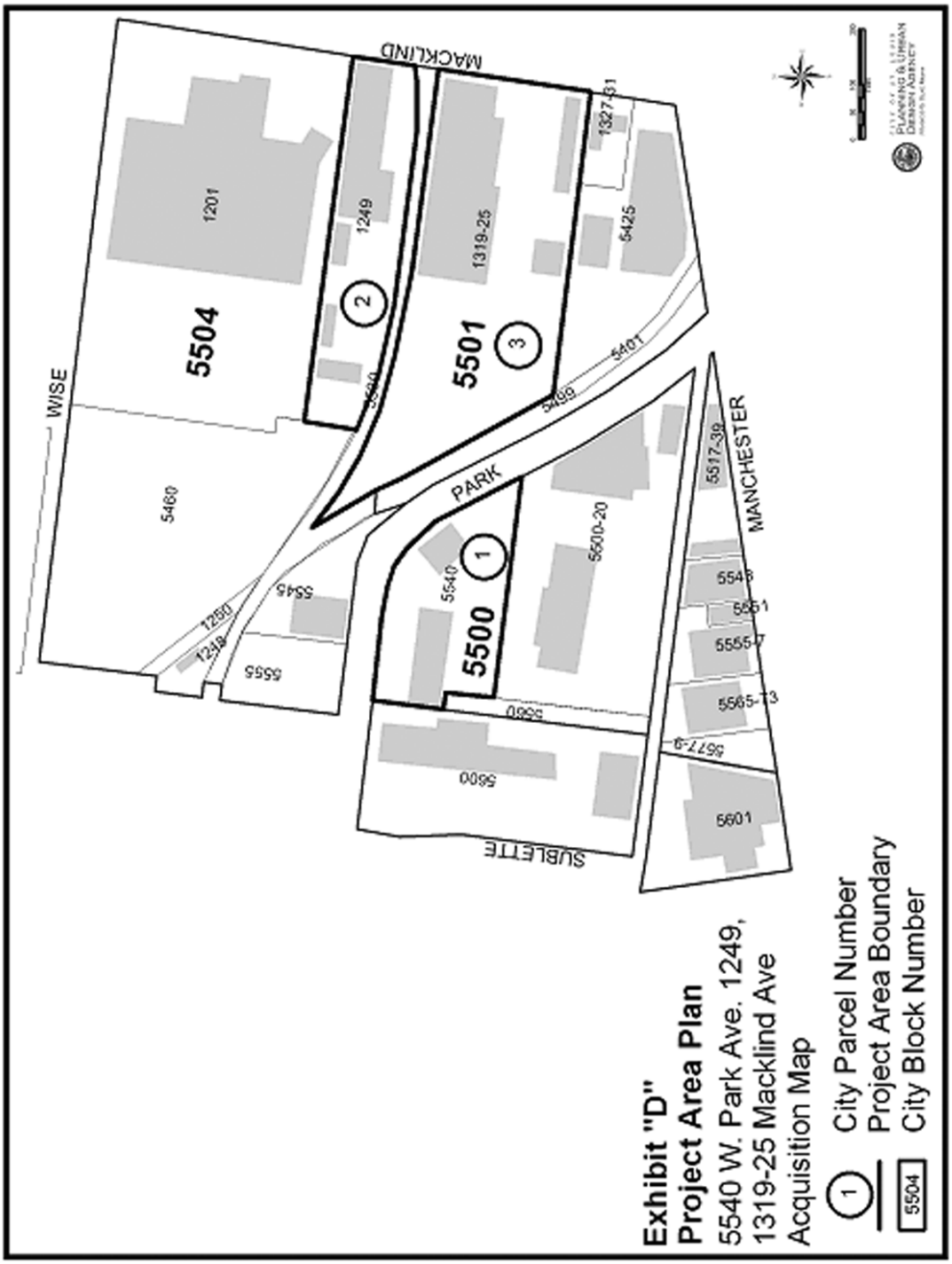
The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

Approved: June 11, 2007

ORDINANCE NO. 67519 - EXHIBIT B



ORDINANCE NO. 67519 - EXHIBIT C



ORDINANCE NO. 67519 - EXHIBIT D