

MISSOURI CIRCUIT COURT
TWENTY-SECOND JUDICIAL CIRCUIT
CITY OF ST. LOUIS

FILED
MAY 11 2016

22ND JUDICIAL CIRCUIT
CIRCUIT CLERK'S OFFICE
BY _____ DEPUTY

LAND CLEARANCE FOR)
REDEVELOPMENT AUTHORITY OF)
THE CITY OF ST. LOUIS,)

Plaintiff,)

v.)

KARLA RENA ALLEN, et al.)

Defendants.)

Cause No. 1522-CC11386

Division No. 2

COMMISSIONERS' REPORT

On this 9th day of May, 2016, Thomas J. Gregory, Lauren C. Collins, and John E. Nicks, duly-appointed Commissioners to assess the damages in the above-captioned cause, report: (1) that they have no interest in the properties at issue, that they all reside in the City of St. Louis, Missouri, and that John E. Nicks is a licensed real estate broker; (2) that they have accepted said appointment and have taken and filed their qualifying oath; (3) that together they have met and viewed the properties more particularly described in Exhibits 17, 24-27, 32-44 attached hereto accompanied by Plaintiff's counsel, Defendants and counsel for Defendants, if applicable, and conducted a hearing, after notice having been provided to all interested parties; (4) that they have examined the legal description while viewing the corresponding property, and that the land and property appears in accordance with the descriptions in Exhibits 17, 24-27, 32-44 and the First Amended Petition in Condemnation; (5) that they have considered and weighed the damages that the Defendants will sustain by reason of the respective appropriations of the properties as set forth in Exhibits 17, 24-27, 32-44 and the First Amended Petition in Condemnation, taking into account

the benefits to be derived by the owner as well as the damages sustained thereby, as is required by law, all to the extent of their effect on, and as reflected in, the fair market value of the property.

The Commissioners hereby return under oath to the Circuit Clerk their report setting forth their assessment of the damages to the property, to-wit:

Parcel 17

For the property commonly known as 2209 Warren St. and described more fully in Exhibit 17 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 80,000.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 24

For the property commonly known as 2501 Cass Ave. and described more fully in Exhibit 24 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 3,300.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 25

For the property commonly known as 2505 Cass Ave. and described more fully in Exhibit 25 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 1,900.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 26

For the property commonly known as 2507 Cass Ave. and described more fully in Exhibit 26 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 1,900.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 27

For the property commonly known as 2513-2527 Cass Ave. and described more fully in Exhibit 27 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 6,000.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 32

For the property commonly known as 2228 Montgomery St. and described more fully in Exhibit 32 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 54,500.⁰⁰.

Parcel 33

For the property commonly known as 2701 N. 25th St. and described more fully in Exhibit 33 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 215,000.⁰⁰.

Parcel 34

For the property commonly known as 2238 Benton St. and described more fully in Exhibit 34 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 70,000.00.

Parcels 35 and 36

For the property commonly known as 2500-24 Madison St. and 2530 Madison St. and described more fully in Exhibits 35 and 36 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 180,000.00.

We the undersigned Commissioners determine that the properties
HAVE HAVE NOT been owned within the same family for fifty or more years.

Parcel 37

For the property commonly known as 2236 Benton St. and described more fully in Exhibit 37 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 1,300.00.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 38

For the property commonly known as 2201-2203 Cass Ave. and described more fully in Exhibit 38 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 3,000.00.

Parcel 39

For the property commonly known as 2318 Mullanphy St. and described more fully in Exhibit 39 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 105,000.⁰⁰.

Parcel 40

For the property commonly known as 2303 Benton St. and described more fully in Exhibit 40 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 150,000.⁰⁰.

Parcel 41

For the property commonly known as 2219 N. Market St. and described more fully in Exhibit 41 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 1,300.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 42

For the property commonly known as 1516-1530 North Jefferson Ave. and described more fully in Exhibit 42 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 810,000.⁰⁰.

We the undersigned Commissioners determine that the property HAS HAS NOT been owned within the same family for fifty or more years.

Parcel 43

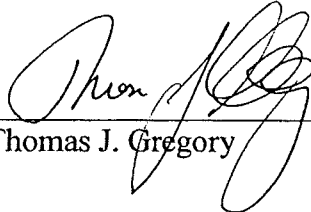
For the property commonly known as 2534 Montgomery St. and described more fully in Exhibit 43 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 73,000.⁰⁰.

Parcel 44

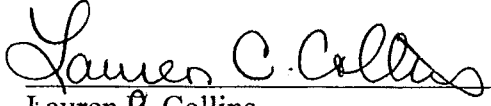
For the property commonly known as 2530 Montgomery St. and described more fully in Exhibit 44 attached hereto, the Commissioners do hereby assess as total damages for all appropriations the sum of \$ 41,500.⁰⁰.

WHEREFORE, having acted in compliance with the law and the terms of the order appointing them, your Commissioners pray that this report of their proceedings be accepted and that they be discharged.

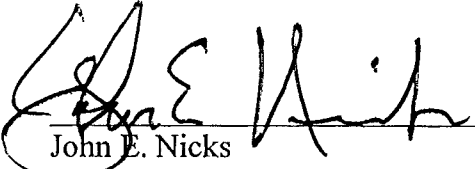
Respectfully submitted,



Thomas J. Gregory



Lauren E. Collins



John E. Nicks

STATE OF MISSOURI)

County) SS.
~~CITY~~ OF ST. LOUIS)

On this 9th day of May, 2016, before me personally appeared Thomas J. Gregory, Lauren E. Collins, and John E. Nicks, to me known to be the Commissioners heretofore appointed in the above-entitled cause and who executed the foregoing Report of Commissioners, and being by me first duly sworn, acknowledge that they executed the same as their free act and deed; and further said that all the facts stated therein are, to the best of their individual judgments and abilities, fair and just, both to those who will receive and those who must pay said damages.

Subscribed and sworn to before me, a notary public, this 9th day of May, 2016.

Debra K. Noble
Notary Public

My Commission Expires:

