O.R. Colan ASSOCIATES

REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

November 3, 2016

Bola Akande
City Administrator
2348 S. Brentwood Boulevard
Brentwood, MO 63144

RE: Request for Payment

Hanley Industrial Court Pedestrian Improvements STP-5577(632)
Parcel #: 6
Owners Name: HIC Real Estate LLC
Mailing Address: 1439 Strassner Dr, Brentwood, MO 63144
Locator #: 20K310314

Please find enclosed a copy of the permanent sidewalk easement, temporary construction easement, agreement document and W-9 regarding the referenced parcel of land.

	Offer Amount
Permanent Sidewalk Easement	$11,870.00
Temporary Easement	$9,728.00
TOTAL	**$21,598.00**

Please process a check for the above referenced amount of **$21,598.00** made payable to **HIC Real Estate LLC.** Please contact me when the check is ready for pickup.

Sincerely,

Shantel S. Bowers

Shantel Bowers
Acquisition Agent

O.R. Colan Associates • Licensed Real Estate Broker
4 Westbury Drive, Suite A, St. Charles, MO 63301 • phone 636.949.2125 or toll-free 866.783.2586 • fax 636.724.0319
www.orcolan.com

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT:	Permanent Sidewalk Easement
DATE OF DOCUMENT:	11-3-2016
GRANTOR:	HIC Real Estate LLC 1439 Strassner Dr Brentwood, MO 63144
GRANTEE:	City of Brentwood 2348 South Brentwood Blvd. Brentwood, MO 63144
PROPERTY ADDRESS:	1425 Strassner Dr. Brentwood, MO 63144
COUNTY LOCATOR #:	20K310314
CITY/MUNICIPALITY:	City of Brentwood
LEGAL DESCRIPTION:	See attached Exhibit "A"
REFERENCE BOOK & PAGE:	DB 17242, PG 1526

Hanley Industrial Ct
City of Brentwood
Parcel Number 6
Federal Project Number STP-5577 (632)

PERMANENT SIDEWALK EASEMENT

This Indenture, made this 3 day of November, 2016, is by and between **HIC Real Estate LLC.**, Grantor, party of the first part (hereafter: party of the first part, Grantor, Or Owner), of the County of Saint Louis and the State of Missouri, whose address is 1439 Strassner Dr., Brentwood, MO. 63144 and the **CITY of BRENTWOOD, MISSOURI**, Grantee, party of the second part (hereafter: party of the second part, Grantee, or City), of the County of St. Louis and State of Missouri, whose address is: 2348 Brentwood Blvd, Brentwood, MO 63144 .

WITNESSETH: that party of the first part, in consideration of the sum of One Dollar ($1.00) and other valuable consideration, to it paid by the party of the second part, the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, extend and confer on Party of the Second Part and its successors and assigns the following:

A permanent sidewalk easement in owner's property containing approximately 2,372 square feet, more fully described as follows:

(As shown on the attached Exhibit "A")

Said described tract is to provide for the construction, repair and maintenance of a sidewalk structure along Strassner Dr. under the City's Hanley Industrial Court Pedestrian Improvement project.

SUBJECT TO: (a) easements, restrictions, reservations, and other agreements and matters of record, if any;

(b) taxes and assessments, general and special, not now due and payable; and c) rights of the public in and to the parts thereof in streets, roads, or alleys; and any special conditions provided herein:

TO HAVE AND TO HOLD, The described premises, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining, unto the party of the second part and unto its successors and assigns forever, the party of the first part hereby covenanting:

1. That it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; and

2. That it has good right to convey the easement(s) herein conveyed.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed as of the day and year first above written.

By: Mike Lander

Mike Lander Managing Partner
Print Name & Title

ACKNOWLEDGMENT BY LIMITED LIABILITY COMPANY

STATE OF Missouri)
) ss
COUNTY OF St. Louis)

On this 3rd day of November, 2016, before me appeared Mike Landee personally known to me, who being by me duly sworn, did say that he/she is a member of the HIC Real Estate LLC with authority to bind said limited liability company and that the foregoing instrument was signed and sealed on behalf of said limited liability company by authority of its membership, and that he/she acknowledged said instrument to be the free act and deed of said limited liability company and that it was executed for the consideration stated therein and no other.

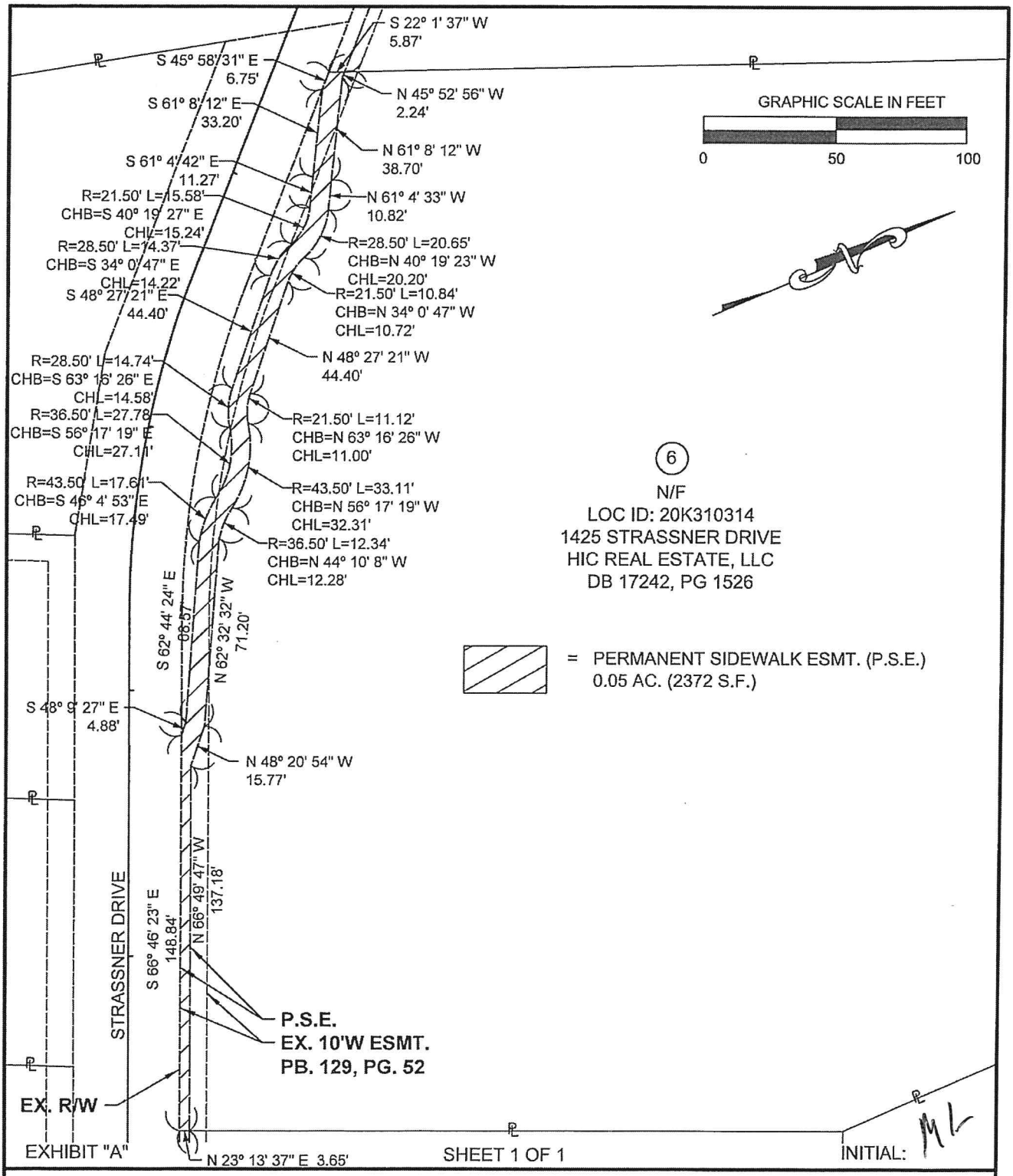
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Shantel S. Bowers
Notary Public

My Commission Expires: 07/08/2017

SHANTEL S. BOWERS
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 13500748
My Commission Expires July 08, 2017

HANLEY INDUSTRIAL COURT PEDESTRIAN IMPROVEMENTS



PROPOSED PERMANENT SIDEWALK EASEMENT OF A TRACT OF LAND BEING PART OF TOWNSHIP 45 NORTH, RANGE 6 EAST BRENTWOOD, SAINT LOUIS COUNTY, MISSOURI

...\Plats\Parcel 6_PSE.dgn

PERMANENT SIDEWALK EASEMENT

A tract of land in "HIC Real Estate, LLC", a subdivision according to the plat thereof recorded in Deed Book 17242 Page 1526 of the St. Louis County Records, Township 45 North - Range 6 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the southwest corner of the land thereof recorded in the St. Louis County Records, thence South 45 degrees 58 minutes 31 seconds East a distance of 6.75 feet to a point; thence South 61 degrees 8 minutes 12 seconds East a distance of 33.20 feet to a point; thence South 61 degrees 4 minutes 42 seconds East a distance of 11.27 feet to a point; thence along a curve to the right having a radius of 21.50 feet, an arc distance of 15.58 feet, having a chord length of 15.24 feet and a chord direction of South 40 degrees 19 minutes 27 seconds East to a point; thence along a curve to the left having a radius of 28.50 feet, an arc distance of 14.37 feet, having a chord length of 14.22 feet and a chord direction of South 34 degrees 0 minutes 47 seconds East to a point; thence South 48 degrees 27 minutes 21 seconds East a distance of 44.40 feet to a point; thence along a curve to the left having a radius of 28.50 feet, an arc distance of 14.74 feet, having a chord length of 14.58 feet and a chord direction of South 63 degrees 16 minutes 26 seconds East to a point; thence along a curve to the right having a radius of 36.50 feet, an arc distance of 27.78 feet, having a chord length of 27.11 feet and a chord direction of South 56 degrees 17 minutes 19 seconds East to a point; thence along a curve to the left having a radius of 43.50 feet, an arc distance of 17.61

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feet, having a chord length of 17.49 feet and a chord direction of South 46 degrees 4 minutes 53 seconds East to a point; thence South 62 degrees 44 minutes 24 seconds East a distance of 68.57 feet to a point; thence South 48 degrees 9 minutes 27 seconds East a distance of 4.88 feet to a point; thence South 66 degrees 46 minutes 23 seconds East a distance of 148.84 feet to a point; thence North 23 degrees 13 minutes 37 seconds East a distance of 3.65 feet to a point; thence North 66 degrees 49 minutes 47 seconds West a distance of 137.18 feet to a point; thence North 48 degrees 20 minutes 54 seconds West a distance of 15.77 feet to a point; thence North 62 degrees 32 minutes 32 seconds West a distance of 71.20 feet to a point; thence along a curve to the right having a radius of 36.50 feet, an arc distance of 12.34 feet, having a chord length of 12.28 feet and a chord direction of North 44 degrees 10 minutes 8 seconds West to a point; thence along a curve to the left having a radius of 43.50 feet, an arc distance of 33.11 feet, having a chord length of 32.31 feet and a chord direction of North 56 degrees 17 minutes 19 seconds West to a point; thence along a curve to the right having a radius of 21.50 feet, an arc distance of 11.12 feet, having a chord length of 11.00 feet and a chord direction of North 63 degrees 16 minutes 26 seconds West to a point; thence North 48 degrees 27 minutes 21 seconds West a distance of 44.40 feet to a point; thence along a curve to the right having a radius of 21.50 feet, an arc distance of 10.84 feet, having a chord length of 10.72 feet and a chord direction of North 34 degrees 0 minutes 47 seconds West to a point; thence along a curve to the left having a radius of 28.50 feet, an arc distance of 20.65 feet, having a chord length of 20.20 feet and a chord direction of North 40 degrees 19 minutes 23 seconds West to a point;

thence North 61 degrees 4 minutes 33 seconds West a distance of 10.82 feet to a point;

thence North 61 degrees 8 minutes 12 seconds West a distance of 38.70 feet to a point;

thence North 45 degrees 52 minutes 56 seconds West a distance of 2.24 feet to a point;

thence South 22 degrees 1 minute 37 seconds West a distance of 5.87 feet to the Point of Beginning.

The described tract contains 2372 square feet or 0.05 acres more or less.

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT:	Temporary Construction Easement
DATE OF DOCUMENT:	11-3-2016
GRANTOR:	HIC Real Estate LLC 1439 Strassner Dr. Brentwood, MO 63144
GRANTEE:	City of Brentwood 2348 South Brentwood Blvd. Brentwood, MO 63144
PROPERTY ADDRESS:	1425 Strassner Dr. Brentwood, MO 63144
COUNTY LOCATOR #:	20K310314
CITY/MUNICIPALITY:	City of Brentwood
LEGAL DESCRIPTION:	See attached plat Exhibit "A"
REFERENCE BOOK & PAGE:	DB 17242, PG 1526

Hanley Industrial Ct
City of Brentwood
Parcel Number 6
Federal Project Number STP-5577 (632)

TEMPORARY CONSTRUCTION EASEMENT

This Indenture, made this 3 day of November, 20 16, is by and between The **HIC Real Esate LLC.**, Grantor, party of the first part (hereafter: party of the first part, Grantor, or Owner), of the County of Saint Louis and State of Missouri, whose address is 1439 Strassner Dr., Brentwood, MO 63144 and the **CITY of BRENTWOOD, MISSOURI**, Grantee, party of the second part (hereafter: party of the second part, Grantee, or City), of the County of Saint Louis and State of Missouri, whose address is: 2348 South Brentwood Blvd, Brentwood, MO 63144.

WITNESSETH: that party of the first part, in consideration of the sum of One Dollars ($1.00) and other valuable consideration, to it paid by the party of the second part, the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, extend and confer on Party of the Second Part and its successors and assigns the following:

A temporary construction easement in Owner's property containing approximately 4,866 square feet, more fully described as follows:

(As shown on the attached Exhibit "A")

Said described tract is to provide for the construction of sidewalks, ADA curbs and other improvements in accordance with the Hanley Industrial Ct Pedestrian Improvement project, and for associated grading and improvement of a slope and the City seeks only a temporary construction easement for these purposes. Upon completion of the improvement to Hanley Industrial Court Pedestrion Project, associated grading and improvement of the slope, and restoration of the land's surface as specified by the City, the Owner shall have full, free and uninterrupted use and possession of said tract;

SUBJECT TO: (a) easements, restrictions, reservations, and other agreements and matters of record, if any; (b) taxes and assessments, general and special, not now due and payable; and (c) rights of the public in and to the parts thereof in streets, roads, or alleys; and any special conditions provided herein: _____

_____

TO HAVE AND TO HOLD, The described premises, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in any way appertaining, unto the

party of the second part and unto its successors and assigns forever, the party of the first part hereby covenanting:

1. That it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; and

2. That it has good right to convey the easement(s) herein conveyed.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed as of the day and year first above written.

By: _____

Mike Lander Managing Partner
Print Name & Title

ACKNOWLEDGMENT BY LIMITED LIABILITY COMPANY

STATE OF Missouri)
) ss
COUNTY OF St. Louis)

On this 3rd day of November, 2016 before me appeared Mike Lander personally known to me, who being by me duly sworn, did say that he/she is a member of the HIC Real Estate LLC with authority to bind said limited liability company and that the foregoing instrument was signed and sealed on behalf of said limited liability company by authority of its membership, and that he/she acknowledged said instrument to be the free act and deed of said limited liability company and that it was executed for the consideration stated therein and no other.

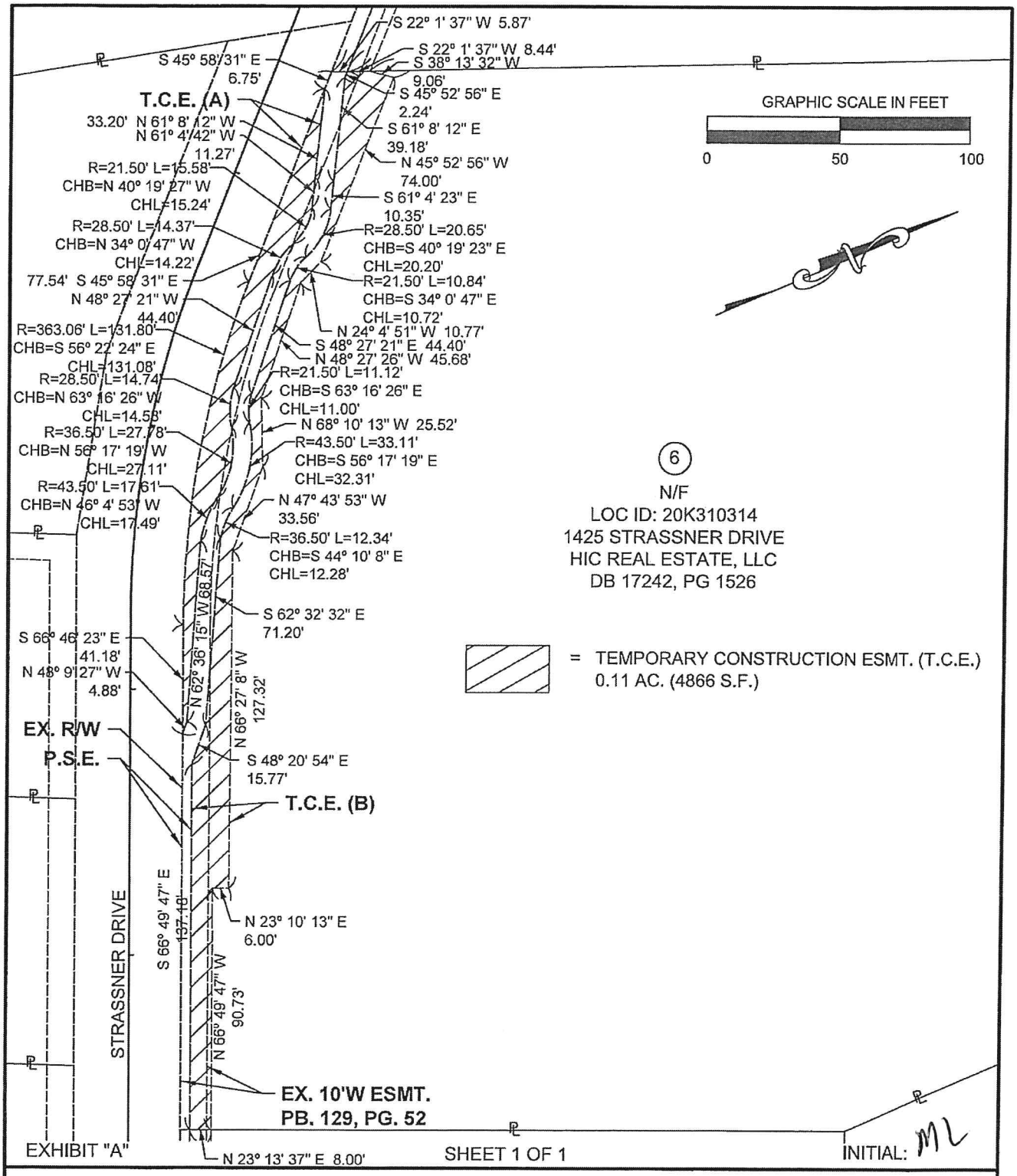
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid the day and year written above.

Shantel S Bowers
Notary Public

My Commission Expires: 07/08/2017

SHANTEL S. BOWERS
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 13500748
My Commission Expires July 08, 2017

HANLEY INDUSTRIAL COURT PEDESTRIAN IMPROVEMENTS



TEMPORARY CONSTRUCTION EASEMENT OF A TRACT OF LAND BEING PART OF TOWNSHIP 45 NORTH, RANGE 6 EAST BRENTWOOD, SAINT LOUIS COUNTY, MISSOURI

...\Plats\Parcel 6_TCE.dgn

O. R. Colan ASSOCIATES

REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

HIC Real Estate
1439 Strassner Dr.
Brentwood, MO 63144

RE: Hanley Industrial Court Pedestrian Improvements
2,374 Permanent Sidewalk Easement
4,864 S.F. Temporary Construction Easement
Property Address: 1425 Strassner Dr.
Parcel # 6
St. Louis County Locator No. 20K310314

Dear Property Owner:

In exchange for granting the needed 2,372 Permanent Sidewalk Easement and 4,866 S.F. temporary construction easements across part of your property, The City of Brentwood agrees to the following:

1. The City of Brentwood agrees to remove at their expense the 2 trees located within the TCE acquired for project STP-5577(632) if they are damaged or die within 2 years of construction and it is determined that it is a result of the construction of the sidewalk at 1425 Strassner Dr.

2. The City of Brentwood will make a one-time payment of $21,598.00, which includes, $11.870.00 as payment for the permanent easement and $9,728 for the temporary construction easement.

If you are in agreement with the provisions set forth in this letter agreement, please sign as indicated.

Mike Lander 11-3-16
By Date

Mike Lander Managing Partner
Print Name & Title

A Bola Akande Date
City Administrator
City of Brentwood

Form **W-9**
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
HIC Real Estate LLC

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

Exemptions (see instructions):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)

Address (number, street, and apt. or suite no.)
1439 Strassner Dr

Requester's name and address (optional)

City, state, and ZIP code
Brentwood MO 63144

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
			-			-				

Employer identification number
2	9	-	3	4	7	0	0	4	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 11-3-16

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at *www.irs.gov/w9*. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.