



Date February 9, 2015

RESOLUTION CONSENTING TO THE INCLUSION OF PROPERTY LOCATED
IN DES MOINES, IN A PROPOSED EXPANSION OF THE WEST DES MOINES
ALLUVION URBAN RENEWAL AREA

WHEREAS, the City of West Des Moines, Iowa, ("West Des Moines") is proposing an Amendment No. 1 to the West Des Moines Alluvion Urban Renewal Plan (the "Plan") for the West Des Moines Alluvion Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), in order to undertake activities authorized by the Urban Renewal Law; and

WHEREAS, Amendment No. 1 to the Plan is expected to authorize an aquifer storage reservoir as an urban renewal project, which project is expected to be constructed by the Des Moines Water Works on property owned by the Des Moines Water Works or by the City of Des Moines for the benefit of the Des Moines Water Works; and

WHEREAS, it is expected that the aquifer storage reservoir will benefit Microsoft Corporation's construction of a regional data center within the West Des Moines Alluvion Urban Renewal Area because of Microsoft's specific need for water storage capacity during certain peak periods; and

WHEREAS, this aquifer storage reservoir is also expected to provide benefits to the residents and businesses of the City of Des Moines, the City of West Des Moines and all cities who are users of the Des Moines Water Works water system due to the increased water storage capacity; and

WHEREAS, it is expected that the cost of constructing the aquifer storage reservoir (preliminarily estimated to cost \$4.0 Million to \$6.0 Million) will be funded from incremental tax revenue generated by the Microsoft Corporation regional data center located within the Alluvion Urban Renewal Area, which revenues are expected to be collected by the County, provided to West Des Moines under the Urban Renewal Law, and paid to the Des Moines Water Works pursuant to a proposed contract between the Des Moines Water Works and the City of West Des Moines; and

WHEREAS, in order to allow incremental tax revenues to be used to fund the aquifer storage reservoir on Des Moines Water Works property, such property must be added to and included in the West Des Moines Alluvion Urban Renewal Area by the proposed Amendment No. 1 to the Plan; and

WHEREAS, Amendment No. 1 proposes that a small piece of Des Moines Water Works property be included in the land to be added to the West Des Moines Alluvion Urban Renewal



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Date February 9, 2015

Area by Amendment No. 1, along with right of way or public trails to connect the Des Moines Water Works land to the existing Alluvion Urban Renewal Area and to connect the aquifer storage reservoir to necessary utilities (see attached map); and

WHEREAS, the land owned by the Des Moines Water Works is not developable, and in any event, the City of West Des Moines will not adopt a TIF Ordinance covering the Des Moines Water Works property that is within the Amendment No. 1 Area; and

WHEREAS, Section 403.17(4) of the Code of Iowa provides that no property may be included in a City's urban renewal area that lies in a neighboring city "unless a resolution has been adopted by the governing body of the [neighboring] City declaring a need to be included in the area"; and

WHEREAS, in order for the aquifer storage reservoir project to be authorized as an urban renewal project for the West Des Moines Alluvion Urban Renewal Area, the City of Des Moines must consent to the Des Moines Water Works' land being added to the Alluvion Urban Renewal Plan by the proposed Amendment No. 1.

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

1. The City of Des Moines declares a need to have certain property within the City of Des Moines and/or owned by the Des Moines Water Works included in the West Des Moines Alluvion Urban Renewal Plan as depicted in the proposed Amendment No. 1 Area to the Alluvion Urban Renewal Plan.
2. The City of Des Moines further authorizes the governing body of the City of West Des Moines to pass any resolution necessary to designate the Amendment No. 1 Area as part of the Alluvion Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.
3. This resolution is contingent on West Des Moines not adopting an ordinance pursuant to Iowa Code Section 403.19 implementing tax increment financing on the property within the City of Des Moines and/or owned by the Des Moines Water Works which is contained within the Amendment No. 1 Area to the Alluvion Urban Renewal Plan.



Roll Call Number

Agenda Item Number

29

Date February 9, 2015

-3-

Moved by _____ to adopt.

FORM APPROVED:


Roger K. Brown, Assistant City Attorney

Attachment: Amendment No. 1 West Des Moines Alluvion Urban Renewal Plan Map

U:\Rog Docs\DMWWRC 2015-01-26 West DM TIF District.doc

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

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.

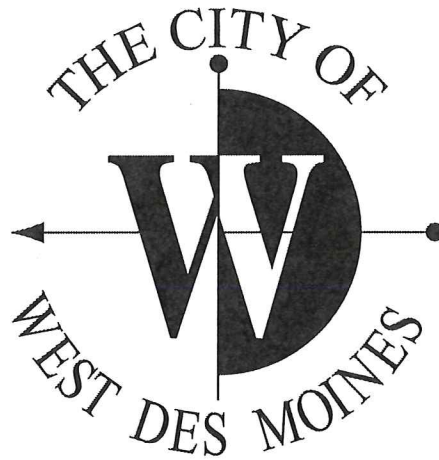
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk



AMENDMENT NO. 1

to the

ALLUVION

URBAN RENEWAL PLAN

City of West Des Moines, Iowa

Original Area Adopted – 2014

Amendment No. 1 – 2015

TABLE OF CONTENTS

	PAGE
I. Introduction	1
II. Description of Urban Renewal Area	1
III. Area Designation	1
IV. Plan Objectives	2
V. Types of Renewal Activities	2
VI. Eligible Urban Renewal Projects	2
VII. Debt	7
VIII. Property Acquisition/Disposition	8
IX. Land Uses and Development Plan	8
X. Urban Renewal Plan Amendments	8
XI. Effective Period	8
XII. Repealer	9
XIII. Severability Clause	9
Exhibits	
Exhibit A – Legal Description (coming from Duane)	10
Exhibit B – Map of Original Area and Amendment No. 1 Area	11
Exhibit C – Map of Urban Renewal Area Within Context of City	12

AMENDMENT NO. 1
to
ALLUVION
URBAN RENEWAL PLAN
CITY OF WEST DES MOINES, IOWA

I. INTRODUCTION

The **Alluvion** Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the **Alluvion** Urban Renewal Area ("Area" or "Urban Renewal Area"), originally adopted in 2014 is being amended by this Amendment No. 1 to Alluvion Urban Renewal Plan ("Amendment No. 1" or "Amendment") to add land and revise the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area.

The material changes by this Amendment include the following:

1. Update the Eligible Urban Renewal Projects, Page 2-6.
2. Addition of right-of-way for water lines and a parcel for the construction of a water storage facility. See Exhibit A for Legal Description of Amendment No. 1 Area.
3. New map showing Original Area and Amendment No. 1 Area. See Exhibit B.
4. New map showing Urban Renewal Area in context to entire City. See Exhibit C.
5. Updating Financial Data. See Page 6.

Except as modified by this Amendment, the provisions of the original **Alluvion** Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections or language not mentioned in this Amendment shall continue to apply to the Plan unless the subsection or language is changed by this Amendment.

II. DESCRIPTION OF URBAN RENEWAL AREA

The legal description of the property being added to the Urban Renewal Area, called the Amendment No. 1 Area, is attached hereto as Exhibit "A". A map of the entire Urban Renewal Area (Original Area plus Amendment No. 1 Area) is attached as Exhibit "B". A map of the Area in context with the rest of the City is attached hereto as Exhibit "C".

III. AREA DESIGNATION

The City continues to designate the Urban Renewal Area as an economic development area that is appropriate for the promotion of new commercial and/or industrial development.

IV. PLAN OBJECTIVES

The objectives of the Plan are unchanged. At this time, the objectives of this Plan are related to Microsoft's construction of a data center within the Area. As such, public infrastructure and economic development incentives for the Microsoft facility are the primary urban renewal projects at this time. The urban renewal projects include land acquisition, development, construction, re-construction, and expansion of streets, existing or proposed, within the Urban Renewal Area, and associated utilities and sewers, bridges, railroad crossings, bike trails, traffic signals and signage, turn lanes, median improvements, etc.

V. TYPES OF RENEWAL ACTIVITIES

The types of renewal activities previously described continue.

VI. ELIGIBLE URBAN RENEWAL PROJECTS

The following Urban Renewal Projects were previously eligible and are continuing. Since the Microsoft Alluvion Project is still in the planning stages, the estimated costs for the public improvements listed below in "Section A, Public Improvements" may vary between projects depending on site design decisions, however, the total cost of public improvements will not exceed the dollar amount listed as a Subtotal below, unless the City formally amends the Plan. Such projects have been updated, if required.

A. Public Improvements:

Description of Urban Renewal Project	Est. Time Period	Estimated cost to be reimbursed by tax increment financing	Rationale (why economic development is promoted)
SE White Crane Road improvements, generally from 8th Street to an access point for the Microsoft Project. Public street construction, reconstruction, and/or widening and related activities including right-of-way acquisition, related utilities and sewers, storm water conveyance structures, bridges, railroad crossings,	2014-2020	\$1,500,000 - \$3,000,000.	The construction of a Connector Street on the south side of the Microsoft Project will provide southern site access to the Microsoft Project.

Description of Urban Renewal Project	Est. Time Period	Estimated cost to be reimbursed by tax increment financing	Rationale (why economic development is promoted)
bike lanes and bike/pedestrian trails and under crossings, traffic signals and signage, turn lanes, medians, landscaping, street lights, and related items. Approximately .5 miles long.			
South 8th Street improvements, generally from Army Post Road to County Line Road. Public street construction, reconstruction, and/or widening and related activities including right-of-way acquisition, related utilities and sewers, storm water conveyance structures, bridges, railroad crossings, bike lanes and bike/pedestrian trails and under crossings, traffic signals and signage, turn lanes, medians, landscaping, street lights, and related items. Approximately 1.25 miles long.	2014 - 2020	\$5,000,000-\$7,500,000. Some of the cost may be covered by a RISE grant, pursuant to which the State will provide partial funding, potentially resulting in a decreased amount of tax increment needed for the project. Any local match requirement for a RISE grant for road improvements under the Plan is expected to be funded/reimbursed from tax increment.	The improvements to South 8th Street will provide direct paved access to Microsoft Project, and will also provide access to any additional development that may take place between Army Post Road and County Line Road.
Maffitt Lake Road improvements, generally from Veterans Parkway to South 8th Street, including a 600' connecting segment of County Line Rd. Public street construction, reconstruction, and/or widening and related activities including right-of-way acquisition, related utilities and sewers, storm	2014-2020	\$4,500,000-\$6,500,000	The improvements to Maffitt Lake Road will provide paved access to the Microsoft Project from the south, and will also provide a parallel link along Highway 5 from Maffitt Lake to 8th Street which will

Description of Urban Renewal Project	Est. Time Period	Estimated cost to be reimbursed by tax increment financing	Rationale (why economic development is promoted)
<p>water conveyance structures, bridges, railroad crossings, bike lanes and bike/pedestrian trails and under crossings, traffic signals and signage, turn lanes, medians, landscaping, street lights, and related items. Approximately 1 mile long.</p>			<p>provide secondary access to any additional development that may take place south of Highway 5.</p>
<p>Pine Avenue improvements, generally from Veterans Parkway to the West Des Moines corporate boundary on the east. Public street construction, reconstruction, and/or widening and related activities including right-of-way acquisition, related utilities and sewers, storm water conveyance structures, bridges, railroad crossings, bike lanes and bike/pedestrian trails and under crossings, traffic signals and signage, turn lanes, medians, landscaping, street lights, and related items. Approximately 1 mile long.</p>	2014-2020	\$4,000,000 – \$6,000,000	<p>The improvements to Pine Avenue will provide paved access to the Microsoft Project from the north, and will also provide access to any additional development that may take place north of Pine Avenue.</p>
<p>Water storage/wells. Construct a water storage facility and any needed wells; install all related utilities, signage, security fencing, and other projects/items associated with said water storage and/or wells; and purchase/acquisition of any real or personal property necessary for the construction and operation of said water storage and/or wells. This project will be located on the</p>	2014-2020	\$4,000,000 - \$6,000,000	<p>Additional water storage and/or wells would be required to provide water to large commercial and industrial users within the approximately 1,300 acres included in this Urban Renewal Plan.</p>

Description of Urban Renewal Project	Est. Time Period	Estimated cost to be reimbursed by tax increment financing	Rationale (why economic development is promoted)
land included in the Amendment No. 1 Area.			
Water lines. Extend and construct water lines to connect existing water supply distribution system to new areas of development. Water lines will run along existing ROW, some of which will be located in the Amendment No. 1 Area.	2014-2020	\$7,000,000-\$9,500,000	The extension of water lines would allow for commercial and industrial development in the Area.
Sanitary sewer improvements. Extend and construct sewer lines to connect existing sanitary sewer system to new areas of development; may also entail other effluent “treatment” options.	2014-2020	\$3,750,000 - \$4,000,000	The extension of sewer lines would allow for commercial and industrial development in the Area.
Power line relocation (MidAmerican Energy project). Reimburse MidAmerican Energy, the owner of power lines to move said power lines that presently are located in the middle of the property Microsoft plans to develop.	2014-2020	\$2,000,000 - \$3,000,000	The existing power line bisects a central portion of the Area, which divides developable property in such a way that makes development difficult. Moving the power line to the perimeter allows for development to occur in the adjacent area.
Sanitary Sewer Analysis and Public Recreation Trail Study	2015-2020	\$250,000	Before the sewer and trail serving this Area can be built, studies are required to determine where and how they should be built to most efficiently serve the Area.

Description of Urban Renewal Project	Est. Time Period	Estimated cost to be reimbursed by tax increment financing	Rationale (why economic development is promoted)
Public Safety Facility. Construct and equip a municipal public safety facility and install all needed utilities and sewers, bike/pedestrian trails, street lights, traffic signals and signage, streets, turn lanes, and other projects associated with said public safety facility, as well as purchase/acquire any real or personal property necessary for the construction and operation of said public safety facility.	2015-2020	\$15,000,000 - \$16,000,000	A public safety facility will help protect the multi-million dollar investments of future commercial and industrial developments, as well as protect the motoring public in the area. See the Original Plan, Section XII, Public Building Analysis for further information on how a public safety building within the Area promotes economic development.
Subtotal			\$47,000,000 – \$61,750,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.

B. Tax Rebate or Other Development Agreements

The City entered into a development agreement with Microsoft related to the Microsoft Alluvion Project whereby Microsoft agreed to a minimum assessment agreement, setting a minimum assessed value of the Microsoft Project and the creation of at least 84 jobs. The minimum assessment agreement states that the Project will be assessed at various values, with a high of approximately \$243,000,000 in assessed valuation, over potentially a twenty year period. Subject to the terms and

conditions of the development agreement, the City expects to construct road improvements, which will total up to \$23 million, water storage/wells of up to \$6 million, water distribution lines of up to \$9.5 million, sanitary sewer improvement of up to \$4 million, power line relocation of up to \$3 million (all described above under "Public Improvements"). In addition, the City expects to provide economic development grants of up to \$11 million to incent various costs related to the development of a fiber optic capable facility for the Microsoft Project. The Tax Increment generated by the construction of the Project will be used to pay the debt service on general obligation City Bonds proposed to be issued to fund the public use improvements and economic development grant. Project amounts and terms and conditions may vary upon completion of a development agreement. At this time no other development agreements are contemplated.

- C. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated Cost
Fees and costs	Undetermined	\$100,000

VII. DEBT

1.	July 1, 2014 constitutional debt limit:	\$ 305,500,079
2.	Outstanding general obligation debt:	\$ 92,567,844
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Urban Renewal Projects as described above will be approximately:	\$47,000,000 - \$62,000,000 plus financing costs

VIII. PROPERTY ACQUISITION/DISPOSITION

While the City does not expect it, in the event acquisition/disposition of property does occur, the City will follow any applicable requirements for the acquisition and disposition of property.

IX. LAND USES AND DEVELOPMENT PLAN

The Area is currently planned for the following land uses:

- Light Industrial
- Medium Density Residential
- Community Commercial
- Highway Commercial
- Support Commercial
- Office
- Single Family Residential
- Open Space

The Plan, as amended, is consistent with the existing West Des Moines Comprehensive Plan adopted on September 20, 2010. The West Des Moines Comprehensive Plan is the City's general plan for the development of the City as a whole. In addition, the proposed urban renewal projects as described in this Plan are consistent with the West Des Moines Comprehensive Plan. This Urban Renewal Plan does not change or in any way replace the City's current land use planning or zoning regulation process.

X. URBAN RENEWAL PLAN AMENDMENTS

The **Alluvion** Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects, or to modify goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable state law.

XI. EFFECTIVE PERIOD

This Urban Renewal Plan Amendment No. 1 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be for the maximum time allowed by law

XII. REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

XIII. SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

Exhibit A

LEGAL DESCRIPTION
AMENDMENT NO. 1 TO THE ALLUVION URBAN RENEWAL PLAN
WEST DES MOINES, IOWA

PART 1

A TRACT OF LAND IN SECTIONS 28 AND 33 IN TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, POLK COUNTY, IOWA , IS INCLUDED IN AMENDMENT NO. 1 OF THE ALLUVION URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, TO THE SOUTH RIGHT-OF-WAY LINE OF MAFFITT LAKE ROAD;

THENCE WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MAFFITT LAKE ROAD, A DISTANCE OF 465.89 FEET;

THENCE NORTH, A DISTANCE OF 33 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH 10°36'53" EAST (ASSUMED BEARING), A DISTANCE OF 957.67 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF RELOCATED HIGHWAY 5;

THENCE WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RELOCATED HIGHWAY 5, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, TO THE NORTH RIGHT-OF-WAY LINE OF RELOCATED HIGHWAY 5;

THENCE EAST, ALONG NORTH RIGHT-OF-WAY LINE OF RELOCATED HIGHWAY 5, TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 22ND STREET;

THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 22ND STREET, TO THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD;

THENCE CONTINUING NORTH, NORMAL TO THE CENTERLINE OF SAID ARMY POST ROAD, TO THE NORTH RIGHT-OF-WAY LINE OF SAID ARMY POST ROAD;

THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF ARMY POST ROAD, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, TOWNSHIP 78 NORTH, RANGE 25 NORTH OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33, TO THE POINT OF BEGINNING.

PART 2

A TRACT OF LAND IN SECTIONS 26 AND 27 IN TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, POLK COUNTY, IOWA , IS INCLUDED IN AMENDMENT No. 1 TO THE ALLUVION URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ARMY POST ROAD AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ARMY POST ROAD, TO THE WEST RIGHT-OF-WAY LINE OF FORMER SOUTH 11TH STREET;

THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF FORMER SOUTH 11TH STREET, TO A POINT LOCATED 685 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27;

THENCE EAST, TO A POINT 685 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27 LOCATED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE SOUTH $89^{\circ}33'31''$ EAST (ASSUMED BEARING), A DISTANCE OF 445.00 FEET;

THENCE SOUTH $00^{\circ}00'00''$ EAST (ASSUMED BEARING), A DISTANCE OF 360.00 FEET;

THENCE NORTH $89^{\circ}33'31''$ WEST (ASSUMED BEARING), A DISTANCE OF 400.00 FEET, TO THE EAST RIGHT-OF-WAY LINE OF FORMER SOUTH 11TH STREET;

THENCE SOUTH, ALONG THE EAST RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE EXTENDED OF FORMER SOUTH 11TH STREET, TO THE NORTH RIGHT-OF WAY LINE OF ARMY POST ROAD, SAID LINE IS ALSO THE NORTH LINE OF THE ORIGINAL ALLUVION URBAN RENEWAL PLAN;

THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF ARMY POST ROAD (NORTH LINE OF ORIGINAL ALLUVION URBAN RENEWAL PLAN), TO THE POINT OF BEGINNING.

PART 3

A TRACT OF LAND IN SECTIONS 35 AND 36 IN TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DES MOINES, POLK COUNTY, IOWA , IS INCLUDED IN AMENDMENT NO. 1 TO THE ALLUVION URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 78 NORTH RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 35, TO THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH $00^{\circ}13'15''$ EAST (ASSUMED BEARING), ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 25 WEST OF

THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, A DISTANCE OF 254.16 FEET;

THENCE NORTH 73°58'30" EAST (ASSUMED BEARING), A DISTANCE OF 526.10 FEET;

THENCE SOUTH 89°58'00" EAST (ASSUMED BEARING), A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00°02'00" WEST (ASSUMED BEARING), A DISTANCE OF 37.64 FEET;

THENCE SOUTH 73°58'30" WEST (ASSUMED BEARING), A DISTANCE OF 577.89 FEET, TO THE EAST LINE OF SECTION 35, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°13'15" EAST (ASSUMED BEARING), A DISTANCE OF 398.04 FEET ALONG THE EAST LINE OF SAID SECTION 35;

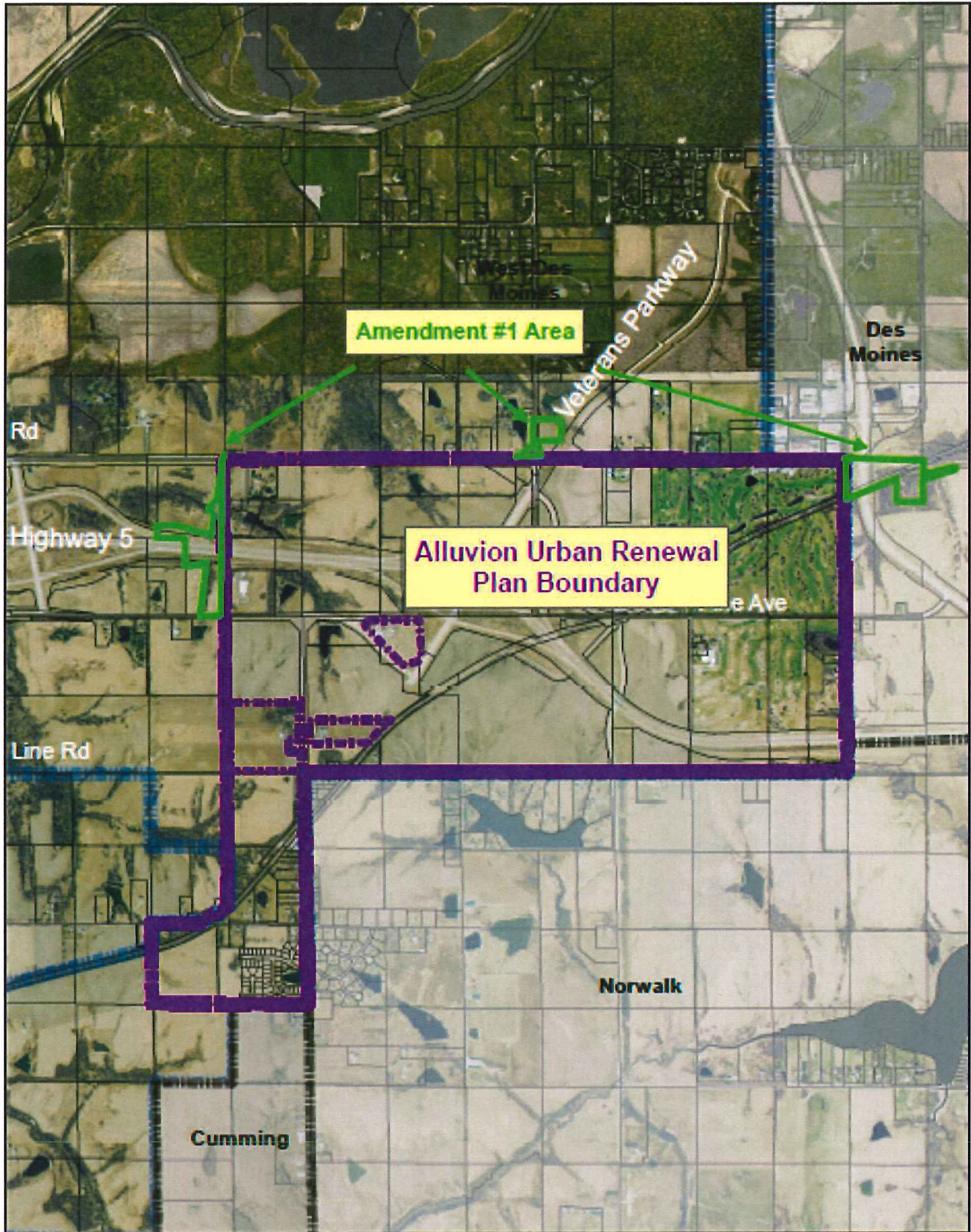
THENCE SOUTH 89°46'45" WEST (ASSUMED BEARING), A DISTANCE OF 450.00 FEET;

THENCE NORTH 00°13'15" WEST (ASSUMED BEARING), A DISTANCE OF 423.04 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF THE GREAT WESTERN TRAIL;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF SAID GREAT WESTERN TRAIL, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;

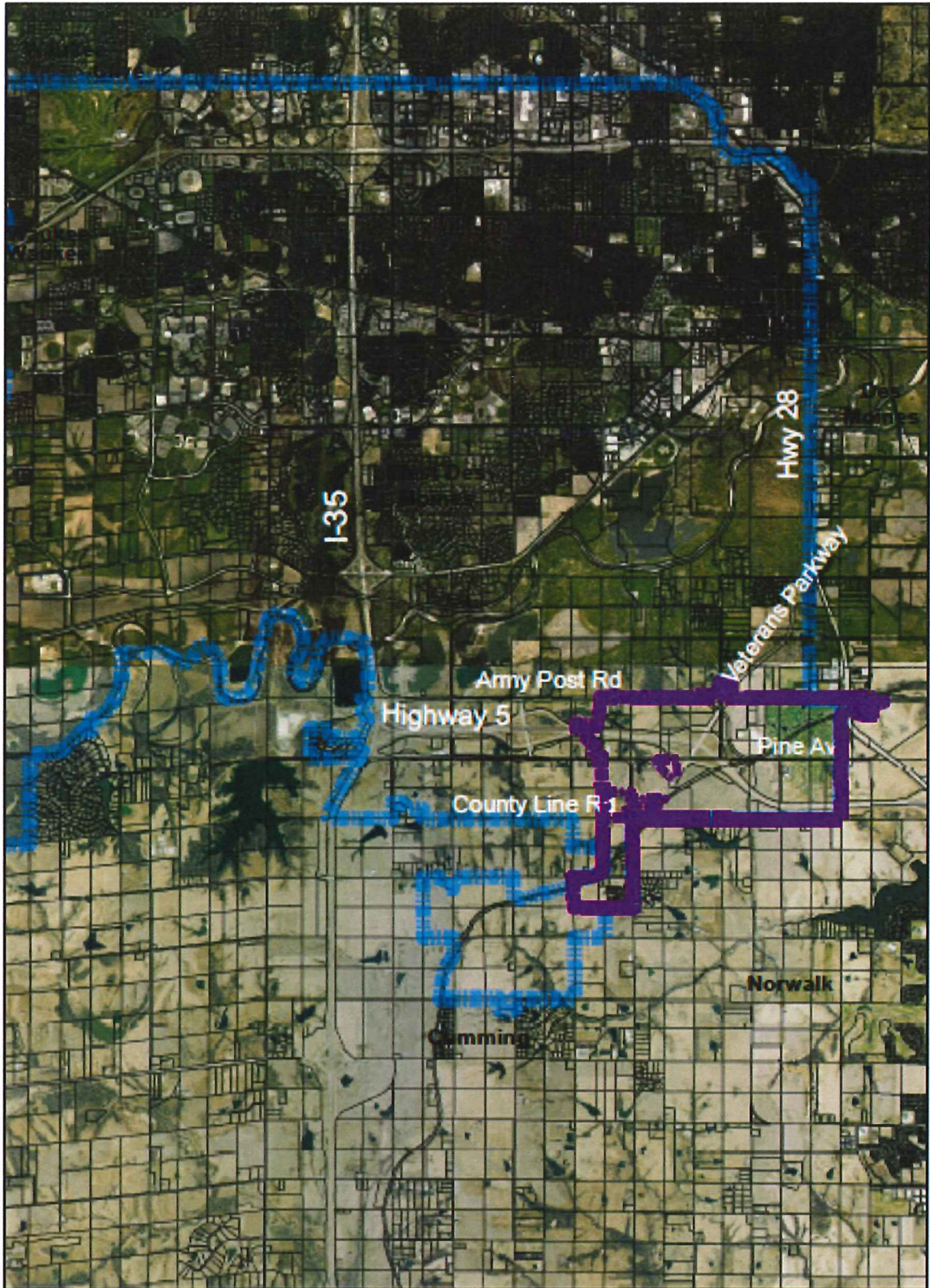
THENCE NORTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, TO THE POINT OF BEGINNING.

Exhibit B
Original Area and Amendment No. 1 Area



N
Location Map
Alluvion Urban Renewal Plan - Amendment #1

Exhibit C
Urban Renewal Area Within Context of City



N
Vicinity Map
Alluvion Urban Renewal Area - Amendment #1