

COUNCIL ACTION FORM

SUBJECT: **WOODVIEW DRIVE WATER AND SEWER PROJECT**

BACKGROUND:

In September of 2009, property owners on Woodview Drive asked City Council to investigate the costs associated with installation of sanitary sewer and water main to serve those property owners who are not currently served by City utilities. A concept design and preliminary cost estimate were prepared, and it was determined that a Special Assessment District could be set up for all benefited properties.

Staff has completed plans and specifications for the utilities installation with estimated construction costs as shown below:

Sanitary Sewer Main	\$ 126,696.65
Water Main	\$ 152,213.60
Engineering	<u>\$ 37,354.05</u>
Total	\$ 316,264.30

All property owners have agreed to the Special Assessment and have also agreed on how the costs are to be split between each property. The formula they have agreed upon involves half the cost of the assessment be split equally amongst the owners and the remaining half to be split based on property area and frontage. There will be no City funding contribution to this project.

It should be noted that in an effort to keep costs down, the property owners have agreed to complete the restoration of any disturbed areas on their respective properties, which would normally be the responsibility of the project contractor. The above costs do not include service connections to the individual properties. These costs will be property-dependant and the residents are agreeable to this. Staff has encouraged the residents to coordinate with the contractor at the time of the utility installation or to hire a plumber of their choice at a later date to provide the connection to their homes.

This project is shown in the 2012/13 Capital Improvements Plan with funding in the amount of \$357,000 from Assessment Abated General Obligation Bonds.

ALTERNATIVES:

- 1a. Approve the preliminary resolution pursuant to the Iowa Code covering the Woodview Drive Water and Sewer project.

- b. Adopt the plat (Exhibit A), schedule (Exhibit B), and Engineer's estimate (Exhibit C) pursuant to *Iowa Code* covering the Woodview Drive Water and Sewer project.
 - c. Adopt a resolution of necessity in accordance with the *Iowa Code* covering the Woodview Drive Water and Sewer project and setting July 9, 2013 as the date of public hearing.
 - d. Approve the Woodview Drive Water and Sewer project by establishing July 17, 2013 as the date of letting and July 23, 2013 as the date for report of bids.
 - e. Approve the Woodview Drive Water and Sewer project Covenant for Assessment of Costs of Improvements (Exhibit D).
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

By approving this project, these utilities will be able to be installed during the 2013 construction season. This will help the residents avoid the impact of failure to aging private wells and septic systems.

It should be noted that the property owners reached agreement amongst themselves before they contacted the City to initiate this project, and all have contractually committed to a voluntary assessment process. To that end, they have all signed a Contract and Waiver agreement in which there is language that essentially has the property owners waiving rights to notice, to object to boundaries, to object to the formula for assessment, and to waive assessment valuation limitations as well as other rights that state law establishes for non-voluntary public improvement assessment situations.

Their agreement allows the City to assess the actual costs, no matter what they are. However, when the bids come in, the property owners will be contacted and asked for concurrence as to whether they still want to move forward. The recommendation to Council upon report of bids will be based on their desire whether or not to proceed with award of contract. If the neighbors reject moving forward, the City would still be able to recover the cost of staff engineering time.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 (a through e), thereby approving the Woodview Drive Water and Sewer project.



CEGAR LN.

1" = 150'



HAS CITY WATER

HAS CITY WATER AND SANITARY

Exhibit A

Woodview Drive Sanitary Sewer and Water Main Installation PRELIMINARY SCHEDULE OF ASSESSMENT

City of Ames, June 11, 2013

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
1	Gary and Cathy Smelser 2309 Woodview Drive Ames, IA 50010	Commencing at the Northeast Corner of Lot Seven (7), Christofferson's First Subdivision of a part of the Northwest Quarter of the Southeast Quarter of Section Sixteen (16) Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M., Iowa thence East, along the Quarter Section line, Two Hundred Seventeen (217) Feet, thence South Two Hundred (200) Feet, then West, along the North line of William Road extended, Two Hundred Seventeen (217) Feet, thence North Two Hundred (200) Feet to the point of beginning. <u>Tax Parcel #:</u> 09-16-400-170	Sanitary Sewer \$11,558.89 Water Main \$15,505.67 Total \$27,064.56	8.56%
2	Michael W Schmidt 2325 Woodview Ames, IA 50010	Lot 7, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-160	Sanitary Sewer \$12,288.54 Water Main \$16,488.09 Total \$28,776.63	9.10%
3	John D Corbett 2337 Woodview Drive Ames, IA 50010	Lot 6, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-150	Sanitary Sewer \$12,605.88 Water Main \$16,891.21 Total \$29,497.09	9.33%
4	David W & Carol A Gieseke 2343 Woodview Drive Ames, IA 50010	Lot Five (5), Christofferson's First Subdivision of part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-Three (83) North, Range Twenty-Four (24) west of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-140	Sanitary Sewer \$11,998.55 Water Main \$16,097.91 Total \$28,096.45	8.88%

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
5	James K & Elizabeth A. Wilt-Cable 2407 Woodview Drive Ames, IA 50010	Lot 4, Christofferson's First Subdivision, Ames in Story County, Iowa. <u>Tax Parcel #:</u> 09-16-400-130	Sanitary Sewer \$13,056.27 Water Main \$17,519.72 Total \$30,575.99	9.67%
6	James A & Cheryl A Davis 2501 Woodview Drive Ames, IA 50010	Lot 3, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-120	Sanitary Sewer \$13,056.27 Water Main \$17,519.72 Total \$30,575.99	9.67%
7	Richard E & Elise W Mull 2515 Woodview Drive Ames, IA 50010	Lot Two (2) in Christofferson's First Subdivision, a Subdivision of a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa. <u>Tax Parcel #:</u> 09-16-400-110	Sanitary Sewer \$12,993.03 Water Main \$17,435.99 Total \$30,429.02	9.62%
8	David L & Dawn M Bovenmyer 2611 Woodview Drive Ames, IA 50010	Lot 1, Christofferson's First Subdivision, Ames in Story County, Iowa. <u>Tax Parcel #:</u> 09-12-400-100	Sanitary Sewer \$13,048.39 Water Main \$17,509.11 Total \$30,557.50	9.66%
9	Ephram I & Arian J Hadley 2612 Woodview Drive Ames, IA 50010	Lot Eleven (11), except the South Seven (7) Feet thereof, Christofferson's First Subdivision of a part of the Northwest Quarter (NW 1/4) of the Southeast (SE1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa, subject to easements and restrictions on record. <u>Tax Parcel #:</u> 09-16-400-210	Sanitary Sewer \$12,234.94 Water Main \$0.00 Total \$12,234.94	3.87%

	OWNER NAMES PROPERTY ADDRESS	PARCEL DESCRIPTIONS	ASSESSMENT	TOTAL COST %
10	Michael S & Janice L Bryant 2516 Woodview Drive Ames, IA 50010	S 1/2 of Lot 9 and all of Lot 10 in Christofferson's First Subdivision of a part of the NW 1/4 of the SE 1/4 of Section 16, Township 83 North, Range 24 West of the 5th P.M., of Iowa. <u>Tax Parcel #:</u> 09-16-400-195	Sanitary Sewer \$15,313.01 Water Main \$20,537.06 Total \$35,850.07	11.34%
11	Douglas W & Gwenna Sue Jacobson 2500 Woodview Drive Ames, IA 50010	Lot Eight (8) and the North Half (N 1/2) of Lot Nine (9) in Christofferson's First Subdivision of a part on the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, Except Beginning at the Northeast (NE) Comer of Lot Eight (8), Christofferson's First Subdivision in Section Sixteen (16), Township Eighty- three (83) North, Range Twenty-four (24) West of the 5-P.M., Story County, Iowa; thence S 19° 41'19"E, Eighty-two and Twenty-two Hundredths (82.22) Feet along the Northeasterly line of said Lot Eight (8); thence N 31° 40' 39"W, Sixty- two and Sixty Hundredths (62.60)Feet; thence N 67° 8' 03" W, Thirty-one and Nineteen Hundredths (31.19) Feet; thence Northeasterly along the Northerly line of Lot Eight (8) and along a 31 l foot radius curve concave Northwesterly, an arc distance of Thirty-six (36.00) Feet (the long chord bears N 70° 27' 43" E, Thirty- five and Ninety-eight Hundredths (35.98) Feet to the point of beginning; AND Beginning at the SW Comer of Lot 1, Oakwood First Addition in the City of Ames, Story County, Iowa; thence N 35° 37' 15" E, 22.00 Feet along the Southeasterly line of said Lot 1; thence N 31° 40' 39" W, 87.06 Feet; thence S 19° 41' 19" E, 97.68 Feet along the Southwesterly line of Lot l, to the point of beginning. <u>Tax Parcel #:</u> 09-16-400-185	Sanitary Sewer \$13,917.72 Water Main \$18,688.32 Total \$32,606.04	10.31%

TOTAL ASSESSMENTS

\$316,264.30

ENGINEER'S ESTIMATE
WOODVIEW SANITARY SEWER
 PUBLIC WORKS DEPT.- ENGINEERING DIV.
 CITY OF AMES, IA
 Rev 02/022/2012

<u>Item</u>	<u>Description</u>	<u>Est</u> <u>Quant</u>	<u>Unit</u>	<u>Unit</u> <u>Price</u>	<u>Amount</u>
	<i>Division 1 - General</i>				
1.1	Traffic Control	1	ls	5000.00	5,000.00
1.2	Mobilization	1	ls	10000.00	10,000.00
	<i>Division 2 - Earthwork</i>				
2.1	Pavement Removal, Full-Depth	21.7	sy	10.00	217.00
	<i>Division 3 - Trench, Backfill and Tunnelling</i>				
3.1	Tunnel under Drives/Trees	163	lf	65.00	10,595.00
	<i>Division 4 - Sewers and Drains</i>				
4.1	8" Sanitary Sewer Pipe	1199.5	lf	60.00	71,970.00
	<i>Division 5 - Water Mains and Appurtenances</i> (Not Used)				
	<i>Division 6 - Structures for Sanitary and Storm Sewer</i>				
6.1	Sanitary Sewer Manhole, 48" dia.	5	ea	3000.00	15,000.00
	<i>Division 7 - Streets and Related Work</i>				
7.1	HMA Surface, 1/2" Mix, 3" Depth	4	ton	85.00	340.00
	<i>Division 8 - Traffic Signals</i> (Not Used)				
	<i>Division 9 - Sitework and Landscaping</i>				
9.1	Sod	0	sq	135	0.00
	SUBTOTAL ESTIMATED COST				113,122.00
	ENGINEERING (15%)				16,968.30
	CONTINGENCY (12%)				13,574.64
	TOTAL ESTIMATED COST				143,664.94 *

* Does not include cost of installing service to property line, which is the property owner's responsibility. Services would be estimated at \$2,500

ENGINEER'S ESTIMATE
WOODVIEW WATER MAIN
 PUBLIC WORKS DEPT.- ENGINEERING DIV.
 CITY OF AMES, IA
 Rev 02/22/12

<u>Item</u>	<u>Description</u>	<u>Est</u> <u>Quant</u>	<u>Unit</u>	<u>Unit</u> <u>Price</u>	<u>Amount</u>
<i>Division 1 - General</i>					
1.1	Traffic Control	1	ls	5000.00	5,000.00
1.2	Mobilization	1	ls	10000.00	10,000.00
<i>Division 2 - Earthwork</i>					
2.1	Pavement Removal, Full-Depth	0	sy	10.00	0.00
<i>Division 3 - Trench, Backfill and Tunnelling</i>					
3.1	Tunnel under Drives/Trees	487	lf	65.00	31,655.00
<i>Division 4 - Sewers and Drains</i> (Not Used)					
<i>Division 5 - Water Mains and Appurtenances</i>					
5.1	8" Water Main Pipe	1667.5	lf	40.00	66,700.00
5.2	8"x8"x8" Tee	1	ea	350.00	350.00
5.3	8"x6"x8" Tee	3	ea	350.00	1,050.00
5.4	8" Gate Valve	4	ea	1500.00	6,000.00
5.5	8" 90 deg Bend	1	ea	350.00	350.00
5.6	8" 45 deg Bend	5	ea	350.00	1,750.00
5.7	8" 22-1/2 deg Bend	2	ea	350.00	700.00
5.8	8" 11-1/4 deg Bend	1	ea	350.00	350.00
5.9	6"x8" Increaser	3	ea	500.00	1,500.00
5.10	Hydrant Run & Assembly	3	ea	3500.00	10,500.00
<i>Division 6 - Structures for Sanitary and Storm Sewer</i> (Not Used)					
<i>Division 7 - Streets and Related Work</i>					
7.1	HMA Surface, 1/2" Mix, 3" Depth	0	ton	85.00	0.00
<i>Division 8 - Traffic Signals</i> (Not Used)					
<i>Division 9 - Sitework and Landscaping</i>					
9.1	Sod	0	sq	135	0.00
SUBTOTAL ESTIMATED COST					135,905.00
ENGINEERING (15%)					20,385.75
CONTINGENCY (12%)					16,308.60
TOTAL ESTIMATED COST					172,599.35 *

* Does not include cost of installing service to property line, which is the property owner's responsibility. Services would be estimated at \$2,500

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER

Prepared by: Judy R. Parks, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; (515) 239-5146

Return document to: Ames City Clerk, 515 Clark Ave., Ames, IA 50010

**SPECIAL ASSESSMENT
CONTRACT AND WAIVER
WOODVIEW DRIVE PROJECT
AMES, IOWA**

THIS AGREEMENT made and entered into by and between the City of Ames, Iowa (hereinafter referred to as the "City"), and the undersigned property owners in the City (hereinafter referred to as the "Property Owners") and the undersigned Lienholders (hereinafter referred to as the "Lienholders") who hold liens on certain property of the Property Owners;

WITNESSETH THAT:

WHEREAS, each of the Property Owners is respectively the owner of the tracts of real estate set opposite their name; and

WHEREAS, the undersigned Property Owners desire that the public improvements (hereinafter referred to as the "Project") described in the Appendix hereto be accomplished; and

WHEREAS, such construction or repair will specifically benefit the respective properties of the Property Owners; and

WHEREAS, the City has the power to accomplish such Project and assess the cost thereof to the Property Owners pursuant to Chapter 384 of the Iowa Code; and

WHEREAS, a Proposed Schedule of Assessments has been prepared for the Project listing the proposing amount of assessments to be levied against the below listed properties for the Project.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESAID, IT IS AGREED AMONG THE PARTIES HERETO AS FOLLOWS:

The Property Owners, City and Lienholders, by execution of this Agreement, agree and intend that this Agreement shall constitute a written contract as provided for in section 384.41 of the Iowa Code for a public improvement to be paid in whole by special assessments to be levied against the below listed properties of the undersigned Property Owners.

FURTHER, it is understood and agreed that the costs of the Project may be financed by the issuance and sale of general obligation bonds of the city, payment of the principal and interest thereon, and all costs of issuance, interim borrowing, legal fees, engineering or whatever to be included in and fully abated by the aforesaid assessment as provided for herein.

FURTHER, the City, by execution of this Agreement, agrees, as soon as practicable, to proceed to take any and all action required by Chapter 384 of the Iowa Code or any and all other actions required by law to be taken in order to complete the Project.

FURTHER, Property Owners and Lienholders agree that in consideration of the City proceeding to complete the project, the Property Owners and Lienholders each, by execution of this Agreement:

1. Waive notice to Property Owners by publication and mailing as provided by section 384.50 of the Iowa Code.
2. Waive the right to a hearing on the making of the improvement, the boundaries of the special assessment district, the cost of the Project, the assessment against any lot or the final adoption of the resolution of necessity as provided for in section 384.51 of the Iowa Code.
3. Consent to the adoption of a preliminary resolution, a plat, schedule of assessments and cost estimate, and resolution of necessity by the City for the Project.
4. Waive any objections to the Project, the boundaries of the district, the cost of the Project, the valuation of any lot, the assessment against any lot or the final adoption of the resolution of necessity.
5. Agree that the amount and proportion of the cost of the construction or repair of the above-described improvement to be paid by the Property Owners, as ascertained and determined by the Council of the City, shall constitute assessments against the respective properties described in the attached appendix and that said assessments shall be paid by the undersigned Property Owners within the time provided by law for the payment of special assessments for such improvement.
6. The right to request deferment for agricultural land is hereby waived.

7. Waive the limitation provided in section 384.62 of the Iowa Code that an assessment may not exceed twenty-five percent (25%) of the value of his lot as defined in section 384.37(5) of the Iowa Code.
8. Waive notice to Property Owners by publication and mailing as provided by section 384.60 of the Iowa Code (relating to notice of certification to County Auditor of final schedule of assessments).
9. Warrant that the real estate described below is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are held by the Lienholders hereinafter listed and designated as signatories of this Agreement.
10. Agree to subordinate the sale of any part of the property listed below to the terms of this Agreement.
11. If the project in this Agreement or the assessment is declared in whole or in part invalid or beyond the City's authority, the parties agree to nevertheless pay the assessed amounts stated pursuant to this Agreement.

FURTHER, each of the Lienholders, by execution of this Agreement, individually:

1. Agrees and consents to the initiation of this public improvement as authorized by section 384.41(1) of the Iowa Code in order that the special assessments for the cost of the Project shall be liens on the below listed properties to the same extent as provided in section 384.65(5) of the Iowa Code.
2. Agrees and consents that their lien or liens shall be junior and inferior to the lien of the assessment levied pursuant to this Agreement.
3. That all the foregoing covenants, agreements, waivers and consents shall be binding on and inure to the heirs, devisees, executors, administrators, successors and assigns of any and all said Lienholders.

FURTHER, as provided by the second unnumbered paragraph of section 384.61 of the Code of Iowa, if a Property Owner divides the property subject to assessment (as described in the appendix hereto) into two or more lots, and if the plan of division is approved by the City Council, the lien on the property assessed may be partially released and discharged, with respect to any such lot, by payment of the amount calculated as determined by the City Council.

PROPERTY OWNERS – 2309 Woodview




<p><u>Gary A. Smelser</u> Gary A. Smelser</p> <p>STATE OF IOWA, COUNTY OF STORY, ss: On this <u>23rd</u> day of <u>May</u>, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary A. Smelser, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>Veronica Vaughn</u> Notary Public in and for the State of Iowa</p>	<p><u>Cathy A. Smelser</u> Cathy A. Smelser K.L.</p> <p>STATE OF IOWA, COUNTY OF STORY, ss: On this <u>23rd</u> day of <u>May</u>, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Cathy A. Smelser, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.</p> <p><u>Veronica Vaughn</u> Notary Public in and for the State of Iowa</p>
---	--



LEGAL DESCRIPTION - 2309 Woodview (Parcel ID 0916-40-170)

Commencing at the Northeast Corner of Lot Seven (7), Christofferson's First Subdivision of a part of the Northwest Quarter of the Southeast Quarter of Section Sixteen (16) Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M., Iowa thence East, along the Quarter Section line, Two Hundred Seventeen (217) Feet, thence South Two Hundred (200) Feet, then West, along the North line of William Road extended, Two Hundred Seventeen (217) Feet, thence North Two Hundred (200) Feet to the point of beginning.

PROPERTY OWNER - 2325 Woodview

<p><u>Michael W. Schmitt</u> Michael W. Schmidt</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>24</u> day of <u>May</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael W. Schmidt, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>Melissa M. Ridondo</u> Notary Public in and for the State of Iowa</p>	<table border="1"><tr><td data-bbox="906 449 1019 604"></td><td data-bbox="1019 449 1328 604"><p>MELISSA M RIDONDO Commission Number 754668 My Commission Expires September 9, 2014</p></td></tr></table>		<p>MELISSA M RIDONDO Commission Number 754668 My Commission Expires September 9, 2014</p>
	<p>MELISSA M RIDONDO Commission Number 754668 My Commission Expires September 9, 2014</p>		

LEGAL DESCRIPTION - 2325 Woodview (Parcel ID 0916-40-160)

Lot 7, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa.

PROPERTY OWNER – 2337 Woodview

John D. Corbett

John D. Corbett

STATE OF IOWA, COUNTY OF STORY, ss:

On this 31st day of May, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John D. Corbett, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Jean Quarnstrom
Notary Public in and for the State of Iowa



LEGAL DESCRIPTION - 2337 Woodview (Parcel ID 0916-40-150)

Lot 6, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa.

PROPERTY OWNERS - 2343 Woodview

<p><u>David W. Gieseke</u> David W. Gieseke</p> <p>STATE OF IOWA, COUNTY OF STORY, ss: On this <u>9th</u> day of <u>May</u>, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David W. Gieseke, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>Elaine Smuck</u> Notary Public in and for the State of Iowa</p> <p></p>	<p><u>Carol A. Gieseke</u> Carol A. Gieseke</p> <p>STATE OF IOWA, COUNTY OF STORY, ss: On this <u>9th</u> day of <u>May</u>, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carol A. Gieseke, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.</p> <p><u>Elaine Smuck</u> Notary Public in and for the State of Iowa</p> <p></p>
---	--

LEGAL DESCRIPTION - 2343 Woodview (Parcel ID 0916-40-140)

Lot Five (5), Christofferson's First Subdivision of part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-Three (83) North, Range Twenty-Four (24) west of the 5th P.M., Iowa.

PROPERTY OWNERS – 2407 Woodview

James K. Cable
James K. Cable

STATE OF IOWA, COUNTY OF STORY, ss:

On this 30 day of April, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James K. Cable, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

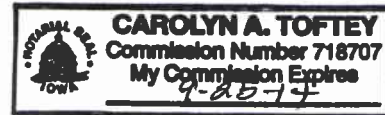
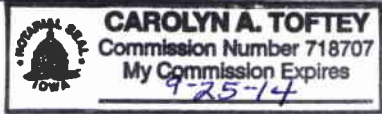
Carolyn A. Toftey
Notary Public in and for the State of Iowa

Elizabeth A. Wilt-Cable
Elizabeth A. Wilt-Cable

STATE OF IOWA, COUNTY OF STORY, ss:

On this 30 day of April, 2013, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Elizabeth A. Wilt-Cable, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Carolyn A. Toftey
Notary Public in and for the State of Iowa

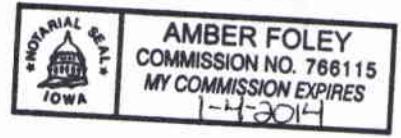


LEGAL DESCRIPTION - 2407 Woodview (Parcel ID 0916-40-130)

Lot 4, Christofferson's First Subdivision, Ames in Story County, Iowa.

PROPERTY OWNERS - 2501 Woodview

<p><u>James A. Davis</u> James A. Davis</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>20th</u> day of <u>December</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James A. Davis, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>[Signature]</u> Notary Public in and for the State of Iowa</p>	<p><u>Cheryl A. Davis</u> Cheryl A. Davis</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>21</u> day of <u>December</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Cheryl A. Davis, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.</p> <p><u>[Signature]</u> Notary Public in and for the State of Iowa</p>
---	---



LEGAL DESCRIPTION - 2501 Woodview (Parcel ID 0916-40-120)

Lot 3, Christofferson's First Subdivision of part of the NW 1/4 of the SE 1/4 of 16, Township 83 North, Range 24 West of the 5th P.M., Iowa.

PROPERTY OWNERS – 2515 Woodview

Richard E. Mull
Richard E. Mull

Elise W. Mull
Elise W. Mull

STATE OF IOWA, COUNTY OF STORY, ss:

On this 6 day of June, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard E. Mull, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Sarah C. Swanson
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF STORY, ss:

On this 6 day of June, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Elise W. Mull, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Sarah C. Swanson
Notary Public in and for the State of Iowa



LEGAL DESCRIPTION -2515 Woodview (Parcel ID 0916-40-110)

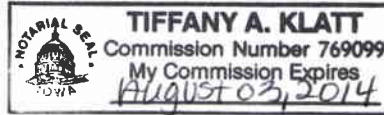
Lot Two (2) in Christofferson's First Subdivision, a Subdivision of a part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa.

Great Western Bank, Lienholder for 2515 Woodview
P.O. Box 3828
Omaha, NE 68103

By Sarah C. Swanson

PROPERTY OWNERS – 2611 Woodview

<p><u>David Bovenmyer</u> David L. Bovenmyer</p> <p>STATE OF IOWA, COUNTY OF STORY, ss: On this <u>25</u> day of <u>may</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David L. Bovenmyer, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>Tiffany A. Klatt</u> Notary Public in and for the State of Iowa</p>	<p><u>Dawn M. Bovenmyer</u> Dawn M. Bovenmyer</p> <p>STATE OF IOWA, COUNTY OF STORY, ss: On this <u>25</u> day of <u>may</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dawn M. Bovenmyer, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.</p> <p><u>Tiffany A. Klatt</u> Notary Public in and for the State of Iowa</p>
---	--



LEGAL DESCRIPTION -2611 Woodview (Parcel ID 0916-40-100)

Lot 1, Christofferson's First Subdivision, Ames in Story County, Iowa.

PROPERTY OWNERS – 2612 Woodview (assessment for sanitary sewer only)

<p><u>Ephram I. Hadley</u> Ephram I. Hadley</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>21</u> day of <u>MARCH</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ephram I. Hadley, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>Michelle Fullerton</u> Notary Public in and for the State of Iowa</p>	<p><u>Arian J. Hadley</u> Arian J. Hadley</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this ____ day of _____, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Arian J. Hadley, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.</p> <p><u>Michelle Fullerton</u> Notary Public in and for the State of Iowa</p>
<p>MICHELLE FULLERTON Notarial Seal – State of Iowa Commission Number 704973 My Commission Expires <u>09-01-15</u></p>	<p>MICHELLE FULLERTON Notarial Seal – State of Iowa Commission Number 704973 My Commission Expires <u>09-01-15</u></p>

LEGAL DESCRIPTION - 2612 Woodview (Parcel ID 0916-40-210)

Lot Eleven (11), except the South Seven (7) Feet thereof, Christofferson's First Subdivision of a part of the Northwest Quarter (NW 1/4) of the Southeast (SE1/4) of Section 16, Township 83 North, Range 24 West of the 5th P.M., Iowa, subject to easements and restrictions on record.

EP-IA-2393, Lienholder for 2612 Woodview

//// Attn: Amanda Freeman
//// 532A Council Street NE
//// Cedar Rapids, IA 52402

By Carey Finch

Carey Finch
Assistant Vice-President
Post Closing
US Bank
1550 American Boulevard East
Bloomington MN 55425

PROPERTY OWNERS – 2516 Woodview

<p><u>Michael S. Bryant</u> Michael S. Bryant</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>12</u> day of <u>June</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael S. Bryant, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.</p> <p><u>Joan E. Liming</u> Notary Public in and for the State of Iowa</p>	<p><u>Janice L. Bryant</u> Janice L. Bryant</p> <p>STATE OF IOWA, COUNTY OF STORY, ss:</p> <p>On this <u>12</u> day of <u>June</u>, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Janice L. Bryant, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.</p> <p><u>Joan E. Liming</u> Notary Public in and for the State of Iowa</p>
---	---



Joan E. Liming
Commission Number 705022
My Commission Expires
September 6, 2012



Joan E. Liming
Commission Number 705022
My Commission Expires
September 6, 2012

LEGAL DESCRIPTION - 2516 Woodview (Parcel ID 0916-40-195)

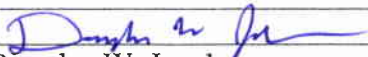
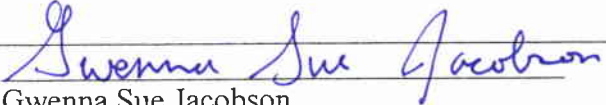

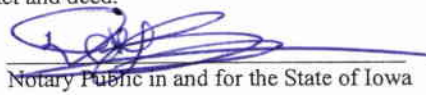
S 1/2 of Lot 9 and all of Lot 10 in Christofferson's First Subdivision of a part of the NW 1/4 of the SE 1/4 of Section 16, Township 83 North, Range 24 West of the 5th P.M., of Iowa.

Nationwide Advantage Mortgage Company
P.O. Box 919000
Des Moines, IA 50319

By

[Signature]
MARIA L. WEE
ASSOCIATE VICE PRESIDENT

PROPERTY OWNERS – 2500 Woodview

 Douglas W. Jacobson	 Gwenna Sue Jacobson
STATE OF IOWA, COUNTY OF STORY, ss:	STATE OF IOWA, COUNTY OF STORY, ss:
On this <u>24</u> day of <u>MAY</u> , 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Douglas W. Jacobson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.	On this <u>24</u> day of <u>May</u> , 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gwenna Sue Jacobson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.
 Notary Public in and for the State of Iowa	 Notary Public in and for the State of Iowa



LEGAL DESCRIPTION - 2500 Woodview (Parcel ID 0916-40-185)

Lot Eight (8) and the North Half (N 1/2) of Lot Nine (9) in Christofferson's First Subdivision of a part on the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, Except Beginning at the Northeast (NE) Comer of Lot Eight (8), Christofferson's First Subdivision in Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa; thence S 19° 41'19"E, Eighty-two and Twenty-two Hundredths (82.22) Feet along the Northeasterly line of said Lot Eight (8); thence N 31° 40' 39"W, Sixty-two and Sixty Hundredths (62.60) Feet; thence N 67° 8' 03" W, Thirty-one and Nineteen Hundredths (31.19) Feet; thence Northeasterly along the Northerly line of Lot Eight (8) and along a 31 I foot radius curve concave Northwesterly, an arc distance of Thirty-six (36.00) Feet (the long chord bears N 70° 27' 43" E, Thirty-five and Ninety-eight Hundredths (35.98) Feet to the point of beginning; AND Beginning at the SW Comer of Lot 1, Oakwood First Addition in the City of Ames, Story County, Iowa; thence N 35° 37' 15" E, 22.00 Feet along the Southeasterly line of said Lot 1; thence N 31° 40' 39" W, 87.06 Feet; thence S 19° 41' 19" E, 97.68 Feet along the Southwesterly line of Lot 1, to the point of beginning.

Greater Iowa Credit Union, Lienholder for 2500 Woodview
 801 Lincoln Way
 P. O. Box 665
 Ames, IA 50010

By  5-24-12