

INFORMATION REPORT

File No.: 2033024-04059

***Address Reference:** 6440 Page Ave, Saint Louis, MO 63133

Inquiries should be directed to:

U.S. Title Guaranty Company

Luke Burkemper
lburkemper@us-title.com
(314) 881-3133

This Information Report is not an abstract or opinion of title, nor is it a commitment to insure title. This Report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

This search is a Record Search only. As this Report is furnished for a nominal fee, the liability of the Company is limited to the amount paid for same and the company has no liability or obligation involving the content of this Report to any other party other than the party that ordered this Report.

Effective Date: May 14, 2024 at 8:00 a.m.

The estate or interest in the land described or referred to in this Report is:

Fee Simple

As of the date shown in Section 1 above, title to the estate or interest referred to herein is vested in:

Land Clearance for Redevelopment Authority of the County of St. Louis, Missouri

NOTE: U.S. Title is furnishing the vesting deed for information purposes only as a customer courtesy and not for purposes of title insurance. The policy when issued, will provide no insurance as to the accuracy of this information beyond the terms of the policy, and Old Republic National Title Insurance Company has no other liability or obligation in connection with the information provided below:

The vested title holder acquired the herein described property according to Special Warranty Deed executed by Wellston Holdings, LLC, a Missouri limited liability company, dated June 30, 2020, recorded August 06, 2020, in [Book 24178 Page 1003](#).

The land referred to in this Report is located in the County of St. Louis, State of Missouri described as follows:

Lot A of "Plymouth Industrial Park-Consolidation Plat", a Subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 362 page 521 of the St. Louis County Records.

MATTERS OF RECORD

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LIENS AND ENCUMBRANCES:

1. Deed of Trust executed by Land Clearance for Redevelopment Authority of the County of St. Louis to G. Kimberley Diamond, Trustee for St. Louis Economic Development Partnership, dated June 30, 2020 and recorded August 6, 2020, in [Book 24178 page 1012](#) in the office of the Recorder of Deeds for the County of St. Louis, Missouri, for \$252,500.00.

TAX INFORMATION:

NOTE: The following information is provided for informational purposes only. Neither the proposed owner insured nor proposed lender insured should rely on the accuracy of this data. You should contact the assessor's office to verify the information.

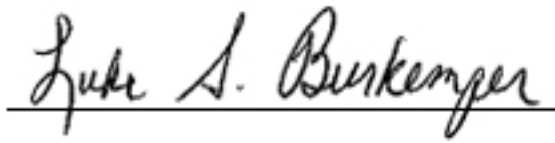
2023 Assessed Valuation:	\$80,130.00 (Commercial-EXEMPT)
Locator No.:	17H511092
Situs Address:	6440 Page Ave, Saint Louis, MO 63133

EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD:

2. All assessments and taxes for the year 2024 and all subsequent years for the County of St. Louis and City of Wellston.
3. Reservation of sewers according to instrument recorded in [Book 59 page 62](#) and [Book 74 page 387](#).
4. Easement granted to the Laclede Gas Light Company according to instrument recorded in Book 2512 page 233.
5. Easement granted to Union Electric Company of Missouri according to instrument recorded in [Book 3159 page 454](#).
6. Easement granted to the Metropolitan St. Louis Sewer District according to Agreement recorded in [Book 4814 page 306](#).
7. Rights of the railroad company servicing the railroad siding located on said premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof.
8. Easements granted to the Metropolitan St. Louis Sewer District according to instrument recorded in [Book 6627 page 1890](#), [Book 6627 page 1892](#), [Book 6629 page 1731](#), [Book 6634 page 1560](#), [Book 6656 page 695](#), [Book 7358 page 2327](#) and [Book 9248 page 705](#).
9. Easement granted to Union Electric Company according to instrument recorded in [Book 11083 page 255](#).
10. Easements according to the plat of Plymouth Industrial Park recorded in [Plat Book 234 page 93](#).
11. Easements granted to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission according to instrument recorded in [Book 11782 page 169](#).
12. Relinquishment of abutter's rights of direct access to the highway now known as Route D according to instrument recorded in [Book 11782 page 169](#).
13. Easements granted to the Metropolitan St. Louis Sewer District according to instrument recorded in [Book 12466 page 2293](#), [Book 12466 page 2296](#), [Book 15768 page 2456](#), [Book 15900 page 1802](#), [Book 15900 page 1808](#) and [Book 17651 page 696](#).

14. Terms and provisions of Declaration of Restrictive Covenant and Grant of Access by and between Land Clearance for Redevelopment Authority of the County of St. Louis and Missouri Department of Natural Resources according to instrument recorded in [Book 16182 page 2083](#).
15. Public Hiking, Biking, and Recreational Trail Easement Deed to Metropolitan Park and Recreation District D/B/A The Great Rivers Greenway District recorded in [Book 23467 page 655](#).
16. Sewer Assessments, if any.

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A handwritten signature in black ink, reading "Luke S. Burkemper", is written over a horizontal line.

Luke Burkemper, Examiner / Authorized Signatory
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(314) 881-3133