

INFORMATION REPORT

File No.: 2033024-04060

***Address Reference:** 1335 Odgen 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:

Adjusted Lot A of Boundary Adjustment Plat of Lot A of Wellston Industrial Park and part of Lot 1 of R.D. Watson Estate, according to the plat thereof recorded in Plat Book 358 page 17 of the St. Louis County, Missouri, 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 1024](#) in the office of the Recorder of Deeds for the County of St. Louis, Missouri, for \$277,500.00.

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: | \$166,140.00 (Commercial-EXEMPT) |
| Locator No.: | 17H531807 |
| Situs Address: | 1335 Odgen Ave, Saint Louis, MO 63133 |

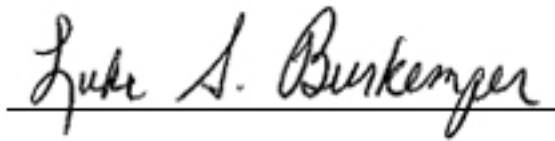
EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD:

2. All assessments and taxes for the year 2024 and all subsequent years for the County of St. Louis and City of Wellston.
3. Building lines, easements, covenants, conditions and restrictions established by the plat recorded in [Plat Book 358 page 11](#), [Plat Book 358 page 14](#) and [Plat Book 358 page 17](#).
4. Covenants, conditions, access and restrictions, contained in the Declaration of Restrictive Covenant and Grant of Access by the instrument recorded in [Book 16339 page 1375](#).
5. Easement granted to Union Electric Company of Missouri by the instrument recorded in [Book 2558 page 184](#).
6. Easement granted for ingress and egress for the purpose of repairing and maintaining the property owned by Kenneth W. Stephens and Geraldine Stephens, his wife by the instrument recorded in [Book 3830 page 3](#).
7. Easement granted for water and gas pipe by the instrument recorded in [Book 3891 page 108](#).
8. Easement granted for maintenance and repair to Audrey Harris by the instrument recorded in [Book 5161 page 177](#).
9. Easement granted for ingress and egress as a driveway and roadway for automobiles, trucks and vehicles and as a passageway or walk by the instrument recorded in [Book 6326 page 383](#).
10. Easement granted to Union Electric Company, d/b/a AmerenUE by the instrument recorded in [Book 17434 page 5060](#) and [Book 17875 page 3198](#).
11. Terms and provisions of Maintenance Agreement with The Metropolitan St. Louis Sewer District by the instrument recorded in [Book 17895 page 164](#).
12. Subdivision assessments, if any.
13. Sewer assessments, if any.
14. Rights reserved by the utilities and service entities, to maintain and repair the public utilities within the rights-of-way of the former alleys and streets established by the plat recorded in [Plat Book 3 page 54](#) and the plat

recorded in [Plat Book 6 page 56](#), and as shown on the Street and Alley Vacation Plat recorded in [Plat Book 358 page 11](#), and vacated by City of Wellston Ordinance No. 2006.

15. Permanent and Temporary Construction Easement to Spire Missouri Inc. by instrument recorded March 30, 2022 as [Document No. 2022033000546](#).
16. Easement granted to Union Electric Company d/b/a Ameren Missouri by the instrument recorded February 02, 2023 in [Document No. 2023020200070](#).

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A handwritten signature in black ink that reads "Luke S. Burkemper". The signature is written in a cursive style and is positioned above a solid horizontal line.

Luke Burkemper, Examiner / Authorized Signatory
lburkemper@us-title.com
(314) 881-3133