

.....
Date..... January 8, 2007

RESOLUTION CLOSING HEARING ON PETITION TO ESTABLISH
THE INGERSOLL AVENUE SELF-SUPPORTED MUNICIPAL
IMPROVEMENT DISTRICT AND APPROVING SAME

WHEREAS, on November 20, 2006, by Roll Call No. 06-2338, the City Council received a Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District for the purpose of funding the installation and maintenance of improved sidewalks, curbs, crosswalks, landscaping, planters, decorative lighting, utility relocation, traffic signals and related pedestrian improvements along a portion of Ingersoll Avenue within the district shown on the map attached hereto as Exhibit "1" and having the boundaries identified in Exhibit "A" attached hereto; and,

WHEREAS, the Petition was referred to the City Plan and Zoning Commission for preparation of a report for the City Council on the merit and feasibility of the proposed project and improvements as required by Iowa Code Chapter 386; and,

WHEREAS, the City Plan and Zoning Commission considered the proposed project and improvements at a public hearing on December 7, 2006, and the City Council received the final report and recommendation of the Commission on December 18, 2006, by Roll Call No. 06-2468.

WHEREAS, on December 18, 2006, by the said Roll Call No. 06-2468, it was duly resolved by the City Council that the Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District be set down for public hearing on January 8, 2007, at 5:00 p.m., in the Council Chambers; and,

WHEREAS, notice of said hearing was published as provided by law in the Des Moines Register on December 28, 2006, as provided by law, setting forth the time and place for hearing on said Petition; and,

WHEREAS, notice of said hearing was also given by mailing notice by certified mail on December 19, 2006, to each owner of property within the proposed district at the owner's address as shown by the records of the county auditor, all as specified in Section 386.3(4) of the Iowa Code; and,

WHEREAS, in accordance with said notices those interested in the Petition, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; NOW THEREFORE,

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

(continued)

Date..... January 8, 2007

1. The City Council hereby makes the following findings regarding the sufficiency of the Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District:
 - a) The Petition contains the signatures of at least 25% of all owners of property within the proposed district which together represent ownership of property with an assessed value of at least 25% of all property in the proposed district.
 - b) The Petition contains a description of all properties within the proposed district, which district is comprised of contiguous property within the boundaries described in the attached Exhibit "A", and such property is wholly within the boundaries of the City of Des Moines and is zoned for commercial use.
 - c) The Petition identifies the name of the proposed district as the "Ingersoll Avenue Self-Supported Municipal Improvement District" (hereinafter the "District").
 - d) The Petition identifies that the tax which may be imposed upon property within the District to fund the installation, operation and maintenance of the proposed Improvements shall not exceed the amount per thousand dollars (\$1,000) of taxable value of the Property in any one year specified by the table below, in addition to all other taxes:

<u>Fiscal Years</u> <u>Of Levy</u>	<u>Maximum Levy Per Thousand</u> <u>Dollars Of Taxable Value</u>
2007-08 to 2011-12	\$1.75
2012-13 to 2016-17	\$2.25
2017-18 and later	\$3.00

- e) The Petition identifies the Improvements to be installed, operated and maintained in the District shall consist of the acquisition, construction, installation, operation and maintenance within the public rights-of-way of Ingersoll Avenue within the District of improved sidewalks, curbs and cross-walks, landscaping, planters, decorative lighting, utility relocation, traffic signals, and related pedestrian improvements.
- f) The Petition identifies that the taxes levied for the District shall be used to fund the installation, operation and maintenance of the Improvements for a period of fifteen (15) years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2007, and that the City of Des Moines may renew the levy for subsequent five (5) year periods unless a petition containing the signatures of at least forty percent of all owners of property within the District or signatures which together represent ownership of property with an assessed value of forty percent or more of the assessed value of all property within the District, is filed with the City Clerk at least 6 months prior to the expiration of the current period.

(continued)

January 8, 2007

Date

-3-

2. The City Council further finds that the installation, operation and maintenance of the Improvements within the District is feasible and would provide substantial benefit to the District.

- 3 The City Council further finds that the planned Ingersoll streetscape project improvements will stop at the west side of the 28th Street right-of-way due to a future storm sewer improvement project along Ingersoll Avenue east of 28th Street and that 2716 and 2725 Ingersoll Avenue, both located east of 28th Street, should be removed from the proposed Ingersoll Avenue SSMID boundary.

4. The Legal Department is hereby authorized and directed to prepare an Ordinance establishing the Ingersoll Avenue Self-Supported Municipal Improvement District as proposed in the Petition (but excluding 2716 and 2725 Ingersoll Avenue) for consideration by the City Council at the expiration of the thirty (30) day waiting period required by Iowa Code §386.3(6).

(Council Communication No. 07- *015*)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

C:\Rog\Eco Dev\SSMIDs\Ingersoll\RC hrg.doc

NOTE: Iowa Code §386.3(6) provides that the City must wait at least 30 days after this hearing before it may adopt an ordinance creating the District. Six affirmative votes will be required to adopt that ordinance. I.C. §386.3(7).

Exhibits:

"A" - Petition to Establish the Ingersoll Ave SSMID

"1" - Map of the District

"2" - List of Property within the District

"B" - Boundary Description

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
KIERNAN				
HENSLEY				
MAHAFFEY				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

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.

Mayor

City Clerk

Exhibit "B"
Boundary Description of the
Ingersoll Avenue Self-Supported Municipal Improvement District

The Ingersoll Avenue Self-Supported Municipal Improvement District consists of all the real estate bounded by the following line:

Beginning at the Northwest corner of Lot 9, Block 1, Garver Place, an Official Plat; thence East along the North line of said Lot 9 to the Northeast corner of said Lot 9; thence South along the said East line of said Lot 9, also being the West right-of-way line of 31st Street, to the intersection with the westerly extension of the centerline of the 16 foot wide vacated East/West alley right-of-way lying North of and adjoining Lots 15 through 21, Block 3, McCain Place, an Official Plat; thence East along the westerly extension and continuing along the centerline of the said 16 foot wide vacated East/West alley right-of-way lying North of and adjoining the said Lots 15 through 21, and continuing along the eastern extension of the said centerline across 29th Street, and continuing along the centerline of the 16 foot wide vacated alley lying North of and adjoining Lots 11 through 13, Block 4, McCain Place, an Official Plat to the intersection with the northerly extension of the East line of said Lot 13; thence South along the northerly extension of and along the East line of said Lot 13 to a point 52.0 feet South of the Northeast corner of said Lot 13; thence East along a line 52.0 feet South of and parallel with the North line of Lot 14, of said Block 4, McCain Place, a distance of 57.0 feet; thence South along a line 57.0 feet East of and parallel with the West line of said Lot 14 to a point located 112.0 feet South of the North line of said Lot 14; thence East along a line 112.0 feet South of and parallel with the North line of Lot 14 and 15, of said Block 4, McCain Place, to the East line of said Lot 15, also being the West right-of-way line of 28th Street; thence South along the West right-of-way line of 28th Street to the intersection with the westerly extension of the North line of the South 73.0 feet of Lot 19, Official Plat of the Southwest 1/4 of Section 5, Township 78 North, Range 24 West of the 5th P.M.; thence East along the westerly extension of the North line of the South 73.0 feet of said Lot 19 to a point being 70.0 feet East of the West line of said Lot 19; thence South along a line 70.0 feet East of and parallel with the West line of said Lot 19 and its southerly extension to the South right-of-way line of Ingersoll Avenue; thence East along the South right-of-way line of Ingersoll Avenue to the East line of the portion of said Lot 19 lying South of Ingersoll Avenue, of the Official Plat of the Southwest ¼ of Section 5, Township 78 North, Range 24 West of the 5th P.M.; thence South along the East line of said Lot 19 to a point being 265.0 feet North of the North right-of-way line of Grand Avenue; thence West along a line located 265.0 feet North of and parallel with the North right-of-way line of Grand Avenue to the West line of said Lot 19, also being the East Right-of-Way line of 28th Street; thence North along the East right-of-way line of 28th Street to the intersection of the easterly extension of the South line of Lot 2, Sears Place, an Official Plat; thence West along the easterly extension of and along the South line of said Lot 2 to the Southwest corner of said Lot 2, and being on the East line of Lot 3 of said Sears Place; thence South along the East line of said Lot 3 to the Southeast corner of said Lot 3; thence

West along the South line of said Lot 3, and continuing West along the South lines of Lots 4, 5, and 6, of said Sears Place, to the Southwest corner said Lot 6; thence North along the West line of said Lot 6 to the Southeast corner of Lot 9, of said Sears Place; thence West along the South line of said Lot 9 to the Southwest corner of said Lot 9; thence North along the West line of said Lot 9, also being the East right-of-way line of 29th Street, to the intersection with the easterly extension of the South line of Lot 9, Parriott Place, an Official Plat; thence West along the easterly extension and along the South line of said Lot 9, and continuing West along the South line of Lot 8, of said Parriott Place, to the Southwest corner of said Lot 8; thence North along the West line of said Lot 8 to the Southeast corner of Lot 7, of said Parriott Place; thence West along the South line of Lots 7, 6, 5, 4, and 3, of said Parriott Place to the Southwest corner of said Lot 3; thence North along the West line of said Lot 3, also being the East line of Lot 2 of said Parriott Place, to a point on the East line of said Lot 2, being 349.0 feet North of the South line of said Lot 2; thence westerly along a line located 349.0 feet North of and parallel with the South line of said Lot 2, to the East line of Lot 1, of said Parriott Place; thence North along the East line of said Lot 1 to a point being 408.0 feet North of the Southeast corner of said Lot 1; thence West along a line located 408.0 feet North of and parallel with the South line of said Lot 1 to the West line of said Lot 1, and continuing West along the westerly extension of said line to the West right-of-way line of 31st Street; thence South along the West right-of-way line of 31st Street, being the East line of Lot 1, Block 2, Garver Place, an Official Plat, to the Southeast corner of said Lot 1; thence West along the South line of said Lot 1 to the Southwest corner of said Lot 1; thence North along the West line of said Lot 1, and continuing North along the northerly extension of said line across Ingersoll Avenue, to the North right-of-way line of Ingersoll Avenue; thence westerly along the North right-of-way line of Ingersoll Avenue, being the South line of Lot 9, Block 1, Garver Place, an Official Plat, to the Southwest corner of said Lot 9; thence North along the West line of said Lot 9 to the Northwest corner of said Lot 9, being the point of beginning, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

**PETITION TO ESTABLISH THE
INGERSOLL AVENUE
SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT**

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL
OF THE CITY OF DES MOINES, IOWA:

We, the undersigned, being owners of property adjoining Ingersoll Avenue within the City of Des Moines, Iowa, and within the self-supported municipal improvement district proposed by this petition, hereby petition the Mayor and City Council of the City of Des Moines, Iowa, pursuant to the provisions of Chapter 386 of the 2003 Code of Iowa, as amended (the "Act"), as follows:

1. To establish a self-supported municipal improvement district in accordance with the Act in the City of Des Moines, Polk County, Iowa:
 - (a) The name of which shall be the "Ingersoll Avenue Self-Supported Municipal Improvement District" (hereinafter referred to as the "Proposed District").
 - (b) The purpose of the Proposed District is to acquire, construct, install and maintain the Improvements described below, including the funding thereof.
 - (c) The area of the Proposed District is shown on the map attached hereto as Exhibit "1" and consists of the properties described on the attached Exhibit "2", together with the intervening and adjoining public rights-of-way.

2. To undertake the acquisition, construction, installation, operation and maintenance within the public rights-of-way of Ingersoll Avenue within the Proposed District of "improvements", as defined in the Act, consisting of improved sidewalks, curbs and cross-walks, landscaping, planters, decorative lighting, utility relocation, traffic signals, and related pedestrian improvements (which improvements are herein referred to as the "Improvements"), utilizing proceeds of the combined capital improvement and operation fund identified below, City funds designated in the Capital Improvement Program of the City for such purposes, and any other available funds.

3. To establish an operation fund with respect to the Proposed District to be known as the "Ingersoll Avenue Combined Self-Supported Municipal Improvement District Capital Improvement and Operation Fund", and to levy the annual tax described in paragraph 4 hereof (the "Capitol Improvement and Operation Tax") upon the property as defined in the Act within the Proposed District (but excluding any property assessed as residential property for property tax purposes which is not within a designated historic district) for the purposes described in paragraph 5 hereof, for an initial period of fifteen (15) years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2007, and continuing for fifteen (15) years thereafter. The City of Des Moines may renew the levy of the Capital Improvement and Operation Tax for subsequent five (5) year periods unless a petition containing the signatures of at least forty percent of all owners of property within the Proposed District or signatures which

together represent ownership of property with an assessed value of forty percent or more of the assessed value of all property within the Proposed District, is filed with the City Clerk at least 6 months prior to the expiration of the current period. The City of Des Moines shall not renew the levy of the Capital Improvement and Operation Tax if such a petition is timely received.

4. To provide by ordinance that the rate of the Capital Improvement and Operation Tax to be levied annually as aforesaid shall not exceed the amount per thousand dollars (\$1,000) of taxable value of the property within the Proposed District in any one year specified by the table below, in addition to all other taxes, and to include within said ordinance appropriate options consistent with such maximum levy and the time limits specified in paragraph 3, to increase, extend and renew the Capital Improvement and Operation Tax based upon the useful life of the Proposed Improvements and the costs associated with the operations of the Proposed District.

<u>Fiscal Years</u> <u>of Levy</u>	<u>Max. levy per thousand dollars</u> <u>taxable value</u>
2007/08 to 2011/12	1.75
2012/13 to 2016/17	2.25
2017/18 and later	3.00

5. To use the proceeds of the Capital Improvement and Operation Tax for the purposes of paying (or reimbursing the City with respect thereto) all or part of the costs incurred in connection with the acquisition, construction, installation, operation and maintenance of the Improvements, any administration expenses (as defined in and authorized by the Act) of the Proposed District, including legal and engineering fees, and any other expenses reasonably incurred in fulfilling the purposes of the Proposed District, all as may be determined from time to time by the City Council.

We do hereby certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Done and signed at Des Moines, Iowa, by the persons and on the dates shown on the accompanying pages.

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

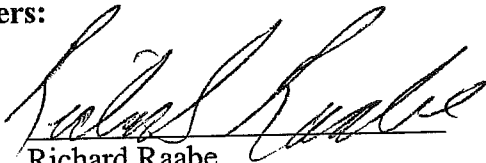
Affected Property:

Address: 3011 Ingersoll Avenue

District/Parcel No.: 09004824000000

Occupant: Venture Management

Owners:



Richard Raabe
3011 Ingersoll Avenue
Des Moines, IA 50312

Date: 11/20/06

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

Address: 2925 Ingersoll Avenue

District/Parcel No.: 09004829000000

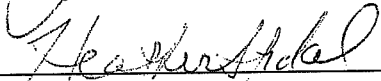
Occupant: Stickel Chiropractic / Massage For Health

Owners:



Jeffrey T. Stickel

Date: 11/20/06



Heather J. Stickel
2913 Ingersoll Avenue
Des Moines, IA 50312

Date: 11/20/06

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

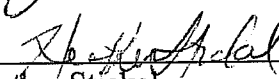
Address: 2931 Ingersoll Avenue
District/Parcel No.: 09004827000000
Occupant: none listed

Owners:



Jeffrey Stickel

Date: 11/20/06



Heather Stickel
2913 Ingersoll Avenue
Des Moines, IA 50312

Date: 11/20/06

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

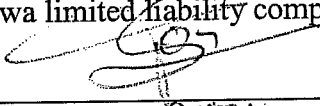
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Affected Property:

Address: 2814 Ingersoll Avenue
District/Parcel No.: 09006289000000
Occupant: Stam Fine European Chocolates

Owners:

STAM HOLDINGS, L.L.C.,
an Iowa limited liability company

By: 
(Print Name) ANTONIUS STAM, Manager
2814 Ingersoll Avenue
Des Moines, IA 50312

Date: 11/20/06

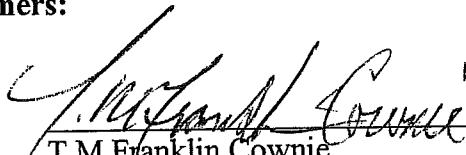
**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

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Affected Property:

Address: 2819 Ingersoll Avenue
District/Parcel No.: 09004852000000
Occupant: Cownie Furs, Blue Cove

Owners:


T M Franklin Cownie
2819 Ingersoll Avenue
Des Moines, IA 50312

Date: 11/20/00

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

Address: 532 - 29th Street
District/Parcel No.: 09005588000000
Occupant: none listed

Owners:

Ingersoll-Acadian Partnership,
an Iowa partnership

By: 

(print name)

POB 6609

West Des Moines, IA 50265

Date: 12-1-06

Eric Ingersoll, Partner

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

Address: 2928 Ingersoll Avenue
District/Parcel No.: 09005585000000
Occupant: Frontier Holdings

Owners:

FRONTIER HOLDINGS LLC

By: 

Susan J. Freed, Manager
2928 Ingersoll Avenue
Des Moines, IA 50312

Date: 11-15-06

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

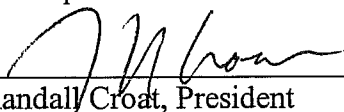
Address: 3025 Ingersoll Avenue
District/Parcel No.: 09004820002000
Occupant: Albright Lighting

Address: 2840 Ingersoll Avenue
District/Parcel No.: 09006292000000
Occupant: Wells Fargo

Address: 2801 Ingersoll Avenue
District/Parcel No.: 09004853001000
Occupant: Star Bar

Owners:

LOUIE'S FLOOR COVERING, INC.,
an Iowa corporation

By: 
John Randall Croat, President
2709 Ingersoll Ave
Des Moines, IA 50312

Date: 11/9/01

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

Address: 3030 Ingersoll Avenue
District/Parcel No.: 09005579000000
Occupant: Subway

Owners:

ATERRA 4, 3030 INGERSOLL, DSM, L.L.C.,
an Iowa limited liability company

By: Thomas R. Bernau, Manager Date: 11.10.06
Thomas R. Bernau, Manager
4801 Grand Avenue
Des Moines, IA 50312

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.

Affected Property:

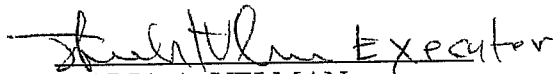
Address: 3020 Ingersoll Avenue
District/Parcel No.: 09005581000000
Occupant: Ted's Coney Island

Owners:



THEODORE T. VELMAN

Date: 11/9/06



MARIA A. VELMAN
3020 Ingersoll Avenue
Des Moines, IA 50312

Date: 11/9/06

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

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Affected Property:

Address: 2903 Ingersoll Avenue

District/Parcel No.: 09004832001000

Occupant: Us Nails, Massage Therapy, Law Firm

Owners:

Inglewood Property, L.L.C.

By: Leland D. Hecker Date: 11-14-06

Leland D. Hecker, Manager

POB 22118

Clive, IA 50325

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

We hereby certify that we have read, or been given the opportunity to read the accompanying *Petition to Establish the Ingersoll Avenue Self-Supported Municipal Improvement District*, and we hereby join in such petition. We do hereby further certify that we are the owners of the properties described below and are shown as owners on the transfer books in the office of the County Auditor. Subject to any ownership limitation set forth, the undersigned have full authority to execute this petition and to commit our property to its terms. Signers on behalf of corporations or companies certify that they hold the corporate or company offices set forth opposite their names and have signed this petition with authorization by the Board of Directors or Members, as appropriate, and have full authority to bind and commit the corporation or company to the terms hereto.


Affected Property:

Address: 2800 Ingersoll Avenue
District/Parcel No.: 09006286000000
Occupant: Ingersoll Family Dentistry

Owners:


Bernard L. Gradoville

Date: 11/12/06


Kathleen M. Gradoville
2935 - 37th Stret
Des Moines, IA 50310

Date: 11/12/06

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

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Affected Property:

Address: 2815 Ingersoll Avenue
District/Parcel No.: 09004854000000
Occupant: Badowers

Owners:

Wayne R. Graham Family L.L.C.,
an Iowa limited liability company

By: 

Wayne R. Graham, President
475 South 50th Street, Suite 750
West Des Moines, IA 50265

Date: 11/14/06


**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

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Affected Property:

Address: 2808 Ingersoll Avenue
District/Parcel No.: 09006287000000
Occupant: Town Finance

Owners:



James C. Luksetich
2806 Ingersoll Avenue
Des Moines, IA 50312

Date: November 15, 2006

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

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Affected Property:

Address: 2843 Ingersoll Avenue
District/Parcel No.: 09004844001000
Occupant: Palmer's Deli

Address: 2827 Ingersoll Avenue
District/Parcel No.: 09004850000000
Occupant:

Address: 2821 Ingersoll Avenue
District/Parcel No.: 09004851000000
Occupant:

Owners:

Majo Properties L.L.C.,
an Iowa limited liability company

By: Joe K. Palmer, Pres. Date: 11/14/06
Joe K. Palmer, President
4925 Timberwood Court
West Des Moines, IA 50265

**Signatures in Support of Petition to Establish the Ingersoll Avenue
Self-Supported Municipal Improvement District.**

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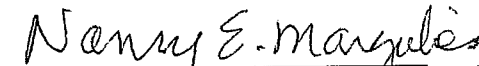
Affected Property:

Address: 2920 Ingersoll Avenue
District/Parcel No.: 09005586000000
Occupant: Wellman's Pub

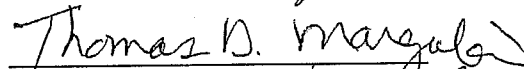
Owners:


Richard B. Margulies

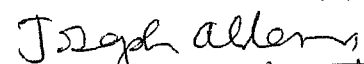
Date: 11/16/06


Nancy E. Margulies *by R. Margulies*

Date: 11/16/06


Thomas D. Margulies *by R. Margulies*

Date: 11/16/06


Joseph Allen *by R. Margulies*
2100 Westown Parkway, Suite 202
West Des Moines, IA 50265

Date: 11/16/06

Exhibit "1"
Ingersoll Avenue Self-Supported Municipal Improvement District



Exhibit "2" Ingersoll Avenue Self-Supported Municipal Improvement District

District/Parcel	House	Street	Suffix	Last Name - Title Holder #1	First Name - Title Holder #1	Last Name - Title Holder #2
03006255001000	2716	INGERSOLL	AVE	THE RHUBARB GROUP LLC		
03006254000000	2725	INGERSOLL	AVE	ZUCKERT	ALAN	
09002162000000	3101	INGERSOLL	AVE	3101 INGERSOLL LLC		
09002161000000	608	31ST	ST	3101 INGERSOLL LLC		
09002166000000	3100	INGERSOLL	AVE	GOREHAM, JANISCH A PARTNRSHP		ETAL
09005579000000	3030	INGERSOLL	AVE	ATERRA 4.3030 INGERSOLL,DSM,LLC		
09004820002000	3025	INGERSOLL	AVE	LOUIE'S FLOOR COVERING INC		
09005581000000	3020	INGERSOLL	AVE	VELMAN	THEODORE T.	VELMAN
09004823000000	3021	INGERSOLL	AVE	LEE	ANDY C.	LEE
09004822000000	3013	INGERSOLL	AVE	LEE	ANDY C.	LEE
09005582000000	2940	INGERSOLL	AVE	ALDRICH	FREDERICK C.	ALDRICH
09004824000000	3011	INGERSOLL	AVE	RAABE	RICHARD	
09004825001000	3009	INGERSOLL	AVE	BRYAN	KAY M.	
09005583000000	2932	INGERSOLL	AVE	GREEN FARM LIMITED PARTNERSHIP		
09004827000000	2931	INGERSOLL	AVE	STICKEL	JEFFREY	STICKEL
09005585000000	2928	INGERSOLL	AVE	FRONTIER HOLDINGS LLC		
09004829000000	2925	INGERSOLL	AVE	STICKEL	JEFFREY T.	STICKEL
09005586000000	2920	INGERSOLL	AVE	MARGULIES	NANCY E.	MARGULIES
09004828000000	2921	INGERSOLL	AVE	JOHNSON (TRUSTEE)	JERRIE J.	HAROLD W JOHNSON (TRUST)
09004830000000	2911	INGERSOLL	AVE	PHARMCO PROPERTIES LLC		
09005588000000	532	29TH	ST	INGERSOLL-ACADIAN PRTNESH		
09004832001000	2903	INGERSOLL	AVE	INGLEWOOD PROPERTY LLC		
09006292000000	2840	INGERSOLL	AVE	LOUIE'S FLOOR COVERING INC		
09004844001000	2843	INGERSOLL	AVE	MAJO PROPERTIES LLC		
09004849000000	2837	INGERSOLL	AVE	CHRIST	GEORGE	
09006291000000	2830	INGERSOLL	AVE	NATIONAL BANK OF DES MOINES		
09004850000000	2827	INGERSOLL	AVE	MAJO PROPERTIES LLC		
09006290000000	2818	INGERSOLL	AVE	BRENTON BANK		
09004852000000	2819	INGERSOLL	AVE	COWNIE	T M FRANKLIN	
09004851000000	2821	INGERSOLL	AVE	MAJO PROPERTIES LLC		
09006289000000	2814	INGERSOLL	AVE	STAM HOLDINGS, LLC		
09004854000000	2815	INGERSOLL	AVE	WAYNE R. GRAHAM FAM L.L.C.		
09006288000000	2812	INGERSOLL	AVE	NATIONAL BANK OF DES MOINES		
09004853001000	2801	INGERSOLL	AVE	LOUIE'S FLOOR COVERING, INC		
09006287000000	2808	INGERSOLL	AVE	LUKSETICH	JAMES C.	
09006286000000	2800	INGERSOLL	AVE	GRADOVILLE	BERNARD L.	GRADOVILLE

Exhibit "2"
Ingersoll Avenue Self-Supported Municipal Improvement District

District/Parcel	First Name - Title Holder #2	Mailing Address No.	Mailing Address Street	Mailing Suffix	Mail Unit	Mail City	Mail State	Mail Zip
03006255001000		3400	MOHAWK	LN		KANSAS CITY	MO	64116
03006254000000		1515	LINDEN	ST		DES MOINES	IA	50309
09002162000000		3101	INGERSOLL	AVE		DES MOINES	IA	50312
09002161000000		3101	INGERSOLL	AVE		DES MOINES	IA	50312
09002166000000		25	MAGNOLIA	XING		SAVANNAH	GA	31411
09005579000000		4801	GRAND	AVE		DES MOINES	IA	50312
09004820002000		2709	INGERSOLL	AVE		DES MOINES	IA	50312
09005581000000	MARIA A.	3020	INGERSOLL	AVE		DES MOINES	IA	50312
09004823000000	MING M.	4101	RIVER OAKS	DR		DES MOINES	IA	50312
09004822000000	MING M.	4101	RIVER OAKS	DR		DES MOINES	IA	50312
09005582000000	JENNIFER L.	2940	INGERSOLL	AVE		DES MOINES	IA	50312
09004824000000		3011	INGERSOLL	AVE		DES MOINES	IA	50312
09004825001000		3009	INGERSOLL	AVE		DES MOINES	IA	50312
09005583000000		885	OAK GROVE	AVE	STE 102	MENLO PARK	CA	94025
09004827000000	HEATHER	2913	INGERSOLL	AVE		DES MOINES	IA	50312
09005585000000		2928	INGERSOLL	AVE		DES MOINES	IA	50312
09004829000000	HEATHER J.	2913	INGERSOLL	AVE		DES MOINES	IA	50312
09005586000000	RICHARD B.	2100	WESTOWN	PKWY	STE 202	WEST DES MOINES	IA	50265
09004828000000					POB 13380	DES MOINES	IA	50310
09004830000000		6941	DOUGLAS	AVE		URBANDALE	IA	50322
09005588000000					POB 6609	WEST DES MOINES	IA	50265
09004832001000					POB 22118	CLIVE	IA	50325
09006292000000					POB 2609	CARLSBAD	CA	92018
09004844001000		1300	50TH	ST	STE 102	WEST DES MOINES	IA	50266
09004849000000		2837	INGERSOLL	AVE		DES MOINES	IA	50312
09006291000000		4925	TIMBERWOOD	CT	POB 2609	CARLSBAD	CA	92018
09004850000000					POB 2609	WEST DES MOINES	IA	50265
09006290000000					POB 2609	CARLSBAD	CA	92018
09004852000000		2819	INGERSOLL	AVE		DES MOINES	IA	50312
09004851000000		4925	TIMBERWOOD	CT		WEST DES MOINES	IA	50265
09006289000000		2814	INGERSOLL	AVE		DES MOINES	IA	50312
09004854000000		475	South 50TH	ST	STE 750	WEST DES MOINES	IA	50265
09006288000000					POB 2609	CARLSBAD	CA	92018
09004853001000		2709	INGERSOLL	AVE		DES MOINES	IA	50312
09006287000000		2806	INGERSOLL	AVE		DES MOINES	IA	50312
09006286000000	KATHLEEN M.	2935	37TH	ST		DES MOINES	IA	50310