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Date December 21, 2015.....

RESOLUTION APPROVING ISSUANCE OF A CERTIFICATE OF COMPLETION
FOR THE MIXED USE PROJECT BY EAST VILLAGE TOWER PARTNERS, LLC,
AT 600 E. 5TH STREET

WHEREAS, on June 9, 2014, by Roll Call No. 14-0854, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with East Village Tower Partners, LLC (hereinafter "Tower Partners"), represented by Jake Christensen of Christensen Development, its Managing Member, whereby Tower Partners agreed to make the following improvements to the existing building and property at 600 E. 5th Street:

- To renovate the existing building to contain approximately 103 apartments with amenities including an exercise room, a business center, laundry facilities and on-site management;
- To provide approximately 5,000 square feet of space for restaurant use on the first floor;
- To retain the existing skilled nursing facility on the lower level at the southeast end of the building; and,
- To improve the property with additional off-street parking, landscaping and streetscape improvements

(hereinafter collectively referred to as the "Improvements), in conformance with the approved Conceptual Development Plan; and,

WHEREAS, Tower Partners has completed the Improvements in substantial compliance with the Agreement and the approved Conceptual Development Plan, and has requested the City issue a Certificate of Completion as evidence of satisfaction of Tower Partners' construction obligations.

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

1. The City Council hereby finds and acknowledges that Tower Partners has satisfied its obligation to complete the Improvements to the property at 600 E. 5th Street, more specifically described below, in substantial compliance with the Agreement and the approved Conceptual Development Plan.

All of Lot 6, Block D, RIVER HILLS PLAT 3, an Official Plat now included in and forming a part of the City of Des Moines, Polk County, Iowa, except a portion lying in the Southwest corner of said Lot 6, Block D, described as follows:

Beginning at the Southwest corner of said Lot 6; thence running N6°30'27"W, along the West line of said Lot 6, a distance of 414.73 feet to the Northwest corner of said Lot 6, said corner also being a point of tangency with the circular curve in the next described course; thence Southeasterly along the arc of a circular curve to the left, having for its elements a radius of 1,104.90 feet and a central angle of 39°05'01", a

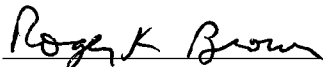
Date August 24, 2015

distance of 169.35 feet to the point of tangency; thence running S15°17'21"E, tangent to the last mentioned curve, a distance of 226.32 feet to a point of curvature of a circular curve to the left; thence running South and East along the arc of said circular curve to the left, having for its elements a radius of 15 feet and a central angle of 89°52'55", a distance of 23.53 feet to a point of tangency with the South line of said Lot 6; thence running S74°49'44"W, along the South line of said Lot 6, a distance of 65.34 feet to the Point of Beginning, containing 145,915 square feet more or less.

2. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of the Agreement.
3. The City Clerk is hereby authorized and directed to forward a certified copy of this resolution and roll call to the Office of Economic Development for transmittal to the Developer for recordation in the Polk County Recorder's Office

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown, Assistant City Attorney
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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