A meeting of the Board of Trustees of The Junior College District of St. Louis - St. Louis County, Missouri, was held on Monday, October 28, 1963 at the Central Office of the District at 4336 Lindell Blvd., St. Louis, Missouri.

1. GENERAL FUNCTIONS

1.2 Roll Call

The Board President, Mr. Gerald V. Williamson, called the meeting to order at 8:00 p.m. The following members of the Board were present:

Mrs. Joseph C. Bastian
Messrs. Morris Glaser
F. Wm. McCalpin
Guy S. Ruffin
Gerald V. Williamson

Mr. Lester C. Geil was unable to be present at this meeting of the Board of Trustees.

Also present were Joseph P. Cosand, President; James W. Hobson, Vice President; and Robert C. Jones, Director of Instructional Resources - all of the Junior College staff.

Mr. Bruce E. Woodruff of the firm of Armstrong, Teasdale, Roos, Kramer and Vaughan, Counsel for the District, was also present.
1.3 Minutes

Board President Williamson called for a reading of the Minutes of the regular meeting of October 14, 1963. They were read and discussed.

The Board Secretary, Mrs. Dolores Tygard, referred to a typographical error in these Minutes. Mr. Charles B. Gilbert is to come to The Junior College District on November 14, 1963, rather than October 14, 1963, as shown in these Minutes.

Mr. Williamson directed that this change be made. Whereupon, it was moved by Mr. Glaser, seconded by Mrs. Bastian, and passed with the unanimous aye vote of all members present, that the Minutes of the regular meeting of October 14, 1963, be approved as read.

1.4 Welcome to Guests

Board President Williamson introduced Miss Deanna Watts, a reporter for the South Campus Newspaper, "The Knapsack"; and Mr. Charles Fackler — a reporter for the St. Louis Globe Democrat — to the Board members.

Mr. Williamson also introduced Dr. John F. Clough, Jr., Executive Director of the City of Philadelphia Commission on Higher Education. Mr. Williamson told the Board members that Dr. Clough was visiting the St. Louis District for several days. The City of Philadelphia was eager to start a Junior College District of its own, and Dr. Clough was visiting us, informally, studying the various phases of our development.

A general discussion followed.

1.6 Communications

The President of the College, Dr. Cosand, read a statement which Mr. Williamson had released to the Chamber of Commerce. The Chamber of Commerce was writing an article on the development of our Technical Education Program, and Mr. Williamson's statement would be embodied within the article.
2. **PERSONNEL**

2.1 **Certificated Personnel - Professional Staff - Part-Time**

The President of the College, Dr. Cosand, recommended the employment of the following certificated personnel on a part-time basis, for the Fall Session only, as noted below:

Robert W. McLaughlin - Instructor, Economics 6 credit hours - $170./cr.hr.

Dr. Cosand told the Board that Mr. McLaughlin was approved at a previous Board meeting for 3 credit hours and this recommendation was for 6 credit hours.

A general discussion followed with respect to his academic background and general qualifications.

Whereupon, on motion by Mrs. Bastian, seconded by Mr. Ruffin, and upon the aye vote of all members of the Board who were present, it was

RESOLVED, That the personnel recommended for part-time employment by Dr. Cosand, as set out in the foregoing list, be employed in the capacity and at the salary classification therein set out - said salary classification having been previously approved by the Board.

2.2 **Classified Personnel**

The President of the College recommended the employment of the following classified personnel:

Virginia Leutzinger - Clerk Typist - Range 9, Step A - Effective 11/1/63

A general discussion followed with respect to her general qualifications and proposed duties.

Whereupon, on motion by Mrs. Bastian, seconded by Mr. McCalpin, and with the aye vote of all members of the Board who were present, it was

RESOLVED, That the classified personnel listed above be employed by the District in the classification and at the salary indicated, said salary classification having been previously approved by the Board and on file with the District.

10/28/63
3. CURRICULUM AND INSTRUCTION

3.1 Release of Faculty Members for Developmental Work

The President of the College, Dr. Cosand, reported to the Board on curriculum development and course development. Dr. Cosand told the Board that the rapid progress of the College required careful thought with respect to future evolvement of curricula. He therefore recommended that the Board of Trustees give consideration to the release of certain faculty members from a portion of their teaching assignments for the purpose of developmental work within the various subject-matter fields.

Dr. Cosand proposed that this be accomplished during the Winter and Spring sessions in order to better prepare for the Fall session, 1964, when some 4,000 students are expected to enroll.

A long discussion followed involving all Board members. It was the general consensus that certain members of the faculty could be released to make a study of developmental work - within the various subject-matter fields - for the forthcoming Junior College curricula. It was further decided that the President of the College would keep the Board members informed as to the numbers of faculty members released for this project and would make a continuing report from time to time on the progress of the plan.

3.2 Cooperative Agreement with High Schools of City and County

The President of the College, Dr. Cosand, recommended that the Board of Trustees give consideration to the establishment of a cooperative agreement with the high schools of the city and county of St. Louis whereby outstanding high school seniors could enroll in one or two college classes for credit - provided this credit was not also used to meet high school graduation requirements.

Dr. Cosand told the Board that this procedure was in operation throughout the United States, and was now under consideration by other collegiate institutions within the St. Louis area. Dr. Cosand said, too, that this subject of acceleration for high
school seniors came up on the preceding Saturday at a meeting of the Cooperating Superintendents of St. Louis County. It had also been discussed with the Junior College administrators by members of the St. Louis Board of Education.

A general discussion followed involving all Board members.

No formal action was taken by the Board. However, it was agreed to pursue this course, as the need arose. The Board asked the President of the College, Dr. Cosand, to keep them advised of the progress of the program, and report to them intermittently on the proposed acceleration program.

4. COLLEGE FACILITIES

4.1 Property owned by Mr. Edward D. Ciszkowski

The President of the College recommended that the Board of Trustees purchase the 31.88 acres, with the improvements located thereto, now owned by Mr. Edward D. Ciszkowski. Dr. Cosand told the Board that this parcel of land adjoined the Schuermann and Bieler property previously purchased by the Board.

A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mrs. Bastian, and upon the aye vote of all members of the Board who were present, It was

RESOLVED, That Clarence M. Turley, Inc., as agents of the Junior College District of St. Louis - St. Louis County, Missouri, be authorized to execute a contract of purchase of the Edward D. Ciszkowski property, in the total amount of $161,000.

FURTHER RESOLVED, That the final sale contract, and all the terms and conditions thereof, be subject to the approval of this Board of Trustees.
4.2 Property owned by Mr. and Mrs. Charles C. Warner

The President of the College, Dr. Cosand, recommended that the Board of Trustees purchase the 2.7 acres, with the improvements located thereto, now owned by Mr. and Mrs. Charles C. Werner. Dr. Cosand informed the Board that this parcel of land adjoined the Schuermann and Ciszkowski properties. He also told the Board that the purchase of the Warner and Ciszkowski properties, plus the 25-acre Bieler tract, and the 48.74 Schuermann tract, would complete the North County site with a total acreage of 108.32 acres.

A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mr. Ruffin, and passed with the following aye votes of Mr. G. V. Williamson, Mrs. Joseph C. Bastian, Mr. F. Wm. McCalpin, Mr. Guy S. Ruffin, and Mr. Morris Glaser, it was RESOLVED, That the Junior College District enter into an agreement to purchase 2.7 acres, located in the City of Ferguson, County of St. Louis, from Mr. and Mrs. Charles C. Warner in the amount of $27,745., on the terms and conditions of the sales contract presented to the Board of Trustees, and attached hereto to these Minutes, and by reference incorporated herein.

FURTHER RESOLVED, That this sales contract be subject to approval by the law firm of Armstrong, Teasdale, Roos, Kramer, and Vaughan, Legal Counsel for the District.

FURTHER RESOLVED, That the President of the Board of Trustees is hereby authorized and directed to sign said agreement on behalf of the Junior College District.

10/28/63
Parking at McCluer High School

The President of the College, Dr. Cosand, reported that the present parking space at the North County site is inadequate to take care of the Junior College District and the McCluer High School needs. Dr. Cosand stated that this is particularly difficult when evening activities are scheduled by the McCluer High School. Dr. Cosand reported that one solution to the problem would be to surface an area of ground adjoining McCluer High School for the purpose of providing additional parking space. The cost estimate for this parking area had been quoted at $2500. Dr. Cosand told the Board that the cooperation given to The Junior College District by the Ferguson-Florissant School District had been outstanding and it was therefore his recommendation that the Junior College District cooperate with respect to this problem which their parking had created for McCluer High School.

A general discussion followed involving all Board members who were present.

It was the general consensus of opinion that the Vice President for Business, Mr. James W. Hobson, make a further study of the problem. The Board agreed that the cooperation had been excellent and it was the responsibility of the Junior College District to do what it could to alleviate the parking problems. The Board asked Mr. Hobson to pursue the problem in greater depth and to report his findings at a future meeting of the Board.
5. BUSINESS AND FINANCE

5.1 Agreement to employ Brink's, Incorporated

The President of the College recommended that The Junior College District employ the services of Brink's Incorporated, for the transfer of money and checks to the District's depository. Dr. Cosand told the Board that because of the dangers involved in transferring money, as well as storage of large quantities of currency, it was recommended that the District employ the services of Brink's.

He informed the Board that the bookstore operations at each campus required this service on a regular basis, and it would aid at registration time with the depositing in the bank of student maintenance fees.

The amount to be paid for these services would be as follows:

1. $40.00 per month per location for five days per week.
2. $30.00 per month per location for three days per week.
3. $15.00 per month per location for one day per week.

Dr. Cosand added that because of the decreasing use pattern from the beginning to the end of the session, the average cost per campus would be $25.00 per month.

A general discussion followed.

Whereupon, on motion by Mr. Ruffin, seconded by Mr. Glaser, and upon the aye vote of all members of the Board who were present, it was

RESOLVED, That the District is hereby authorized to use the services of Brink's Incorporated for the purpose of safeguarding the transfer of funds of the District from the particular campuses to the District's depository, and to expend the funds of the District, in payment thereof, in the amount recommended by the President of the College.
5.2 Approval of Reitz and Jens as Soil Consultants

The President of the College, Dr. Cosand, informed the Board that a committee consisting of Mr. Williamson, Mr. Geil, Mr. Hobson, Mr. Entzeroth, Mr. Nix, and Dr. Cosand met with representatives of two Soil Consultant firms, as directed by the Board at its meeting on October 14th. The decision of the committee was that the District would employ the Consulting firm of Reitz and Jens upon ratification by the full Board of Trustees.

A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mrs. Bastian, and upon the aye vote of all members of the Board who were present, it was

RESOLVED, That the Board of Trustees hereby ratifies and approves the appointment of Reitz and Jens as Soil Consultants for the South County campus.

FURTHER RESOLVED, That Reitz and Jens shall be authorized to drill no more than twelve exploratory holes and that their services to The Junior College District of St. Louis - St. Louis County, Missouri, shall not exceed the sum of $9,067 without procuring further approval of this Board.

5.3 Acceptance of a Bid from Scientific Products Company for Microscopes

The President of the College recommended the acceptance of the bid from Scientific Products Company for thirty-eight microscopes. Dr. Cosand told the Board that these microscopes would be used on the South County campus.

The analysis of the microscope bids was previously circulated among the Board members and is attached hereto and made a part of these Minutes.
ANALYSIS OF MICROSCOPE BIDS FOR KIRKWOOD CAMPUS

Request for bids on 38 inclined teaching microscopes, 4 with plain stage and 34 with ungraduated mechanical stage were sent to eight vendors with the following returns:

<table>
<thead>
<tr>
<th>Bid No.</th>
<th>Vendor</th>
<th>Make Microscope</th>
<th>Total Quoted Price For 4 Plain Stage</th>
<th>Total Quoted Price For 4 Ungraduated Stage</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C.W. Alban Co.</td>
<td>Elget</td>
<td>$520.24</td>
<td>$5340.72</td>
<td>$5860.96</td>
</tr>
<tr>
<td>2</td>
<td>Seiler Inst.</td>
<td>Swift</td>
<td>655.20</td>
<td>6242.40</td>
<td>6897.60</td>
</tr>
<tr>
<td>3</td>
<td>Denoyer Geppert</td>
<td>Biocraft</td>
<td>661.40</td>
<td>6992.10</td>
<td>7653.50</td>
</tr>
<tr>
<td>4</td>
<td>Scientific Prod.</td>
<td>American Optical</td>
<td>742.00</td>
<td>7806.40</td>
<td>8548.40 (Recommended Purchase)</td>
</tr>
<tr>
<td>5</td>
<td>Chicago Apparatus</td>
<td>Bausch &amp; Lomb</td>
<td>748.00</td>
<td>7906.70</td>
<td>8654.70</td>
</tr>
<tr>
<td>6</td>
<td>Aloe Scientific</td>
<td>Bausch &amp; Lomb</td>
<td>759.76</td>
<td>7945.12</td>
<td>8704.88</td>
</tr>
<tr>
<td>7</td>
<td>Central Scientific</td>
<td>Bausch &amp; Lomb</td>
<td>796.00</td>
<td>8500.00</td>
<td>9296.00</td>
</tr>
<tr>
<td>8</td>
<td>Central Scientific</td>
<td>American Optical</td>
<td>831.60</td>
<td>8598.60</td>
<td>9430.20</td>
</tr>
<tr>
<td>9</td>
<td>American Optical</td>
<td>American Optical</td>
<td>831.60</td>
<td>8598.60</td>
<td>9430.20</td>
</tr>
<tr>
<td>10</td>
<td>C.W. Alban Co.</td>
<td>Bausch &amp; Lomb</td>
<td>884.20</td>
<td>8828.10</td>
<td>9672.30</td>
</tr>
<tr>
<td>11</td>
<td>Seiler Inst.</td>
<td>Leitz</td>
<td>936.00</td>
<td>10,220.40</td>
<td>11,156.40</td>
</tr>
</tbody>
</table>

After extensive examination and experimentation with submitted samples on all the above make microscopes by Dr. Duggins and Mr. Greer, it was found that the Elget, Swift and Biocraft (all foreign makes) were of inferior quality and would not adequately contribute to or promote accurate instructional aid to the students. Specifically, the lens of each of the first three makes of microscopes had excessive spherical apparitions and the adjusting mechanism operated too freely. For these reasons, it is not recommended that we buy any of the first three makes.

The American Optical and the Bausch 3, Lomb microscopes were found to be equal in quality and both quite acceptable for instructional purposes.

It is recommended that JCD purchase 38 required microscopes made by the American Optical Company and represented by the Scientific Products Co. for a total cost of $8548.40.

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A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mr. Glaser, and with the following aye votes of the members who were present: Mr. G. V. Williamson, Mrs. Joseph C. Bastian, Mr. Morris Glaser, Mr. Guy S. Ruffin, and Mr. F. Wm. McCalpin, it was

RESOLVED, That the Junior College District accept the bid of the Scientific Products Company for 38 inclined teaching microscopes, 4 with plain stage, and 34 with ungraduated mechanical stage at a total cost to the Junior College District of $8,548.40 and that the President of the College be directed to place an order with the Scientific Products Company for these microscopes.

5.4 Acceptance of the bid from Central Scientific Company for Physics Equipment

The President of the College requested the acceptance of a bid from the Central Scientific Company for Physics equipment, and the awarding of a corresponding order in the amount of $2,347.14. Dr. Cosand told the Board members that this Physics equipment was to be used at the South County campus. An analysis of the quotations was previously circulated among the Board members and is attached hereto and made a part of these Minutes.
A general discussion followed.

Whereupon, on motion by Mr. Glaser, seconded by Mr. Ruffin, and with the following aye votes of the members who were present: Mr. G. V. Williamson, Mrs. Joseph C. Bastian, Mr. Morris Glaser, Mr. F. Wm. McCalpin, and Mr. Guy S. Ruffin, it was

RESOLVED, That the Board of Trustees of The Junior College District authorize and approve the bid of the Central Scientific Company for Physics equipment in the amount of $2,347.14, as recommended by the President of the College, said bid having been requested in accordance with the procedures set forth in the Policies and Procedures Manual heretofore established by the Board, and said bid for Physics equipment being the lowest and best bid.

5.5 Acceptance of a bid from Welch Scientific Company for Physics Equipment

The President of the College requested the acceptance of a bid from the Welch Scientific Company for Physics equipment, and the awarding of a corresponding order in the amount of $2,151.08. Dr. Cosand told the Board members that this Physics equipment would also be used at the South County campus. An analysis of the quotations was previously circulated among the Board members and is attached hereto and made a part of these Minutes.
ANALYSIS OF BIDS ON PHYSICS EQUIPMENT FOR KIRKWOOD

Request for quotation was issued to three vendors for bidding on miscellaneous Physics Equipment. The results are as follows:

<table>
<thead>
<tr>
<th>Vendor</th>
<th>Items: 1 thru 17</th>
<th>Items: 20 thru 31</th>
<th>Items: 32 thru 64</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Scientific Co.</td>
<td>$ 2,347.14</td>
<td>Partial Bid</td>
<td>$2,347.14</td>
<td>$2,347.14</td>
</tr>
<tr>
<td>Welch Scientific Co.</td>
<td>Partial Bid</td>
<td>$2,151.08</td>
<td>2,151.08</td>
<td></td>
</tr>
<tr>
<td>Chicago Apparatus Co.</td>
<td>Unable to Bid</td>
<td>Unable to Bid</td>
<td>——</td>
<td>——</td>
</tr>
</tbody>
</table>

$ 4,498.22

Analysis of each of the two bids on an item by item basis, proved the best price was available by splitting the order as indicated above, i.e., Central Scientific $2,347.14 and Welch Scientific $2,151.08.

Many of the items were available from one source only, which also makes it necessary to divide the order.

Chicago Apparatus Co. was unable to furnish the majority of the items nor could they be competitive with the other two companies on the few items they could furnish.
A general discussion followed.

Whereupon, on motion by Mr. Ruffin, seconded by Mrs. Bastian, and with the following aye votes of the members who were present: Mr. G. V. Williamson, Mrs. Joseph C. Bastian, Mr. Guy S. Ruffin, Mr. Morris Glaser, and Mr. F. Wm. McCalpin, it was

RESOLVED, That the Board of Trustees of The Junior College District authorize and approve the bid of the Welch Scientific Company for Physics equipment in the amount of $2,151.03, as recommended by the President of the College, said bid having been requested in accordance with the procedures set forth in the Policies and Procedures Manual heretofore established by the Board, and said bid for Physics equipment being the lowest and best bid.

5.6 Acceptance of the bid for parking lot lighting at South County campus

A lighting system analysis for the Kirkwood parking lot was circulated among the Board members. The President of the College recommended that Study #2 encompassing the four 1,000 watt Mercury Vapor Fixtures be adopted as the temporary lighting system for the Kirkwood campus parking lot.

The President also advised the Board that the lowest bid was submitted by Benson Electric Company, said bid being in the amount of $2,885.00. After a discussion, and on motion by Mrs. Bastian, seconded by Mr. Glaser, and with the following aye votes of the members who were present: Mr. G. V. Williamson, Mr. Guy S. Ruffin, Mrs. Joseph C. Bastian, Mr. F. Wm. McCalpin, and Mr. Morris Glaser, it was

RESOLVED, That the Vice President for Business Services be authorized to purchase, on behalf of the District, the four 1,000 watt Mercury Vapor Fixtures, and other equipment outlined in Study #2, which is attached hereto, and made a part of these Minutes, at a price not to exceed $2,885.00.

10/20/63 - 14 -
LIGHTING SYSTEM ANALYSIS FOR KIRKWOOD JCD PARKING LOT AT TEMPORARY CAMPUS, GEYER & BIG BEND

STUDY #1

Lighting system based on a design by William Tao & Associates, using only the poles and lighting fixtures available from and installed by the Kirkwood Electrical Department on the City-Authorized "Dusk To Dawn" Program.

Outline Of Installation

7 Wood poles (35' high)

14 - 250 watt Mercury Vapor Fixtures. Total Lumen Output: 25,000

Maximum periphery illumination: 0.15 f.c. (avg.)

Overhead wiring throughout. Main connection to transformer to be located on Geyer.

STUDY #11

Alternate lighting system designed by Tao & Associates using a type of Mercury Vapor Fixture not available on Kirkwood program. This alternate would have to be contracted for and installed by the JCD.

Outline Of Installation

2 Wood poles (35' high)

4 - 1000 watt Mercury Vapor Fixtures. Total Lumen Output: 21,000

Maximum periphery illumination: 0.2 f.c. (avg.)

Underground direct burial cable throughout. Main connection to be to main campus panel.
**STUDY #1** Based On Kirkwood Monthly Charge

<table>
<thead>
<tr>
<th></th>
<th>1st Yr.</th>
<th>2nd Yr.</th>
<th>3rd Yr.</th>
<th>4th Yr.</th>
<th>5th Yr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cumulative Yearly Cost</td>
<td>1,491</td>
<td>2,982</td>
<td>4,473</td>
<td>5,964</td>
<td>7,455</td>
</tr>
</tbody>
</table>

* NOTE:

"Dusk To Dawn" Program has minimum contract period of three years.

**STUDY #2** Based On Estimated Maximum Contract Price of $2,885 And Average Annual Power Charge of $150.

<table>
<thead>
<tr>
<th></th>
<th>1st Yr.</th>
<th>2nd Yr.</th>
<th>3rd Yr.</th>
<th>4th Yr.</th>
<th>5th Yr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Cost</td>
<td>2,885</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Power</td>
<td>150</td>
<td>150</td>
<td>150</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>Bal. Carried Fwd *</td>
<td>-</td>
<td>3,035</td>
<td>3,185</td>
<td>3,135</td>
<td>3,285</td>
</tr>
<tr>
<td></td>
<td>3,035</td>
<td>3,185</td>
<td>3,335</td>
<td>3,285</td>
<td>3,435</td>
</tr>
</tbody>
</table>

*NOTE

Maintenance on above system will be negligible lamp life is 16,000 hours (Union Electric's estimated hourly usage on similar Dusk To Dawn Program is 1580 hours per year.

No differential interest shown.

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5.7 Approval of payment of Clarence M. Turley, Inc.

The President of the College requested approval of the payment to Clarence Turley, Inc. of $20,250.00, for acquisition of the St. Joseph College site in Kirkwood.

A general discussion followed.

Whereupon, on motion by Mr. McCalpin, seconded by Mr. Glaser, and upon the following vote of the members of the Board who were present: Mr. G. V. Williamson (yes), Mr. Guy S. Ruffin (yes), Mr. F. Wm. McCalpin (yes), Mr. Morris Glaser (yes), Mrs. Joseph C. Bastian (abstained), it was RESOLVED, That check No. 1869, payable to Clarence M. Turley, Inc., account 11-101-501, as contained in the Warrant Check Register for the month ending August 31, 1963 in the amount of $20,250.00 be approved.

6. STUDENT PERSONNEL SERVICES

6.1 The President of the College, Dr. Cosand, reported that the Kirkwood campus would be opened on January 13th, 1964 with a full schedule of course offerings from 8:00 a.m. to 10:00 p.m.

In order to assist prospective students, a counseling office would be opened on the Kirkwood campus on November 4th, and would provide counseling services from 1:00 p.m. to 5:00 p.m. through December 13th, 1963.

A general discussion followed.
9. ADJOURNMENT

Board President Williamson asked if there were any further business to come before the Board. There was not, and Mr. McCalpin made a motion that the meeting be adjourned. Mr. Glaser seconded the motion, and it was unanimously approved at 11:10 p.m.

Respectfully submitted

Dolores B. Tygard, Secretary
Board of Trustees
The Junior College District of St. Louis - St. Louis County, Missouri
SALE CONTRACT

RECEIVED FROM The Junior College District of St. Louis, St. Louis County,
the sum of One Thousand and no/100 Dollars ($1,000.00) as earnest deposit and as part of the cash consideration for the purchase of the following described property situated in the County of St. Louis, Missouri, known or described as:

An improved parcel of land in Section 36 of St. Ferdinand Township. T. 47 N. - R. 6E, St. Louis County, Missouri, now or formerly of Charles O. Warner, described as follows: Bounded on the North by the right-of-way of Interstate Highway 270, on the East by property now or formerly of Joseph J. Bieler, on the South and West by property now or formerly of Land Investment Corporation. This property contains approximately 2.7 acres.

together with (if any) the improvements thereto appurtenant, fixtures and equipment thereto belonging (which seller guarantees to own free and clear of any encumbrances, including all lighting, heating, cooling and plumbing equipment and fixtures, attached buildings, windows, doors, screens, awnings, ventilating and exhaust fans, water heaters, stokers, oil and gas burners, garbage disposal and dishwasher, trees and shrubbery, and all attachments now provided for tenant use:

which property is this day agreed to be sold to purchaser subject to approval of seller by noon of October 25, 1963, and not otherwise and if not so approved earnest deposit shall be returned to purchaser for the total sale price of Twenty-seven Thousand Seven Hundred Forty-five and no/100 dollars ($27,745.00) on the following terms:

Earnest deposit made as per this receipt:

1,000.00

Additional earnest deposit to be made by purchaser on 26,515.00

Cash to be paid on closing date of sale as hereinafter fixed subject to adjustment as herein provided:

19,686.80

Deed or deeds of trust of record, if any, to be delivered.

Balance of $35,500.00 is to be paid to sellers at such time as they surrender and vacate the premises to the purchaser, provided said surrender and vacate shall be on or before midnight, August 31, 1964. Title Insurance Company shall deposit the $50,000.00 at Pima Federal Savings & Loan Assn., Alton, Ill. for sellers.

It sellers fail to surrender and vacate the premises, as above set out, said $35,500.00 shall become the property of the purchaser and refunded to it. All costs of escrow to be borne by purchaser. Interest earned on said $35,500.00, if any, shall be the property of the sellers. Sellers and purchaser shall execute the necessary documents for said escrow at closing.

The sale under this contract shall be closed under the Sale Conditions and Closing Practices of the Real Estate Board of Metropolitan St. Louis, and subject to any Special Agreements between seller and purchaser, all set forth on the reverse side hereof and hereby made a part of this contract, as fully and effectually as if they were incorporated herein.

For and in consideration of the premises hereinafter described, the sum of $50,000.00, to be paid to the Junior College District of St. Louis, St. Louis County, Missouri, the said sum to be paid to Title Insurance Corp., 10 S. Central Ave., Clayton, Missouri on November 20, 1964.

All adjustments referred to on the reverse side hereof to be made as of Title to pass when sale is closed. Time is of the essence of this contract. Possession of property to be delivered to purchaser November 20, 1964 or before August 31, 1964.

Deed to The Junior College District of St. Louis, St. Louis County, Missouri.

Appended on date first above written:

Clarence M. Turley, Inc., Realtor

Authorized to order Title Examined
The Junior College District of
St. Louis, St. Louis County, Missouri.

By Clarence M. Turley, Inc. Agent

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SALE CONDITIONS AND CLOSING PRACTICES OF THE REAL ESTATE BOARD OF METROPOLITAN ST. LOUIS

At election of either seller or purchaser, and at such party’s expense, sale may be closed in court department of the Local Board of Real Estate, but terms and conditions of contract shall not be affected.

If default be made in the performance of any terms of contract, purchaser, and counter to be forfeited to seller. But if default be made by seller, and counter to be forfeited to purchaser, but purchaser shall be entitled to cancel contract if so determined by seller, but shall not require purchaser to enforce title.

Parol evidence to correct contract shall not be admissible to enforce.

Title is to be insured to seller and each to agent in full of discussion.

Purchaser to have recorded, but not available, uncharged and rate, subdivision, unless a segment, interested, income premium, legal, restrictive charge, general and special taxes, all general and special taxes, to be assumed and paid by seller. Parol evidence to be amortized by seller to be paid for in full.

Purchaser to have title insurance policy issued by qualified title insurance company in lieu of title insurance policy. If title is not satisfactory, purchaser shall pay for certificate of title. If title is found by seller, purchaser cannot perfect title or obtain title insurance policy as above provided within 60 days after date fixed for closing, contract shall not be returned to purchaser and seller shall pay to agent the full commission and disbursements including title charges. Seller shall pay for disbursements stamps.

If, after contract is executed, the property be destroyed or damaged by fire, windstorm or otherwise, seller shall restore within 30 days if possible and within one month if not possible. But otherwise, purchaser shall be entitled to insurance if cancelled, contract shall be returned to seller. In either event, contract shall be assumed by seller. Seller shall have the right to enter the premises during normal daylight business hours for purposes of making any measurements or tests including drilling for soil samples. Seller shall not do any grading, building or parking thereon.

Purchaser to have improvements insured and shall have risk of loss thereon until delivering possession to Purchaser. Any insurance proceeds from damage to real property shall belong to the Purchaser.

Purchaser shall have the right to remove shrubs, plants and trees from the property being sold prior to August 31, 1964, under the supervision and with the approval of the Purchaser. This right does not give the Seller the right to remove all of the plants and/or trees on the property being sold.

Purchaser shall not pay any real estate commission on this sale. For possession of the premises from closing to or before August 31, 1964, depending on the date seller vacate the premises, by Seller shall be rent and tax free.

SPECIAL AGREEMENTS:

1. Sellers shall retain full possession of the premises until August 31, 1964. Purchaser shall have the right to enter the premises during normal daylight business hours for purposes of making any measurements or tests including drilling for soil samples. Purchaser shall not do any grading, building or parking thereon.

2. Sellers shall keep improvements insured and shall have risk of loss thereon until delivering possession to Purchaser. Any insurance proceeds from damage to real property shall belong to the Purchaser.

3. Sellers shall have the right to remove shrubs, plants and trees from the property being sold prior to August 31, 1964, under the supervision and with the approval of the Purchaser. This right does not give the Seller the right to remove all of the plants and/or trees on the property being sold.

4. Forclosure of the premises from closing to or before August 31, 1964, depending on the date seller vacate the premises, by Seller shall be rent and tax free.