



Roll Call Number

Agenda Item Number

33A

Date May 4, 2026

An Ordinance entitled, "AN ORDINANCE vacating subsurface and air rights in portions of East 2nd Street, East 3rd Street, and East Court Avenue right-of-way adjoining 200 East Court Avenue",

presented.

Moved by _____ that this ordinance be considered and given first vote for passage.

Second by _____.

FORM APPROVED:

(First of three required readings)

/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney

CERTIFICATE

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED	APPROVED			

I, LAURA BAUMGARTNER, 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

33A

Prepared by: Emily A. Duffy, Assistant City Attorney, 1200 Locust Street, Des Moines, Iowa 50309 (515) 283-4124
Return to: City Clerk's Office, 400 Robert D. Ray Drive, Des Moines, Iowa 50309

ORDINANCE NO. _____

AN ORDINANCE vacating subsurface and air rights in portions of East 2nd Street, East 3rd Street, and East Court Avenue right-of-way adjoining 200 East Court Avenue.

WHEREAS, all prior requirements of law pertaining to the vacation of public right-of-way have been fully observed; and

WHEREAS, it is desirable that the public right-of-way herein described be vacated;

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

Sec. 1. That subsurface and air rights in portions of East 2nd Street, East 3rd Street, and East Court Avenue right-of-way adjoining 200 East Court Avenue, more specifically described as follows, be and is hereby vacated:

SUBSURFACE RIGHTS

EXHIBIT A

PART OF E COURT AVENUE RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN SAID BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE NORTH 74°57'49" EAST, 279.88 FEET ALONG THE SOUTH LINE OF SAID BLOCK H TO THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE CONTINUING NORTH 74°57'49" EAST, 3.95 FEET; THENCE SOUTH 14°54'44" EAST, 4.06 FEET; THENCE SOUTH 75°05'16" WEST, 10.83 FEET; THENCE NORTH 14°54'44" WEST, 2.22 FEET; THENCE SOUTH 75°05'16" WEST, 26.89 FEET; THENCE SOUTH 14°54'44" EAST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 20.33 FEET; THENCE NORTH 14°54'44" WEST, 2.79 FEET; THENCE SOUTH

75°05'16" WEST, 27.67 FEET; THENCE SOUTH 14°54'44" EAST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 20.33 FEET; THENCE NORTH 14°54'44" WEST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 27.67 FEET; THENCE SOUTH 14°54'44" EAST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 20.33 FEET; THENCE NORTH 14°54'44" WEST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 27.67 FEET; THENCE SOUTH 14°54'44" EAST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 20.33 FEET; THENCE NORTH 14°54'44" WEST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 27.67 FEET; THENCE SOUTH 14°54'44" EAST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 20.33 FEET; THENCE NORTH 14°54'44" WEST, 2.79 FEET; THENCE SOUTH 75°05'16" WEST, 26.89 FEET; THENCE SOUTH 14°54'44" EAST, 2.22 FEET; THENCE SOUTH 75°05'16" WEST, 10.83 FEET; THENCE NORTH 14°54'44" WEST, 3.44 FEET; THENCE NORTH 74°57'49" EAST, 3.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 773 SQUARE FEET.

AND

PART OF E 2ND STREET RIGHT-OF-WAY LYING WEST OF AND ADJOINING LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE SOUTH 14°53'33" EAST, 132.09 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 74°57'49"W, 3.95 FEET; THENCE NORTH 14°54'44" WEST, 7.40 FEET; THENCE NORTH 75°05'16" EAST, 2.05 FEET; THENCE NORTH 14°54'44" WEST, 46.80 FEET; THENCE SOUTH 75°05'16" WEST, 2.63 FEET; THENCE NORTH 14°54'44" WEST, 20.33 FEET; THENCE NORTH 75°05'16" EAST, 2.63 FEET; THENCE NORTH 14°54'44" WEST, 25.52 FEET; THENCE SOUTH 75°05'16" WEST, 2.79 FEET; THENCE NORTH 14°54'44" WEST, 10.83 FEET; THENCE NORTH 75°05'16" EAST, 3.54 FEET; THENCE NORTH 14°54'44" WEST, 10.45 FEET; THENCE SOUTH 75°05'16" WEST, 2.80 FEET; THENCE NORTH 14°54'44" WEST, 10.76 FEET; THENCE NORTH 75°05'16" EAST, 3.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 366 SQUARE FEET.

AND

PART OF E 3RD STREET RIGHT-OF-WAY LYING EAST OF AND ADJOINING LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE NORTH 14°54'57" WEST, 131.55 FEET ALONG THE EAST LINE OF SAID LOT 10; THENCE NORTH 75°05'16" EAST, 3.95 FEET; THENCE SOUTH 14°54'44" EAST, 10.83 FEET; THENCE SOUTH 75°05'16" WEST, 2.80 FEET; THENCE SOUTH 14°54'44" EAST, 10.82 FEET; THENCE NORTH 75°05'16" EAST, 3.54 FEET; THENCE SOUTH 14°54'44" EAST, 10.83 FEET; THENCE SOUTH 75°05'16" WEST, 2.79 FEET; THENCE SOUTH 14°54'44" EAST, 25.15 FEET; THENCE NORTH 75°05'16" EAST, 2.63 FEET; THENCE SOUTH 14°54'44" EAST, 20.33 FEET; THENCE SOUTH 75°05'16" WEST, 2.63 FEET; THENCE SOUTH 14°54'44" EAST, 46.80 FEET; THENCE NORTH 75°05'16" EAST, 2.05 FEET; THENCE SOUTH 14°54'44" EAST, 6.77 FEET; THENCE SOUTH 74°57'49" WEST, 3.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 361 SQUARE FEET.

AIR RIGHTS

EXHIBIT B

PART OF E COURT AVENUE RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN SAID BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE NORTH 74°57'49" EAST, 279.88 FEET ALONG THE SOUTH LINE OF SAID BLOCK H TO THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK H; THENCE CONTINUING NORTH 74°57'49" EAST, 1.06 FEET; THENCE SOUTH 14°54'44" EAST, 1.17 FEET; THENCE SOUTH 75°05'16" WEST, 282.00 FEET; THENCE NORTH 14°54'44" WEST, 0.56 FEET; THENCE NORTH 74°57'49" EAST, 1.06 FEET TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 813.50 AND 814.30 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 244 SQUARE FEET.

AND

PART OF E 2ND STREET RIGHT-OF-WAY LYING WEST OF AND ADJOINING LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE SOUTH 74°57'49" WEST, 1.06 FEET;

THENCE NORTH 14°54'44" WEST, 108.44 FEET; THENCE NORTH 75°05'16" EAST, 1.10 FEET TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 14°53'33" EAST, 108.44 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 813.50 AND 814.30 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 117 SQUARE FEET.

AND

PART OF E 3RD STREET RIGHT-OF-WAY LYING EAST OF AND ADJOINING LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE NORTH 14°54'57" WEST, 107.83 FEET ALONG THE EAST LINE OF SAID LOT 10; THENCE NORTH 75°05'16" EAST, 1.07 FEET; THENCE SOUTH 14°54'44" EAST, 107.83 FEET; THENCE SOUTH 74°57'49" WEST, 1.06 FEET TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 813.50 AND 814.30 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 115 SQUARE FEET.

AND

PART OF E COURT AVENUE RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN SAID BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE NORTH 74°57'49" EAST, 279.88 FEET ALONG THE SOUTH LINE OF SAID BLOCK H TO THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK H; THENCE CONTINUING NORTH 74°57'49" EAST, 2.89 FEET; THENCE SOUTH 14°54'44" EAST, 3.01 FEET; THENCE SOUTH 75°05'16" WEST, 285.67 FEET; THENCE NORTH 14°54'44" WEST, 2.39 FEET; THENCE NORTH 74°57'49" EAST, 2.89 FEET TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 834.80 AND 835.65 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE

PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 770 SQUARE FEET.

AND

PART OF E 2ND STREET RIGHT-OF-WAY LYING WEST OF AND ADJOINING LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE SOUTH 74°57'49" WEST, 2.89 FEET; THENCE NORTH 14°54'44" WEST, 108.45 FEET; THENCE NORTH 75°05'16" EAST, 2.93 FEET TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 14°53'33" EAST, 108.44 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 834.80 AND 835.65 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 316 SQUARE FEET.

AND

PART OF E 3RD STREET RIGHT-OF-WAY LYING EAST OF AND ADJOINING LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE NORTH 14°54'57" WEST, 107.83 FEET ALONG THE EAST LINE OF SAID LOT 10; THENCE NORTH 75°05'16" EAST, 2.90 FEET; THENCE SOUTH 14°54'44" EAST, 107.83 FEET; THENCE SOUTH 74°57'49" WEST, 2.89 FEET TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 834.80 AND 835.65 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 312 SQUARE FEET.

AND

PART OF E 2ND STREET RIGHT-OF-WAY LYING WEST OF AND ADJOINING LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE SOUTH 14°53'33" EAST, 0.98 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 14°53'33" EAST, 26.30 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE SOUTH 75°05'16" WEST, 2.93 FEET; THENCE NORTH 14°54'44" WEST, 26.30 FEET; THENCE NORTH 75°05'16" EAST, 2.94 FEET TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 845.15 AND 846.35 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 77 SQUARE FEET.

AND

PART OF E 3RD STREET RIGHT-OF-WAY LYING EAST OF AND ADJOINING LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10 IN BLOCK H IN SCOTT & DEAN'S ADDITION; THENCE SOUTH 14°54'57" EAST, 1.71 FEET ALONG THE EAST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING; THENCE NORTH 75°05'16" EAST, 2.90 FEET; THENCE SOUTH 14°54'44" EAST, 26.30 FEET; THENCE SOUTH 75°05'16" WEST, 2.90 FEET TO THE EAST LINE OF SAID LOT 10; THENCE NORTH 14°54'57" WEST, 26.30 FEET TO THE POINT OF BEGINNING.

LYING BETWEEN ELEVATIONS 841.70 AND 842.90 FEET, NAVD 1988 (REFERENCE GROUND LEVEL ELEVATION OF 795.40, NAVD 1988, AT THE PARKING GARAGE ENTRANCE OFF E 3RD STREET). HORIZONTALLY CONTAINING 77 SQUARE FEET.

Sec. 2. The City of Des Moines hereby reserves an easement upon the property described above for the continued use and maintenance of any utilities now in place, with the right of entry for servicing same.

Sec. 3. That the City Clerk is hereby authorized and directed to cause certified copies of this ordinance and proof of publication thereof together with proof of publication of the notice of the public hearing on this matter to be properly filed in the office of the Recorder of Polk County, Iowa.

Sec. 4. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy

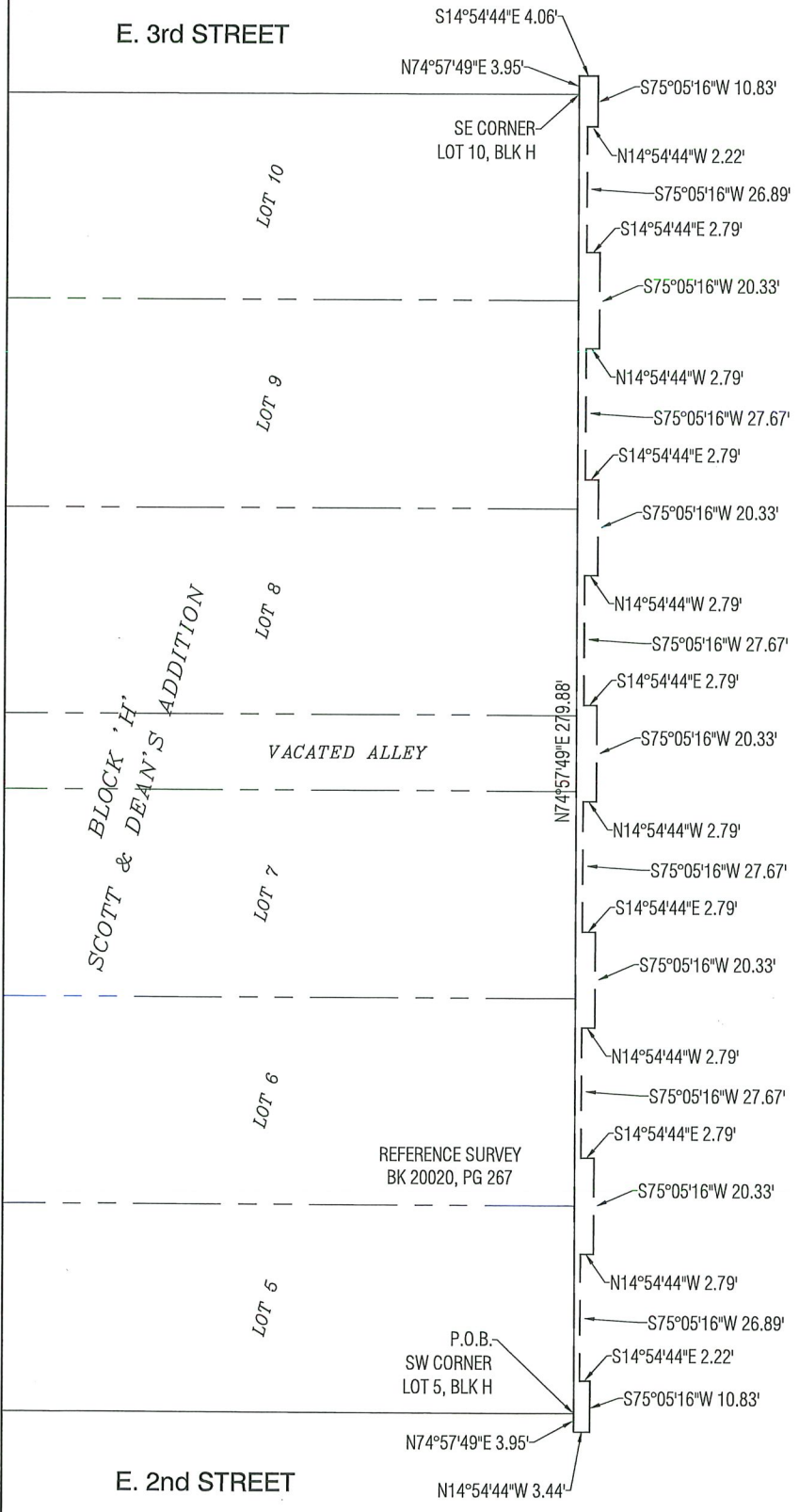
Assistant City Attorney

EXHIBIT 'A'

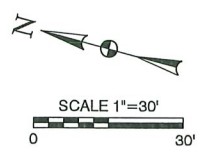
SUBSURFACE VACATION EXHIBIT

PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309



E. COURT AVENUE



CGA Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

EIS 3-20-2026

24-DA-0629
3/19/2026
SHEET 1 OF 6

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EXHIBIT 'A'

SUBSURFACE VACATION EXHIBIT

PROPERTY DESCRIPTION:

Part of E Court Avenue right-of-way lying South of and adjoining Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5 in said Block H in Scott & Dean's Addition; thence North 74°57'49" East, 279.88 feet along the South line of said Block H to the Southeast corner of Lot 10 in said Block H in Scott & Dean's Addition; thence continuing North 74°57'49" East, 3.95 feet; thence South 14°54'44" East, 4.06 feet; thence South 75°05'16" West, 10.83 feet; thence North 14°54'44" West, 2.22 feet; thence South 75°05'16" West, 26.89 feet; thence South 14°54'44" East, 2.79 feet; thence South 75°05'16" West, 20.33 feet; thence North 14°54'44" West, 2.79 feet; thence South 75°05'16" West, 27.67 feet; thence South 14°54'44" East, 2.79 feet; thence South 75°05'16" West, 20.33 feet; thence North 14°54'44" West, 2.79 feet; thence South 75°05'16" West, 27.67 feet; thence South 14°54'44" East, 2.79 feet; thence South 75°05'16" West, 20.33 feet; thence North 14°54'44" West, 2.79 feet; thence South 75°05'16" West, 27.67 feet; thence South 14°54'44" East, 2.79 feet; thence South 75°05'16" West, 20.33 feet; thence North 14°54'44" West, 2.79 feet; thence South 75°05'16" West, 27.67 feet; thence South 14°54'44" East, 2.79 feet; thence South 75°05'16" West, 20.33 feet; thence North 14°54'44" West, 2.79 feet; thence South 75°05'16" West, 26.89 feet; thence South 14°54'44" East, 2.22 feet; thence South 75°05'16" West, 10.83 feet; thence North 14°54'44" West, 3.44 feet; thence North 74°57'49" East, 3.95 feet to the point of beginning.

Containing 773 square feet.



Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

EVS 3-20-2026

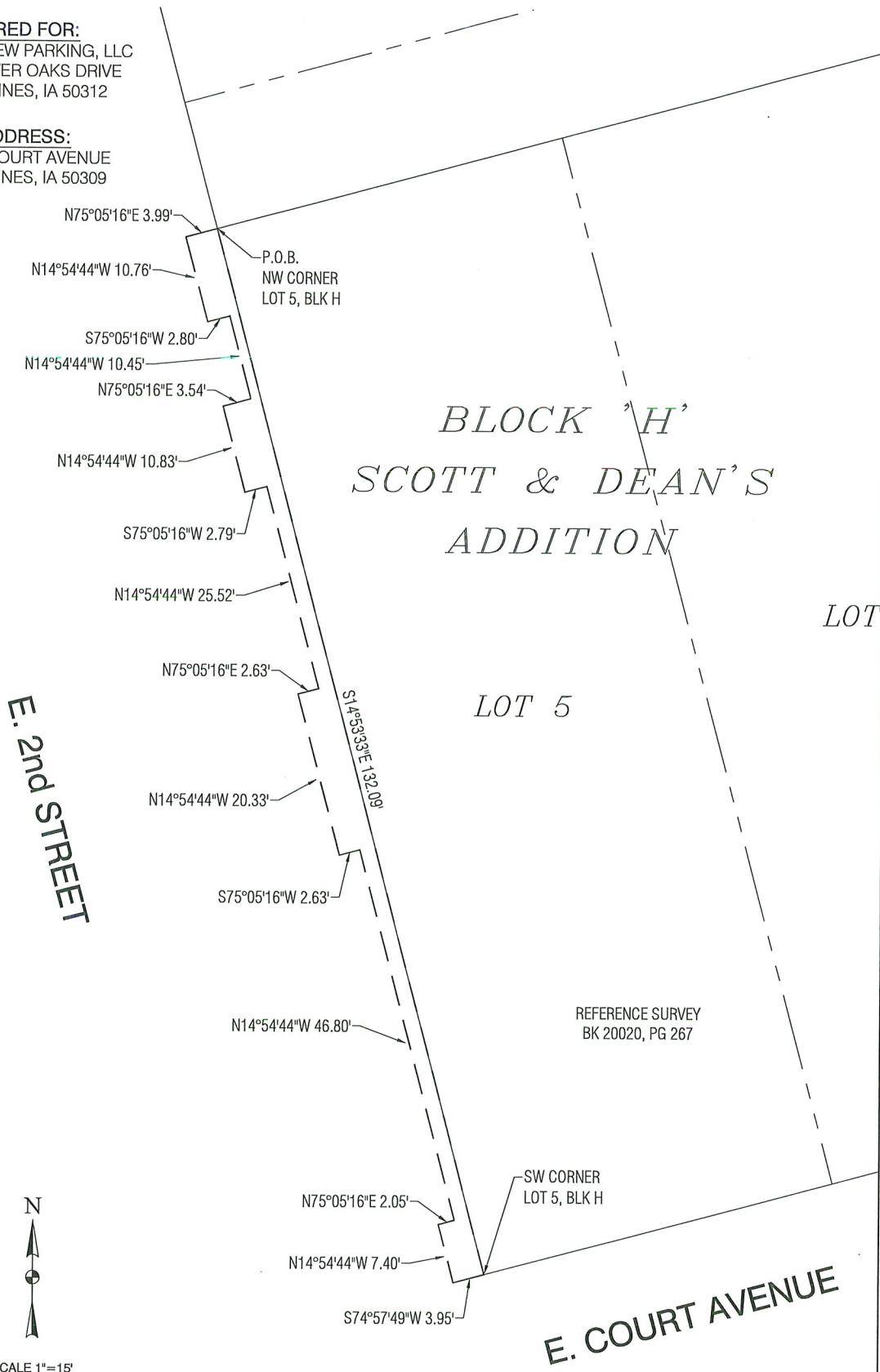
24-DA-0629
3/19/2026
SHEET 2 OF 6

EXHIBIT 'A'

SUBSURFACE VACATION EXHIBIT

PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309



BLOCK 'H'
SCOTT & DEAN'S
ADDITION

LOT

LOT 5

E. 2nd STREET

E. COURT AVENUE

REFERENCE SURVEY
BK 20020, PG 267

SW CORNER
LOT 5, BLK H

P.O.B.
NW CORNER
LOT 5, BLK H



SCALE 1"=15'
0 15'

CGA Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

EAS 3-20-2026

24-DA-0629
3/19/2026
SHEET 3 OF 6

EXHIBIT 'A'

SUBSURFACE VACATION EXHIBIT

PROPERTY DESCRIPTION:

Part of E 2nd Street right-of-way lying West of and adjoining Lot 5 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 5 in Block H in Scott & Dean's Addition; thence South $14^{\circ}53'33''$ East, 132.09 feet along the West line of said Lot 5 to the Southwest corner of said Lot 5; thence South $74^{\circ}57'49''$ W, 3.95 feet; thence North $14^{\circ}54'44''$ West, 7.40 feet; thence North $75^{\circ}05'16''$ East, 2.05 feet; thence North $14^{\circ}54'44''$ West, 46.80 feet; thence South $75^{\circ}05'16''$ West, 2.63 feet; thence North $14^{\circ}54'44''$ West, 20.33 feet; thence North $75^{\circ}05'16''$ East, 2.63 feet; thence North $14^{\circ}54'44''$ West, 25.52 feet; thence South $75^{\circ}05'16''$ West, 2.79 feet; thence North $14^{\circ}54'44''$ West, 10.83 feet; thence North $75^{\circ}05'16''$ East, 3.54 feet; thence North $14^{\circ}54'44''$ West, 10.45 feet; thence South $75^{\circ}05'16''$ West, 2.80 feet; thence North $14^{\circ}54'44''$ West, 10.76 feet; thence North $75^{\circ}05'16''$ East, 3.99 feet to the point of beginning.

Containing 366 square feet.



Clapsaddle-Garber Associates, Inc
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Des Moines, Iowa 50312
Ph 515-288-4823
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EAS 3-20-2026

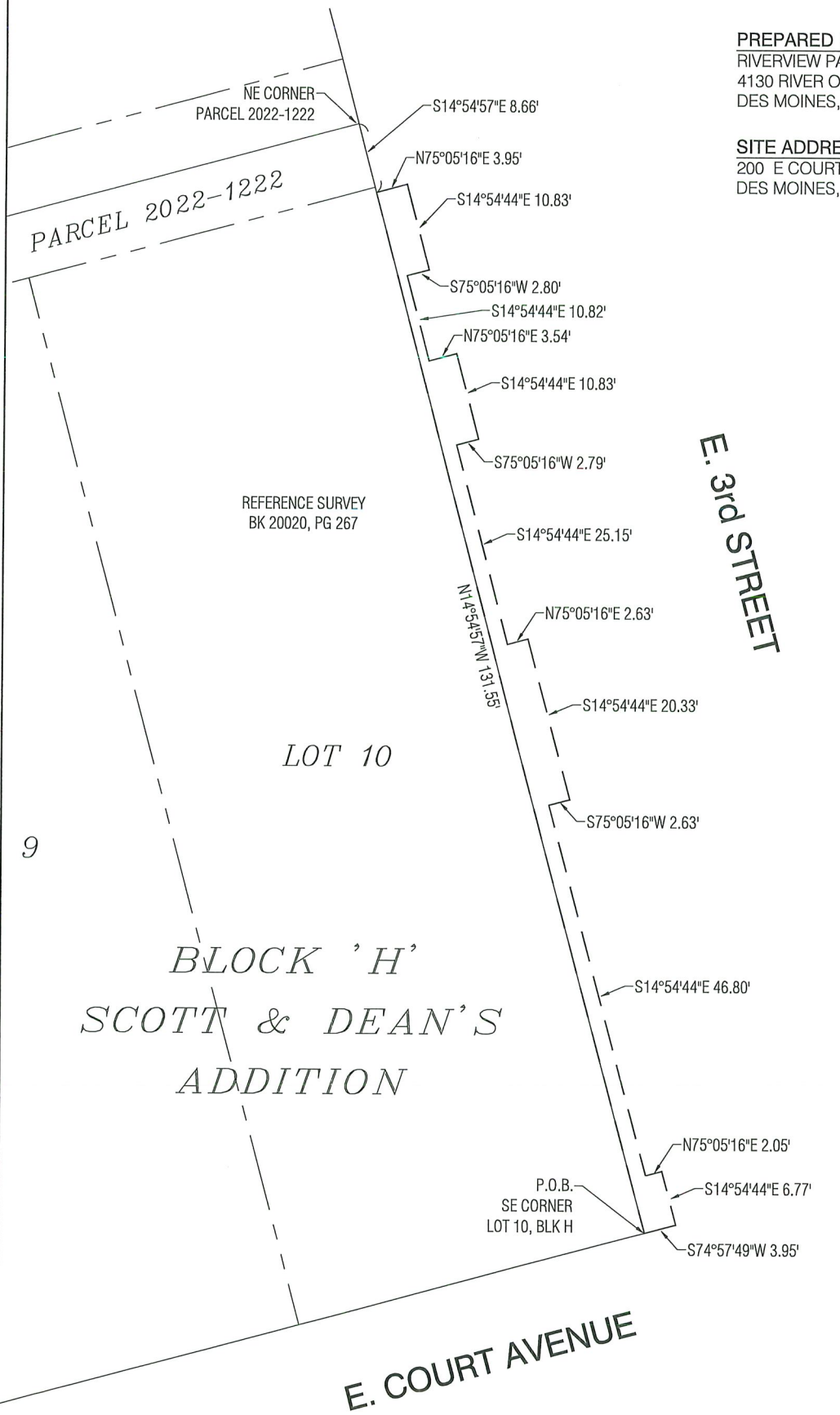
24-DA-0629
3/19/2026
SHEET 4 OF 6

EXHIBIT 'A'

SUBSURFACE VACATION EXHIBIT

PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309



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24-DA-0629
3/19/2026
SHEET 5 OF 6

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EXHIBIT 'A'

SUBSURFACE VACATION EXHIBIT

PROPERTY DESCRIPTION:

Part of E 3rd Street right-of-way lying East of and adjoining Lot 10 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 10 in Block H in Scott & Dean's Addition; thence North 14°54'57" West, 131.55 feet along the East line of said Lot 10; thence North 75°05'16" East, 3.95 feet; thence South 14°54'44" East, 10.83 feet; thence South 75°05'16" West, 2.80 feet; thence South 14°54'44" East, 10.82 feet; thence North 75°05'16" East, 3.54 feet; thence South 14°54'44" East, 10.83 feet; thence South 75°05'16" West, 2.79 feet; thence South 14°54'44" East, 25.15 feet; thence North 75°05'16" East, 2.63 feet; thence South 14°54'44" East, 20.33 feet; thence South 75°05'16" West, 2.63 feet; thence South 14°54'44" East, 46.80 feet; thence North 75°05'16" East, 2.05 feet; thence South 14°54'44" East, 6.77 feet; thence South 74°57'49" West, 3.95 feet to the point of beginning.

Containing 361 square feet.



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EAS 3-20-2026

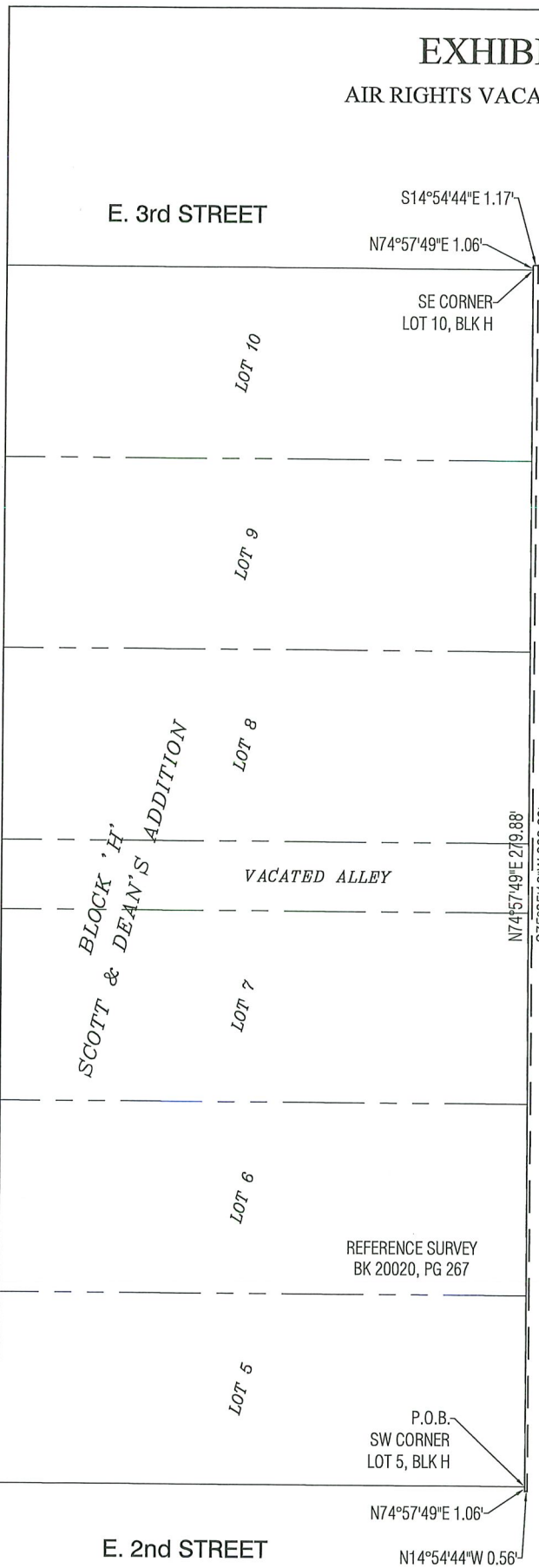
24-DA-0629
3/19/2026
SHEET 6 OF 6

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

PREPARED FOR:
 RIVERVIEW PARKING, LLC
 4130 RIVER OAKS DRIVE
 DES MOINES, IA 50312

SITE ADDRESS:
 200 E COURT AVENUE
 DES MOINES, IA 50309



E. COURT AVENUE

PROPERTY DESCRIPTION:

Part of E Court Avenue right-of-way lying South of and adjoining Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5 in said Block H in Scott & Dean's Addition; thence North 74°57'49" East, 279.88 feet along the South line of said Block H to the Southeast corner of Lot 10 in said Block H; thence continuing North 74°57'49" East, 1.06 feet; thence South 14°54'44" East, 1.17 feet; thence South 75°05'16" West, 282.00 feet; thence North 14°54'44" West, 0.56 feet; thence North 74°57'49" East, 1.06 feet to the point of beginning.

Lying between elevations 813.50 and 814.30 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 244 square feet.



CGA Clapsaddle-Garber Associates, Inc
 2413 Grand Avenue
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 Ph 515-288-4823
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24-DA-0629
 3/19/2026
 SHEET 1 OF 8

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309

VACATED ALLEY

NW CORNER
LOT 5, BLK H

N75°05'16"E 1.10'

BLOCK 'H'
SCOTT & DEAN'S
ADDITION

LOT

LOT 5

E. 2nd STREET



SCALE 1"=15'
0 15'

S14°53'33"E 108.44'
N14°54'44"W 108.44'

REFERENCE SURVEY
BK 20020, PG 267

P.O.B.
SW CORNER
LOT 5, BLK H

S74°57'49"W 1.06'

E. COURT AVENUE

PROPERTY DESCRIPTION:

Part of E 2nd Street right-of-way lying West of and adjoining Lot 5 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 5 in Block H in Scott & Dean's Addition; thence South 74°57'49" West, 1.06 feet; thence South 14°54'44" West, 108.44 feet; thence North 75°05'16" East, 1.10 feet to the West line of said Lot 5; thence South 14°53'33" East, 108.44 feet along the West line of said Lot 5 to the point of beginning.

Lying between elevations 813.50 and 814.30 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 117 square feet.



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3/19/2026
SHEET 2 OF 8

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

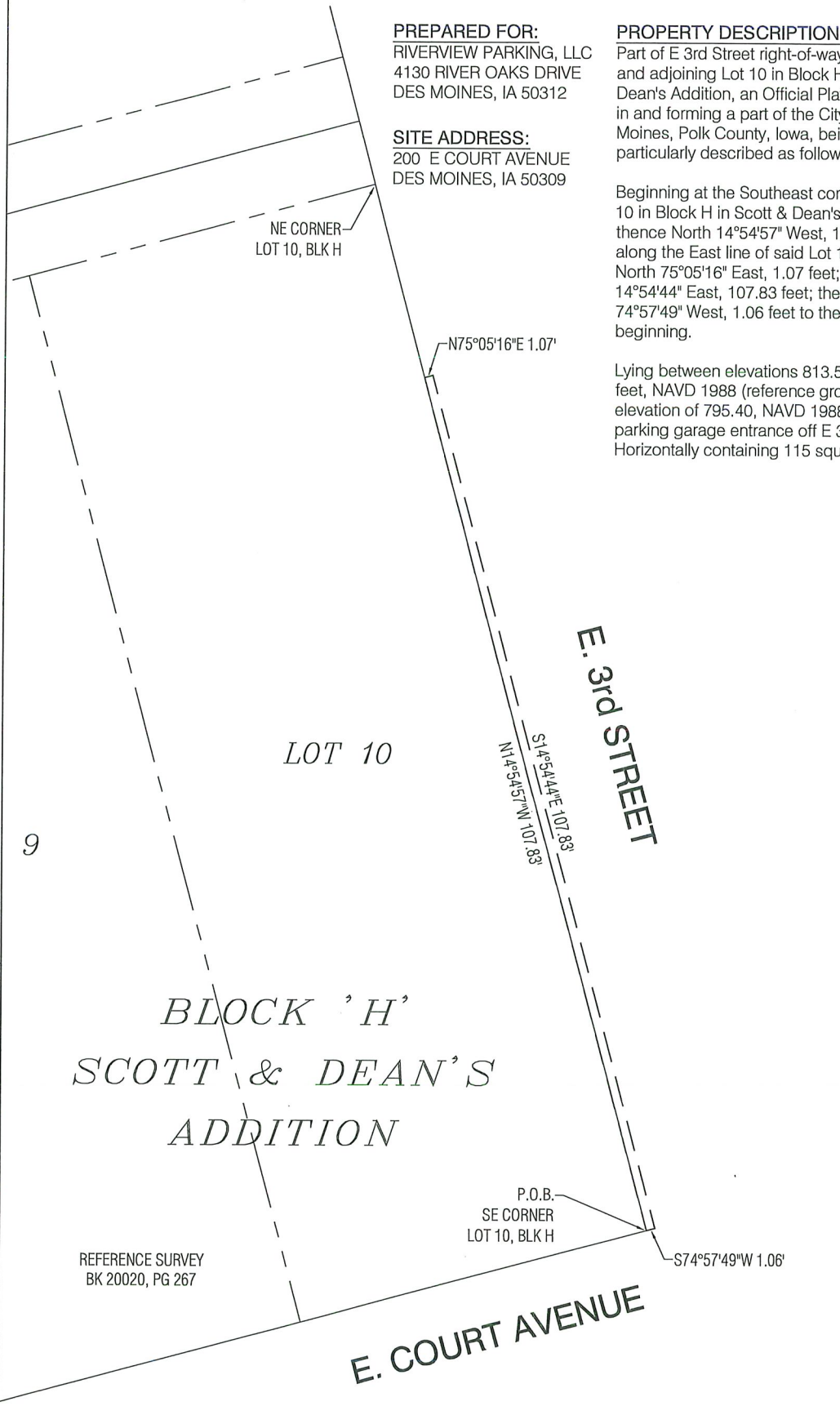
PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309

PROPERTY DESCRIPTION:
Part of E 3rd Street right-of-way lying East of and adjoining Lot 10 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 10 in Block H in Scott & Dean's Addition; thence North $14^{\circ}54'57''$ West, 107.83 feet along the East line of said Lot 10; thence North $75^{\circ}05'16''$ East, 1.07 feet; thence South $14^{\circ}54'44''$ East, 107.83 feet; thence South $74^{\circ}57'49''$ West, 1.06 feet to the point of beginning.

Lying between elevations 813.50 and 814.30 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 115 square feet.



LOT 10

E. 3rd STREET

BLOCK 'H'
SCOTT & DEAN'S
ADDITION

REFERENCE SURVEY
BK 20020, PG 267

P.O.B.
SE CORNER
LOT 10, BLK H

E. COURT AVENUE



SCALE 1"=15'
0 15'

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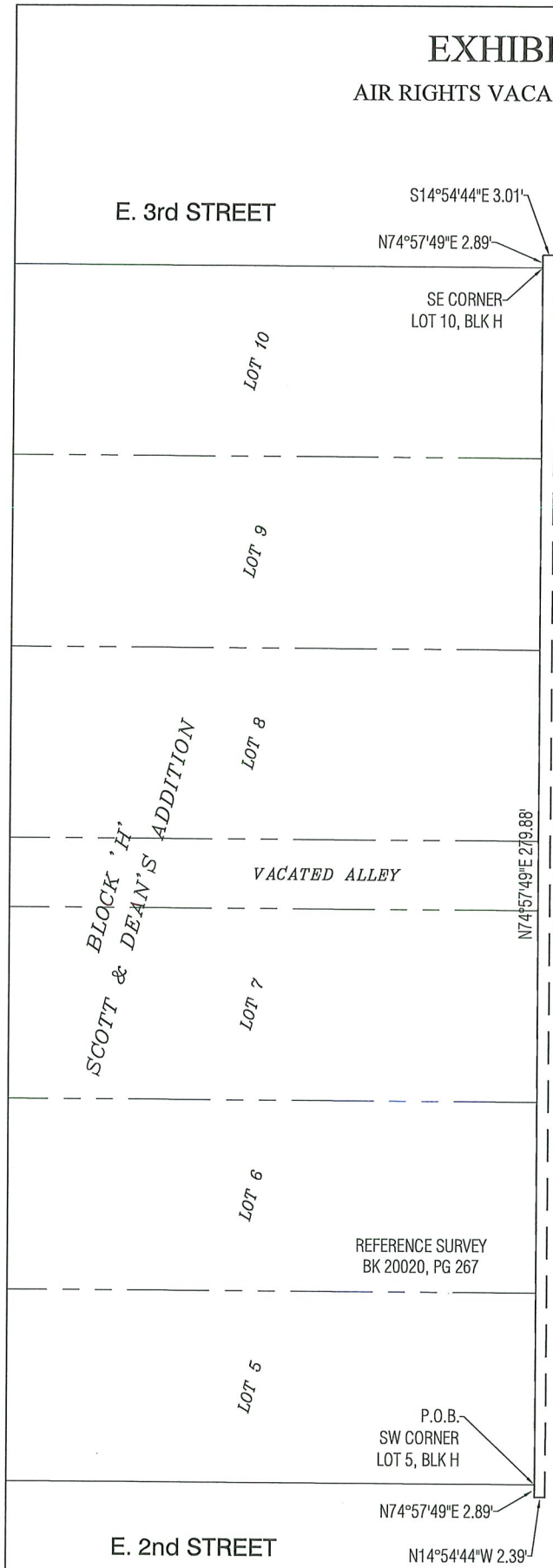
24-DA-0629
3/19/2026
SHEET 3 OF 8

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309



E. COURT AVENUE

PROPERTY DESCRIPTION:

Part of E Court Avenue right-of-way lying South of and adjoining Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of Lot 5 in said Block H in Scott & Dean's Addition; thence North 74°57'49" East, 279.88 feet along the South line of said Block H to the Southeast corner of Lot 10 in said Block H; thence continuing North 74°57'49" East, 2.89 feet; thence South 14°54'44" East, 3.01 feet; thence South 75°05'16" West, 285.67 feet; thence North 14°54'44" West, 2.39 feet; thence North 74°57'49" East, 2.89 feet to the point of beginning.

Lying between elevations 834.80 and 835.65 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 770 square feet.



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SHEET 4 OF 8

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309

VACATED ALLEY

NW CORNER
LOT 5, BLK H

N75°05'16"E 2.93'

BLOCK 'H'
SCOTT & DEAN'S
ADDITION

LOT

LOT 5

E. 2nd STREET



SCALE 1"=15'



S14°53'33"E 108.44'
N14°54'44"W 108.45'

REFERENCE SURVEY
BK 20020, PG 267

P.O.B.
SW CORNER
LOT 5, BLK H

S74°57'49"W 2.89'

E. COURT AVENUE

PROPERTY DESCRIPTION:

Part of E 2nd Street right-of-way lying West of and adjoining Lot 5 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 5 in Block H in Scott & Dean's Addition; thence South 74°57'49" West, 2.89 feet; thence North 14°54'44" West, 108.45 feet; thence North 75°05'16" East, 2.93 feet to the West line of said Lot 5; thence South 14°53'33" East, 108.44 feet along the West line of said Lot 5 to the point of beginning.

Lying between elevations 834.80 and 835.65 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 316 square feet.



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SHEET 5 OF 8

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

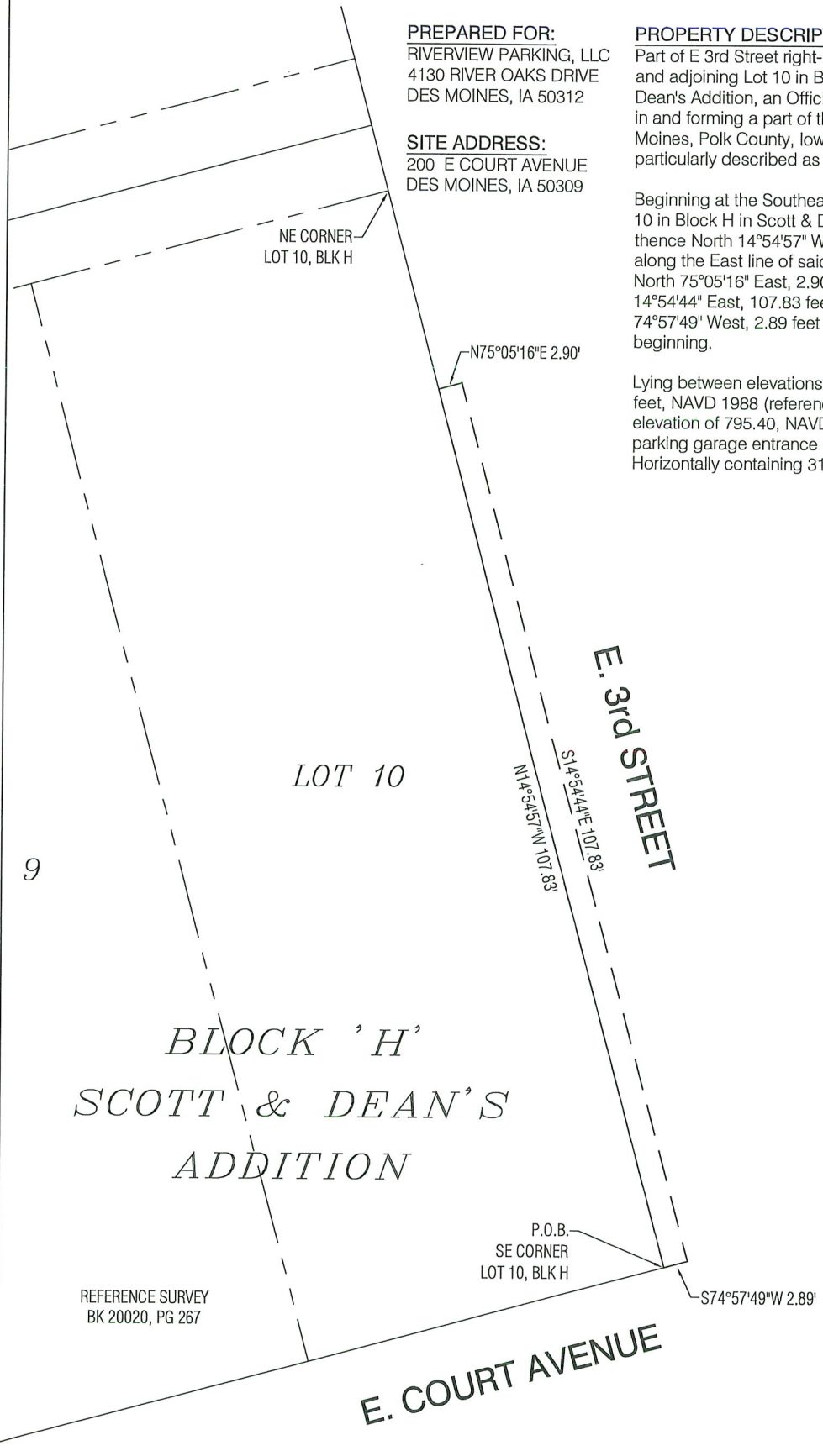
PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309

PROPERTY DESCRIPTION:
Part of E 3rd Street right-of-way lying East of and adjoining Lot 10 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 10 in Block H in Scott & Dean's Addition; thence North 14°54'57" West, 107.83 feet along the East line of said Lot 10; thence North 75°05'16" East, 2.90 feet; thence South 14°54'44" East, 107.83 feet; thence South 74°57'49" West, 2.89 feet to the point of beginning.

Lying between elevations 834.80 and 835.65 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 312 square feet.



LOT 10

9

BLOCK 'H'
SCOTT & DEAN'S
ADDITION

REFERENCE SURVEY
BK 20020, PG 267

P.O.B.
SE CORNER
LOT 10, BLK H

E. 3rd STREET

E. COURT AVENUE



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SHEET 6 OF 8

EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

LOT 4

VACATED ALLEY

NW CORNER
LOT 5, BLK H

N75°05'16"E 2.94'

S14°53'33"E 0.98'

P.O.B.

N14°54'44"W 26.30'

S14°53'33"E 26.30'

S75°05'16"W 2.93'

LOT 5

BLOCK 'H'
SCOTT & DEAN'S
ADDITION

REFERENCE SURVEY
BK 20020, PG 267

E. 2nd STREET



SCALE 1"=10'



PREPARED FOR:
RIVERVIEW PARKING, LLC
4130 RIVER OAKS DRIVE
DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309

PROPERTY DESCRIPTION:

Part of E 2nd Street right-of-way lying West of and adjoining Lot 5 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 5 in Block H in Scott & Dean's Addition; thence South 14°53'33" East, 0.98 feet along the West line of said Lot 5 to the Point of Beginning; thence continuing South 14°53'33" East, 26.30 feet along the West line of said Lot 5; thence South 75°05'16" West, 2.93 feet; thence North 14°54'44" West, 26.30 feet; thence North 75°05'16" East, 2.94 feet to the point of beginning.

Lying between elevations 845.15 and 846.35 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 77 square feet.



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EXHIBIT 'B'

AIR RIGHTS VACATION EXHIBIT

LOT 11

VACATED ALLEY

PARCEL 2022-1222
(BK 19350, PG 591)

NE CORNER
LOT 10, BLK H

S14°54'57"E 1.71'

P.O.B.

N75°05'16"E 2.90'

S14°54'44"E 26.30'

N14°54'57"W 26.30'

E. 3rd STREET

REFERENCE SURVEY
BK 20020, PG 267

LOT 10

S75°05'16"W 2.90'

BLOCK 'H'
SCOTT & DEAN'S
ADDITION



SCALE 1"=10'



PREPARED FOR:
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DES MOINES, IA 50312

SITE ADDRESS:
200 E COURT AVENUE
DES MOINES, IA 50309

PROPERTY DESCRIPTION:

Part of E 3rd Street right-of-way lying East of and adjoining Lot 10 in Block H in Scott & Dean's Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Commencing at the Northeast corner of said Lot 10 in Block H in Scott & Dean's Addition; thence South 14°54'57" East, 1.71 feet along the East line of said Lot 10 to the Point of Beginning; thence North 75°05'16" East, 2.90 feet; thence South 14°54'44" East, 26.30 feet; thence South 75°05'16" West, 2.90 feet to the East line of said Lot 10; thence North 14°54'57" West, 26.30 feet to the point of beginning.

Lying between elevations 841.70 and 842.90 feet, NAVD 1988 (reference ground level elevation of 795.40, NAVD 1988, at the parking garage entrance off E 3rd Street). Horizontally containing 77 square feet.



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