

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Application of Union Electric)	
Company, d/b/a Ameren Missouri, for Permission and)	
Approval and Certificate of Public Convenience and)	File No. EA-2024-0237
Necessity Authorizing it to Construct a Simple Cycle)	
Natural Gas Generation Facility.)	

APPLICATION

COMES NOW Union Electric Company, d/b/a Ameren Missouri (“Ameren Missouri” or “Company”) pursuant to Section 393.170.1, RSMo.¹, 20 CSR 4240-2.060, and 20 CSR 4240-20.045, and hereby submits to the Missouri Public Service Commission (“Commission”) its Application requesting the following:

- A Certificate of Convenience and Necessity (“CCN”) under subsection 1 of Section 393.170 authorizing Ameren Missouri to construct, install, own, operate, maintain and otherwise control and manage an electric generating facility to be constructed in St. Louis County, Missouri (the “Castle Bluff Project”);
- A variance from the requirement in 20 CSR 4240-20.045(6)(J) allowing the Company to submit an overview of its plans for restoration of safe and adequate service after significant, unplanned/forced outages ninety (90) days prior to the time when the Castle Bluff Project will be placed in-service;
- Authorization for Construction Accounting allowing the Company to accrue Allowance for Funds Used During Construction on the Project and to defer the depreciation expense of the Project during the period commencing when the costs of the Project are booked to plant in-service and ending the effective date of new rates in the Ameren Missouri electric

¹ Statutory references are to the Revised Statutes of Missouri (Cum. Supp. 2024), unless otherwise indicated.

general rate proceeding when the investment in the Project is included in plant-in-service for ratemaking purposes;

- Issuance of a Commission order granting the relief requested in this Application by December 31, 2024, so that the Project can be timely constructed and placed in-service by October 31, 2027; and
- For such other and further relief as may be appropriate.

In support of these requests, Applicant states as follows:

I. APPLICANT

1. Union Electric Company is a Missouri corporation, doing business under the fictitious name of Ameren Missouri, in good standing in all respects, with its principal office and place of business located at One Ameren Plaza, 1901 Chouteau Ave., St. Louis, Missouri 63103. The Applicant is engaged in providing electric and natural gas utility services in portions of Missouri as a public utility under the jurisdiction of the Commission. There is already on file with the Commission a certified copy of Applicant's Articles of Incorporation (See Case No. EA-87-105), which is incorporated herein by this reference. The Company's Fictitious Name Registration as filed with the Missouri Secretary of State's Office is attached hereto as *Application Schedule A*. A Certificate of Corporate Good Standing for Applicant is attached as *Application Schedule B*.

2. Filings, notices, orders and other correspondence and communications concerning this Application should be addressed to the undersigned counsel and to:

Steven Wills
Sr. Director, Regulatory Affairs
Ameren Missouri
1901 Chouteau Avenue
P.O. Box 66149
St. Louis, MO 63166-6149
swills@ameren.com

3. Ameren Missouri has no pending action or final unsatisfied judgment or decision against it from any state or federal agency or court which involves customer service or rates, which action, judgment, or decision has occurred within three years of the date of this Application.

4. The Applicant has no overdue annual report or assessment fees.

5. A 60-day notice with respect to the authority sought herein was filed on February 27, 2024, and assigned the above-captioned file number.

II. REQUEST FOR CCN UNDER SECTION 393.170.1

6. The Applicant requests a CCN for the Castle Bluff Project.

7. The Castle Bluff Project is an approximately 800 megawatt (“MW”) multi-unit simple cycle natural gas electric generation facility with fuel oil backup capability to be constructed at Ameren Missouri’s former Meramec Energy Center facility located in St. Louis County, Missouri, and will connect to Ameren Missouri’s 138kV transmission system via the repurposing of the existing switchyard at the facility. The Project will include four General Electric (GE) Frame 7FA.04 combustion turbine generator (“CTG”) units in a dual fuel configuration. Each unit will have a net summer capability of approximately 176 MW during hot, summer conditions while firing natural gas and over 200 MW on cold, winter days on fuel oil back-up. In addition, the Project will include construction of two fuel oil storage tanks that will provide a 72-hour supply of backup fuel oil, a demineralized water storage tank, four natural gas compressors, and other necessary equipment.

8. In developing and constructing the Project, Ameren Missouri will utilize direct purchases by the Company and an engineering, procurement, and construction (“EPC”) contract. Specifically, Ameren Missouri will utilize competitive bidding to purchase the CTGs and transformers for the Project. The EPC contract will be competitively bid, including both local and

national contractors. The EPC contractor will be responsible for all balance of plant design, foundations, buildings, materials, commissioning, and erection of Ameren Missouri-furnished materials.

9. The Castle Bluff Project is currently scheduled to be completed and placed in-service by October 31, 2027.

The Project is Necessary or Convenient for the Public Service.

10. The ultimate question in a CCN case is whether the granting of the authorization serves the public interest.² In assessing that question, the Commission has traditionally applied certain non-mandatory guidelines, known as the “*Tartan* Factors.”

11. The *Tartan* Factors are as follows:

- a. Need for the Project;
- b. Economic Feasibility of the Project;
- c. Ability of the Applicant to Finance the Project;
- d. Qualifications of the Applicant to Construct the Project; and
- e. Whether the Project is in the Public Interest.

An affirmative finding on the first four factors generally leads to the conclusion that the final factor, public interest, is satisfied.

a. There is a Need for the Project.

12. The Project is needed for several reasons. As addressed in the Direct Testimonies of Company witnesses Matt Michels, Steven Wills, and Andrew Meyer, the Project is called for by the Company’s 2023 Preferred Resource Plan submitted in File No. EO-2024-0020 as a key part of Ameren Missouri’s long-term plan to have in place reliable energy resources during extreme

² See, e.g., *State ex rel. Intercon Gas, Inc. v. Pub. Serv. Comm’n*, 848 S.2d 2d 593, 597 (Mo. App. 1993) (citing *State ex rel. Beaufort Transfer Co. v. Clark*, 504 S.W.2d 216, 219 (Mo. App. 1973)).

weather events. The need to do so is driven by several factors. First, the need for the Project is evidenced by, among other things, two recent severe winter storms, conditions which are reasonably expected to recur over time and which both threaten system reliability and create significant exposure to energy markets beyond the Company's historical market exposure. In such conditions, the Company is currently approximately 750 megawatts short of the generation capacity needed to match loads it has experienced in such conditions--capacity which the Project will provide. Second, the Project will also qualify as additional accredited capacity that will be utilized in the Midcontinent Independent System Operator, Inc.'s ("MISO") annual Planning Reserve Auction process, including toward meeting MISO's Planning Reserve Margin Requirement ("PRMR") and providing accredited capacity toward MISO's Local Clearing Requirement ("LCR") in MISO Zone 5.³ Third, the Project's additional capacity will also be available to serve other needs, such as demand to serve potential future large load additions (e.g., data centers, manufacturing). Fourth, the Project is needed to mitigate risks relating to the Company's still significant reliance on coal-fired generation, including reduced utilization of such generation or accelerated retirements of such generation, in each case due to the impact of environmental regulations on its aging coal fleet and the impacts of other environmental regulations on its CTG fleet in Illinois, including the retirement of the Company's Venice CTG plant by the end of 2029 which is necessitated by the Illinois Clean Energy and Jobs Act. Finally, the Project is needed as a complement to renewable energy resources being added by the Company and others to provide low-cost, zero-carbon energy primarily to meet energy needs and to mitigate exposure to over-reliance on fossil fueled generation posed by environmental regulation. Dispatchable generation like the Project will partner with, and provide a backstop to, such

³ MISO Zone 5 essentially consists of Ameren Missouri's service territory and other MISO municipal and wholesale loads electrically connected to Ameren Missouri's transmission system in Missouri.

intermittent renewable energy resources. Simply stated, the Project reflects an improvement justifying its cost. See Report and Order, *In re Application of Tartan Energy Co, L.C., d/b/a Southern Missouri Gas Co.*, File No. GA-94-127, 3 Mo. P.S.C. 3d 173, 1994 WL 762882 (Mo. P.S.C.) (Sept. 16, 1994).

b. The Project is Economically Feasible.

13. As explained in the Direct Testimonies of Steven Wills, Andrew Meyer, and Matt Michels and as outlined above, the Castle Bluff Project meets several needs and is an improvement justifying its cost. For several reasons, the Project is also economically feasible, based on various indicia of economic feasibility identified by the Commission in prior generation CCN cases. First, the Project meets the identified needs in a cost-effective manner given that CTGs are recognized (a recognition borne out by the Company's IRP) as the capacity resource with the lowest capacity cost. Second, as the Commission has recognized, since the Project is needed, economic feasibility generally turns on the Company's ability to finance the Projects, which it has, as addressed below. Third, the Project is part of the Company's preferred resource plan from its 2023 IRP, which is demonstrated to meet the Company's needs at a lower NPVRR than alternatives to doing so. Fourth, as described earlier, the Project's equipment and construction are occurring as part of a competitive bidding process to ensure that its development and implementation occur at market-based pricing. Finally, the Project will create jobs and tax revenues within the state and within the Company's service territory, which contributes to the Project's economic feasibility.

c. Ameren Missouri is Able to Finance the Project.

14. As explained in the Direct Testimonies of Steven Wills, Ameren Missouri has the financial capability to generate and raise the capital needed to develop the Project. Specifically,

the upfront capital cost of the Castle Bluff facility is expected to be approximately \$900 million.⁴ The Company's existing rate base – financed by an appropriate balance of debt and equity - exceeds \$11 billion, and its planned capital additions over the coming five years exceed \$11 billion. Moreover, the Company has sufficient access to capital markets based on, among other things, its stable credit ratings of Baa1 and BBB+, per Moody's and Standard & Poor's credit rating agencies, respectively. Ameren Missouri is able to finance the Castle Bluff Project.

d. Ameren Missouri is Qualified to Construct the Project.

15. As explained in the Direct Testimonies of Steven Wills and Chris Stumpf, Ameren Missouri is qualified to construct the Project and to operate it, given the financial, technical, and management expertise Ameren Missouri has developed over the course of its long history as a large public utility operating in the state of Missouri. More specifically, Ameren Missouri has constructed, owns, and operates 43 different CTGs located at 12 different facilities, with a total summer net capability of more than 2,700 megawatts.⁵

e. The Project Promotes the Public Interest.

16. As discussed in Company witness Steven Wills' Direct Testimony, implementation of the Project promotes the public interest because in addition to the fact that it meets the first four *Tartan* factors, the Project promotes the public interest for other reasons, including because allows the Company to effectively balance the three priorities that should be considered the pillars of the generation transition that the Company is undertaking and which is otherwise happening broadly across our industry: reliability, affordability, and sustainability.

⁴ This includes the Allowance for Funds used During Construction (AFUDC).

⁵ 2023 Ameren Missouri IRP, Ch. 4.

III. OTHER REQUIREMENTS

17. As required by 20 CSR 4240-20.045(6), Ameren Missouri provides the following:
- a. the Project site, located at the former Meramec Energy Center site in St. Louis County, Missouri, is depicted in and described in detail in *Schedule C* to this Application (20 CSR 4240-20.045(6)(A));
 - b. there are no items that fall within the scope of 20 CSR 4240-20.045(6)(B) that are owned by a third-party and crossed within the Project site;
 - c. in accordance with 20 CSR 4240-20.045(6)(C),
 - (1) the scope of the construction Project is described in Company witness Stumpf's Direct Testimony;
 - (2) existing Project specifications and existing drawings for the Project can be found in Schedule CS-D2 of Company witness Stumpf's Direct Testimony;⁶
 - (3) the Project is estimated to cost approximately \$900 million;
 - (5) the operational features of the asset once it is fully operational and used for service are discussed by Company witness Stumpf in his Direct Testimony;
 - d. the projected beginning of construction is expected to commence in 2026, after the required permits are received, and the Project is expected to be placed in-service by October 31, 2027 (20 CSR 4240-20.045(6)(D));
 - e. no common plant will be included in the construction of the Project (20 CSR 4240-20.045(6)(E));
 - f. Ameren Missouri's plans for financing the Project are discussed in the Direct Testimony of Company witness Lansford (20 CSR 4240-20.045(6)(F));

⁶ As additional plans and specifications are developed, the Company will submit them in this docket via EFIS.

g. the Project is contemplated by the Company's new Preferred Resource Plan, as explained in the Direct Testimony of Company witness Michels (20 CSR 4240-20.045(6)(G));

h. as explained in the Direct Testimony of Company witness Stumpf,

(1) the CTGs, auxiliary equipment, generator step-up transformers, station service transformers, natural gas compressors, continuous emission monitors, and large tanks were all competitively bid; and

(2) the detailed design, construction, and remainder of the balance of plant equipment will be competitively bid with an EPC contract delivery method (20 CSR 4240-20.045(6)(I));

(i) as described in the Direct Testimony of Company witness Stumpf, the Project will be operated and maintained by Ameren Missouri, with the operation of the facility managed by the Ameren Missouri CTG Operations group in a similar manner as the Company's other CTG plants (20 CSR 4240-20.045(6)(I));

(j) Ameren Missouri requests a variance from the provisions of 20 CSR 4240-20.045(6)(J) allowing it to submit an overview of its plans for restoration of safe and adequate service after significant, unplanned/forced outages ninety (90) days prior to the time that Castle Bluff is placed in-service; and

(k) there is no requirement of the Company to provide notice in compliance with 20 CSR 4240-20.045(6)(K) because the Project does not include construction of new transmission lines or transmission substations.

18. As required by ¶ 5(o) of the Stipulation and Agreement entered and approved in File No. EA-2023-0286, Ameren Missouri:

a. has provided by email from Matt Michels to Staff the analyses required by subsections a. and ii;

b. through the Direct Testimonies of Steven Wills, Matt Michels, and Andrew Meyer, is providing testimony regarding what needs the Project addresses, whether qualitative or quantitative, as well as the timing of those needs, as required by subsection iii;

c. through the Direct Testimony of Mitchell Lansford, is outlining what regulatory treatments are implicated by this filing, as required by subsection iv.; and

d. as described in this Application with reference to the Direct Testimonies of Ameren Missouri witnesses, testimony addressing questions 1-10, as required by subsection v.

WHEREFORE, Ameren Missouri respectfully requests that the Commission issue a final order:

- Granting a CCN, pursuant to Section 393.170.1, RSMo., authorizing Ameren Missouri to construct, install, own, operate, maintain, and otherwise control and manage the Castle Bluff Project in St. Louis County, Missouri;
- Granting the Company a variance from the requirement in 20 CSR 4240-20.045(6)(J) allowing the Company to submit an overview of its plans for restoration of safe and adequate service after significant, unplanned/forced outages ninety (90) days prior to the time when the Castle Bluff Project will be placed in-service; and
- Authorizing Ameren Missouri to utilize Construction Accounting for the Project, thereby allowing the Company to accrue Allowance for Funds Used During

Construction on the Project and to defer the depreciation expense of the Project during the period commencing when the costs of the Project are booked to plant in-service and ending the effective date of new rates in the Ameren Missouri electric general rate proceeding when the investment in the Project is included in plant-in-service for ratemaking purposes;

- Issuance of a Commission order granting the relief requested in this Application by December 31, 2024, so that the Project can be timely constructed and placed in-service by October 31, 2027; and
- For such other and further relief as may be appropriate.

Respectfully submitted,

/s/ James B. Lowery

James B. Lowery, Mo. Bar #40503

Michael R. Tripp, Mo. Bar #41535

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Wendy K. Tatro, Mo Bar #60261

Director and Assistant General Counsel

Jennifer L. Hernandez, Mo Bar #59814

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Ameren Missouri

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St. Louis, MO 63103

Telephone: (314) 554-3484

Facsimile: (314) 554-4014

E-Mail: AmerenMOService@ameren.com

**ATTORNEYS FOR UNION ELECTRIC
COMPANY d/b/a AMEREN MISSOURI**

CERTIFICATE OF SERVICE

The undersigned certifies that true and correct copies of the foregoing was served on the Staff of the Missouri Public Service Commission and the Office of the Public Counsel via electronic mail (e-mail) on this 7th day of June, 2024.

/s/James B. Lowery
James B. Lowery

VERIFICATION

The undersigned, being first duly sworn and upon his oath, hereby states that the foregoing *Application* is true and correct to the best of his knowledge, information, and belief.

This request is substantially consistent with the preferred resource plan required by 20 CSR 4240-Chapter 22.

/s/ Warren Wood
Warren Wood,
Vice-President, Regulatory &
Legislative Affairs
Union Electric Company d/b/a Ameren
Missouri

Schedule A



State of Missouri
Robin Carnahan, Secretary of State

File Number: 201025290083

X01083980

Date Filed: 09/09/2010

Expiration Date: 09/09/2015

Robin Carnahan

Secretary of State

Registration of Fictitious Name

This fictitious name filing shall expire 5 years from the date filed unless a renewal filing is submitted within 6 months prior to the expiration date.

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. (Chapter 417, RSMo)

The undersigned is doing business under the following name, and at the following address:

Business name to be registered: **Ameren Missouri**
Business address: **One Ameren Plaza, 1901 Chouteau**
City, State and Zip Code: **St. Louis MO 63103**

If all parties are jointly and severally liable, percentage of ownership need not be listed.

Name of Owners, Individual or Business Entity	Street and Number	City and State	Zip Code	If listed, Percentage of ownership must equal 100%
UNION ELECTRIC COMPANY	One Ameren Plaza 1901 Chouteau Ave	St. Louis MO	63103	100%

In Affirmation thereof, the facts stated above are true:

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060, RSMo)

Ronald S. Gieseke

(Authorized Signature)

Assistant Secretary

(Authorized Party Relationship)

X001230414
 Date Filed: 09/11/2020
 Expire Date: 10/14/2025
 John R. Ashcroft
 Missouri Secretary of State



State of Missouri
John R. Ashcroft Secretary of State

Corporations Division
 PO Box 778 / 600 W.Main St., Rm. 322
 Jefferson City, MO 65102

Renewal of Fictitious Name

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417,RSMo)

Submission Type Renewal
Reference Number SR123305
Receipt Number TR344755

The undersigned is doing business under the following name and at the following address:

Business name: Ameren Missouri **Charter #** X001230414
Existing Address: One Ameren Plaza, 1901 Chouteau Avenue, St. Louis, Missouri, 63103, United States

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	City and State	If Listed, Percentage of Ownership Must Equal 100%
UNION ELECTRIC COMPANY	00040441	1901 Chouteau Avenue, St. Louis, Missouri, 63103, United States	100.0000

In Affirmation thereof, the facts stated above are true and correct:

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

Name Craig W. Stensland On Behalf of UNION ELECTRIC COMPANY
Title Owner
Date 09/11/2020

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

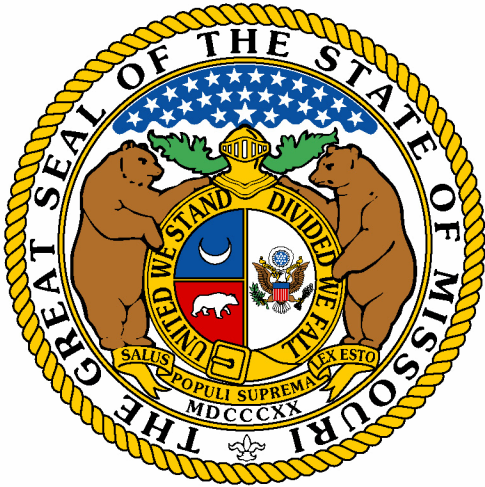
I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

UNION ELECTRIC COMPANY
00040441

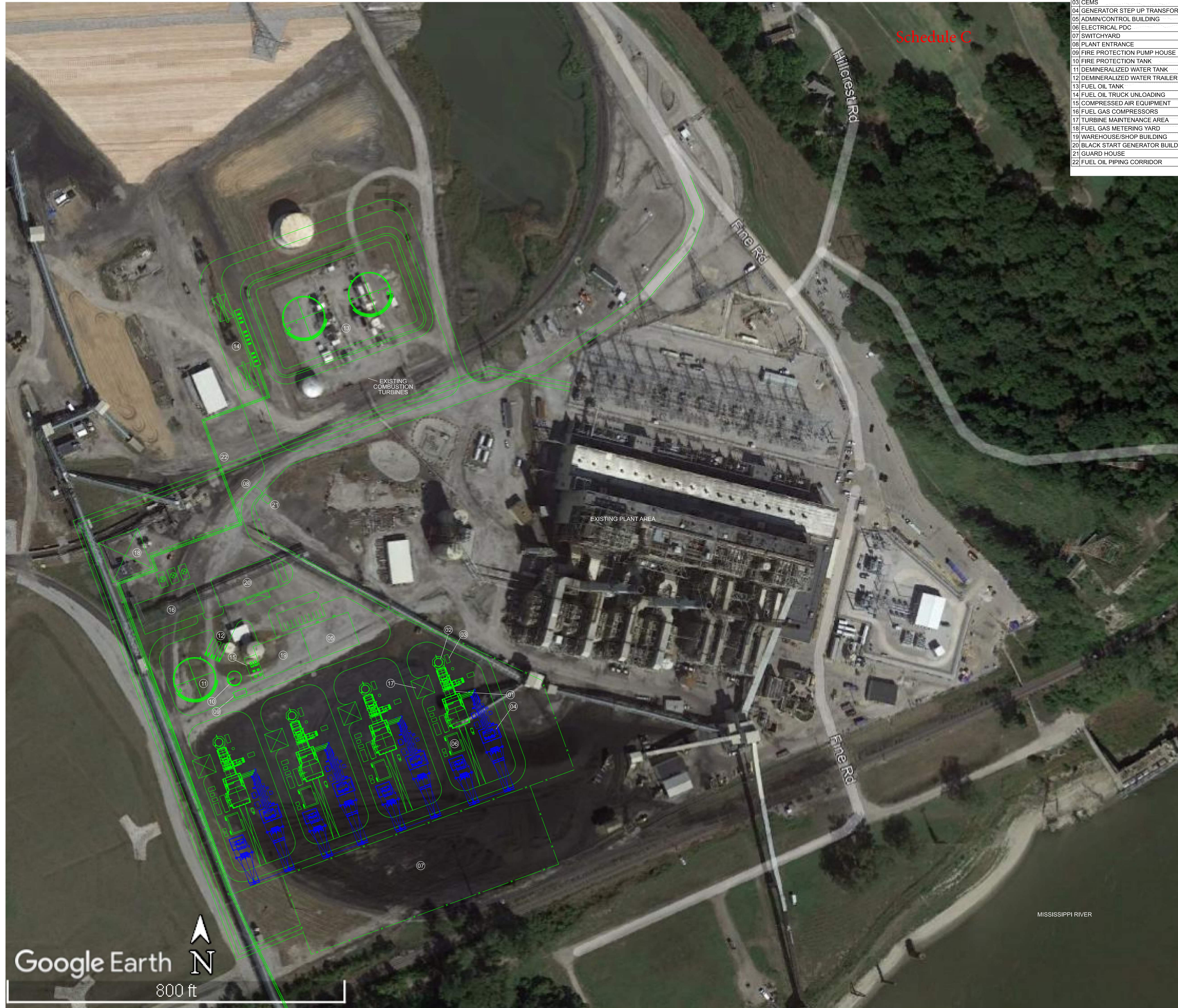
was created under the laws of this State on the 21st day of November, 1922, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 23rd day of May, 2024.


Secretary of State



Certification Number: CERT-05232024-0040



Schedule C

HOLD INFORMATION	
NO.	DESCRIPTION
01	COMBUSTION TURBINE
02	EXHAUST STACK
03	CEMS
04	GENERATOR STEP UP TRANSFORMER
05	ADMIN/CONTROL BUILDING
06	ELECTRICAL PDC
07	SWITCHYARD
08	PLANT ENTRANCE
09	FIRE PROTECTION PUMP HOUSE
10	FIRE PROTECTION TANK
11	DEMINERALIZED WATER TANK
12	DEMINERALIZED WATER TRAILERS
13	FUEL OIL TANK
14	FUEL OIL TRUCK UNLOADING
15	COMPRESSED AIR EQUIPMENT
16	FUEL GAS COMPRESSORS
17	TURBINE MAINTENANCE AREA
18	FUEL GAS METERING YARD
19	WAREHOUSE/SHOP BUILDING
20	BLACK START GENERATOR BUILDING
21	GUARD HOUSE
22	FUEL OIL PIPING CORRIDOR

CONTRACTOR/INSTALLER SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO ENSURE THE SAFETY OF ALL PEOPLE LOCATED ON THE WORK SITE INCLUDING CONTRACTOR'S/INSTALLER'S PERSONNEL (OR THAT OF ITS SUB-CONTRACTOR(S)) PERFORMING THE WORK.

RELEASE INFORMATION		
REV.	DATE	DESCRIPTION
A	10-11-2023	FOR INFORMATION
B	10-26-2023	FOR INFORMATION

ISSUE PURPOSE: FOR INFORMATION
 SPECIFICATION: -
 PROJECT NO.: -

CAD FILE NAME: CBSC-MSK-GA-003.DGN
 PREPARED BY: RAM
 REVIEWED BY: RJ
 APPROVED BY: -

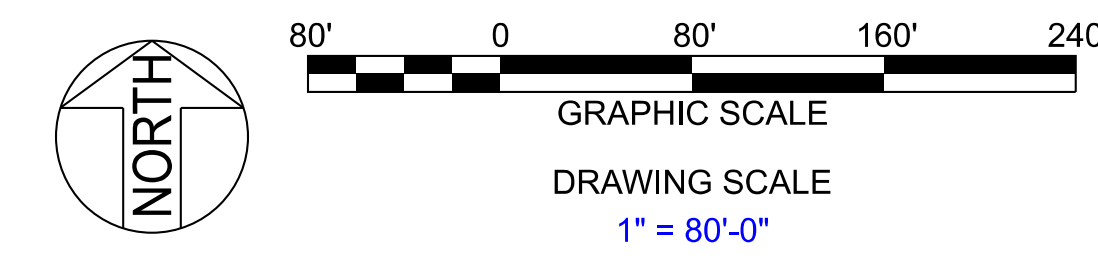
ANY MODIFICATION OR ADDITION TO THIS DRAWING BY AN ORGANIZATION OTHER THAN SARGENT & LUNDY IS NOT THE RESPONSIBILITY OF SARGENT & LUNDY.



PROJECT
AMEREN
CASTLE BLUFF SIMPLE CYCLE

DRAWING TITLE
GENERAL ARRANGEMENT
SITE ARRANGEMENT
PHOTO OVERLAY

DRAWING NUMBER	REVISION
CBSC-MSK-GA-003	B
SHEET 1 OF 1	



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 Form: G:\G-CAD\1-10-ANSI (Imperial) MicroStation Border - Size E - 34 x 44
 Revision: 11A, Revision Date: 04-30-2010

10/25/2023 11:50:31 PM
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GENERAL WARRANTY DEED

THIS DEED, made and entered into this 1st day of June, A.D. 1949, by and between FORD MOTOR COMPANY, a Delaware corporation, duly qualified and authorized to do business in the State of Missouri, as Grantor, and UNION ELECTRIC COMPANY OF MISSOURI, a Missouri corporation, with offices at 315 North Twelfth Boulevard, St. Louis, Missouri, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL, CONVEY and CONFIRM to Grantee, the following described real estate situated in the County of St. Louis, and State of Missouri, and more particularly described as follows, to-wit:

Parcel 1 (TRACT "E")

A tract of land in U.S. Survey 3051 and accretions thereto in Township 42 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point at the intersection of the Southern prolongation of the line dividing U.S. Survey 3051 and U.S. Survey 50 with the Mississippi River; thence along said prolongation and along said survey line North 27 degrees 8 minutes West 610.84 feet to a point in the Southeastern line of the right-of-way of Missouri Pacific Railroad Company; thence along said right-of-way line parallel to and 50 feet Southeasterly from the center line of the existing track South 66 degrees 38 minutes West 1753.29 feet; thence leaving said parallel line and running South 65 degrees 55 minutes West 400.03 feet and South 56 degrees 42 1/2 minutes West 235.84 feet to a point in the Eastern edge of the Meramec River; thence along the meanderings of said river the following courses and distances: South 15 degrees 03 minutes East 38.34 feet; South 0 degrees 47 1/2 minutes West 477 feet; South 5 degrees 36 minutes West 351.50 feet; South 3 degrees 37 1/2 minutes

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Drawer 19

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East 411.00 feet; South 7 degrees 55 minutes
 East 390.0 feet; South 2 degrees 55 minutes
 East 482.10 feet and South 14 degrees 56
 minutes East 233.0 feet; thence along the
 meanderings of the Mississippi River the
 following courses and distances: North
 50 degrees 14 minutes East 297.30 feet;
 North 48 degrees 0 minutes East 455.0 feet;
 North 44 degrees 05 minutes East 534.0 feet;
 North 41 degrees 21 minutes East 317.0 feet;
 North 10 degrees 39 minutes East 295.0 feet;
 North 55 degrees 11 minutes East 116.0 feet;
 North 33 degrees 27 minutes East 144.50 feet;
 North 28 degrees 23 minutes East 470.68 feet;
 North 35 degrees 58 minutes East 590.95 feet;
 North 62 degrees 21 minutes East 152.0 feet
 and North 42 degrees 30 minutes East 346.75
 feet to the point of beginning, containing
 91.541 acres, according to a survey made by
 Elbring Surveying Company; which survey and
 the plat of said survey were executed and duly
 certified by said Elbring Surveying Company and
 filed for record in the office of Recorder of
 Deeds of St. Louis County, Missouri, on the first
 day of December, 1937, and are of record in Plat
 Book 33 at Page 47 of the records of said office.

Parcel II (TRACT "F")

A tract of land in U.S. Survey 50 and accretions thereto in Township 42 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point at the intersection of the Southern prolongation of the line dividing U.S. Survey 3051 and U.S. Survey 50 with the Northwest Bank of the Mississippi River; thence along said prolongation and along said survey line North 27 degrees 08 minutes West 593.30 feet to the Southeastern line of the right-of-way of the Missouri Pacific Railroad Company; thence along said right-of-way line parallel to and 67.50 feet distant Southeastwardly from the center of the existing track North 66 degrees 38 minutes East 1178.0 feet; thence continuing along said right-of-way line along a curve to the left, the chord of which bears North 65 degrees 24 minutes East 145.44 feet to an iron rod; thence leaving said right-of-way line and running South 27 degrees 8 minutes

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 Drawer 19

-3-

East 162.68 feet to a point in the Northwestern edge of the Mississippi River; thence along the meanderings of said River South 51 degrees 21 minutes West 875.0 feet and South 42 degrees 30 minutes West 494.25 feet to the place of beginning; containing 10.654 acres, according to a survey made by Elbring Surveying Company, filed for record in the office of Recorder of Deeds of St. Louis County, State of Missouri, on the first day of December, 1937, and is of record in Plat Book 33 at Page 47 of said office.

Parcel III (TRACTS "A", "B", "C" and "D")

A tract of land in U.S. Survey 3051 and U.S. Survey 50 and accretions thereto in Township 42 North, Range 6 East of the Fifth Principal Meridian in St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Northwestern line of the right-of-way of the Missouri Pacific Railroad Company with the line dividing said U.S. Survey 3051 and U.S. Survey 50; thence along said right-of-way line North 66 degrees 38 minutes East 1186.86 feet; thence continuing along said right-of-way line along a curve to the left, the chord of which bears North 65 degrees 26 minutes East 136.56 feet to the Southwest boundary line of a tract formerly owned by Nieman; thence along last mentioned boundary line North 27 degrees 8 minutes West 7.50 feet; thence along the Northwestern line of the right-of-way of the Missouri Pacific Railroad Company, along a curve to the left and distant 75 feet Northwest from the center of the existing track, the chords of which are as follows: North 62 degrees 03 minutes East 155.88 feet; North 57 degrees 39 minutes East 121.44 feet; North 53 degrees 42 minutes East 130.82 feet; and North 50 degrees 35 minutes East 248.23 feet to a point of tangent in said right-of-way line; thence continuing along said right-of-way line North 49 degrees 38 minutes East 18.42 feet to a point in the Northeastern line of a tract of Wood-Smith Farms Company; thence along said boundary line North 26 degrees 34 minutes West 792.79 feet to a point; thence leaving said boundary line and running South 40 degrees 29 minutes West 129.95 feet; South 28 degrees 15 minutes West 144.58 feet; South 68 degrees 10 minutes West 169.50 feet; North 66 degrees 30 minutes West 161.05

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feet; North 43 degrees 22 minutes West 170.11 feet; North 69 degrees 23 minutes West 36.24 feet, and South 84 degrees 28 minutes West 194.66 feet to a point in the Northeastern line of Fine Road as the same is now traveled; thence along the Northeastern line of said road the following courses and distances; North 31 degrees 32 minutes West 387.20 feet and North 48 degrees 10 1/2 minutes West 276.90 feet; thence leaving said road line and running North 23 degrees 22 minutes West 756.26 feet to a point; thence along a line 15 feet Southwestwardly from and parallel to the center line of a private road North 41 degrees 53 minutes West 582 feet; thence leaving said road line and running South 70 degrees 40 minutes West 30 feet; thence along a line parallel to and 15 feet Westwardly from the center line of Fine Road North 19 degrees 20 minutes West 233 feet to a point in the Northwest line of tract of Wood-Smith Farms Company; thence along said Northwest line South 63 degrees 14 minutes West 16.67 feet to an angle in said line; thence North 87 degrees 21 minutes West 283.40 feet to another angle in said Northwestern line; thence South 63 degrees 8 minutes West 2552.65 feet to a point in the East edge of Meramec River; thence along the meanderings of said river the following courses and distances; South 9 degrees 9 1/2 minutes East 448.80 feet; South 13 degrees 48 minutes East 375 feet; South 15 degrees 35 minutes East 267 feet; South 19 degrees 17 1/2 minutes East 442 feet; South 21 degrees 39 minutes East 360 feet; South 23 degrees 23 minutes East 931.50 feet and South 15 degrees 03 minutes East 504.03 feet to the Northwest line of the right-of-way of the Missouri Pacific Railroad Company; thence along said right-of-way line parallel to and 67.50 feet Northwestwardly from the center line of the existing railroad track North 66 degrees 38 minutes East 2354.02 feet to the place of beginning, containing 269.829 acres, according to a survey made by Elbring Surveying Company certified by them and filed and recorded as aforesaid.

Parcel IV (TRACT "G")

A tract of land in U.S. Survey 50 and accretions thereto in Township 42 North, Range 6 East

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of the Fifth Principal Meridian in St. Louis County, Missouri, and described as follows:

Beginning at the Northeast corner of a 10.654 acre tract of the Wood-Smith Farms Company, at a point 67.50 feet Southeastwardly from the center of the existing track of the Missouri Pacific Railroad; thence Northeastwardly along a curve to the left and distant 67.50 feet Southeastwardly from the center of said existing track, the chords of which curve are as follows: North 62 degrees 3 minutes East 163.35 feet; North 57 degrees 39 minutes East 131.78 feet; North 53 degrees 42 minutes East 139.56 feet and North 50 degrees 35 minutes East 238.04 feet to the Southerly prolongation of the Northeast line of U.S. Survey 50; thence along said prolongation South 26 degrees 34 minutes East 142.93 feet to the Western edge of the Mississippi River; thence along the meanderings of the Mississippi River South 53 degrees 42 minutes West 672.34 feet to a point; thence leaving said river line and running along the Northeast line of a 10.654 acre tract of Wood-Smith Farms Company North 27 degrees 8 minutes West 162.68 feet to the place of beginning, containing 2.10 acres, according to a survey made by Elbring Surveying Company, duly certified by them and filed and recorded as aforesaid.

Parcel V

All Grantor's right, title, interest and estate in and to the beds of the Mississippi and the Meramec Rivers adjacent to and adjoining the lands hereinabove described, and all accretions formed against the land hereinabove described upon the beds of said rivers; and all such interest in the Missouri Pacific Railroad Company's right-of-way as Grantor now has whether based upon possession, conveyance, reversion or remainder.

TO HAVE AND TO HOLD the hereinbefore described premises, together with all rights and appurtenances to the same belonging, to the Grantee, its successors and assigns, forever. Grantor hereby covenants that it and its successors shall warrant and

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defend the title to the premises hereby conveyed and the peaceable possession thereof to the Grantee, its successors and assigns, forever, against the lawful claims of all persons whomsoever, excepting, however, (1) the right of the Missouri Pacific Railroad Company to the use of its right-of-way, (2) special taxes, if any, which have become a lien on the conveyed premises subsequent to December 2, 1948, and (3) all visible easements and easements and restrictions of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on the date stated in the commencement of this deed.

FORD MOTOR COMPANY

By

F. A. Thomson

F. A. Thomson
Secretary

STATE OF MICHIGAN }
COUNTY OF WAYNE } SS

On this 1st day of June, A.D. 1949, before me personally appeared F. A. Thomson, to me personally known, who being by me duly sworn, did say that he is Secretary of Ford Motor Company, a Delaware corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said F. A. Thomson acknowledged said instrument to be the free act and deed of Ford Motor Company.

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

Roderick H. Powell
Notary Public, Wayne County, Michigan

My commission expires Oct. 20, 1950

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