

IOWA
CONVENTION &
ENTERTAINMENT
REINVESTMENT
DISTRICT



SECTION A PROJECT AND ELIGIBILITY

SECTION A PROJECT AND ELIGIBILITY



City of Des Moines



Matt Anderson



602 Robert D. Ray Drive
Des Moines, IA 50309



515.283.4055



maanderson@dmgov.org

NAME OF DISTRICT:

Iowa Convention and Entertainment Reinvestment District

DATE SUBMITTED:

03/20/2015

FINAL DRAFT:

Yes

FEDERAL ID NUMBER:

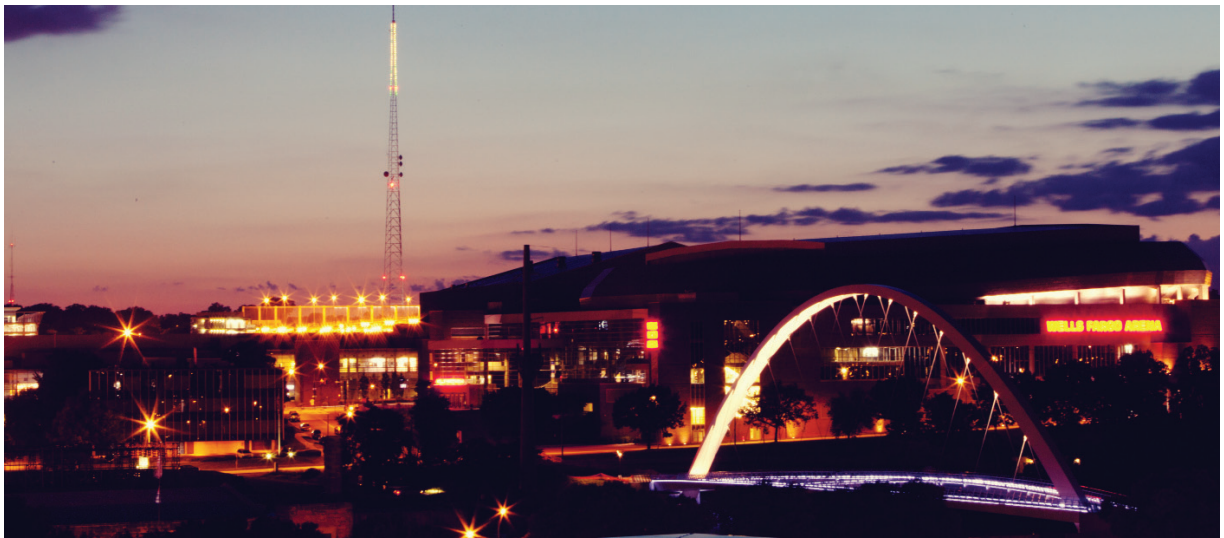
42-6004514

SIZE OF PROPOSED DISTRICT:

23.9 acres *(no more than 25 acres)*

ARE THE PARCELS CONTIGUOUS, PHYSICALLY CONNECTED?

Yes



1. PLEASE PROVIDE AN OVERVIEW OF THE PROPOSED IOWA REINVESTMENT DISTRICT. PLEASE DEMONSTRATE IN YOUR EXPLANATION THAT THE REAL PROPERTY WILL BE DIRECTLY AND SUBSTANTIALLY BENEFITED BY DEVELOPMENT.

The Iowa Convention and Entertainment Reinvestment District will help Des Moines realize a long-held ambition to maximize use of the Iowa Events Center (IEC) and connect its visitors to our Capital city's amenities. With this District, the City of Des Moines proposes to increase the tourism activity in the State, add tax base to the City, increase vitality in the entirety of downtown, and transform the area around the IEC while improving its connection with other areas in downtown. In this district, the potential of the Iowa Reinvestment Act will be realized by building a convention headquarters hotel, investing in infrastructure and amenities to support these visitors, redeveloping important downtown sites, preserving significant architecture, improving walkability throughout downtown, and connecting important places in downtown such as the Iowa Events Center, Principal Riverwalk, the Civic Center of Greater Des Moines and Cowles Commons, the East Village, Court Avenue and Western Gateway Park. This redevelopment activity increases tourism in the state, maximizes economic impact for downtown and improves the quality of life in our capital city. Funding from the Iowa Reinvestment Act is key to creating this transformation.

The Iowa Convention and Entertainment Reinvestment District plan includes three projects:

AB. Redevelopment of a site with an obsolete office building into a 330-room convention hotel (project total = \$100.65M/capital investment = \$61.75M)

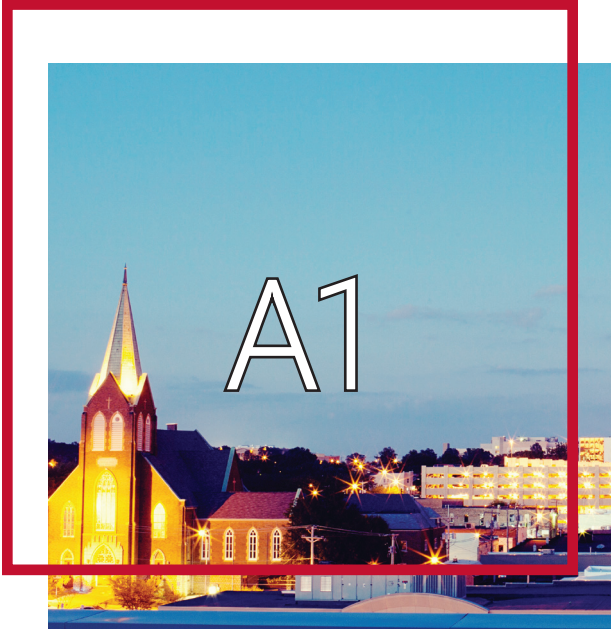
including public reinvestment in the 5th and Keo parking structure, skywalks near the IEC and the proposed hotel, and streetscapes that connect the IEC to other amenities in downtown
(project total = \$6.8M / capital investment = \$6M)

C. Redevelopment of a three historic, but currently derelict buildings on Court Avenue and 4th Street for mixed use residential
(project total = \$19.1M/capital investment = \$12.6M)

D. Redevelopment of a 2.3 acre parking lot at the west end of Court Avenue for a mixed use HyVee grocery store and housing
(project total = \$26.563M /capital investment = \$23.290M)

Each of these projects is on a site that has been assembled for redevelopment and is preparing for 2015 construction. These projects total an investment of over \$150M; of this total, over \$100M is spending on capital improvements in downtown Des Moines. The net impact of the investment in the convention hotel alone generates approximately \$1.2 billion from direct, indirect and induced spending, combined over the 20-year time horizon of the proposed Iowa Convention and Entertainment Reinvestment District; this total is nearly \$2B for the entire District. The estimated economic impact of the IEC hotel alone in the first year of operation is \$35M. Estimated net new sales and hotel taxes in this District exceed \$75M over 20 years; nearly \$40M can be captured by the Iowa Reinvestment Act.

The hotel is expected to drive new convention business to Iowa. It will grow demand for hotel rooms at this and other hotel facilities, helping this District and downtown thrive while enhancing State and local revenues for years to come.



CITY COUNCIL RESOLUTION

CITY COUNCIL RESOLUTION: INTENT TO ESTABLISH IRA DISTRICT



Roll Call Number

14-0383

Agenda Item Number

19

Date March 10, 2014

RESOLUTION APPROVING THE PROPOSED PRELIMINARY DISTRICT PLAN FOR THE IOWA CONVENTION AND ENTERTAINMENT REINVESTMENT DISTRICT AND THE SUBMISSION OF A PREAPPLICATION TO IEDA FOR PROVISIONAL APPROVAL OF THE DISTRICT

WHEREAS, in 2013 the Iowa Legislature enacted the Iowa Reinvestment District Act (the "Act") which establishes a program administered by the Iowa Economic Development Authority ("IEDA") that allows certain state hotel and motel, and sales and use tax revenues to be "reinvested" in designated reinvestment district; and,

WHEREAS, the IEDA Board has announced that it "will fund projects that are most likely to improve the quality of life, create and enhance unique opportunities, and substantially benefit the municipality, the surrounding region, and the state as a whole; and,

WHEREAS, the Act and the administrative rules adopted by the IEDA require the submission of a preapplication for provisional approval of a proposed reinvestment district; and,

WHEREAS, the City's Office of Economic Development has prepared a preliminary District Plan for the proposed Iowa Convention and Entertainment Reinvestment District (the "District").

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The City of Des Moines hereby makes the following findings of fact in support of the proposed Iowa Convention and Entertainment Reinvestment District:
 - a) The City of Des Moines intends to establish a reinvestment district to be known as the "Iowa Convention and Entertainment Reinvestment District".
 - b) The District is located in the downtown core of the City of Des Moines as shown by Exhibit "A", and is legally described in Exhibit "B".
 - c) The District is entirely within the boundaries of the Metro Center Urban Renewal Area.
 - d) The area in the District is suitable for redevelopment, and each parcel within the District will be directly and substantially benefited by development in the District.
2. The preliminary District Plan for the proposed Iowa Convention and Entertainment Reinvestment District is hereby approved.

(continued)

CITY COUNCIL RESOLUTION: INTENT TO ESTABLISH IRA DISTRICT

★ Roll Call Number

14-0383

Agenda Item Number

19

Date March 10, 2014

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3. The Office of Economic Development is hereby authorized and direct to submit a preapplication to the IEDA seeking provisional approval of the proposed Iowa Convention and Entertainment Reinvestment District and the preliminary District Plan.

(Council Communication No. 14- 109)

MOVED by Coleman to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

G:\USERS\RKBrown\Rog Docs\Eco Dev\Reinvestment District\RC 14-03-10 Approve App.dot

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. McFarland

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh

City Clerk



DISTRICT IS LOCATED WITHIN AN
ECONOMIC DEVELOPMENT ENTERPRISE
ZONE AND URBAN RENEWAL AREA

[MAPS, RESOLUTION, ORDINANCE]

CITY COUNCIL RESOLUTION: METRO CENTER URBAN RENEWAL AREA IN IRA DISTRICT

★ Roll Call Number
00-789

Agenda Item Number
68-E

Date March 20, 2000

HEARING AND ADOPTION OF THE PROPOSED THIRTY-THIRD
AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE CAPITOL-
CENTER DEVELOPMENT AREA URBAN RENEWAL PROJECT

WHEREAS, on February 21, 2000, by Roll Call No. 00-453, the City Council of the City of Des Moines resolved that a public hearing on the proposed Thirty-third Amendment to the Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project be held on March 20, 2000, in the City Council Chamber; and,

WHEREAS, this Council by Roll Call No. 3748 dated August 2, 1973, approved the Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project (the "Plan") and such Plan has subsequently been amended thirty-two times; and,

WHEREAS, the purpose of the proposed Thirty-third Amendment to the Plan is to provide for the merger of the Capitol-Center Development Area Urban Renewal Project and the Riverpoint Capitol-Center Development Area Urban Renewal Project into one combined Urban Renewal Project to be known as the Metro Center Urban Renewal Project; and,

WHEREAS, the two existing Areas share common, inter-related functions such as transportation and parking systems, public infrastructure, zoning and development patterns, and the urban renewal activities undertaken in one Area often directly affect property in the other, and some urban renewal activities such as the proposed Court Avenue Entertainment Center physically extend across the common boundary; and,

WHEREAS, the merger of these two Urban Renewal Projects into the combined Metro Center Urban Renewal Project will permit the City to implement its urban renewal program in a more effective, coordinated and efficient manner; and,

WHEREAS, a further purpose of the proposed Thirty-third Amendment is to show the possible acquisition and sale for redevelopment of the area between 10th and 13th Streets and between Locust and Mulberry Streets, but excluding the Hotel Fort Des Moines; and,

WHEREAS, the Urban Renewal Plan for the Metro Center Urban Renewal Project will provide a comprehensive and integrated approach to dealing with slum and blight conditions in the downtown and the adjacent functionally related areas; and,

WHEREAS, the proposed Thirty-third Amendment was reviewed by the Urban Renewal Board and it has recommended that the Thirty-third Amendment be approved; and,

(continued)

CITY COUNCIL RESOLUTION: METRO CENTER URBAN RENEWAL AREA IN IRA DISTRICT

★ Roll Call Number
00-789

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68-E

Date March 20, 2000

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WHEREAS, the Plan and Zoning Commission reviewed the proposed Thirty-third Amendment at its meeting on March 16, 2000, and made recommendations as to its conformity with the Des Moines 2000 Land Use Plan, as amended, for the development of the City as a whole; and

WHEREAS, notice of this public hearing, attached hereto as Exhibit "B" and made a part hereof, was published in the Des Moines Register on March 2, 2000, which notice set forth the information required by Iowa Code, Section 403.5(3); and

WHEREAS, notice was given by ordinary mail to the Des Moines Public School District, Des Moines Area Community College and Polk County of a consultation meeting in the Naucalpan Conference Room, at City Hall, at 2:00 p.m., on March 2, 2000; and

WHEREAS, the City has received no requests from the Des Moines Public School District, Des Moines Area Community College or Polk County for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Thirty-third Amendment have been given the opportunity to be heard; NOW THEREFORE,

BE IT BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed Thirty-third Amendment to the Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project is hereby closed.
2. Upon consideration of the recommendation of the Plan and Zoning Commission and all other recommendations and statements from all other interested parties and organizations, the Council finds that the Thirty-third Amendment conforms to the Des Moines 2000 Land Use Plan, as amended, for development of the City as a whole.
3. The Thirty-third Amendment attached hereto as Exhibit "A" is hereby adopted and approved and the merger and consolidation of the Capitol-Center Development Area Urban Renewal Project and the Riverpoint Capitol-Center Development Area Urban Renewal Project into a single urban renewal project to be known as the Metro Center Urban Renewal Project is hereby approved.

(continued)

Book: 8431 Page: 7097 Seq: 3

CITY COUNCIL RESOLUTION: METRO CENTER URBAN RENEWAL AREA IN IRA DISTRICT

★ Roll Call Number
00-789

Agenda Item Number

68-E

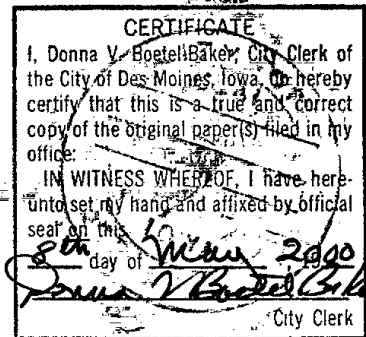
Date March 20, 2000

-3-

4. The Urban Renewal Plan for the Capitol-Center Development Area Urban Renewal Project, as amended by the Thirty-third Amendment thereto to be hereafter known as the Urban Renewal Plan for the Metro Center Urban Renewal Project, is in full force and effect and the City Clerk is directed to submit the certified Amendment and a certified copy of this resolution to the County Recorder of Polk County, Iowa, for filing and recording in the manner provided by law.

(Council Communication No. attached)

MOVED by Vlassis to adopt.



FORM APPROVED:

Roger K. Brown
Roger K. Brown

Assistant City Attorney

C:\ROG\RENEWAL\CapCntr\33rdAmendment\HearingRC.wpd

Attachments:

Exhibit "A" - 33rd Amendment

Exhibit "B" - Notice of Public Hearing

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
DANIELS	✓			
COLEMAN	✓			
FLAGG		✓		
HENSLEY	✓			
McPHERSON				✓
BROOKS	✓			
VLASSIS	✓			
TOTAL	5	1		1

MOTION CARRIED

APPROVED

Res. 789 X 1 Daniels Mayor

CERTIFICATE

I, DONNA V. BOETEL-BAKER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

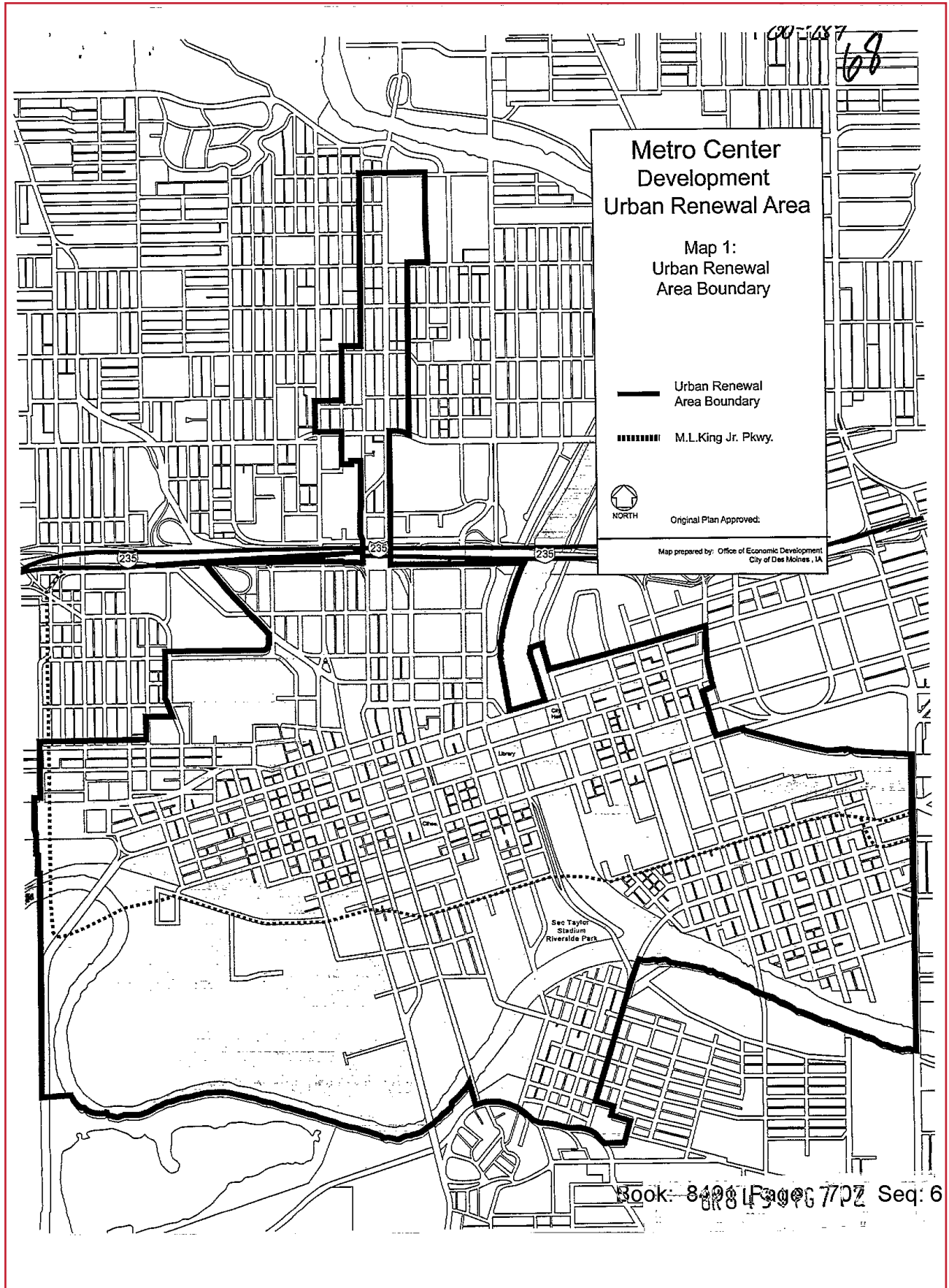
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Donna V. Boetel-Baker City Clerk

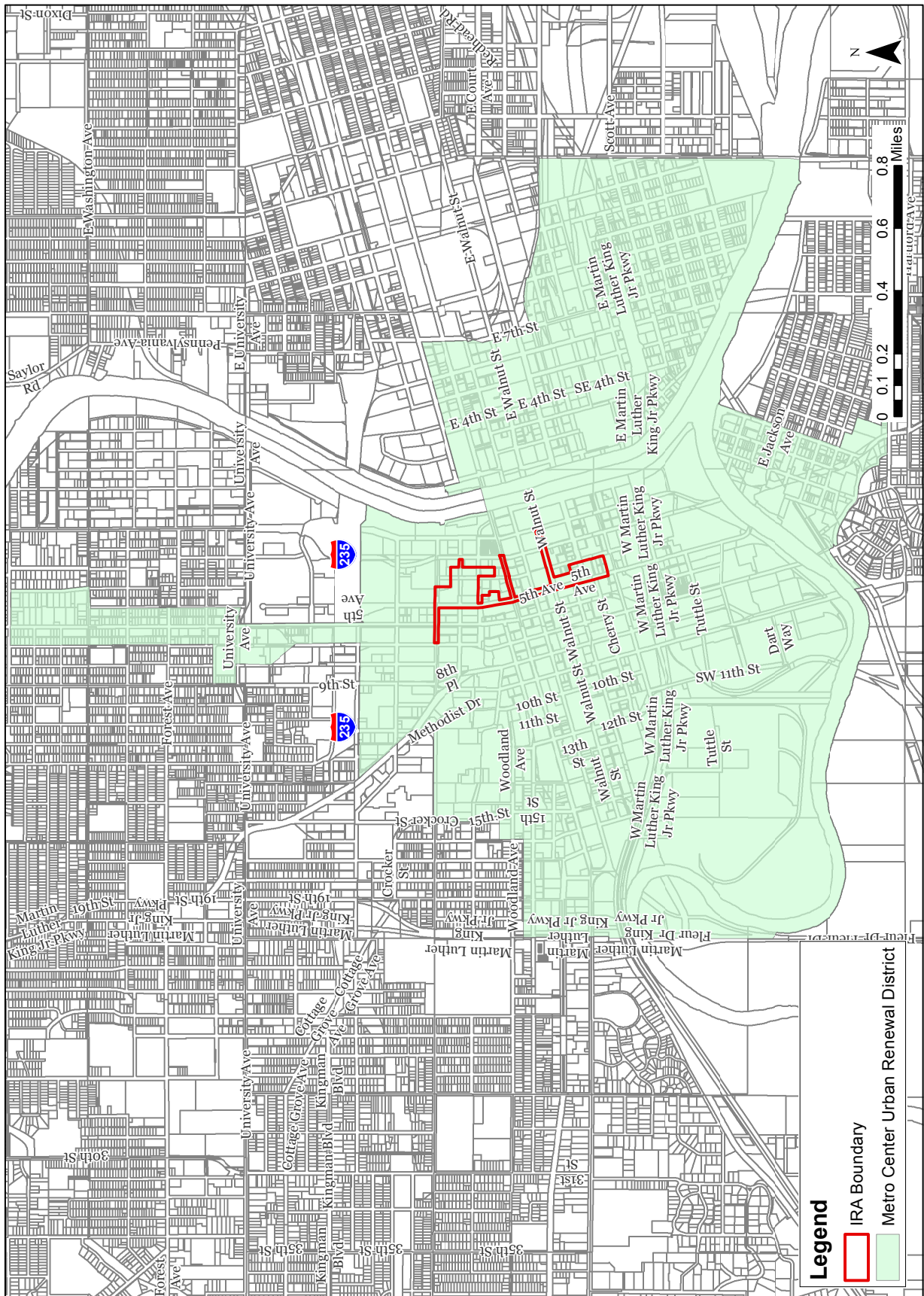
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BK8491PG710

CITY COUNCIL RESOLUTION: METRO CENTER URBAN RENEWAL AREA IN IRA DISTRICT



Iowa Reinvestment Act (IRA) District Boundary: Iowa Convention and Entertainment Reinvestment District, Des Moines



CITY COUNCIL RESOLUTION: IRA DISTRICT IN GATEWAY ENTERPRISE ZONE

★ Roll Call Number

09-865

Agenda Item Number

46

Date May 18, 2009

RESOLUTION PETITIONING THE IOWA DEPARTMENT OF ECONOMIC DEVELOPMENT TO EXTEND THE DES MOINES GATEWAY ENTERPRISE ZONE FOR AN ADDITIONAL TEN YEARS

WHEREAS, Des Moines, Iowa is an eligible "Enterprise Zone" city pursuant to Iowa Code Sections 15E.191-.196, and;

WHEREAS, the City of Des Moines has complied with all requirements to participate in the State of Iowa Enterprise Zone program, and;

WHEREAS, the State of Iowa Enterprise Zone program has proven of great benefit to businesses, individuals and citizens of Des Moines, Iowa, and;

WHEREAS, the Enterprise Zone eligibility and designation expires in July of 2009 and there is a legitimate developmental need to extend for an additional ten year period the Des Moines Gateway Enterprise Zone (formerly EZ-3) bounded generally by I-235 on the north, Pennsylvania Avenue / East 7th Street to East Vine Street to the Des Moines River on the east, the Raccoon River on the south and west and 19th Street to Woodland Avenue to 10th Street on the west, comprising approximately 1217 acres and first certified by the Iowa Department of Economic Development on June 21, 1999, and;

WHEREAS, Iowa statutes confer responsibility for Enterprise Zone administration upon the Iowa Department of Economic Development.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Des Moines, Iowa requests the following actions of the Iowa Department of Economic Development:

1. Consider this petition at the next regularly scheduled meeting of the Board of Directors of the Iowa Department of Economic Development;
2. Find that the Des Moines Gateway Enterprise Zone (formerly EZ-3), comprising 1,217 acres, as first certified on June 21, 1999, currently meets two of the following five eligibility criteria in order to be considered eligible for extension:

- ☐ The area has a per capita income of \$12,648 or less based on the 2000 Census.
- ☒ The area has a family poverty rate of 12% or higher based on the 2000 Census.
- ☒ Ten percent or more of the housing units are vacant in the area.
- ☐ The valuation of each class of property in the designated area is 75% or less than the citywide average for that classification based upon the most recent valuations for property tax purposes.
- ☐ The area is a blighted area, as defined in Iowa Code section 403.17.

CITY COUNCIL RESOLUTION: IRA DISTRICT IN GATEWAY ENTERPRISE ZONE

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Date May 18, 2009

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(Supporting documentation demonstrating that the designated area meets each of the selected eligibility criteria is attached.)

3. Certify that the Des Moines Gateway Enterprise Zone (formerly (EZ-3) be extended for another ten years.

(Council Communication No. 09-332 attached)

MOVED by Kiernan to approve

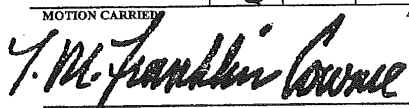
APPROVED AS TO FORM:


Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
COLEMAN	✓			
HENSLEY	✓			
KIERNAN	✓			
MAHAFFEY	✓			
MEYER	✓			
VLASSIS	✓			
TOTAL	6			1

MOTION CARRIED

APPROVED


T. M. Franklin
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.


Diane Rauh
City Clerk

CITY COUNCIL RESOLUTION: IRA DISTRICT IN GATEWAY ENTERPRISE ZONE

★ Roll Call Number

99-2002

Agenda Item Number

112-B

Date June 21, 1999

**RESOLUTION TO SUBMIT AN APPLICATION TO THE STATE OF IOWA FOR
ENTERPRISE ZONE CERTIFICATION FOR THE GATEWAY ENTERPRISE ZONE AND
TO PROVIDE FOR PARTIAL EXEMPTION FROM PROPERTY TAXATION FOR THE VALUE ADDED BY
IMPROVEMENTS MADE TO REAL PROPERTY BY BUSINESSES WITHIN THE
PROPOSED GATEWAY ENTERPRISE ZONE**

WHEREAS, in May 1997 the Iowa Legislature enacted and the Governor signed into law House File 724 (Code of Iowa Sections 15E.181 through 15E.186), as amended by House Files 2164, 2395 (Section 17) and 2538 in May 1998, which provides that certain eligible cities and counties may designate areas as enterprise zones and apply to the State of Iowa for enterprise zone certification in order to facilitate economic reinvestment in economically distressed areas;

WHEREAS, businesses (excluding retail or those whose entrance is limited by a cover charge or membership requirement) that invest and create employment opportunities within a certified enterprise zone may be eligible to receive certain state tax incentives, which include job training, investment, and research and development tax credits as well as a refund of sales, service and use taxes paid on materials used in construction contracts;

WHEREAS, by Roll Call No. 97-2586, dated July 21, 1997, the City Council of the City of Des Moines designated areas within its jurisdiction as the Des Moines Agribusiness Enterprise Zone, and by Roll Call No. 97-3938, dated December 8, 1997, the City Council amended the designated Des Moines Agribusiness Enterprise Zone;

WHEREAS, on August 21, 1997, the State of Iowa Department of Economic Development ("IDED") Board of Directors certified the Des Moines Agribusiness Enterprise Zone and on December 18, 1997 the IDED Board of Directors approved the amended Des Moines Agribusiness Enterprise Zone;

WHEREAS, the City Council by Roll Call of even date approved amending the current Des Moines Agribusiness Enterprise Zone and authorized submission of an application for certification of the proposed amended Des Moines Agribusiness Enterprise Zone to IDED;

WHEREAS, a proposal has been made to designate an area as the Gateway Enterprise Zone which would be bounded generally by I-235 to the north, Pennsylvania Avenue/East 7th Street to East Vine Street to the Des Moines River to the east, the Raccoon River to the south, and the Raccoon River and 19th Street to Ingersoll Avenue to 10th Street to the west, all as more fully described in the attached Exhibit "A";

WHEREAS, the City has determined that the proposed Gateway Enterprise Zone meets the eligibility criteria for certification by having a family poverty rate of more than 12%, and although the core of this area is experiencing an economic resurgence, there are a substantial number of deteriorated structures, underutilized parcels, real and potential environmental contamination and other factors that preclude economic growth and which substantiate a finding of blight as defined in Iowa Code Section 403.17;

WHEREAS, it is necessary to submit the attached Application to IDED in order to obtain enterprise zone certification for the proposed Gateway Enterprise Zone;

WHEREAS, it is in the best interests of the citizens of the City of Des Moines to pursue enterprise zone certification;

(Continued on Page 2)

CITY COUNCIL RESOLUTION: IRA DISTRICT IN GATEWAY ENTERPRISE ZONE

★ Roll Call Number
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Date **June 21, 1999**

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WHEREAS, enterprise zone legislation allows a municipality to exempt from taxation all or a portion of the actual value added by improvements to real property;

WHEREAS, it is the interpretation of IDED that under the enterprise zone program, a municipality must exempt from property taxation all or a portion of the value added by improvements by real property in order for a business locating or expanding within an enterprise zone to be eligible for other benefits specific to enterprise zone legislation; and

WHEREAS, on July 27, 1998 by Roll Call No. 98-2405, the City Council provided for the partial exemption from property taxation for the value added by improvements made to real property by businesses within the Des Moines Agribusiness Enterprise Zone and the Enterprise Community Enterprise Zone at the rate of one (1) dollar per year for a period of ten (10) years beginning the year the eligible business enters into an agreement with the City to locate or expand operations in the enterprise zone;

WHEREAS, it is the City's intention to exempt eligible businesses in the proposed Gateway Enterprise Zone from a portion of local taxation for a period of ten (10) years beginning the year the eligible business enters into an agreement with the City to locate or expand operations in the enterprise zone.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. The area described in the attached Exhibit "A" is hereby designated as the Gateway Enterprise Zone pursuant to *Code of Iowa Section 15E.182*.
2. The Mayor is hereby authorized to execute, where necessary, the attached Application and any additional documents which may be required in the future to certify the Gateway Enterprise Zone.
3. The City Manager or his designee is hereby authorized to submit the attached Application and to provide the necessary follow-up assistance to pursue certification of the Gateway Enterprise Zone.
4. Eligible businesses locating or expanding in the Gateway Enterprise Zone shall be eligible for benefits specific to enterprise zone legislation.
5. Businesses locating or expanding in the Gateway Enterprise Zone shall be eligible for partial property tax exemption for a portion of the actual value added by improvements to real property directly related to the location or expansion of an eligible business under enterprise zone legislation and used in the operation of an eligible business within the Gateway Enterprise Zone at the rate of one (1) dollar per year.
6. The partial exemption from property tax shall be for a period of ten (10) years beginning the year the eligible business enters into an agreement with the City to locate or expand operations in the Gateway Enterprise Zone.
7. The Mayor and City Clerk are authorized to take all such action necessary in order to carry out the provisions of this Roll Call.
8. The City Office of Economic Development shall provide a copy of this Roll Call to IDED and shall file this Roll Call with the Polk County Assessor and the Polk County Auditor.

(Continued on Page 3)

CITY COUNCIL RESOLUTION: IRA DISTRICT IN GATEWAY ENTERPRISE ZONE

★ Roll Call Number
99-2002

Agenda Item Number
112B

Date June 21, 1999

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(Council Communication No. 99- 271 Attached)

Moved by Vlassis to adopt.

APPROVED AS TO FORM:
Richard J. Scieszinski
Richard J. Scieszinski
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
DANIELS	✓			
COLEMAN	✓			
FLAGG	✓			
HENBLEY	✓			
MCPHERSON	✓			
BROOKS	✓			
VLASSIS	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

Robert L. Daniels Mayor

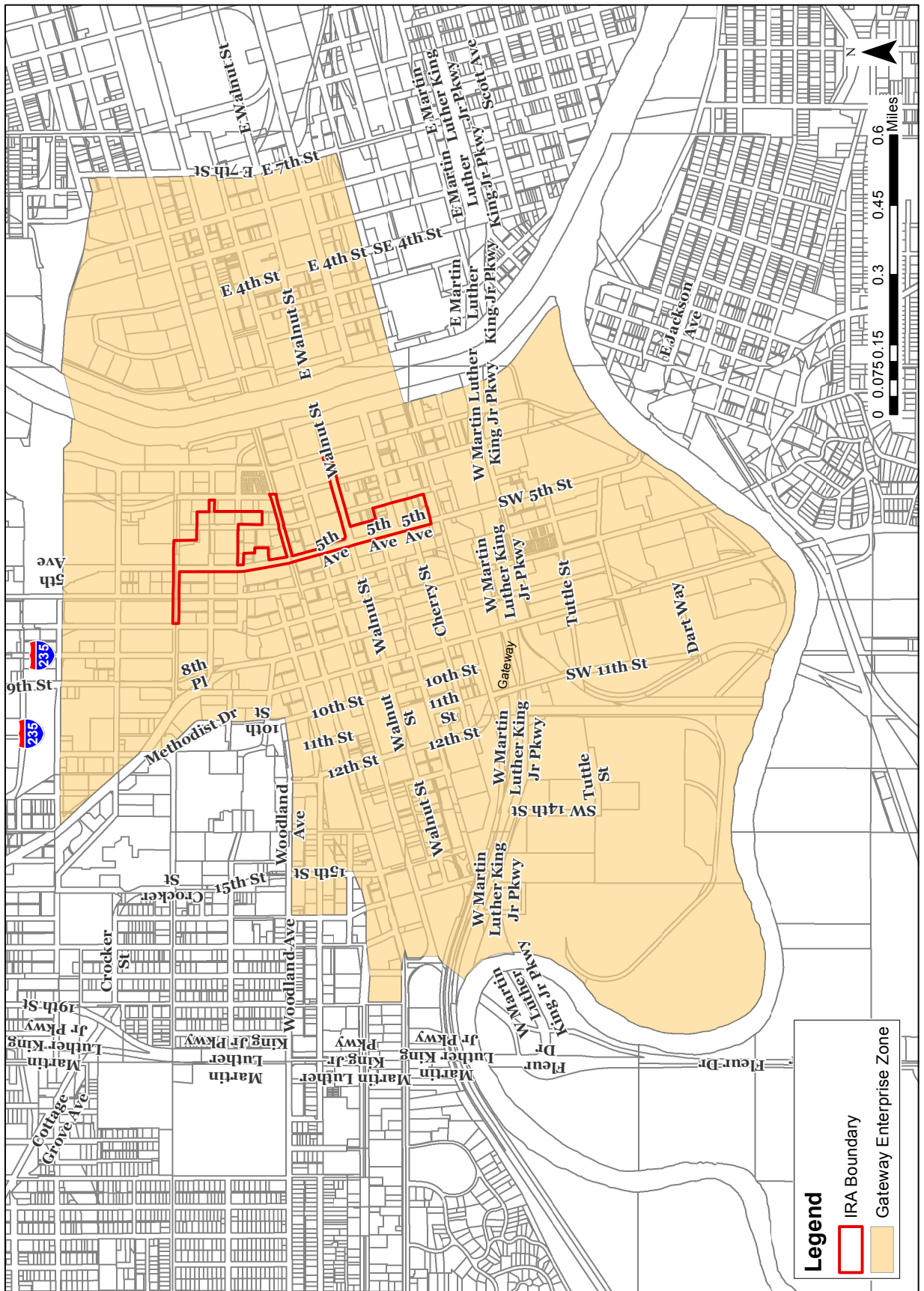
CERTIFICATE

I, DONNA V. BOETEL-BAKER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Donna V. Boetel-Baker City Clerk

Iowa Reinvestment Act (IRA) District Boundary: Iowa Convention and Entertainment Reinvestment District, Des Moines

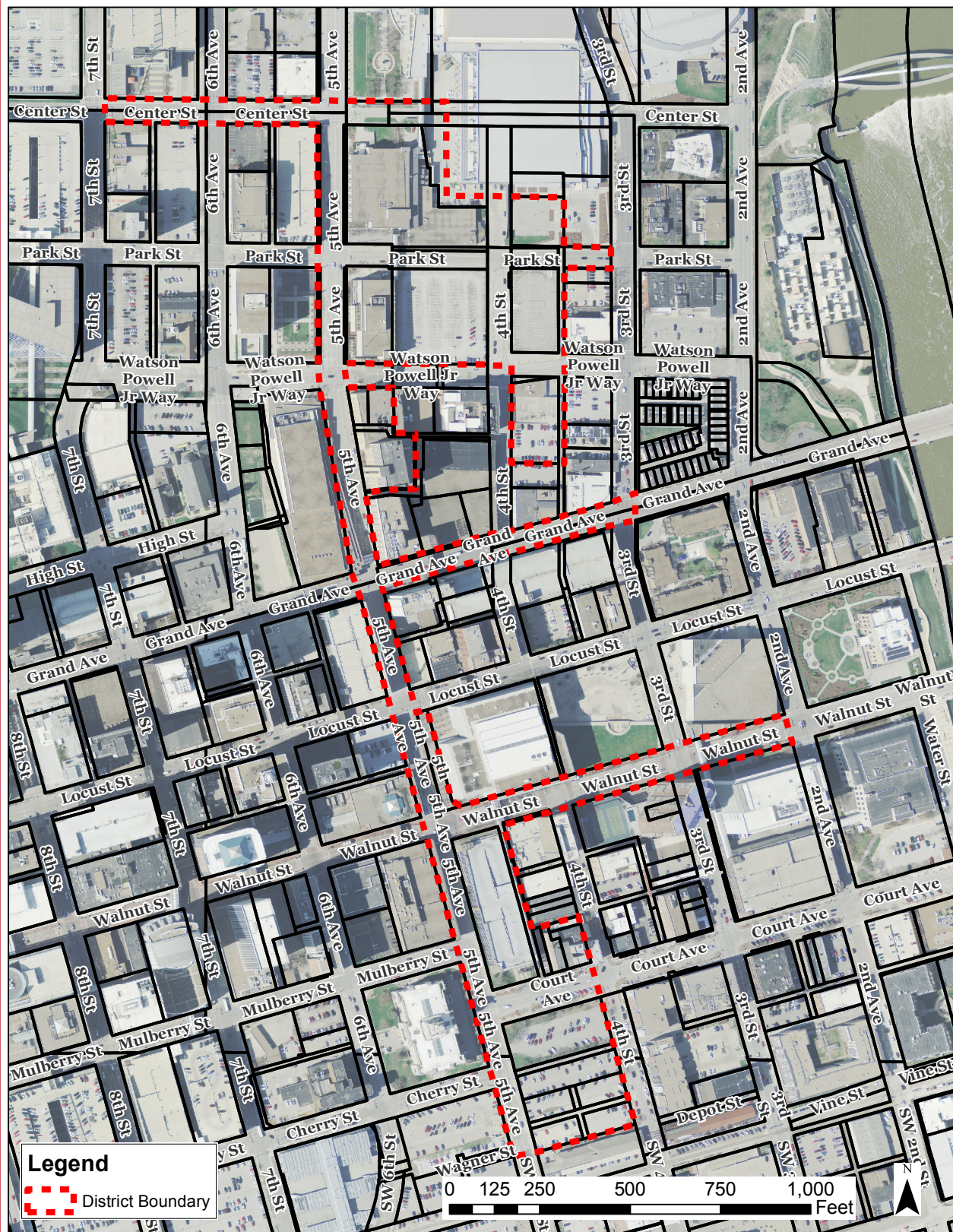




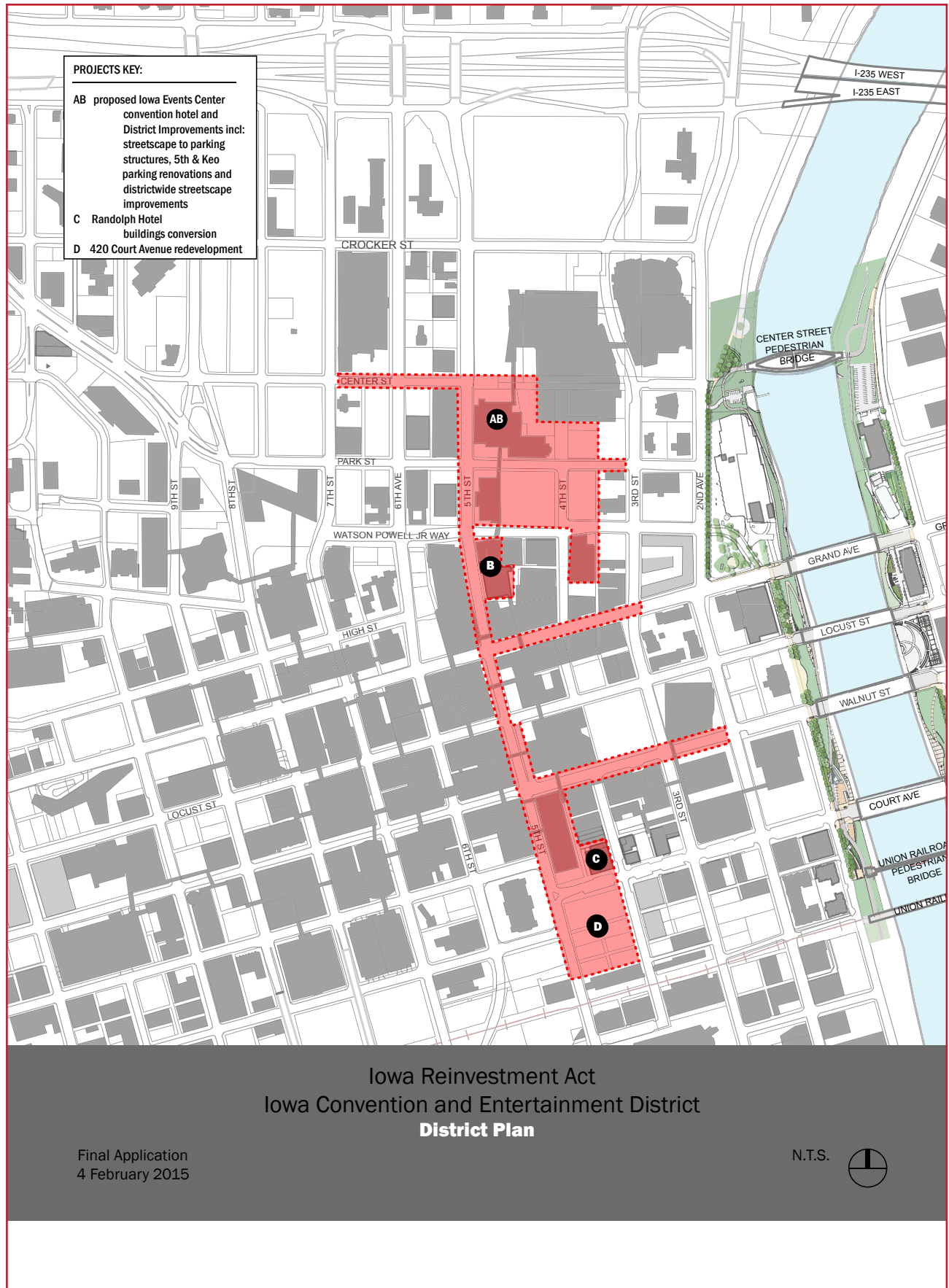
DETAILED MAP OF THE PROPOSED IOWA
CONVENTION AND ENTERTAINMENT
REINVESTMENT DISTRICT

MAP: IRA DISTRICT BOUNDARY

Iowa Reinvestment Act (IRA) District Boundary: Iowa Convention and Entertainment Reinvestment District, Des Moines



MAP: PROJECTS IN PROPOSED IOWA CONVENTION AND ENTERTAINMENT DISTRICT

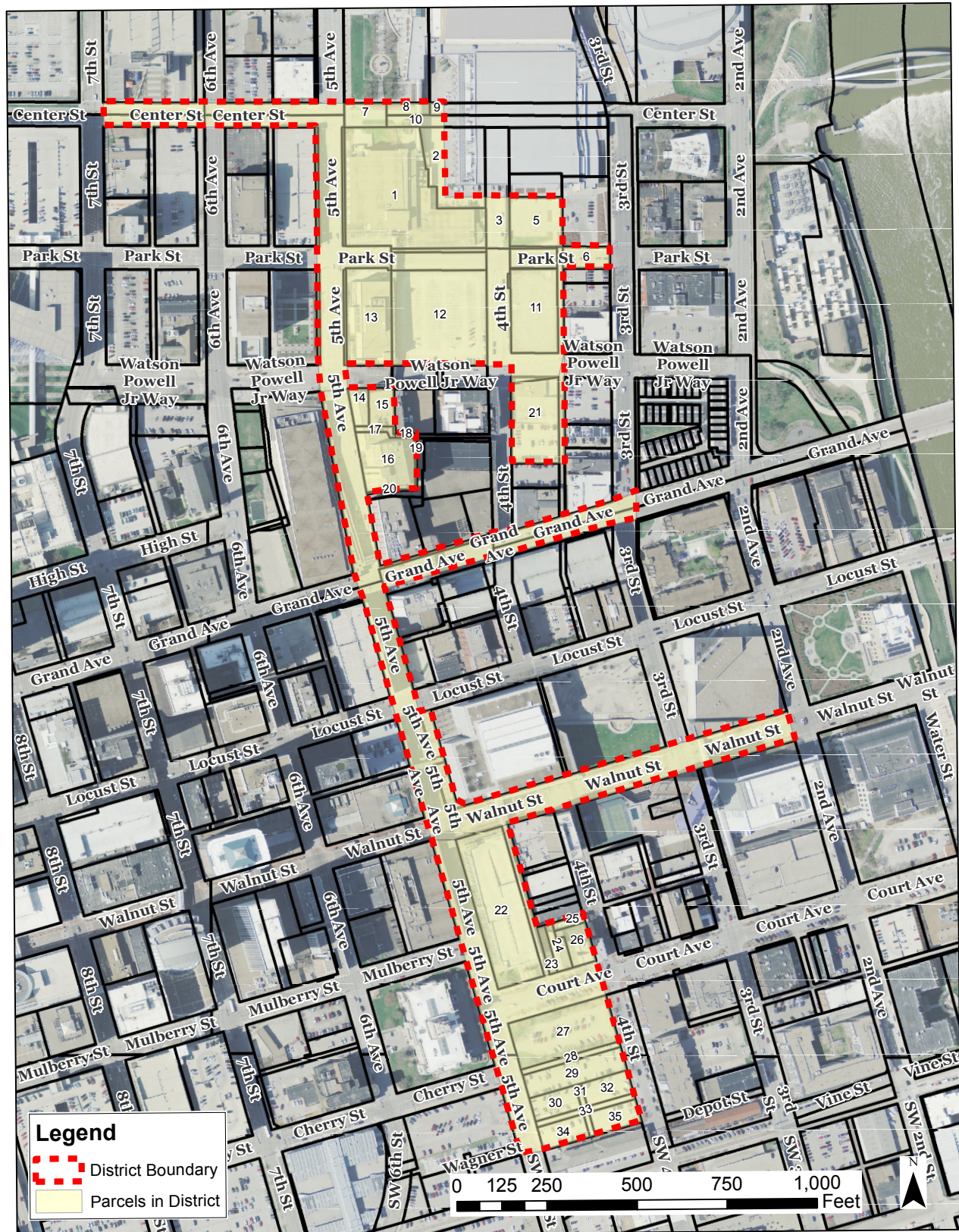




LIST OF THE NAMES AND ADDRESSES
OF THE OWNERS OF RECORD OF THE
PARCELS IN THE IOWA CONVENTION
AND ENTERTAINMENT REINVESTMENT
DISTRICT

MAP: PROPOSED IOWA CONVENTION AND ENTERTAINMENT DISTRICT

Iowa Reinvestment Act (IRA) District Boundary: Iowa Convention and Entertainment Reinvestment District, Des Moines



LIST OF PROPERTY OWNERS IN IOWA CONVENTION AND ENTERTAINMENT DISTRICT

Key	Parcel ID	Title Holder	Property Address	ROW	Parcel/Area (acres)
1	77-03006077000000	KNAPP PROPERTIES	435 PARK ST DES MOINES 50309	N	2.17
2	77-03006076000000	POLK COUNTY	no street address	N	0.32
3	77-03006073003000	POLK COUNTY	no street address	V	0.22
5	77-03006076001000	POLK COUNTY	701 4TH ST DES MOINES 50309	N	0.45
7	77-03001909002000	POLK COUNTY	no street address	V	0.18
8	77-03000228002000	POLK COUNTY	no street address	V	0.09
9	77-03005780003000	POLK COUNTY	no street address	V	0.03
10	77-03006073004000	POLK COUNTY	no street address	V	0.12
11	77-03000244000000	611 FIFTH AVENUE LLC	no street address	N	0.70
12	77-03005075001000	611 FIFTH AVENUE LLC	600 4TH ST, DES MOINES, IA, 50309	N	1.59
13	77-03001849002000	611 FIFTH AVENUE LLC	611 5TH AVE, DES MOINES, IA, 50309	N	0.78
14	77-03003746001000	CITY OF DES MOINES	no street address	N	0.12
15	77-03003741003000	CITY OF DES MOINES	no street address	N	0.17
16	77-03003735001000	CITY OF DES MOINES	no street address	N	0.53
17	77-03003748005000	CITY OF DES MOINES	no street address	V	0.05
18	77-03003748006000	CITY OF DES MOINES	no street address	V	0.01
19	77-03003748004000	CITY OF DES MOINES	no street address	N	0.01
20	77-03003748003000	CITY OF DES MOINES	no street address	N	0.01
21	77-03000258001001	KC REAL ESTATE LC	519 4TH ST, DES MOINES, 50309	N	0.69
22	77-02001253000000	CITY OF DES MOINES	422 WALNUT ST DES MOINES 50309	N	1.32
23	77-02001259000000	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	no street address	N	0.07
24	77-02001260000000	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	no street address	N	0.11
25	77-02001261000000	RANDOLPH INVESTMENTS CO	210 4TH ST DES MOINES 50309	N	0.05
26	77-02001262000000	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	202 4TH ST DES MOINES 50309	N	0.18
27	77-02001237001000	CITY OF DES MOINES	420 COURT AVE, DES MOINES, 50309	N	0.86
28	77-02001239000000	CITY OF DES MOINES	no street address	V	0.11
29	77-02001240001000	CITY OF DES MOINES REAL ESTATE	no street address	N	0.43
30	77-02001241000000	CITY OF DES MOINES REAL ESTATE	no street address	N	0.20
31	77-02001243000000	CITY OF DES MOINES	no street address	V	0.03
32	77-02001249000000	CITY OF DES MOINES	no street address	N	0.20
33	77-02001242000000	CITY OF DES MOINES	no street address	V	0.13
34	77-02001244001000	CITY OF DES MOINES	no street address	N	0.20
35	77-02001246000000	CITY OF DES MOINES	106 4TH ST, DES MOINES, 50309	N	0.20

Total IRA	23.9 acres
Parcels	12.33 acres
ROW	11.57 acres

LIST OF PROPERTY OWNERS IN IOWA CONVENTION AND ENTERTAINMENT DISTRICT

Key	Parcel ID	Legal Description
1	77-030060770000000	PAR B COM AT SE COR LT 6 OP SW 1/4 SE 1/4 SEC 4-78-24 THN W 264.68F N 4.10F E 126.01F N 329.92F E 210.94F SE 115.24F E 6.46F S 49.62F E 24.11F S 59.67F E 135.96F S 111.21F TO POB LTS 1
2	77-030060760000000	PAR A COM 111.21F N OF SE COR LT 6 OP NW 1/4 SE 1/4 SEC 4-78-24 THN W 135.96F N 59.67F W 24.11F N 49.62F W 6.46F N 115.24F E 178.95F TO NE COR LT 5 TO POB LTS 4.5 & 6 OP NW 1/4 SE
3	77-030060730030000	BEG INT SEC S ROW LN CENTER ST & E ROW LN 4TH ST THN S 330.4F TO N ROW LN PARK ST W 66F TO W ROW LN 4TH ST N 333.1F TO S ROW LN CENTER ST E 66.06F TO POB VAC 4TH ST ROW OP NW 1/4 SE 1/4 SEC 4-78-24
5	77-030060760010000	S 19.4F LT 7 & ALL LT 8 OP NW 1/4 SE 1/4 SEC 4-78-24
7	77-030019090020000	VACATED CENTER ST LYG S & ADJ E 117F LT 1 DIVISION NO. 1 GRIMMELS ADDITION
8	77-030002280020000	VACATED CENTER ST THRU BELLEVUE ADD
9	77-030057800030000	VACATED CENTER ST LYG S & ADJ LTS 10,11 & 12 & S & ADJ YOUNGERMAN PL OP SW 1/4 NE 1/4 SEC 04-78-24
10	77-030060730040000	VACATED CENTER ST THRU OP NW 1/4 SE 1/4 SEC 4-78-24
11	77-030002440000000	LTS 5,6 & 7 & S 36.4F ON W LN & S 37.63F E LN LT 8 BLK 2 BIRDS ADD
12	77-030050750010000	INTERV VAC ALLEY & S 12.65F LTS 1 & 12 & N 60.5F LTS 5 & 8 & ALL LTS 2,3,4,9,10 & 11 VAN BUSKIRKS ADDITION
13	77-030018490020000	9F STRIP LYG BETWEEN LTS 1 THRU 4 BLK K GRIMMELS ADD & N 60.5F LT 8, ALL LTS 9 THRU 11 & S 12.65F LT 12 VAN
14	77-030037460010000	BUSKIRKS ADD & S 5F PARK ST N & ADJ LT 1 & E 117F LTS 1 THRU 4 BLK K GRIMMELS ADDITION
15	77-030037410030000	LOTS 19,20 & 21 NEW YMCA PLAT
16	77-030037350010000	-EXE 1F ON N LN & E 10.7F ON SLN - LT 15 & ALL LOTS 16, 17 & 18 NEW Y M C A PLAT
17	77-030037480050000	LOTS 9,10 & 11 NEW YMCA PLAT
18	77-030037480060000	VAC ALLEY W OF LN BEG 45.26F W OF NE COR LT 10 THN N TO PT 10.7F W OF SE COR LT 15 N & ADJ LTS 10 & 11 & LOT D NEW Y M C A PLAT
19	77-030037480040000	VAC ALLEY BEG 10.7F W OF SE COR LT 15 THN S TO PT 45.26F W OF NE COR LT 10 E 57.26F N TO S LN LT 14 W TO POB S & ADJ LTS 14 & 15 NEW Y M C A PLAT
20	77-030037480030000	W OF LN BEG 12F E OF NE COR LT 10 THN S TO PT 4F E OF SE COR LT 9 LOT B NEW Y M C A PLAT
21	77-03000258001001	N OF LN BEG 4F S OF NW COR THN NE 53.9F NE 76F TO NE COR LOT C NEW Y M C A PLAT
22	77-020012530000000	N44F LT 9 & ALL LTS 10 & 11 & -EX N OF LN BEG 20F S NW COR LT 12 THN NE TO NE COR LT 12- LT 12 BLK 3 BIRDS ADD
23	77-020012590000000	LTS 1 THRU 6 & INTERV VAC EW ALLEYS BLK 21 FORT DES MOINES
24	77-020012600000000	W 1/3 LOT 7 BLK 21 FORT DES MOINES
25	77-020012610000000	W 22F E 44F & S 88F E 22F LOT 7 BLK 21 FORT DES MOINES
26	77-020012620000000	N 22F E 88F LOTS 7 & 8 BLK 21 FORT DES MOINES
27	77-020012370010000	E 22F S 22F N 44F LOT 7 & S 110F LOT 8 BLK 21 FORT DES MOINES
28	77-020012390000000	ALL LTS 1,2,11,12 & INTERV N/S ALLEY BLK 20 FORT DES MOINES
29	77-020012400010000	VAC ALLEY LYG N OF LOTS 3 & 10 BLOCK 20 FORT DES MOINES
30	77-020012410000000	LTS 3, 10 & INTERV ALLEY BLK 20 FORT DES MOINES
31	77-020012430000000	LOT 4 BLOCK 20 FORT DES MOINES
32	77-020012490000000	N/S VAC ALLEY ROW BET LTS 4 & 9 BLK 20 FORT DES MOINES
33	77-020012420000000	LOT 9 BLOCK 20 FORT DES MOINES
34	77-020012440010000	N/S VAC ALLEY ROW BET LTS 5 & 8 & EW VAC ALLEY ROW N & ADJ LTS 5 & 8 & N & ADJ N/S VAC ALLEY ROW BET LTS 5 & 8
35	77-020012460000000	BLK 20 FORT DES MOINES
		LOT 5 BLK 20 FORT DES MOINES
		LOT 8 BLK 20 FORT DES MOINES



LEGAL DESCRIPTION OF THE REAL
ESTATE FORMING THE BOUNDARIES
OF THE AREA INCLUDED IN THE IOWA
CONVENTION AND ENTERTAINMENT
REINVESTMENT DISTRICT

LEGAL DESCRIPTION OF IOWA CONVENTION AND ENTERTAINMENT DISTRICT BOUNDARIES

Iowa Convention and Entertainment Reinvestment District
Legal requested by Roger Brown/Phil Wageman
Written by Eric Stielow 3/6/14

Boundary Description

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WALNUT STREET AND THE WEST RIGHT OF WAY LINE OF 2ND AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF 5TH AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF GRAND AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF 3RD STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF GRAND AVENUE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF 5TH AVENUE; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT C IN THE NEW YMCA PLAT, AN OFFICIAL PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT C TO THE SOUTHEAST CORNER OF SAID LOT C; THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE TO POINT ON THE EAST LINE OF LOT B IN SAID PLAT; THENCE NORTH ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF LOT A IN SAID PLAT; THENCE CONTINUING NORTH ON THE NORTHERLY EXTENSION OF THE MOST EASTERLY LINE OF SAID LOT B TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE EAST/WEST ALLEY IN SAID PLAT; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 15 IN SAID PLAT; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 15 FOR A DISTANCE OF 10.7 FEET; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 15, SAID POINT BEING 1.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 15, ALSO SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF WATSON POWELL JR PARKWAY; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF 5TH AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF WATSON POWELL JR PARKWAY; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF 4TH STREET; THENCE SOUTHEAST ALONG A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 3 OF BIRD'S ADDITION, AN OFFICIAL PLAT; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 3 TO THE SOUTH LINE OF THE NORTH 44 FEET OF LOT 9 IN SAID BLOCK 3; THENCE EAST ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE NORTH/SOUTH ALLEY IN SAID BLOCK 3; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF WATSON POWELL JR PARKWAY; THENCE NORTH ON A STRAIGHT LINE TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WATSON POWELL JR PARKWAY AND THE EAST RIGHT OF WAY LINE OF THE NORTH/SOUTH ALLEY IN BLOCK 2 OF SAID BIRD'S ADDITION; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF PARK STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF 3RD STREET;

LEGAL DESCRIPTION OF IOWA CONVENTION AND ENTERTAINMENT DISTRICT BOUNDARIES

THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF PARK STREET; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 9 IN THE OFFICIAL PLAT OF NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9 TO A POINT ON A LINE THAT IS 160 SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF VACATED CENTER STREET; THENCE WEST ALONG SAID PARALLEL LINE TO A POINT ON A LINE THAT IS 415 FEET WEST OF AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF 3RD STREET; THENCE NORTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF VACATED CENTER STREET; THENCE WEST ALONG SAID NORTH VACATED RIGHT OF WAY LINE AND ITS WESTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF 7TH STREET; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF CENTER STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF 5TH AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF WAGNER STREET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 20 OF FORT DES MOINES, AN OFFICIAL PLAT; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 AND ITS NORTHEASTERLY EXTENSION AND CONTINUING ALONG THE SOUTH LINE OF LOT 8 OF SAID BLOCK 20 TO THE SOUTHEAST CORNER OF SAID LOT 8, SAID SOUTHEAST CORNER ALSO BEING ON THE WEST RIGHT OF WAY LINE OF 4TH STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF THE MOST SOUTHERLY VACATED EAST/WEST ALLEY IN BLOCK 21 OF SAID FORT DES MOINES; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE NORTH/SOUTH ALLEY IN SAID BLOCK 21; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF 2ND AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.



**DOCUMENTATION SUBSTANTIATING
THE EXPLANATION THAT REAL
PROPERTY WILL BE DIRECTLY AND
SUBSTANTIALLY BENEFITED**

The capital investment in building construction proposed for the private development projects in the Iowa Convention and Entertainment Reinvestment District

TOTAL = \$101,750,000

The current building value on these properties (2014 assessment)

TOTAL = \$877,000

(see attached property records on file with the Polk County Assessor)

POLK COUNTY ASSESSOR LISTING: IEC CONVENTION HOTEL SITE

Polk County Assessor 030/06077-000-000

Page 1 of 6

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	435 PARK ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	030/06077-000-000	Geoparcels	7824-04-402-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM88/Z	TIF	Capital Cntr II/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	DES MOINES REDEVELOPMENT COMPANY	2012-11-16	14535/275

Legal Description and Mailing Address

<p>PAR B COM AT SE COR LT 6 OP SW 1/4 SE 1/4 SEC 4-78-24 THN W 264.68F N 4.10F E 126.01F N 329.92F E 210.94F SE 115.24F E 6.46F S 49.62F E 24.11F S 59.67F E 135.96F S 111.21F TO POB LTS 1 THRU 5 & N & S ALLEY LYG E OF & ADJ BLK T GRIMMELS ADDITION; AND PRTS LTS 4, 5 & 6 OP NW 1/4 SE 1/4 SEC 4-78-24</p>	<p>DES MOINES REDEVELOPMENT COMPANY KNAPP PROPERTIES 5000 WESTOWN PKWY STE 400 WEST DES MOINES, IA 50266</p>
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Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Commercial	Full	\$1,995,000	\$400	\$1,995,400

[Protest Notice](#) [Assessment Roll Notice](#)

Zoning - 1 Record

POLK COUNTY ASSESSOR LISTING: IEC CONVENTION HOTEL SITE

Polk County Assessor 030/06077-000-000

Page 2 of 6

Zoning	Description		SF	Assessor Zoning	
C-3	Central Business District			Commercial	
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	94,077	Acres	2.160	Topography	Blank
Shape	Irregular	Vacancy	Blank	Unbuildable	Blank
Commercial Summary					
Occupancy	Land Demolish	Age, Weighted	1964	Total Story Height	4
Land Area	94,077	Gross Area	181,590	Finished Area	177,624
Unfinished Bsmt Area	28,410	Finished Bsmt Area	0	Number of Units	0
Primary Group	Office General	Percent Primary Group	84.58	Secondary Group	Garage Attached
Percent Secondary Group	0.96	Grade, Weighted	2/Grade 2	Bldg Class, Weighted	4/Frame, Concrete Blk, Tile, Tilt Up
Condition, Weighted	BN/Below Normal	Ground Floor Area	61,562	Perimeter	1,330
Unfinished Area	3,966				
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Land Demolish	Foundation	Concrete
Submerged	No	Exterior Wall	Concrete Tilt up	Insulation	Yes
Roof	Flat	Roof Material	Rubber Membrane	Landings Square Foot	6,106
Landing Quality	Normal	Entrance Square Foot	506	Entrance Quality	Normal
Skywalk	2nd Floor	Skywalk Square Foot	4,895	Auto Dock Leveler	2
Wiring	Adequate	Plumbing	Adequate	Number Passenger Elevators	5
Number Passenger Stops	21	Passenger Elevator Quality	Average	Number Freight Elevators	1
Number Freight Stops	3	Freight Elevator Capacity	10000	Total Story Height	4
Frame Type	Steel	Bldg Class	Frame, Concrete Blk, Tile, Tilt Up	Total Section Area	210,000
Ground Floor Area	61,562	Perimeter	1,330	Grade	2+00

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=03006077000000> 2/28/2014

POLK COUNTY ASSESSOR LISTING: IEC CONVENTION HOTEL SITE

Polk County Assessor 030/06077-000-000

Page 3 of 6

Year Built	1949	Year Remodel	1985	Condition	Below Normal
Misc Improve	Site for new hotel development				
Comment	Q=ST.TERRACE;P =GL&ST.ENTRY;R=SKYWALK; RAISED COMP.FLR/7900;PASS.ELE./2-5FLS& 2-4FLS;				

POLK COUNTY ASSESSOR LISTING: IEC CONVENTION HOTEL SITE

Polk County Assessor 030/06077-000-000

Page 4 of 6

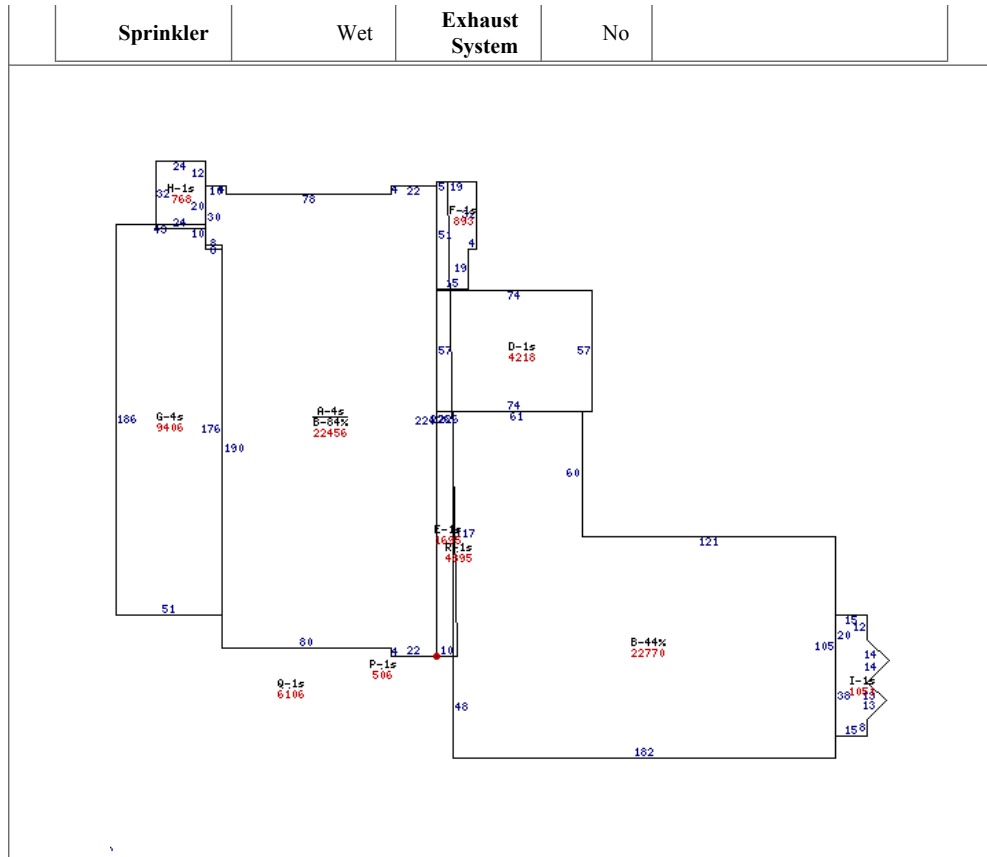
Commercial Groups - 6 Records					
Commercial Group #101 1					
Use Code	Office General	Base Story	1	Number Stories	2
Total Group Area	113,900	Base Floor Area	57,442	Heating	Hot Water
Air Conditioning	Chilled Water	Sprinkler	Wet	Exhaust System	No
Comment	9431SF=CN;22659SF=CN&BRK; 9406 SF ON 2 FLR SPRINKLED				
Commercial Group #101 2					
Use Code	Office General	Base Story	3	Number Stories	2
Total Group Area	63,724	Base Floor Area	31,862	Heating	Hot Water
Air Conditioning	Chilled Water	Sprinkler	Wet	Exhaust System	No
Commercial Group #101 3					
Use Code	Warehouse	Base Story	1	Number Stories	1
Total Group Area	1,051	Base Floor Area	1,051	Heating	None
Air Conditioning	None	Sprinkler	Wet	Exhaust System	No
Comment	1051SF=LOADING RM				
Commercial Group #101 4					
Use Code	Garage Attached	Base Story	1	Number Stories	1
Total Group Area	2,022	Base Floor Area	2,022	Heating	None
Air Conditioning	None	Exhaust System	No		
Comment	D=1254SF H=768SF				
Commercial Group #101 5					
Use Code	Mechanical Equipment	Base Story	1	Number Stories	1
Total Group Area	893	Base Floor Area	893	Heating	None
Air Conditioning	None	Exhaust System	No		
Comment	AREA F				
Commercial Group #101 6					
Use Code	Basement Entire	Number Stories	1	Total Group Area	28,410
Base Floor Area	28,410	Heating	Hot Water	Air Conditioning	Chilled Water

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=03006077000000> 2/28/2014

POLK COUNTY ASSESSOR LISTING: IEC CONVENTION HOTEL SITE

Polk County Assessor 030/06077-000-000

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Detached Structures - 3 Records

Detached Structure #101

Occupancy	Concrete Paving	Measurement Code	Square Feet	Measure 1	2,500
Grade	4	Year Built	2005	Condition	Normal

Detached Structure #201

Occupancy	One Arm Gate	Measurement Code	Quantity	Quantity	1
Grade	4	Year Built	2005	Condition	Normal

Detached Structure #301

Occupancy	Other	Construction Type	Masonry	Measurement Code	Dimensions
Measure 1	188	Measure 2	10	Grade	4
Year Built	1990	Year Remodel	2005	Condition	Normal
Other	RETAINING WALL				

Sales - 2 Records



Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
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<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=03006077000000> 2/28/2014


POLK COUNTY ASSESSOR LISTING: IEC CONVENTION HOTEL SITE

Polk County Assessor 030/06077-000-000

Page 6 of 6

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
WELLS FARGO FINANCIAL INC	DES MOINES REDEVELOPMENT COMPANY	2012-11-14	\$2,109,030	Deed	14535/275 
NATIONWIDE NUTUAL INSURANCE CO.	WELLS FARGO FINANCIAL, INC.	2006-12-21	\$3,500,000	Deed	12004/65 

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
WELLS FARGO FINANCIAL, INC	DES MOINES REDEVELOPMENT COMPANY	2012-11-14	2012-11-16	Warranty Deed Corporate	14535/275 

Permits - 4 Records

Year	Type	Permit Status	Application	Description
Current	Pickup	Pass	2013-07-02	review value/board of review
2011	Pickup	Complete	2010-11-03	review value/reinspect
2006	Permit	No Add	2005-06-30	addition/fence
2005	Permit	Complete	2004-04-13	alterations/remodel

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Board Action	Commercial	Full	\$1,995,000	\$400	\$1,995,400
2013	Assessment Roll	Commercial	Full	\$2,820,000	\$299,000	\$3,119,000
2011	Assessment Roll	Commercial	Full	\$2,820,000	\$299,000	\$3,119,000
2009	Assessment Roll	Commercial	Full	\$2,822,000	\$4,143,000	\$6,965,000
2007	Board Action	Commercial	Full	\$2,822,000	\$4,143,000	\$6,965,000
2007	Assessment Roll	Commercial	Full	\$2,822,000	\$4,143,000	\$6,965,000
2005	Assessment Roll	Commercial	Full	\$2,822,000	\$4,022,000	\$6,844,000
2003	Assessment Roll	Commercial	Full	\$2,981,000	\$3,234,000	\$6,215,000
1989	Assessment Roll	Commercial	Full	\$30,630	\$1,500	\$32,130

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01260-000-000

Polk County Assessor

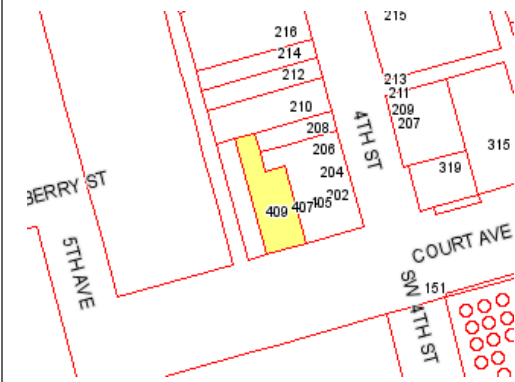
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01260-000-000	Geoparcels	7824-04-461-011	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Core	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148


Map and Current Photos - 1 Record

Click on parcel to get a new listing



[Get Bigger Map](#)
[Google Map](#) [Pictometry](#)

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[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-26	15038/571

Legal Description and Mailing Address	
W 22F E 44F & S 88F E 22F LOT 7 BLK 21 FORT DES MOINES	RANDOLPH APARTMENTS LIMITED PARTN 233 PARK AVE S STE 201 MINNEAPOLIS, MN 55402

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Commercial	Full	\$137,100	\$70,900	\$208,000

[Assessment Roll Notice](#)

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning

POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01260-000-000

C-3R	Central Business District Mixed Residential District			Commercial	
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	4,897	Acres	0.112	Topography	Blank
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank
Commercial Summary					
Occupancy	Retail	Age, Weighted	1900	Total Story Height	4
Land Area	4,897	Gross Area	17,468	Finished Area	1,208
Unfinished Bsmt Area	2,703	Finished Bsmt Area	0	Number of Units	0
Primary Group	Unfinished Unused	Percent Primary Group	80.61	Secondary Group	Office General
Percent Secondary Group	5.99	Grade, Weighted	5/Grade 5	Bldg Class, Weighted	2/Brick or Masonry
Condition, Weighted	PR/Poor	Ground Floor Area	4,367	Perimeter	318
Unfinished Area	16,260				
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Retail	Foundation	Concrete
Exterior Wall	Brick on Masonry	Insulation	Yes	Roof	Flat
Roof Material	Built-up	Landings Square Foot	414	Landing Quality	Below Normal
Wiring	Adequate	Plumbing	Adequate	Total Story Height	4
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick or Masonry
Total Section Area	20,171	Ground Floor Area	4,367	Perimeter	318
Grade	5+00	Year Built	1900	Condition	Poor
Comment	P=SLAB/BSMT				
Commercial Groups - 4 Records					
Commercial Group #101 1					
Use Code	Basement Entire	Number Stories	1	Total Group Area	2,703
Base Floor Area	2,703	Heating	None	Air Conditioning	None
Exhaust System	No				

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001260000000>

2/5

POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

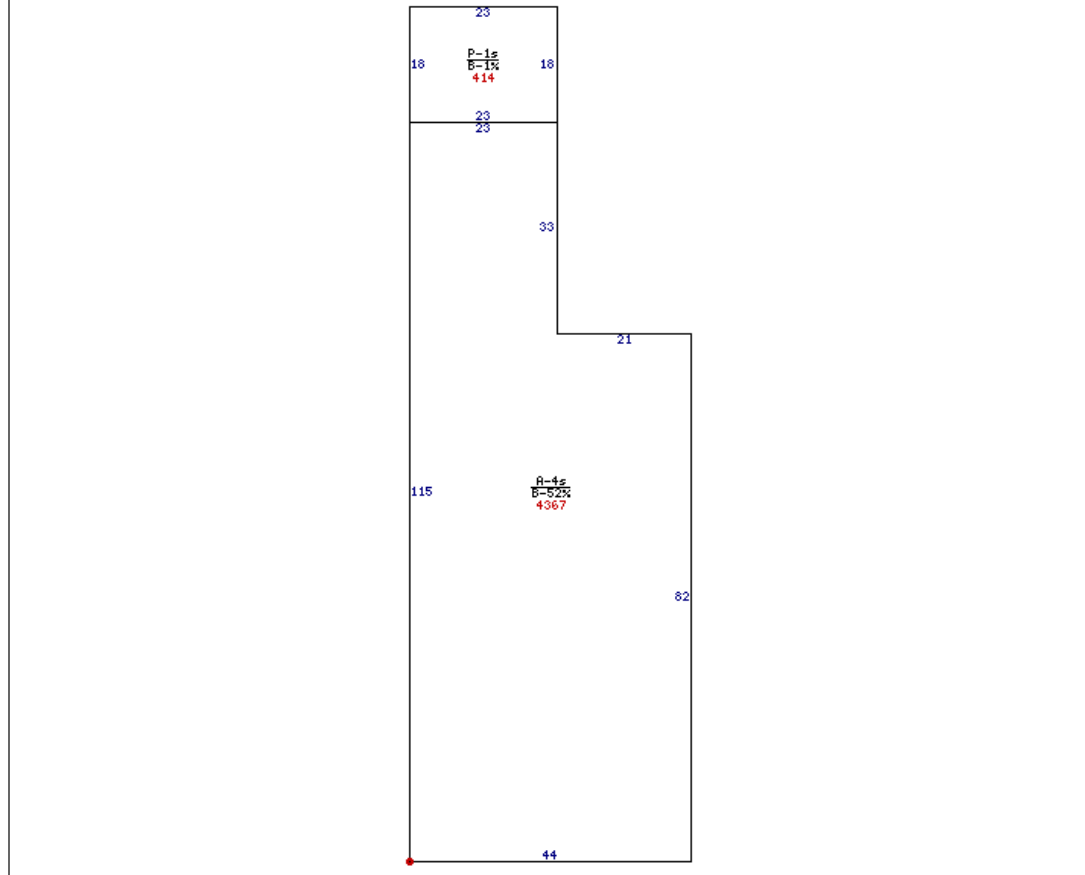
Polk County Assessor 020/01260-000-000

Commercial Group #101 2					
Use Code	Office General	Base Story	1	Number Stories	1
Total Group Area	1,208	Base Floor Area	1,208	Heating	Central
Air Conditioning	Yes	Exhaust System	No		
Commercial Group #101 3					
Use Code	Unfinished Unused	Base Story	1	Number Stories	1
Total Group Area	3,159	Base Floor Area	3,159	Wall Height	12
Heating	Unit	Air Conditioning	None	Exhaust System	No
Commercial Group #101 4					
Use Code	Unfinished Unused	Base Story	2	Number Stories	3
Total Group Area	13,101	Base Floor Area	4,367	Wall Height	13
Heating	Unit	Air Conditioning	None	Exhaust System	No

POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01260-000-000



Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RANDOLPH INVEST CO	RANDOLPH APARTMENTS LIMITED	2013-11-19	\$1,650,000	Deed	15038/571 Multiple Parcels
	PARTNERSHIP				

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RANDOLPH INVESTMENT COMPANY	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-19	2013-11-26	Warranty Deed	15038/571

Permits - 4 Records

Year	Type	Permit Status	Application	Description
2007	Pickup	Complete	2007-02-22	review value/reval
1991	Permit	No Add	1990-03-14	alterations
1989	Permit	No Add	1986-06-18	demo of 3rd & 2nd floor

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001260000000>

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01260-000-000

1988	Permit	Pass	1986-06-18	demo of 3rd & 2nd floor
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Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Commercial	Full	\$137,100	\$70,900	\$208,000
2011	Assessment Roll	Commercial	Full	\$137,100	\$70,900	\$208,000
2009	Assessment Roll	Commercial	Full	\$137,100	\$70,900	\$208,000
2007	Assessment Roll	Commercial	Full	\$137,100	\$91,950	\$229,050
2005	Assessment Roll	Commercial	Full	\$137,000	\$20,000	\$157,000
2003	Assessment Roll	Commercial	Full	\$155,500	\$1,500	\$157,000
2001	Board Action	Commercial	Full	\$146,910	\$1,400	\$148,310
2001	Assessment Roll	Commercial	Full	\$146,910	\$1,400	\$148,310
1999	Assessment Roll	Commercial	Full	\$99,200	\$1,400	\$100,600
1995	Assessment Roll	Commercial	Full	\$96,300	\$1,400	\$97,700
1994	Board Action	Commercial	Full	\$91,700	\$1,300	\$93,000
1993	Assessment Roll	Commercial	Full	\$91,700	\$10,100	\$101,800
1991	Assessment Roll	Commercial	Full	\$88,150	\$9,750	\$97,900
1989	Assessment Roll	Commercial	Full	\$88,150	\$39,490	\$127,640

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01261-000-000

Polk County Assessor

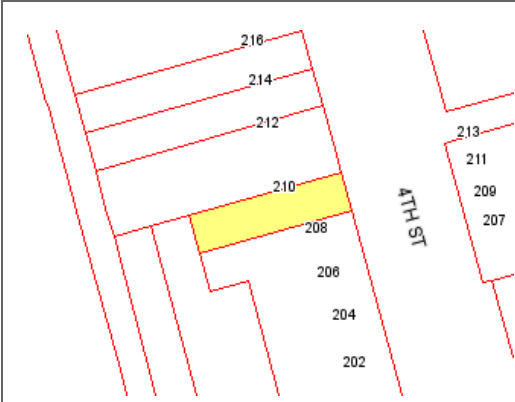
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	210 4TH ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	020/01261-000-000	Geoparcels	7824-04-461-009	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Core	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148


Map and Current Photos - 1 Record

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Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RANDOLPH INVESTMENT CO	1995-12-29	7321/860

Legal Description and Mailing Address

N 22F E 88F LOTS 7 & 8 BLK 21 FORT DES MOINES	RANDOLPH INVESTMENT CO 400 WALNUT ST DES MOINES, IA 50309
---	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Commercial	Full	\$55,900	\$218,100	\$274,000

[Assessment Roll Notice](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
--------	-------------	----	-----------------

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infqry.cgi?tt=card/card&dp=02001261000000>

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01261-000-000

C-3R	Central Business District Mixed Residential District			Commercial	
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	1,997	Acres	0.046	Topography	Blank
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Restaurant Tavern	Age, Weighted	1880	Total Story Height	2
Land Area	1,997	Gross Area	3,520	Finished Area	3,520
Unfinished Bsmt Area	1,760	Finished Bsmt Area	0	Number of Units	0
Primary Group	Restaurant	Percent Primary Group	66.67	Percent Secondary Group	0.00
Grade, Weighted	4/Grade 4	Bldg Class, Weighted	2/Brick or Masonry	Condition, Weighted	NM/Normal
Ground Floor Area	1,760	Perimeter	204		
Commercial Sections - 1 Record					
Commercial Section #101					
Occupant	ROYAL MILE				
Section Multiplier	1	Occupancy	Restaurant Tavern	Foundation	Concrete
Submerged	No	Exterior Wall	Brick on Masonry	Insulation	Yes
Roof	Flat	Roof Material	Built-up	Wiring	Adequate
Plumbing	Adequate	Total Story Height	2	Frame Type	Frame
Fireproof Construction	No	Bldg Class	Brick or Masonry	Total Section Area	5,280
Ground Floor Area	1,760	Perimeter	204	Grade	3+00
Year Built	1880	Year Remodel	2001	Condition	Normal
Commercial Groups - 2 Records					
Commercial Group #101 1					
Use Code	Basement Entire	Number Stories	1	Total Group Area	1,760
Base Floor Area	1,760	Heating	Forced Air	Air Conditioning	None
Grade Adjust	Minus 30	Exhaust System	No	Condition	Below Normal
Comment	LOW CEILING				

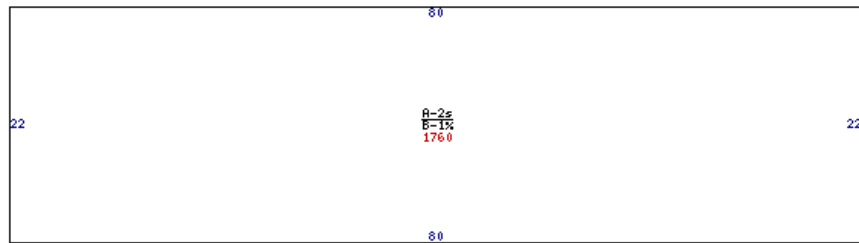
POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01261-000-000

Commercial Group #101 2

Use Code	Restaurant	Base Story	1	Number Stories	2
Total Group Area	3,520	Base Floor Area	1,760	Heating	Forced Air
Air Conditioning	Package	Sprinkler	Wet	Exhaust System	No



Permits - 10 Records

Year	Type	Permit Status	Application	Description
Current	Permit	No Add	2013-10-25	addition/misc
Current	Permit	No Add	2013-10-16	alterations/interior
2007	Pickup	Complete	2007-02-22	review value/reval
2002	Permit	Complete	2001-08-31	alterations/remodel (3284 sf)
2002	Permit	Complete	2001-08-15	alterations/remodel (3284 sf)
2002	Permit	Complete	2001-03-15	alterations/remodel (1800 sf)
1997	Pickup	Complete	1994-06-14	review value/board of review
1996	Pickup	Pass	1994-06-14	review value/board of review

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001261000000>

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01261-000-000

1995	Pickup	Pass	1994-06-14	reinspection - board of review
1990	Permit	No Add	1989-11-28	alterations - restaurant - tasty tacos

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Commercial	Full	\$55,900	\$218,100	\$274,000
2011	Assessment Roll	Commercial	Full	\$55,900	\$218,100	\$274,000
2009	Assessment Roll	Commercial	Full	\$55,900	\$218,100	\$274,000
2007	Assessment Roll	Commercial	Full	\$55,900	\$259,320	\$315,220
2005	Assessment Roll	Commercial	Full	\$73,000	\$168,500	\$241,500
2003	Assessment Roll	Commercial	Full	\$63,500	\$157,500	\$221,000
2002	Assessment Roll	Commercial	Full	\$60,000	\$148,500	\$208,500
2001	Board Action	Commercial	Full	\$59,910	\$33,800	\$93,710
2001	Assessment Roll	Commercial	Full	\$59,910	\$33,800	\$93,710
1999	Assessment Roll	Commercial	Full	\$49,400	\$33,800	\$83,200
1997	Assessment Roll	Commercial	Full	\$48,000	\$32,800	\$80,800
1995	Assessment Roll	Commercial	Full	\$48,000	\$3,500	\$51,500
1994	Board Action	Commercial	Full	\$45,700	\$3,300	\$49,000
1993	Assessment Roll	Commercial	Full	\$45,700	\$35,700	\$81,400
1991	Assessment Roll	Commercial	Full	\$43,930	\$34,370	\$78,300
1989	Assessment Roll	Commercial	Full	\$43,930	\$37,040	\$80,970

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01262-000-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	202 4TH ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	020/01262-000-000	Geoparcels	7824-04-461-012	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Core	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148

Map and Current Photos - 1 Record

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[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-26	15038/571

Legal Description and Mailing Address

E 22F S 22F N 44F LOT 7 & S 110F LOT 8 BLK 21 FORT DES MOINES	RANDOLPH APARTMENTS LIMITED PARTN 233 PARK AVE S STE 201 MINNEAPOLIS, MN 55415
--	--

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Commercial	Full	\$220,000	\$584,000	\$804,000

[Assessment Roll Notice](#)

Zoning - 1 Record

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001262000000>

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01262-000-000

Zoning	Description			SF	Assessor Zoning	
C-3R	Central Business District Mixed Residential District				Commercial	
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)						
Land						
Square Feet	7,846	Acres	0.180	Topography	Blank	
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank	
Commercial Summary						
Occupancy	Hotel High Rise	Age, Weighted	1908	Total Story Height	8	
Land Area	7,846	Gross Area	42,967	Finished Area	42,967	
Unfinished Bsmt Area	8,539	Finished Bsmt Area	0	Number of Units	118	
Primary Group	Hotel High Rise	Percent Primary Group	57.69	Secondary Group	Hotel Motel	
Percent Secondary Group	10.80	Grade, Weighted	5/Grade 5	Bldg Class, Weighted	2/Brick or Masonry	
Condition, Weighted	PR/Poor	Ground Floor Area	7,690	Perimeter	312	
Commercial Sections - 2 Records						
Commercial Section #101						
Occupant	RANDOLPH HOTEL					
Section Multiplier	1	Occupancy	Hotel High Rise	Foundation	Concrete	
Exterior Wall	Brick on Masonry	Insulation	Yes	Roof	Flat	
Roof Material	Built-up	Covered Area	279	Covered Quality	Below Normal	
Wiring	Adequate	Plumbing	Adequate	Number Passenger Elevators	1	
Number Passenger Stops	9	Passenger Elevator Quality	Average	Total Story Height	8	
Frame Type	Frame	Fireproof Construction	No	Bldg Class	Brick or Masonry	
Total Section Area	39,542	Ground Floor Area	4,489	Perimeter	268	
Grade	5+00	Year Built	1911	Condition	Poor	
Comment	P=STL CNPY					
	Commercial Groups - 4 Records					
	Commercial Group #101 1					
	Use Code	Basement Entire	Number Stories	1	Total Group Area	5,338
	Base Floor	5,338	Heating	None	Air	None

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001262000000>

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

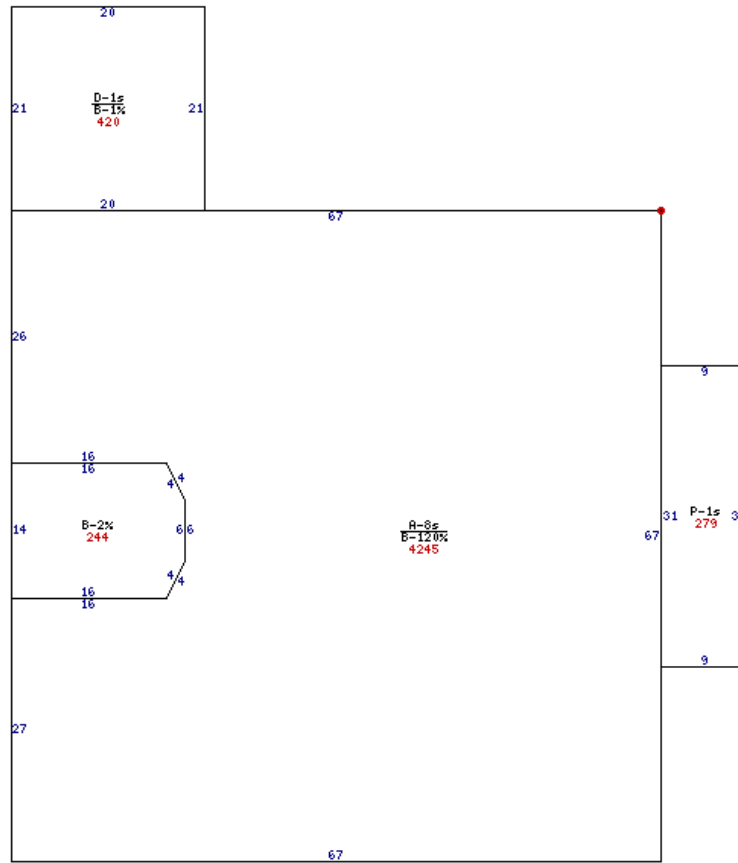
Polk County Assessor 020/01262-000-000

Area				Conditioning	
Exhaust System	No				
Commercial Group #101 2					
Use Code	Retail Small	Base Story	1	Number Stories	1
Total Group Area	449	Base Floor Area	449	Heating	Central
Air Conditioning	Yes	Exhaust System	No		
Commercial Group #101 3					
Use Code	Common Area	Base Story	1	Number Stories	1
Total Group Area	4,040	Base Floor Area	4,040	Heating	Central
Air Conditioning	Yes	Exhaust System	No		
Commercial Group #101 4					
Use Code	Hotel High Rise	Base Story	2	Number Stories	7
Total Group Area	29,715	Base Floor Area	4,245	Number Units	100
Heating	Central	Air Conditioning	None	Exhaust System	No

POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01262-000-000



Commercial Section #102

Occupant	RANDOLPH HOTEL ANNEX				
Section Multiplier	1	Occupancy	Hotel Motel	Foundation	Concrete
Exterior Wall	Brick on Masonry	Insulation	Yes	Roof	Flat
Roof Material	Built-up	Wiring	Adequate	Plumbing	Adequate
Total Story Height	3	Frame Type	Frame	Fireproof Construction	No
Bldg Class	Brick or Masonry	Total Section Area	11,964	Ground Floor Area	3,201
Perimeter	44	Grade	5+00	Year Built	1900
Condition	Below Normal				

Commercial Groups - 3 Records

Commercial Group #102 1

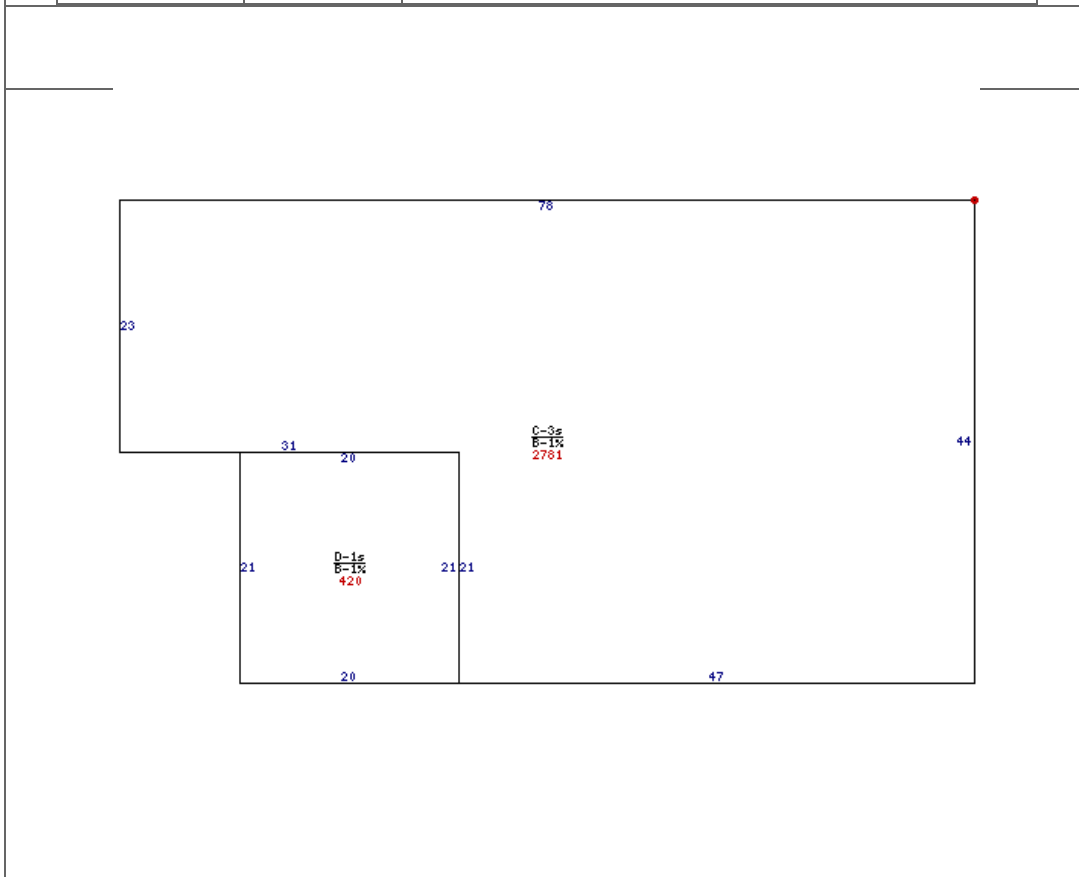
Use Code	Retail Small	Base Story	1	Number Stories	1
Total Group	3,201	Base Floor	3,201	Heating	Central

POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01262-000-000

Area		Area			
Air Conditioning	Yes	Grade Adjust	Unadjusted	Exhaust System	No
Condition	Normal				
Commercial Group #102 2					
Use Code	Hotel Motel	Base Story	2	Number Stories	2
Total Group Area	5,562	Base Floor Area	2,781	Number Units	18
Heating	Central	Air Conditioning	Yes	Exhaust System	No
Commercial Group #102 3					
Use Code	Basement Entire	Number Stories	1	Total Group Area	3,201
Base Floor Area	3,201	Heating	None	Air Conditioning	None
Exhaust System	No				



Sales - 1 Record

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001262000000>

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POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01262-000-000

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RANDOLPH INVEST CO	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-19	\$1,650,000	Deed	15038/571 Multiple Parcels

Appeals - 1 Record

Year	Type	Case #	Status	Appellant
2007	PAAB	07-77-0724	Stipulated	RANDOLPH INVESTMENT

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RANDOLPH INVESTMENT COMPANY	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-19	2013-11-26	Warranty Deed	15038/571

Permits - 8 Records

Year	Type	Permit Status	Application	Description
Current	Pickup	Pass	2014-02-11	alterations/interior
2011	Permit	No Add	2010-10-25	addition/misc
2011	Permit	No Add	2010-09-02	alterations/tenant finish (1553 sf)
2007	Pickup	Complete	2007-02-22	review value/reval
2001	Permit	No Add	2000-03-23	addition/misc (68 sf)
1994	Permit	No Add	1993-11-18	flood damage repair
1992	Permit	No Add	1991-07-16	alterations
1990	Permit	No Add	1989-03-27	interior remodel - tasty tacos

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Commercial	Full	\$220,000	\$584,000	\$804,000
2011	Assessment Roll	Commercial	Full	\$220,000	\$584,000	\$804,000
2009	Assessment Roll	Commercial	Full	\$220,000	\$584,000	\$804,000
2008	Assessment Roll	Commercial	Full	\$219,700	\$421,300	\$641,000
2007	PAAB Order	Commercial	Full	\$219,700	\$421,300	\$641,000
2007	Board Action	Commercial	Full	\$219,700	\$434,300	\$654,000
2007	Assessment Roll	Commercial	Full	\$219,700	\$704,950	\$924,650
2005	Assessment Roll	Commercial	Full	\$220,000	\$421,000	\$641,000
2003	Assessment Roll	Commercial	Full	\$250,000	\$304,880	\$554,880
2001	Board Action	Commercial	Full	\$235,380	\$319,500	\$554,880
2001	Assessment Roll	Commercial	Full	\$235,380	\$319,500	\$554,880
1999	Assessment Roll	Commercial	Full	\$166,500	\$319,500	\$486,000
1995	Board Action	Commercial	Full	\$161,500	\$310,000	\$471,500
1995	Assessment Roll	Commercial	Full	\$161,500	\$310,000	\$471,500
1994	Board Action	Commercial	Full	\$154,000	\$295,000	\$449,000

POLK COUNTY ASSESSOR LISTING: RANDOLPH HOTEL

3/7/2014

Polk County Assessor 020/01262-000-000

1993	Assessment Roll	Commercial	Full	\$154,000	\$295,000	\$449,000
1991	Board Action	Commercial	Full	\$148,290	\$283,710	\$432,000
1991	Assessment Roll	Commercial	Full	\$148,290	\$283,710	\$432,000
1989	Assessment Roll	Commercial	Full	\$148,290	\$139,140	\$287,430

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01237-001-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	420 COURT AVE				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	020/01237-001-000	Geoparcels	7824-04-466-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021

Map and Current Photos - 1 Record

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Ownership - 2 Records				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	2000-05-22	8500/123
Title Holder	2	ROW DIVISION		
Legal Description and Mailing Address				
ALL LTS 1,2,11,12 & INTERV N/S ALLEY BLK 20 FORT DES MOINES			CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309	

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$1,296,000	\$0	\$1,296,000
		Adj	\$0	\$0	\$0

Zoning - 1 Record

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01237-001-000

Zoning	Description			SF	Assessor Zoning
C-3R	Central Business District Mixed Residential District				Commercial
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	37,026	Acres	0.850	Topography	Normal
Shape	Rectangle	Vacancy	Blank	Unbuildable	Blank
Permits - 1 Record					
Year	Type	Permit Status	Application	Description	
2001	Permit	Complete	2000-10-19	remove/misc	

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2001	Assessment Roll	Government	Full	\$1,296,000	\$0	\$1,296,000
			Adj	\$0	\$0	\$0
1999	Assessment Roll	Commercial	Full	\$1,111,000	\$527,000	\$1,638,000
1998	Board Action	Commercial	Full	\$776,000	\$512,000	\$1,288,000
1995	Assessment Roll	Commercial	Full	\$776,000	\$512,000	\$1,288,000
1994	Board Action	Commercial	Full	\$739,000	\$488,000	\$1,227,000
1993	Board Action	Commercial	Full	\$739,000	\$488,000	\$1,227,000
1993	Assessment Roll	Commercial	Full	\$739,000	\$488,000	\$1,227,000
1991	Assessment Roll	Commercial	Full	\$710,900	\$469,100	\$1,180,000
1990	Board Action	Commercial	Full	\$710,900	\$466,960	\$1,177,860
1989	Board Action	Commercial	Full	\$710,900	\$466,960	\$1,177,860
1989	Assessment Roll	Commercial	Full	\$710,900	\$466,960	\$1,177,860

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01239-000-000

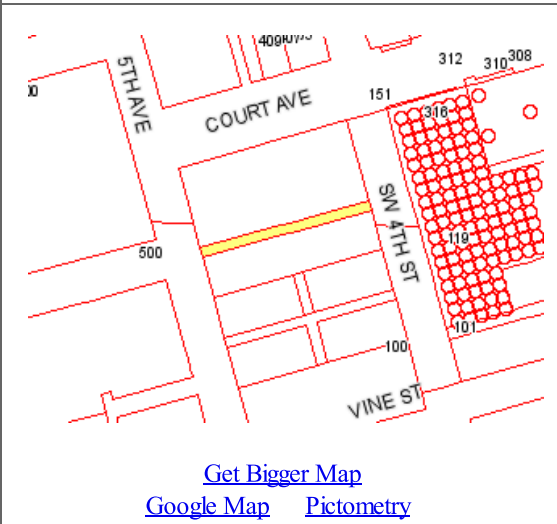
Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01239-000-000	Geoparcel	7824-09-204-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021

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Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES		

Legal Description and Mailing Address

VAC ALLEY LYG N OF LOTS 3 & 10 BLOCK 20 FORT DES MOINES

CITY OF DES MOINES
400 ROBERT D RAY DR
DES MOINES, IA 50309

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-3R	Central Business District Mixed Residential District		Commercial

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01239-000-000

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	4,653	Acres	0.107	Frontage	16.5
Depth	282.0	Topography	Normal	Vacancy	No
Unbuildable	No				

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
1998	Assessment Roll	Government	Full	\$0	\$0	\$0
1996	Assessment Roll	Government	Full	\$0	\$0	\$0
1996	Was Prior Year	Government	Full	\$0	\$0	\$0

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01240-001-000

Polk County Assessor

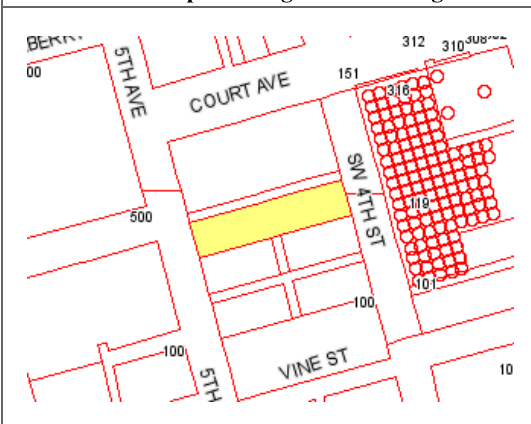
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01240-001-000	Geoparcel	7824-09-204-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021


Map and Current Photos - 1 Record

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Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	2004-11-01	10800/661

Legal Description and Mailing Address

LTS 3, 10 & INTERV ALLEY BLK 20 FORT DES MOINES	CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309
---	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$294,500	\$0	\$294,500
		Adj	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-3R	Central Business District Mixed Residential District		Commercial

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01240-001-000

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	18,513	Acres	0.425	Frontage	66.0
Depth	280.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2005	Assessment Roll	Government	Full	\$294,500	\$0	\$294,500
			Adj	\$0	\$0	\$0
2003	Assessment Roll	Commercial	Full	\$294,500	\$0	\$294,500
2001	Assessment Roll	Commercial	Full	\$277,700	\$0	\$277,700
1999	Assessment Roll	Commercial	Full	\$229,000	\$0	\$229,000
1997	Assessment Roll	Commercial	Full	\$185,000	\$0	\$185,000
1994	Board Action	Commercial	Full	\$166,500	\$0	\$166,500
1993	Assessment Roll	Commercial	Full	\$185,000	\$0	\$185,000
1989	Assessment Roll	Commercial	Full	\$177,720	\$0	\$177,720

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01249-000-000

Polk County Assessor

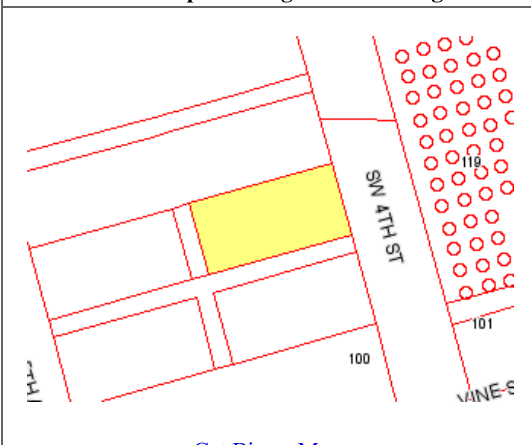
111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01249-000-000	Geoparcels	7824-09-204-006	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021


Map and Current Photos - 1 Record

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Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	2001-10-25	9040/355
Legal Description and Mailing Address				
LOT 9 BLOCK 20 FORT DES MOINES		CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309		

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$130,680	\$4,920	\$135,600
		Adj	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-3R	Central Business District Mixed Residential District		Commercial

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01249-000-000

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	8,712	Acres	0.200	Frontage	66.0
Depth	132.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		

Detached Structures - 1 Record					
Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	5,800
Grade	4	Year Built	1981	Condition	Above Normal

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NORFOLK SOUTHERN RAILWAY COMPANY	CITY OF DES MOINES	2001-10-23	\$783,000	Deed	9040/355 Multiple Parcels

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2002	Assessment Roll	Government	Full	\$130,680	\$4,920	\$135,600
			Adj	\$0	\$0	\$0
2001	Assessment Roll	Commercial	Full	\$130,680	\$4,920	\$135,600
1999	Assessment Roll	Commercial	Full	\$107,680	\$4,920	\$112,600
1997	Board Action	Commercial	Full	\$66,900	\$5,100	\$72,000
1997	Assessment Roll	Commercial	Full	\$87,100	\$5,100	\$92,200
1997	Was Prior Year	Commercial	Full	\$65,250	\$5,100	\$70,350

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01243-000-000

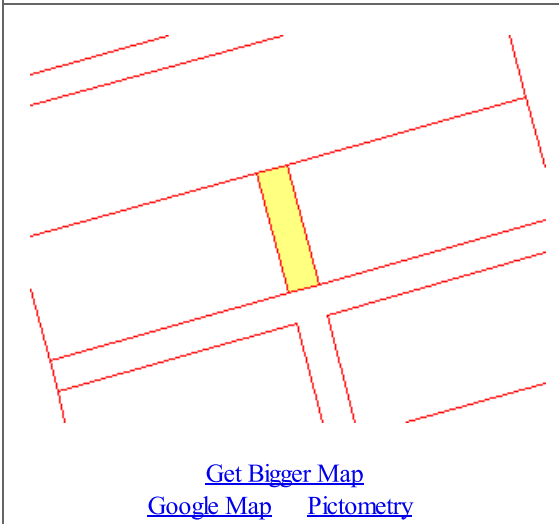
Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01243-000-000	Geoparcel	7824-09-204-007	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021

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Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	1999-04-19	13/701
Title Holder	2	ROW DIVISION		

Legal Description and Mailing Address

N/S VAC ALLEY ROW BET LTS 4 & 9 BLK 20 FORT DES MOINES	CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309
--	---

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01243-000-000

C-3R	Central Business District Mixed Residential District				Commercial
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	1,089	Acres	0.025	Frontage	16.5
Depth	66.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2000	Assessment Roll	Government	Full	\$0	\$0	\$0

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01241-000-000

Polk County Assessor


111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01241-000-000	Geoparcels	7824-09-204-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021


Map and Current Photos - 1 Record

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Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	2001-10-25	9040/355
Legal Description and Mailing Address				
LOT 4 BLOCK 20 FORT DES MOINES		CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309		

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$130,680	\$5,020	\$135,700
		Adj	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-3R	Central Business District Mixed Residential District		Commercial

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01241-000-000

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	8,712	Acres	0.200	Frontage	66.0
Depth	132.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		

Detached Structures - 1 Record					
Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	6,000
Grade	4	Year Built	1981	Condition	Above Normal
Comment	45 SPACES				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NORFOLK SOUTHERN RAILWAY COMPANY	CITY OF DES MOINES	2001-10-23	\$783,000	Deed	9040/355 Multiple Parcels

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2002	Assessment Roll	Government	Full	\$130,680	\$5,020	\$135,700
			Adj	\$0	\$0	\$0
2001	Assessment Roll	Commercial	Full	\$130,680	\$5,020	\$135,700
1999	Assessment Roll	Commercial	Full	\$107,680	\$5,020	\$112,700
1997	Board Action	Commercial	Full	\$69,700	\$5,200	\$74,900
1997	Assessment Roll	Commercial	Full	\$87,100	\$5,200	\$92,300
1997	Was Prior Year	Commercial	Full	\$65,250	\$5,200	\$70,450

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01242-000-000

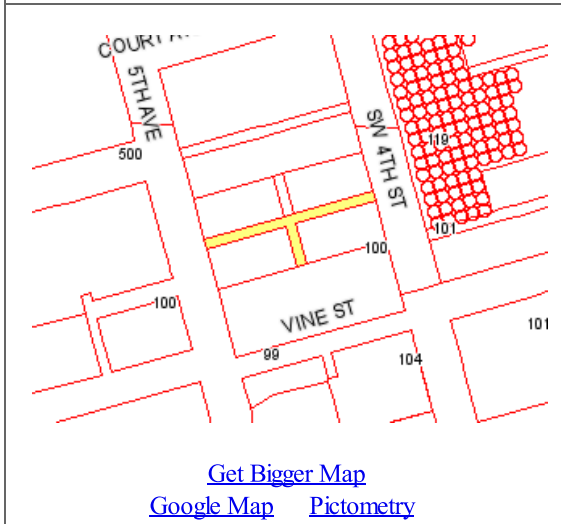
Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01242-000-000	Geoparcel	7824-09-207-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Riverpoint UR/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515- 286-3021

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Ownership - 2 Records

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	1999-04-19	13/701
Title Holder	2	ROW DIVISION		

Legal Description and Mailing Address

N/S VAC ALLEY ROW BET LTS 5 & 8 & E/W VAC ALLEY
ROW N & ADJ LTS 5 & 8 & N & ADJ N/S VAC ALLEY ROW
BET LTS 5 & 8 BLK 20 FORT DES MOINES

CITY OF DES MOINES
400 ROBERT D RAY DR
DES MOINES, IA 50309

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01242-000-000

C-3R	Central Business District Mixed Residential District				Commercial
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	5,717	Acres	0.131	Topography	Normal
Shape	Irregular	Vacancy	No	Unbuildable	No

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2000	Assessment Roll	Government	Full	\$0	\$0	\$0

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01244-001-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01244-001-000	Geoparcels	7824-09-207-001	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Riverpoint UR/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286- 3021

Map and Current Photos - 1 Record

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Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	2003-09-19	10160/354
Legal Description and Mailing Address				
LOT 5 BLK 20 FORT DES MOINES		CITY OF DES MOINES REAL ESTATE 400 ROBERT D RAY DR DES MOINES, IA 50309		

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$138,500	\$0	\$138,500
		Adj	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
C-3R	Central Business District Mixed Residential District		Commercial

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01244-001-000

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	8,712	Acres	0.200	Frontage	61.0
Depth	132.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		

Sales - 5 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
AUTO PARK CORP	CITY OF DES MOINES	2003-08-28	\$212,000	Deed	10160/354
CMC HEARTLAND, PRTNRS	AUTO PARK CORP	1995-10-05	\$43,700	Deed	7279/981
CHICAGO MILWAUKEE CORP	CMC HEARTLAND, PRTNRS	1990-06-22	\$33,100	Deed	6774/682
DES MOINES UNION RAILWAY COMANY	CMC REAL ESTATE CORP & NORFOLK & WESTERN	1988-10-17	\$48,500	Deed	6196/920
NORFOLK & WESTERN RAILWAY CO	CMC REAL ESTATE CORPORATION	1988-10-19	\$48,500	Deed	6196/918

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2004	Assessment Roll	Government	Full	\$138,500	\$0	\$138,500
			Adj	\$0	\$0	\$0
2003	Assessment Roll	Commercial	Full	\$138,500	\$0	\$138,500
2001	Assessment Roll	Commercial	Full	\$130,680	\$0	\$130,680
1999	Assessment Roll	Commercial	Full	\$107,500	\$0	\$107,500
1997	Board Action	Commercial	Full	\$52,300	\$0	\$52,300
1997	Assessment Roll	Commercial	Full	\$69,700	\$0	\$69,700
1994	Board Action	Commercial	Full	\$39,200	\$0	\$39,200
1993	Assessment Roll	Commercial	Full	\$43,500	\$0	\$43,500
1989	Assessment Roll	Commercial	Full	\$41,820	\$0	\$41,820

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01246-000-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	106 4TH ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	020/01246-000-000	Geoparcels	7824-09-207-002	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Riverpoint UR/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe	Appraiser	John Catron 515-286-3021

Map and Current Photos - 1 Record

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Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	CITY OF DES MOINES	2001-04-05	8765/613
Legal Description and Mailing Address				
LOT 8 BLK 20 FORT DES MOINES			CITY OF DES MOINES 400 ROBERT D RAY DR DES MOINES, IA 50309	

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Government	Full	\$130,680	\$13,000	\$143,680
		Adj	\$0	\$0	\$0

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
--------	-------------	----	-----------------

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01246-000-000

C-3R	Central Business District Mixed Residential District				Commercial
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	8,844	Acres	0.203	Frontage	66.5
Depth	132.9	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Detached Structures - 1 Record					
Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	8,712
Grade	4	Year Built	1989	Condition	Normal
Comment	33 SPACES				

Sales - 3 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
NORDLING, KENNETH V & SALLY A	CITY OF DES MOINES	2001-03-20	\$300,000	Deed	8765/613 Multiple Parcels
N.F.P. LTD PRTRNSHP	GAYLE M NORDLING	1989-09-15	\$55,000	Deed	6150/881
MIDLAND FINANCIAL SAVING & LOAN	NFP LIMITED PARTNERSHIP	1988-12-15	\$50,000	Deed	6013/301

Permits - 1 Record

Year	Type	Permit Status	Application	Description
2000	Permit	No Add	1999-11-03	addition/misc (cost \$1,000)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2001	Assessment Roll	Government	Full	\$130,680	\$13,000	\$143,680
			Adj	\$0	\$0	\$0
1999	Assessment Roll	Commercial	Full	\$107,500	\$13,000	\$120,500
1997	Assessment Roll	Commercial	Full	\$69,700	\$0	\$69,700
1994	Board Action	Commercial	Full	\$39,200	\$0	\$39,200
1993	Assessment Roll	Commercial	Full	\$43,500	\$0	\$43,500
1989	Assessment Roll	Commercial	Full	\$41,820	\$0	\$41,820

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POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01259-000-000

Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Des Moines
District/Parcel	020/01259-000-000	Geoparcels	7824-04-461-010	Status	Active
School	Des Moines	Nbhd/Pocket	DM91/Z	TIF	Urban Revital/SSMID 1
Bond	Des Moines Downtown SSMID	Submarket	Central Business District Core	Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148

Map and Current Photos - 1 Record

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Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-26	15038/571
Legal Description and Mailing Address				
W 1/3 LOT 7 BLK 21 FORT DES MOINES		RANDOLPH APARTMENTS LIMITED PARTN 233 PARK AVE S STE 201 MINNEAPOLIS, MN 55415		

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Commercial	Full	\$82,500	\$3,600	\$86,100

[Assessment Roll Notice](#)

Zoning - 1 Record			
Zoning	Description	SF	Assessor Zoning

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01259-000-000

C-3R	Central Business District Mixed Residential District			Commercial	
City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)					
Land					
Square Feet	2,948	Acres	0.068	Frontage	22.0
Depth	133.0	Topography	Blank	Shape	Rectangle
Vacancy	Blank	Unbuildable	Blank		
Commercial Summary					
Occupancy	Land Semi-Improved	Age, Weighted	0	Total Story Height	0
Land Area	2,948	Gross Area	0	Finished Area	0
Unfinished Bsmt Area	0	Finished Bsmt Area	0	Number of Units	0
Percent Primary Group	0.00	Percent Secondary Group	0.00	Grade, Weighted	
Condition, Weighted					
Detached Structures - 2 Records					
Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	2,678
Grade	4	Year Built	1960	Condition	Normal
Detached Structure #201					
Occupancy	Brick Patio	Measurement Code	Dimensions	Measure 1	15
Measure 2	18	Grade	3	Year Built	2005
Condition	Normal				
Comment	NORTH END OF LOT FOR ROYAL MILE AND VAUDEVILLE MEWS				

Sales - 1 Record

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
RANDOLPH INVEST CO	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-19	\$1,650,000	Deed	15038/571 Multiple Parcels

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
RANDOLPH INVESTMENT COMPANY	RANDOLPH APARTMENTS LIMITED PARTNERSHIP	2013-11-19	2013-11-26	Warranty Deed	15038/571

Permits - 1 Record

Year	Type	Permit Status	Application	Description
2006	Pickup	Complete	2005-09-08	addition/patio

Historical Values

<http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=02001259000000>

2/3

POLK COUNTY ASSESSOR LISTING: 420 COURT SITE

3/7/2014

Polk County Assessor 020/01259-000-000

Yr	Type	Class	Kind	Land	Bldg	Total
2013	Assessment Roll	Commercial	Full	\$82,500	\$3,600	\$86,100
2011	Assessment Roll	Commercial	Full	\$82,500	\$3,600	\$86,100
2009	Assessment Roll	Commercial	Full	\$82,500	\$3,600	\$86,100
2007	Assessment Roll	Commercial	Full	\$82,500	\$3,600	\$86,100
2006	Assessment Roll	Commercial	Full	\$82,500	\$3,500	\$86,000
2005	Assessment Roll	Commercial	Full	\$82,500	\$2,500	\$85,000
2003	Assessment Roll	Commercial	Full	\$93,700	\$2,100	\$95,800
2001	Board Action	Commercial	Full	\$88,440	\$2,000	\$90,440
2001	Assessment Roll	Commercial	Full	\$88,440	\$2,000	\$90,440
1999	Assessment Roll	Commercial	Full	\$59,700	\$2,000	\$61,700
1995	Assessment Roll	Commercial	Full	\$58,000	\$1,900	\$59,900
1994	Board Action	Commercial	Full	\$55,200	\$1,800	\$57,000
1993	Assessment Roll	Commercial	Full	\$55,200	\$1,800	\$57,000
1991	Assessment Roll	Commercial	Full	\$53,060	\$1,740	\$54,800
1989	Assessment Roll	Commercial	Full	\$53,060	\$1,060	\$54,120

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