St. Louis, Land Clearance for Redevelopment Authority. Urban renewal plan for the Kosciusko urban renewal area.
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KOSCIUSKO
Urban Renewal Plan
St. Louis, Missouri
Land Clearance For Redevelopment Authority
URBAN RENEWAL PLAN
FOR
THE KOSCIUSKO URBAN RENEWAL AREA
PROJECT Mo. R-2

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

MAY 21, 1958

MAYOR
Raymond R. Tucker

COMMISSIONERS
Eugene C. Farrell, Chairman
Raymond Noonan, Vice Chairman
Louis C. Justi
Rev. John E. Nance
Sidney Cohen

C. L. Farris
EXECUTIVE DIRECTOR
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KOSCIUSKO URBAN RENEWAL PLAN

A. URBAN RENEWAL PLAN - SCOPE

The Urban Renewal Plan for the Kosciusko Urban Renewal Project Area encompasses both "slum clearance and redevelopment", and "rehabilitation", and consists of, and only of, text items A through N and exhibits I through XII as herein set forth.

B. DESCRIPTION OF URBAN RENEWAL AREA

1. The boundaries of the Kosciusko Urban Renewal Project Area are delineated on the Project Area Plan, Exhibit II, page 11. The area within the urban renewal area designated as the slum clearance and redevelopment section is demarked from the area designated as the rehabilitation section by a secondary boundary-line delineation.

2. Approximately 220 acres of land lie within the boundaries of the Kosciusko Urban Renewal Project Area, delineated on the Project Area Plan and hereafter described by metes and bounds. Of this total urban renewal area, about 180 acres are designated as the slum clearance and redevelopment section, and the remaining 40 acres are designated as the rehabilitation section.

The boundaries of the Kosciusko Urban Renewal Project Area are described as follows:

Beginning at the point of intersection of the north line of Convent Street and the east line of Third Street, thence running southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 202, said northwest corner being approximately 130 feet south of the intersection of the south line of Merchant Street and the east line of Third Street; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north-south alley between Second and Third Streets, thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along said extension and along the south property line to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Barry Street; thence eastwardly along the north line of Barry Street and its extension to the east line of Second Street; thence southwardly along the east line of Second Street to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the east line of Third Street; thence southwardly along the east line of Third Street to the northwest corner of a parcel in City Block 709, said northwest corner being 90 feet south of the south line of Lafayette Avenue; thence eastwardly along the north property line of said parcel and along the extension of said line to the center line of the 20 foot wide north-south alley in City Block 709; thence southwardly along the center line of said alley to the extension of the south property line of said parcel; thence westwardly along the extension and along the south property line of said parcel to the east line of Third Street; thence southwardly along the east line of Third Street to the north line of Lesperance Street; thence eastwardly along the north line of Lesperance Street and its extension to the east line of Second Street;
thence southwardly along the east line of Second Street to the north line of Victor Street; thence eastwardly approximately 1520 feet along the north line of Victor Street, and Victor Street extended, to a point; thence southwardly and perpendicular to the last described line a distance of approximately 60 feet to the south line of Victor Street extended; thence westwardly along the south line of Victor Street extended and Victor Street to the east line of First Street; thence southwardly along the east line of First Street to the south line of Sidney Street; thence westwardly along the south line of Sidney Street to the center line of the 15 foot wide north-south alley in City Block 757; thence southwardly approximately 150 feet along the center line of said alley to the west extension of the south line of a parcel in City Block 757; thence eastwardly along the west extension and along the south line of said parcel and along the east line of said line to the east line of First Street; thence southwardly along the east line of First Street to the south line of St. George Street; thence westwardly along the south line of St. George Street to the east line of the 15 foot wide north-south alley in City Block 759; thence southwardly approximately 185 feet along the east line of said alley to the extension of the south line of the 10 foot wide east-west alley in City Block 759; thence westwardly along the extension and along the south line of said alley to the east line of Second Street; thence southwardly along the east line of Second Street approximately 345 feet; thence westwardly, at right angles to the east line of Second Street, to the west line of Second Street; thence northwardly along a line to a point in the center line of the 15 foot wide east-west alley in City Block 760, said point being 20 feet west of the west line of Second Street; thence westwardly along the center line of said alley to the center line of the 15 foot wide north-south alley in City Block 760; thence northwardly along the center line of said alley to a point in the extension of the northernmost property line of a parcel in City Block 760, said point being approximately 327 feet south of the south line of St. George Street; thence westwardly along the extension and along said northernmost line of said parcel in City Block 760 to the east line of Third Street; thence southwardly along the east line of Third Street to the south line of Dorcas Street; thence westwardly along the south line of Dorcas Street to a point approximately 150 feet west of the west line of Broadway, which is also a point in the southern extension of the center line of an alley in City Block 851 vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley approximately 287 feet to the center line of an east-west alley, vacated by Ordinance 46823; thence eastwardly approximately 52 feet along the center line of said vacated alley to the extension of the center line of a north-south alley vacated by Ordinance 46823; thence northwardly along the extension and along the center line of said vacated alley to the south line of Lynch Street; thence westwardly along the south line of Lynch Street to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the south line of Carroll Street; thence westwardly along the south line of Carroll Street to the extension of the west line of Eighth Street; thence northwardly along the extension and along the west line of Eighth Street to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Park Avenue; thence eastwardly along the north line of Park Avenue to the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to the east line of the Ozark Expressway; thence northwardly along the east line of the Ozark Expressway to the north line of Convent Street; thence eastwardly along the north line of Convent Street to the eastern line of Third Street and the point of beginning.

The boundary of the Slum Clearance and Redevelopment Section of the Kosciusko Urban Renewal Project Area is discontinuous and the area included in such section is best described as follows:
All of the land within the Urban Renewal Area described above with the exception of the Rehabilitation Section, the boundaries of which are described as follows:

Beginning at the point of intersection of the north line of Marion Street and the east line of Third Street; thence southwardly along the east line of Third Street to the south line of Russell Avenue; thence westwardly along the south line of Russell Avenue (as said south line is proposed to be relocated) and its extension to the point of intersection with the eastwardly extension of the south line of Russell Boulevard; thence westwardly along the eastward extension of the south line of Russell Boulevard to the intersection of said south line with the west line of Seventh Boulevard; thence northwardly along the west line of Seventh Boulevard to its intersection with the north line of Marion Street; thence eastwardly along the north line of Marion Street to the place of beginning.

C. URBAN RENEWAL PROJECT ACTIVITIES PROPOSED

Within the Slum Clearance and Redevelopment Section of the Kosciusko Urban Renewal Project Area virtually all structures are to be demolished and removed from the site. Within the Rehabilitation Section, “spot clearance and redevelopment” will be used to remove structures on the Broadway frontage unsuitable for rehabilitation, and clearance will be employed to remove virtually all structures on properties fronting on 3rd Street and 7th Boulevard. Structures to be removed by spot clearance will include detached accessory buildings, outhouses, buildings in non-conforming usage which cannot readily be converted to conforming usage, and buildings too dilapidated to warrant rehabilitation. A parking area of 9.2 acres will be created from properties fronting on 3rd Street and on 7th Boulevard to serve rehabilitated or re-constructed principal buildings fronting on Broadway. Additional parking may be provided in the rear of buildings fronting on Broadway.

D. EXECUTION OF PROJECT

The Land Clearance for Redevelopment Authority is responsible for coordinating all activities in execution of the Urban Renewal Plan. The City of St. Louis will participate in the development of the project through the installation of certain site improvements, the construction of necessary supporting facilities, and the donation of land and money as local grants-in-aid participation in the project.

E. PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

1. Project Area Plan
   (a) Proposed street and easement layout within the Urban Renewal Project Area, is portrayed on the Project Area Plan (Exhibit II page11). Numerous existing streets and alleys are to be vacated to permit the aggregation of land required both for industrial super blocks and for the development of a cohesive commercial center such as depicted.

   (b) Proposed land uses within the Urban Renewal Project Area are limited to:

      (1) Commercial - Retail and wholesale without processing
(2) Industrial - Restricted (light), and unrestricted (heavy)

(3) Public and semi-public

(4) Residential - restricted to 10 year occupancy within area designated for commercial land use

(c) Community and recreational facilities existing within the Urban Renewal Project Area will be eliminated with the possible exception of a building owned and used by the Salvation Army. The construction of a new fire station was authorized in the 1955 bond issue election to replace two anti-quated existing stations.

(d) Other public buildings such as a post office substation may be constructed in the Urban Renewal Project Area.

(e) Parking facilities within the Urban Renewal Project Area will be extensive. In the Rehabilitation Section virtually all property fronting on 7th Boulevard and on 3rd Street will be utilized for parking purposes in connection with the rehabilitated commercial area. In the Slum Clearance and Redevelopment Section which will be redeveloped for industrial use, off-street parking and loading requirements as set out in the "Redevelopment Regulations and Controls", Exhibit I page 10, will serve to create a satisfactory relationship, between off-street parking and loading areas and industrial floor areas and employee densities, in this section. All properties that are not acquired will be covered by agreements, executed by and between the property owners and the Land Clearance Authority, designed to assure conformance with the standards set forth in the Regulations and Controls.

(f) Other planning and site improvement proposals include the proposed re-routing and improvement of Broadway mostly along the route of existing 7th Boulevard, and the creation of pedestrian malls in portions of vacated streets within the Rehabilitation Section.

2. Zoning Plan

The Zoning map, Exhibit IV, page 13, shows existing zoning of the Urban Renewal Project Area and of immediately surrounding areas, and also shows the recommended zoning of these areas to accomplish renewal objectives.

3. Street and Highway Adjustments Plan

(a) The Right-of-Way Adjustments map, Exhibit III, Page 12, shows both the existing and proposed street and alley system within the Urban Renewal Project Area.

(b) Proposed retention, elimination, construction, and reconstruction of street pavements, curbs, gutters, sidewalks, and other street improvements are illustrated in the Streets and Sidewalks map, Exhibit VII, page 16.

4. Public Utility Plans

(a) Sewerage facilities existing within the Urban Renewal Project Area, as
shown in Exhibit VI, page 15, will constitute a major portion of the sewerage system to be provided in the area. Approximately 8,500 feet of new sewers will be constructed.

(b) Proposed water system retention and improvements are shown on Exhibit V, page 14. A new 8 inch distribution main will be located in the proposed Broadway Street relocation.

(c) Proposed adjustments and improvements to privately owned utilities are delineated in two maps, Exhibits XI and XII, pages 20 and 21, which show the service patterns of electric power, gas, telephone, and telegraph utilities as these will be arranged to fit the new block layout in the renewal area.

5. Other Project Improvements

(a) The map entitled "Fire and Police Telegraph and Civil Defense", Exhibit IX, page 18, shows the retention of the existing fire and police telegraph system to the extent consistent with the features of the Project Area Plan. Easements will be provided for alarm circuits. Two Civil Defense sirens located in the area will be relocated within the area.

(b) The traffic control map, Exhibit X, Page 19, shows proposed adjustments to the system of traffic signals and stop signs required to control the traffic movement in the project area. Synchronization of electric traffic signals will be employed.

(c) The street lighting plan, Exhibit VIII, page 17, shows the proposed City lighting system which will be newly installed to serve the project area.

F. REHABILITATION OF STRUCTURES

1. Within the area designated as the Rehabilitation Section, rehabilitation of a large majority of the principal structures fronting on Broadway is projected. Within the Slum Clearance and Redevelopment Section, which consists of the remainder of the Urban Renewal Project Area, rehabilitation is not contemplated as a project activity. However, structures which, because of their soundness of physical condition, consistency of land use with the project area plan, and functional compatibility with renewal objectives, may be exempted from acquisition will be required to be brought up project standards and to be maintained in a manner consistent with project objectives.

2. (a) Rehabilitation of structures within the Rehabilitation Section will be accomplished through voluntary actions of property owners in the Section, who will undertake to:

(1) Establish an organization representing property owners in the Rehabilitation Section, which organization will have authority to execute agreements, form corporations, own property, and do other business for, and in the interests of, and binding on all owners of property in the Rehabilitation Section, who shall participate in the establishment or perpetuation of this organization.
(2) Take such measures to accomplish rehabilitation objectives as may be required by the organization and the Land Clearance Authority. In the event that voluntary rehabilitation of any property is not obtained, the Authority will acquire such property and take whatever further action to accomplish rehabilitation, or to demolish structures, or otherwise to prepare the property for resale, as may be deemed most suitable by the Authority.

(b) Structures of unsound physical character may be acquired by the Authority and demolished.

(c) Standards governing the rehabilitation work will be made a part of all agreements executed by and between property owners, the organization representing property owners, and the Land Clearance Authority. All requirements derived from these standards will equal or exceed applicable provisions of the City's Building Code, Zoning Code, Minimum Housing Standards Ordinance, or other such regulations. This provision shall apply equally to units and properties designated for permanent use or occupation and to those units or properties designated to be used or occupied, for a period not to exceed ten years, for dwelling purposes. Dwelling accommodations in the main buildings in the commercial area which are substandard will be brought up to code standard by code enforcement or such dwelling accommodations will be eliminated.

G. LAND ACQUISITION, DEMOLITION & CLEARANCE

Within the Slum Clearance and Redevelopment Section of the project area, approximately 97% of the properties will be acquired and cleared by the Land Clearance Authority. Properties not acquired in this section will be limited to those on which are located sound structures which are in uses, or can be put to uses, compatible with the Land uses proposed in the Project Area Plan. Within the Rehabilitation Section approximately 65% of the properties will be wholly acquired and cleared by the Land Clearance Authority, and much of the remaining 35% will be partially acquired to permit the clearance of accessory buildings. Most of the acquisition and clearance will serve the purpose of creating parking lot area, fronting on 7th Boulevard and on 3rd Street. However, some properties and buildings fronting on Broadway may be acquired and cleared if found to be unsuitable for rehabilitation because of structural or other defects which cannot economically be remedied as required by various city codes applying to buildings and their condition and occupancy. In addition, the Land Clearance Authority and the owners of Broadway frontage property within this section will establish, by agreement, certain requirements obligating the owners to contribute to the acquisition and maintenance of the community parking area to be established, and to meet standards of building and property renovation which in some respects will exceed the city's code requirements. Properties of owners not signatory to the aforementioned agreements will be acquired and disposed of either for rehabilitation or redevelopment.

H. REGULATIONS AND CONTROLS

In order to achieve the objectives of the Urban Renewal Plan for the Kosciusko Project, certain regulations and controls shall apply to new development and to the continued use of land and structures within the project boundaries.
Within the Slum Clearance and Redevelopment Section, construction and redevelop-
ment shall be restricted to the following land uses:

(1) industrial, and (2) public or semi-public. The areas designated for each of these
uses shall be subject to the applicable regulations concerning use restrictions, maxi-
mum land coverage, minimum off-street parking and loading, minimum building set-
backs, and minimum lot sizes, as shown on the table titled REDEVELOPMENT
REGULATIONS AND CONTROLS - KOSCIUSKO PROJECT (Exhibit I page10).

Within the Rehabilitation Section, land uses shall be restricted to:

(1) Commercial uses as in the "G" zoning district of the City of St. Louis Zoning Code
approved April 25, 1950, as amended, except for the following uses which shall be
prohibited:

   (a) Automobile body or fender repair shops
   (b) Bakeries other than those whose products are sold exclusively at retail on
       the premises
   (c) Dyeing and cleaning works
   (d) Ice plants
   (e) Laundries
   (f) Livery stables or riding academies
   (g) Milk distributing or bottling plants
   (h) Printing shops
   (i) Tinsmith or sheet metal shops

(2) Public or semi-public uses.

(3) Existing uses on properties not to be acquired.

The regulations and controls set forth herein are an integral part of the Urban Renewal
Plan and, in addition to applicable portions of the St. Louis zoning, building, housing,
and other codes and ordinances, shall apply to all buildings, development, and rehabili-
tation within the project area.

Each redeveloper redeveloping cleared land, or undertaking rehabilitation of existing
property, in the project shall be obligated to conform with the regulations and controls
for the 25 year period of the Urban Renewal Plan.

All properties within the project that are not acquired will be made subject to regula-
tions and controls which are consistent with the development of the project as a whole,
by means of Agreements executed by and between the property owners and the Land
Clearance Authority.

Each redeveloper of land, or any person or organization engaging to undertake reha-
bilitation of property, in the project area will be obligated, by means of appropriate
covenants running with the land, to devote the land to the uses specified in the Urban
Renewal Plan for the period of the Renewal Plan, to begin and complete the construc-
tion of the improvements thereon within a reasonable time to be specified by the Land
Clearance Authority, and to refrain from prohibiting the sale, lease, use or occupancy
of land purchased in the project because of race, creed, color, or national origin. The
contract with each redeveloper of land shall include prohibition against land specu-
lation.
The Land Clearance Authority shall review and approve site plans, including provision for off-street parking and off-street loading for each development in the project area.

Anyone engaging to undertake either redevelopment or rehabilitation of property in the project area shall keep all buildings, structures, improvements, fixtures, equipment, machinery, walkways, other paved areas and landscaped areas constructed, erected, installed or located on the project in good and safe order and condition and in full and complete repair, both inside and outside, structurally and otherwise, including the necessary and proper painting.

I. CONFORMITY TO GENERAL PLAN AND WORKABLE PROGRAM

The Kosciusko Urban Renewal Plan is based upon the Land Use Plan for the City of St. Louis, adopted by the City Plan Commission on March 28, 1957. The project area plan conforms closely to all elements of the City's General Plan, which includes plans for land use, major streets, and community facilities. The Urban Renewal Plan conforms with the applicable elements of the Workable Program for the City of St. Louis.

J. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, the circulation plan, the installation of public utilities and proposals for community facilities conform to local objectives with respect to land use, circulation, and public facilities established by the General Plan of the City of St. Louis.

K. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

The elements of the Urban Renewal Plan satisfy all requirements of state and local laws.

L. OFFICIAL ACTIONS

Ordinances will be required to accomplish the following aspects of the Urban Renewal Plan.

1. Vacation of Streets and Alleys.
2. Dedication of new streets, alleys, and public rights-of-way.
3. Modification of the zoning in the project area.

M. CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be modified at any time by the Land Clearance Authority provided that if modified after the lease or sale of real property in the project area, modification must be concurred in by the redeveloper or redevelopers of such real property, or his successor or successors in interest, affected by the proposed modifications, and with the consent of the City Plan Commission.

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Substantial changes in the Urban Renewal Plan, as approved by the St. Louis Board of Alderman, must be approved by said Board of Alderman.

N. REDEVELOPMENT PLAN FOR SLUM CLEARANCE AND REDEVELOPMENT SECTION

The Redevelopment Plan for the Slum Clearance and Redevelopment Section consists of all the foregoing plan elements, and all exhibits, except those explicitly stated as applicable to the Rehabilitation Section only.
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<th>LAND USE RESTRICTIONS</th>
<th>RESTRICTED INDUSTRIAL</th>
<th>UNRESTRICTED INDUSTRIAL</th>
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<tr>
<td>1. LAND USE RESTRICTIONS</td>
<td>As in “J” Zoning District except residential, billboards, open storage visible from any public street, and coal yards.</td>
<td>As in “K” Zoning District except: (a) Billboards (b) Open storage visible from any public street (c) Cement, lime, gypsum, or plaster-of-paris manufacture (d) Fireworks, explosives, manufacture or storage (e) Garbage, offal or dead animals reduction or dumping (f) Glue manufacture, fat rendering or distillation of bones (g) Petroleum refining (h) Stock yard or abattoir (i) Junk yards and coal yards</td>
</tr>
<tr>
<td>2. COVERAGE OF LAND BY BUILDINGS</td>
<td>Site Plan approval by Land Clearance Authority is required.</td>
<td>Site Plan approval by Land Clearance Authority is required.</td>
</tr>
<tr>
<td>3. OFF-STREET PARKING</td>
<td>Not less than 1 parking space per 5 employees</td>
<td>Not less than 1 parking space per 5 employees</td>
</tr>
<tr>
<td>4. OFF-STREET LOADING</td>
<td>Entirely within property lines</td>
<td>Entirely within property lines</td>
</tr>
<tr>
<td>5. BUILDING SET-BACKS</td>
<td>10 feet from east property line of 7th Blvd. between Russell and Sidney</td>
<td>4 acres minimum; except that Land Clearance Authority may approve smaller lot.</td>
</tr>
<tr>
<td>6. LOT SIZE</td>
<td>4 acres minimum; except that Land Clearance Authority may approve smaller lot.</td>
<td>4 acres minimum; except that Land Clearance Authority may approve smaller lot.</td>
</tr>
<tr>
<td>7. SIGNS AND BILLBOARDS</td>
<td>Billboards prohibited; signs on buildings and pertaining to business therein may be used; provided that any sign in excess of 300 sq. ft. in area shall be subject to approval of the Land Clearance Authority.</td>
<td>Billboards prohibited; signs on buildings and pertaining to business therein may be used; provided that any sign in excess of 300 sq. ft. in area shall be subject to approval of the Land Clearance Authority.</td>
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Exhibit I
Exhibit IV
Exhibit VI

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Exhibit IX
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Exhibit X