

FIRST REGULAR SESSION  
[TRULY AGREED TO AND FINALLY PASSED]  
HOUSE COMMITTEE SUBSTITUTE FOR  
SENATE COMMITTEE SUBSTITUTE FOR

# SENATE BILL NO. 450

93RD GENERAL ASSEMBLY

2005

1881L.03T

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## AN ACT

To authorize the sale of certain state property, with an emergency clause.

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*Be it enacted by the General Assembly of the State of Missouri, as follows:*

**Section 1. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quit claim all interest of the state of Missouri in real property known as the Midtown Habilitation Center to Saint Louis University. The property to be conveyed is more particularly described as follows:**

**Tract A:**

Part of Lot 1 of Renard's Subdivision and in Block No. 1278-A of the City of St. Louis, fronting 25 feet 1-3/8 inches of the North line of Park Avenue, by a depth Northwardly of 113 feet 6-1/2 inches of its East line and 116 feet 1/4 inch of the West line to the North line of a private alley 10 feet wide, having a width thereon of 25 feet; bounded East by a line 75 feet West of the West line of Carr Lane Avenue.

**Tract B**

Part of Lot 1 in Block 1 of Renard's Subdivision, and in Block 1278-A of the City of St. Louis, fronting 25 feet 1-3/8 inches on the North Line of Park Avenue, by a depth Northwardly of 108 feet, 7 inches on the East line and of 111 feet, 1 inch of the West line to the North line of a private alley 10 feet wide, having a width thereon of 25 feet; bounded East by a line parallel to and distant 25 feet West of the West line of Carr Lane Avenue.

**Tract C**

Part of Lots 1 and 2 in Block 1 of Renard's Subdivision, and in Block 1278-A of the City of St. Louis, beginning at a point in the North line of Park Avenue 50 feet, 2 3/4 inches West of the West line of Carr Lane Avenue; thence Northwardly parallel with the West line of Carr Lane Avenue 111 feet, 1 inch, more or less, to the North Line of private alley; thence Westwardly 25 feet; thence Southwardly parallel with Carr Lane Avenue, 113 feet, 6 inches, more or less, to the North line of Park Avenue; thence Eastwardly along said North line of Park Avenue 25 feet, 1-3/8 inches to the point of beginning.

**Tract D**

Part of Lot 1 in Block 1 of Renard's Subdivision and in City Block Number 1278-A, of the City of St. Louis, said part of said Lot having a front of Twenty Five Feet One and Three Eight inches (25' 1 3/8") on the North line of Park Avenue, by a depth North of One Hundred Sixteen Feet and One Fourth inch (116' 1/4") on its East line and One Hundred Eighteen Feet Six inches (118' 6") on its West line, to the North line of a private alley Ten (10) feet wide, and has a width of Twenty-five (25) feet on said private alley, and is bounded East by a line parallel to and distant Westwardly One Hundred (100) feet more or less from the West line of Carr Lane Avenue.

**Tract E**

Part of Lots 1 and 2 in Block 1 of Subdivision of Lot 20 of CITY COMMONS BY ADOLPH RENARD and in Block 1278A of the City of St. Louis, having a front of 25 feet 1-3/8 inches on the Northern Line of Park Avenue, by a depth Northwardly along the Western line of Carr Lane Avenue of 106 feet 1-1/4 inches to the Northern line of a private alley, on which said Lot has a width of 25 feet, the Northern line of said private alley is parallel with and distant 100 feet 5-1/2 inches South of the Southern line of Lot 3 of said Subdivision.

**Tract F**

Part of Lots 1 and 2 in Block 1 of Renard's Subdivision and in Block No. 1278A of the City of St. Louis and described as follows:

Beginning in the East line of Grand Boulevard 61 feet 3-3/4 inches North of the North line of Park Avenue; thence Eastwardly parallel with the South line of lot 3 of said Block and Subdivision 133 feet to the East line of a private alley 15 feet wide; thence North along the East line of said private alley, 15 feet wide, 70 feet 5 inches to a point; thence Eastwardly and along the North line of a private alley and

parallel with the South line of Lot 3 of said Block and Subdivision 125 feet to a point in the West line of Carr Lane Avenue; thence North along the West line of Carr Lane Avenue 100 feet 5-1/2 inches to the South line of Lot 3 of said Block and Subdivision; thence Westwardly and parallel to the South line of said Lot 3 of said Block and Subdivision, 258 feet to a point in the East line of Grand Boulevard; thence Southwardly along the East line of Grand Boulevard 171 feet to the point of beginning.

Tract G

Lot 3 and part of Lot 4 in Block 1 of Renard's Subdivision, and in Block 1278A of the City of St. Louis, together fronting 123 feet 7 inches on the East line of Grand Boulevard, by a depth Eastwardly of 258 feet 3 inches, more or less, on the North line and of 258 feet 1 inch, more or less, on the South line to the West line of Carr Lane Avenue, and having a width thereon of 126 feet 9-1/4 inches, more or less, bounded on the North by Vista Avenue and on the South by Lot 2 of said Block and Subdivision.

2. The sale price of the property described in subsection 1 of this section shall be for the amount agreed upon by the commissioner of administration and the president of Saint Louis University based upon an appraisal process approved by both. The commissioner of administration shall set the terms and conditions for the sale as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the time, place, and terms of the sale.

3. The attorney general shall approve as to form the instrument of conveyance.

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in fee simple absolute in property owned by the state in the City of St. Louis to the Land Reutilization Authority of the City of St. Louis. The property to be conveyed is more particularly described as follows:

Tract #1: Part of Lots No. 1, 2, and 3 in Block No. 4 of the fourth Subdivision of the City Commons and in Block No. 1254 of the City of St. Louis, fronting 18 feet 9 inches on the West line of Grattan Street, by a depth Westwardly between parallel lines of 85 feet to the West line of said Lot No. 3; Rounded South by a line passing through a partition wall between building numbered 1441-43 Grattan Street, and distant 34 feet 9 inches North of and parallel with the North Line of Carroll Street, according to survey by Joyce Company, Surveyors and

Engineers, executed on May 27, 1963.

Tract #2: The Northern 66 feet 6 inches of Lots 1, 2, and 3 in Block 4 of Fourth Subdivision of the City Commons, and in Block No. 1254 of the City of St. Louis together fronting 66 feet 6 inches on the West line of Grattan Street, by a depth Westwardly of 85 feet to the West line of said Lot No. 3; Bounded North by the South line of an alley, and South by a line 53 feet 6 inches North of and parallel with the North line of Carroll Street, according to Survey by Joyce Company, Surveyors and Engineers, executed on May 27, 1953.

Tract #3: The Southern 34 feet 9 inches of Lots 1, 2, and 3 in Block 4 of the Subdivision of Block 3 of the City Commons and in Block 1254 of the City of St. Louis, fronting 34 feet 9 inches on the West line of Grattan Street, by a depth Westwardly between parallel lines of 85 feet to the West line of said Lot 3; Bounded North by a line passing through a partition wall between buildings Nos. 1441 and 1443 Grattan Street and South by the North line of Carroll Street.

Track #4: Lots 4 and 5 in Block 4 of the Subdivision of Block 3 of the City Commons and in Block No. 1254 of the City of St. Louis, together fronting 50 feet on the North line of Carroll Street, by a depth Northwardly of 120 feet to an alley.

Track # 5: Lots 22 and 23 in Block 4 of Fourth Subdivision of Block 3 of the City Commons and in Block No. 1254 of the City of St. Louis, together fronting 55 feet 11 1/4 inches on the West line of Grattan Street, by a depth Westwardly of 125 feet on the South line of Lot 23 and of 126 feet 8 1/2 inches in North line of Lot 22 to an alley, having a width in the rear of 76 feet 6 1/2 inches.

Tract #6: Lots 24, 25 and 26 in block 4 of Fourth Subdivision of Block 3 of the City Commons and in Block No. 1254 of the City of St. Louis, together fronting 75 feet on the West line of Grattan Street, by a depth Westwardly of 125 feet to an alley.

Tract #7: Lots 27, 28, 29 and 30 in Block 4 of Fourth Subdivision of Block 3 of the City Commons and in Block No. 1254 of the City of St. Louis, together fronting 100 feet on the West line of Grattan Street, by a depth Westwardly of 125 feet to an alley.

Tract #8: A portion of the twenty foot (20') wide East and West alley in City Block 1254, being more particularly described as follows:

The twenty foot (20') wide East and West alley in City Block 1254 from the West line of Grattan Street, sixty feet (60') wide Westwardly to the

east line of the existing twenty foot (20') wide North and South alley a distance of one hundred twenty-five feet, more or less (125 feet more or less).

2. Consideration for the conveyance described in this section shall be one dollar and other valuable consideration.

3. The commissioner of administration shall set the final terms and conditions for the sale as the commissioner deems reasonable.

4. The attorney general shall approve the form of the instrument of conveyance.

Section 3. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in property owned by the state. The property to be conveyed is more particularly described as follows:

Lots 38, 39 and 40 of Lindenwood, and in Block 4989 of the City of St. Louis, together fronting 150 feet on the North line of Bancroft Avenue, by a depth Northwardly of 150 feet to the dividing line of said Block; bounded East by Wabash Avenue. Together with all improvements thereon, being known as and numbered 7109 Bancroft Avenue. Subject to easements, conditions, restrictions, reservations, rights-of-way, building lines, zoning laws or ordinances affecting said property. Subject to restrictions according to deed recorded in Book 1094 page 436.

2. The commissioner of administration shall set the terms and conditions for the sale as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the number of appraisals required, the time, place, and terms of the sale.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 4. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in property owned by the state. The property to be conveyed is more particularly described as follows:

Lot 212 of Old Farm Estates addition plat ten, as per plat thereof recorded in plat book 124 page 48 of the St. Louis County Records. Subject to restrictions of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments, not yet due and payable. Together with all improvements thereon, being known as and numbered 13100 Greenbough Drive.

2. The commissioner of administration shall set the terms and conditions for the sale as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the number of appraisals required, the time, place, and terms of the sale.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 5. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in property owned by the state. The property to be conveyed is more particularly described as follows:

Lot 20 in Block A of Compton Heights, and in Block 1365 of the City of St. Louis, fronting 100 feet 0-3/8 inch on the North line of Longfellow Boulevard, by a depth Northwardly on the East line of 160 feet, and of 159 feet 5 inches on the West line of the North line of said Lot, on which there is a frontage of 100 feet, bounded East by Compton Avenue. Together with all improvements thereon known and numbered as 3205 Longfellow. Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

2. The commissioner of administration shall set the terms and conditions for the sale as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the number of appraisals required, the time, place, and terms of the sale.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 6. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in property owned by the state. The property to be conveyed is more particularly described as follows:

Parcel B of a tract of land being Lot 4 of the "Resubdivision of Hazelview Court" and part of Lot 18 of "AIRSHIRE ACRES, as per plat thereof recorded in Plat Book 252 page 1 of the St. Louis County Records. Subject to deed restrictions, easements, rights-of-way of record, and zoning regulations, if any.

2. The commissioner of administration shall set the terms and conditions for the sale as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the number of appraisals required, the time, place, and terms of the sale.

3. The attorney general shall approve the form of the instrument of conveyance.

Section 7. 1. The governor is hereby authorized and empowered to sell, transfer, grant, and convey all interest in property owned by the state. The property to be conveyed is more particularly described as follows:

**Parcel 1:**

A tract of land in the Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 10, Township 44 North, Range 4 East in St. Louis County, Missouri, and described as: Beginning at intersection of the North line of Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Section 10 and the East line of New Ballwin Road, 80 feet wide, thence along the East line of New Ballwin Road, South 0 degrees 30 minutes West 234.58 feet to a point; thence South 90 degrees 00 minutes East 340 feet to a point; thence North 0 degrees 00 minutes East 183 feet to a point; thence South 90 degrees 00 minutes East 213 feet to a point; thence South 0 degrees 00 minutes West 348 feet, more or less to a point in the centerline of a creek, thence following the centerline of said creek in a Southeast direction to its intersection with the East line of said Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ , thence North 0 degrees 32 minutes 20 seconds East 717 feet to the Northeast corner of said Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ , thence West along the North line of said Southwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$ , North 89 degrees 23 minutes West 1307.10 feet to a point of beginning, according to Survey executed by Clayton Surveying & Engineering Company on March 8, 1971.

**Parcel 2:**

A tract of land in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 44 North, Range 4 East, St. Louis County, Missouri and described as follows: Commencing at a point in the centerline of New Ballwin, 80 feet wide Road, said point being distant South 0 degrees 30 minutes West 235.00 feet from the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 10; thence leaving said point and running South 90 degrees 00 minutes East, 354.00 feet to the point of beginning of the herein described tract of land, said point also being the centerline of a creek as located by Rowland Surveying Company, Inc., December 11, 1969; thence continuing South 90 degrees 00 minutes East 26.00 feet to a point; thence North 0 degrees 00 minutes East, 183.00 feet to a point; thence South 90 degrees 00 minutes East 213.00 feet to a point; thence South 0 degrees 00 minutes West, 348 feet, more or less to a point in the centerline of the aforementioned creek; thence along the centerline meanders of said

creek Westwardly; Northwardly and Northwestwardly to the point of beginning.

2. The commissioner of administration shall set the terms and conditions for the sale as the commissioner deems reasonable. Such terms and conditions may include, but are not limited to, the number of appraisals required, the time, place, and terms of the sale.

3. The attorney general shall approve the form of the instrument of conveyance.

Section A. Because immediate action is necessary to provide needed space in St. Louis, this act is deemed necessary for the immediate preservation of the public health, welfare, peace and safety, and is hereby declared to be an emergency act within the meaning of the constitution, and this act shall be in full force and effect upon its passage and approval.

Unofficial

Bill

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