

City of Ames

Citywide Urban Revitalization Area Plan

April 9th

Public Hearing

Citywide Urban Revitalization Area Plan

Background.

Iowa Code 404 allows for a City to address revitalization needs of the community through a process of designating revitalization areas. The purpose for revitalization within the Citywide Plan is to support construction of new housing within the City. The primary purpose of the plan is to provide a partial property abatement incentive for qualified real estate that is consistent with the criteria of the approved plan.

The portion of the Act codified at Section 404.1 of the Iowa Code provides that the City Council may, by ordinance, designate an area of the city as a revitalization area, if that area is any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17.
5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

Housing Needs

The City of Ames has had a slower pace of residential development since 2020 with the impact of COVID 19 than before 2020. Commercial and industrial development has been relatively stable in this same timeframe, but the jobs housing imbalance has grown more pronounced putting more pressure on the housing demand and pricing and making housing less attainable. During 2023, the impact of inflation and higher interest rates caused a 5 year low in production of new housing with only 62 units of single and single family attached units built in total.

At the same time the City has seen a decrease in housing production, the City of Ames adopted a new Comprehensive Plan that identifies housing priorities for the City to expand opportunities for all types of housing within the community and to encourage construction of additional ownership housing to balance out the current owner/ renter tenure mix of the City. Plan 2040 accommodates growth of more than 15,000 people over the next 17 years, which equates to potential housing construction averages of 300 housing units a year for single family and multi-family development. The Plan identifies priorities for expansion of the City to meet the bulk of the City's new housing needs in defined growth areas to the North, East, South, and West, but also emphasizes infill opportunities for redevelopment areas and for small context sensitive housing options in existing neighborhoods.

Based upon the City recently approved Ames Plan 2040, support for a wide variety of housing types and the public facilities are suitable for such new development, the City is qualified to designate the entire city and Urban Revitalization Areas for housing construction. Note that establishing a citywide URA does not change existing land use designations or zoning regulations that apply to properties. All housing to be constructed will be required to be consistent with ordinances, standards, and policies that are in place for use and development of property.

Objectives of the Plan

Objectives of this Plan are to encourage new housing construction to increase the total amount of single-family housing built within the City, to encourage a more diverse range of building types, support expansion of ownership housing choices in the City, to primarily benefit construction of housing attainable to moderate income and other workforce housing needs, utilize existing and planned infrastructure in support of expanded housing options.

CITYWIDE URBAN REVITALIZATION PLAN FOR NEW OWNERSHIP HOUSING CONSTRUCTION

1. Legal Description: The Urban Revitalization Area includes all property within the City limit of Ames. The general legal description of boundary of the city along with the current map of the City boundaries is included within Exhibit A. The Plan boundaries, may be amended by the City Council in the future as permitted by law, including for the purpose of adding additional land annexed to the city.
2. Assessed Valuation: A list setting forth the existing assessed valuation of the real estate in the Urban Revitalization Area, listing the land and building values separately is attached hereto as Exhibit B. Exhibit B is a digital file available for review upon request.
3. Owners: Name & Address: A spreadsheet based upon Story County Assessor Records for owners is included as Exhibit B. Exhibit B is a digital file available for review upon request.
4. Zoning District and Classification: The Plan applies citywide including properties with commercial, residential, and industrial, and agricultural zoning districts. Exhibit C is an excerpt of the current Zoning Map of the City of Ames depicting all current zoning districts and boundaries.
5. Land Use: The Plan applies citywide including properties with commercial, residential, and industrial, exempt, and agricultural uses. Exhibit D is a map using assessor use codes to categorize use of property. Staff estimates that of developable land, excluding natural areas, right-of-way, etc., that approximately 40% of the land use is residential, 40% Civic, 13% commercial, and 7% industrial.

Exhibit E is the Ames Plan 2040 Future Land Use Map that indicates the City's planned growth areas and areas of land use change.
6. City Services: The Plan itself does not require or include any specific expanded City services. The City Comprehensive Plan, Ames Plan 2040, includes information about the general infrastructure needed for growth of the community. The City's specific plans for infrastructure improvements are included with the annually updated 5-year Capital Improvement Program (CIP) adopted by the City Council with the City's annual budget. Both Ames Plan 2040 and the currently approved CIP are available for review on the City's website and are incorporated by reference herein.
7. Eligibility Requirement: Revitalization shall be applicable only to that subset of eligible properties within the Plan area for **NEW CONSTRUCTION**. **Qualified real estate includes only the following types of improvements that satisfy all requirements below:**
 - i. A residential dwelling with its related improvements, for the actual value of improvements up to a maximum value of \$500,000. *Improvements that are not included with new construction of a residential dwelling are not eligible, for example construction of a workshop, garage, shed subsequent to building a dwelling.*
 - ii. The qualified improvement must have received a building permit from the City of Ames Iowa prior to December 31, 2027.

- iii. Improvements must be completed in conformance with zoning and building code standards of the Ames Municipal Code.
 - iv. Only the Residential assessment classification of improvements are eligible, regardless of underlying zoning. Property classified as agricultural or zoned agricultural are not eligible.
 - v. The property must be owner occupied, inclusive of all building types with individual defined ownership, including single family detached, single family attached, condominiums, accessory dwelling units, and two-family homes.
 - vi. Located on a vacant lot that was not previously developed with a single-family dwelling that was demolished to allow for new improvements.
8. Duration: The Plan has a limited duration to allow for improvements initiated prior to December 31, 2027 to be completed and to file a partial property tax exemption application as qualified real estate subject to the established criteria. No application for tax exemption for improvements initiated prior to December 31, 2027 will be accepted after February 1, 2029. No application for tax exemption for improvements initiated on or after January 1, 2028 are eligible for partial property tax exemption.

Nothing in this Plan is meant to limit the City Council's ability to modify, change, or terminate the Plan as allowed by law. In the event the program is modified or terminated, any improvement already approved and receiving tax exemption would continue to benefit from the exemption in accordance with the approved schedule of exemption.

9. Relocation: The plan does not require the displacement of any persons, and there will be no relocation benefits provided.
10. Percent Increase in Value Required: The value-added requirement is a ten (10) percent increase in actual value.
11. Tax Exemption Schedule: Qualified real estate may be eligible for a partial property tax exemption on New Construction improvements as described in Section 7 and within the duration of the Plan listed in Section 8. A partial property tax exemption on the first \$500,000 of eligible improvements is authorized on five year sliding scale as follows:

Year 1-100%
Year 2-80%
Year 3-60%
Year 4-40%
Year 5- 20%

The required improvements and eligibility must be maintained for the life of the tax exemption.

12. Federal, State, or Private Grant/Loan Programs for Residential Improvements:

The City of Ames is a federal entitlement community for CDBG and Home funds. Although these funds may be used to support residential improvements, primarily for low-income households, including first time homebuyer assistance, they are not designated for this purpose exclusively. Programming of these funds occurs on an annual basis and are approved by the City Council.

The State of Iowa offers a Workforce Housing Tax Credit program to developers of moderately priced housing. The developer applies to the Iowa Economic Development Authority for tax credit awards related to the construction of housing. Developers make take advantage of this program to construct new housing.

13. Revenue Bonds:

The City has no plans for the issuance of Revenue Bonds to support revitalization projects.

14. Application Procedures

Iowa Code 404.4 identifies the applicable application procedures for filing an exemption claim and the process to determine if the claim is in fact for qualified real estate. The general process is summarized below:

Exemption Application. An application shall be filed for each new exemption claimed. The first application for an exemption shall be filed by the owner of the property on a City application form by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. Subsequent applications may also be considered, to the extent permitted by the Act.

The City of Ames application form is available from the Planning and Housing Department. The completed City application form must be submitted to the Planning and Housing Department in accordance with the required timeline of February 1st described above and the limits of duration of the Plan.

Upon receipt of a completed application, the City Council shall approve the application, subject to review by the local assessor pursuant to the Act, if the project is in conformance with the Plan, is located within the Urban Revitalization Area and if the improvements were made during the time the area was so designated. The City Council shall forward for review all approved applications to the appropriate local assessor by March 1 of each year with a statement indicating which exemption applies. Applications for exemption for succeeding years on approved projects shall not be required.

The local assessor shall review each first-year application by making a physical review of the property, to determine if the improvements made increased the actual value of the qualified real estate by at least 10 percent (10%). If the assessor determines that the actual value of the real estate has increased by at least the requisite percent, the assessor shall proceed to determine the actual value of the property and certify the

valuation determined pursuant to the Act to the county auditor at the time of transmitting the assessment rolls. However, if a new structure is erected on land upon which no structure existed at the start of the new construction, the assessor shall proceed to determine the actual value of the property and certify the valuations to the county auditor at the time of transmitting the assessment rolls.

The assessor shall notify the applicant of the determination and the assessor's decision may be appealed to the local board of review at the times specified in Section 441.37 of the Code. If an application for exemption is denied as a result of failure to sufficiently increase the value of the real estate as provided in the Act, the owner may file a first annual application in a subsequent year when additional improvements are made to satisfy the requirements of the Act. After the tax exemption is granted, with periodic physical review by the assessor, for the time period specified in the tax exemption schedule under which the exemption was granted, the tax exemptions for the succeeding years shall be granted without the requirement of a new application.

15. Termination: Notwithstanding anything stated in this Article, if the City Council determines at any time that the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, the City Council may repeal the ordinance establishing the revitalization area and terminate the availability of temporary exemptions from taxation pursuant to Iowa Code Chapter 404.

Exhibit A

Legal Description-General Description of the Corporate Boundaries of the City of Ames

The land described as all that area presently within the Corporate Boundary of the City of Ames, Story County, Iowa, West of the 5th P.M., more particularly described as follows:

Beginning at a point 1699.38 feet west of the Northeast Corner of Section 22, Township 84, Range 24 said point being the northeast corner of Lot C of the Quarry Estates Subdivision, First Addition, City of Ames, Story County, Iowa; thence south 507.22 feet to the northwest corner of Lot 11 of the H.P. Jensen's Subdivision, Story County, Iowa; thence southwesterly along the west line of said Lot 11 a distance of 35.39 feet to the northeast corner of Lot 10 of the said H.P. Jensen's Subdivision; thence southwesterly along the northwest line of said Lot 10 and Lot 9 of the said H.P. Jensen's Subdivision a distance of 149.57 feet to the northwest corner of said Lot 9; thence southeasterly along the west line of said Lot 9 a distance of 74.21 feet to a point on the south line of said Outlot A of the said Quarry Estates Subdivision, First Addition; thence continuing southeasterly along the west line of said Lot 9 a distance of 89.25 feet to the southwest corner of said Lot 9; thence southwesterly along the north line of the right-of-way of Alta Vista Road in the said H.P. Jensen's Subdivision a distance of 26.75 feet; thence southeasterly along the western extent of said road right-of-way and the west line of Lot 8 of the said H.P. Jensen's Subdivision a distance of 163.04 feet; thence northeasterly along the south line of said Lot 8, Lot 7, and Lot 6 of the said H.P. Jensen's Subdivision a distance of 415.88 feet to a point on the west line of Lot 1 of the Oaks Subdivision, Story County, Iowa; thence south along the west line of said Lot 1 a distance of 702.23 feet to the southwest point of said Lot 1; thence east along the south line of said Lot 1 a distance of 519.24 feet to the southeast corner of said Lot 1; thence southeasterly along the southwest line of Lot 5 of the said Oaks Subdivision a distance of 391.5 feet to a point on the southwest line of said Lot 5; thence continuing south along the southwest line of said Lot 5 a distance of 135.5 feet to the southwest corner of said Lot 5; thence east along the south line of said Lot 5 a distance of 155.8 feet to the southeast corner of said Lot 5 also being a point on the west right-of-way line of U.S. Highway 69; thence southwesterly along the west line of the U.S. Highway 69 right-of-way and Dawes Drive right-of-way a distance of approximately 3,944 feet to the northeast corner of Parcel S in the Northeast Quarter of said Fractional Northeast Quarter of Section 27, Township 84, Range 24 (Slide 219, Page 1); thence east along a line intersecting the Dawes Drive right-of-way a distance of 100 feet to the northwest corner of Parcel V part of Lots 3 and 6 in the Northeast Quarter of said Fractional Northeast Quarter of Section 27, Township 84, Range 24 (Slide 219 Page 6); thence east along the north line of said Parcel V to a point on the westerly right-of-way line of U.S. Highway 69 a distance of 331.67 feet; thence continuing east to the northeast corner of Lot 3 in the Northeast Quarter of said Fractional Northeast Quarter of Section 27, Township 84, Range 24 distance of 474.19 feet; thence south along the east line of said Northeast Quarter of said Fractional Northeast Quarter to the southeastern corner of said Northeast Quarter of said Fractional Northeast Quarter a distance of 630.8 feet also being a point along the centerline of the South Skunk River; thence southeasterly along said centerline of the South Skunk River being also the east line of Lot 1 Lying West of the River in the Southwest Quarter of the Fractional Northwest Quarter of Section 26, Township 84, Range 24 a distance of 220.52 feet; thence northeasterly along the south line of a parcel described as the Southwest Quarter of the Fractional Northwest Quarter Lying East of said South Skunk River and West of Gary Purvis Property as Shown on Book 1 Page 249 Section 26, Township 84, Range 24 a distance of 100 feet; thence northwesterly along the west line of said parcel described as the Southwest Quarter of the Fractional Northwest Quarter Lying East of said South Skunk River and West of Gary

Purvis Property as Shown on Book 1 Page 249 to the northeast corner thereof a distance of 185.36 feet; thence northwesterly along the west line of a parcel described as the Northwest Quarter of the Fractional Northwest Quarter West of Gary Purvis Property as Shown on Book 1 Page 249 Section 26, Township 84, Range 24 a distance of 420.06 feet; thence northeasterly along the west line of said parcel a distance of 503.02' feet; thence northeasterly along the west line of said parcel to the northwest corner of said parcel a distance of 322.52 feet; thence east along the south line of the Riverside Heights and Purvis Subdivisions, Story County, Iowa, to the northeast corner of the Northwest Quarter of the Fractional Northwest Quarter of Section 26, Township 84, Range 24 a distance of 1,087.86 feet; thence south along the east line of the West Half of the Fractional Northwest Quarter of Section 26, Township 84, Range 24 to the southwest corner of Lot 2 of the Southwest Quarter of the Fractional Northwest Quarter of Section 26, Township 84, Range 24 , a distance of 1,866.23 feet; thence west to the northwest corner of Lot 4 Lying Northeast of the said South Skunk River of the Southwest Quarter of the Fractional Northwest Quarter of Section 26, Township 84, Range 24 , also being a point in the center of said South Skunk River a distance of 562.55 feet; thence following the centerline of the South Skunk River more or less and the west line of Lot 4 Lying Northeast of the said South Skunk River southeasterly 238 feet, southeasterly 334.93 feet, southeasterly 188.11 feet; thence northeasterly along the south line of said Lot 4 Lying Northeast of the said South Skunk River a distance of 248.57 feet; thence northeasterly along the north line of a parcel described as Lot 4 Lying Southwest of the said South Skunk River and Part of Lot 8 West of said River in the South Half of the Fractional Northwest Quarter of Section 26, Township 84, Range 24 a distance of 232.46 feet; thence southeasterly along the east line of said parcel and a parcel described as Lot 1 and Lot 8 West of the South Skunk River in the Northeast Quarter of the Southwest Fractional Quarter Section 26, Township 84, Range 24 distance of 353.92 feet; thence southeasterly along the east line of a parcel of land described as said Lot 1 and Lot 8 West of the South Skunk River to a point on the south line of said Lot 1 a distance of 156.2 feet; thence southeasterly more or less along the centerline of said South Skunk River and the east line of Lot 2 Lying West of the River Northeast Quarter of the Fractional Southwest Quarter of Section 26, Township 84, Range 24 a distance of 41.06 feet; thence southwesterly along the east line of said Lot 2 a distance of 149.15 feet; thence southwesterly along the east line of said Lot 2 a distance of 200.32 feet; thence southwesterly along the east line of said Lots 2 a distance of 216.85 feet to the southeast corner thereof; thence southwesterly along the east line of a parcel described as Lots 2, 3, and 4 West of the South Skunk River and E of Outlot A of the Scaldo Ridge Subdivision, City of Ames, Story County, Iowa a distance of 334.38 feet to the southeast corner thereof; thence southeasterly along the west line of a part of a Tract Lying East of the said South Skunk River described as Beginning at the northeast corner of the South Half of the Northeast Quarter of the Fractional Southwest Quarter of Section 26, Township 84, Range 24 W1330.5 feet, S328.8 feet, E76.8 feet, SE219.7 feet, SE171.3 feet, SE442.9 feet, SE249.5 feet, W322.7 feet, S20.8 feet, SE592 feet, E520 feet, N1470.5 feet to the Beginning a distance of 219.7 feet; thence southeasterly continuing along of the west line of said tract to the center of the South Skunk River a distance of 171.3 feet; thence southeasterly continuing along of the west line of said tract a distance of 442.9 feet; thence southeasterly continuing along of the west line of said tract a distance of 125.77 feet; thence continuing southeasterly along the west line of said tract and along a curve in said river a distance of 678.03 feet to the southwest corner of said tract; thence east to the southeast corner of said tract to a point on the east line of the Southeast Quarter of the Fractional Southwest Quarter of Section 26, Township 84, Range 24 a distance of 323.38 feet; thence south along said east line to the southwest corner of the Southwest Quarter of the Fractional Southeast Quarter of Section 26, Township 84, Range 24 a

distance of 650.65 feet; thence east along the south line of the Southwest Quarter of the Fractional Southeast Quarter and Southeast Quarter of the Fractional Southeast Quarter of Section 26, Township 84, Range 24 also being the southeast corner of the West half of said Southeast Quarter of the Fractional Southeast Quarter the a distance of 1,980 feet; thence south a distance of 1,242.91 feet along the east line of the West half of the Northeast Quarter of the Northeast Fractional Quarter of Section 35, Township 84, Range 24; thence east to a point on the east line of the Northwest Quarter of the Fractional Northwest Quarter of Section 36, Township 84, Range 24 a distance of 1,982.8 feet; thence south along the east line of said Northwest Quarter of the Fractional Northwest Quarter to the southeast corner thereof a distance of 99.01 feet; thence west along the south line of said Northwest Quarter of the Fractional Northwest Quarter a distance of 1,214.72 feet; thence south to a point 344 feet north of the south line of the Northwest Quarter of the Fractional Southwest Quarter of Section 36, Township 84, Range 24 and 100 feet east of the west line of the said Northwest Quarter of the Fractional Southwest Quarter a distance of 2,296 feet; thence east to a point on the east line of said Northwest Quarter of the Fractional Southwest Quarter a distance of 1,220 feet; thence south along the east line of said Northwest Quarter of the Fractional Southwest Quarter distance of 86.6 feet; thence southwesterly a distance of 485.58 feet; thence southeasterly to a point on the east line of the Southwest Quarter of the Fractional Southwest Quarter of Section 36, Township 84, Range 24 a distance of 961.9 feet; thence south along the east line of said Southwest Quarter of the Fractional Southwest Quarter to the southeast corner of said Southwest Quarter of the Fractional Southwest Quarter a distance of 268 feet; thence east along the south line of the South Fractional Half of Section 36, Township 84, Range 24 to a point on the west line of the Walter Family Campus Subdivision a distance of 1,879.86 feet; thence north along the west line of the said Walter Family Campus Subdivision to the northwest corner of the said Walter Family Campus Subdivision a distance of 594.91 feet; thence east along the north line of the said Walter Family Campus Subdivision to the northeast corner of the said Walter Family Campus Subdivision a distance of 722.58 feet; thence north along the east line of the West Half of the East Fractional Half of Section 36, Township 84, Range 24 to a point on said east line 16.5 feet south of the northwest corner of the Northeast Quarter of the Fractional Northeast Quarter also being the northwest corner of the North Dayton Industrial Subdivision, City of Ames, Story County, Iowa, a distance of 4,696.35 feet; thence east along the north line of the said North Dayton Industrial Subdivision and a line 16.5 feet south of the north line of the Northeast Quarter of the Fractional Northeast Quarter a distance of 1,321 feet also being a point on the centerline of Dayton Avenue; thence north also said road centerline a distance of 1,976.9 feet; thence along the north line of said parcel described as the South 42.23 Acres of the North Half of the Southwest Fractional Quarter Section 30, Township 84, Range 23 to a point on the west right-of-way line of Interstate 35 a distance of 3041.74 feet; thence south along said right-of-way line to the northeast corner of the Northeast Quarter of the Southwest Fractional Quarter Section 31, Township 84, Range 23 a distance of 4,507.93 feet; thence east along the north line of the Southeast Fractional Quarter of Section 31, Township 84, Range 23 to the northeast corner of said Southeast Fractional Quarter a distance of 2,666.42 feet; thence south along the east line of said Southeast Fractional Quarter to the southeast corner of said Southeast Fractional Quarter a distance of 2,640.2 feet; thence along the north line of a parcel described as Parcel A in the Northwest Fractional Quarter Section 5, Township 83, Range 23 (Instrument 2011-11372) also being the centerline of East 13th Street to the northeast corner of said parcel a distance of 2,002.69 feet; thence south along the east line of said parcel described as Parcel A to the southeast corner of said parcel also being a point on the north line of the Chicago and Northwestern Transportation Company Railroad a distance of 1,334.27 feet;

thence east along the north line of said railroad to the east line of Section 4, Township 83, Range 23 also being the center of Potter Avenue a distance of 5,280.24 feet; thence south along the east line of said Section 4 to the northeast corner of the Northeast Quarter of the Northeast Fractional Quarter of Section 9, Township 83, Range 23 also being the centerline of Lincoln Highway a distance of 2,188.04 feet; thence west along the south line of said Section 4 to the northwest corner of the Northeast Quarter of the Northeast Fractional Quarter of Section 9 a distance of 1,310 feet; thence south along the west line of the East Half of the East Fractional Half to the southeast corner of the Northwest Quarter of the Southeast Fractional Quarter of Section 9, Township 83, Range 23 a distance of 3,960 feet; thence west along the south line of said Northwest Quarter of the Southeast Fractional Quarter to the southwest corner thereof a distance of 1,320 feet; thence north along the west line of said Northwest Quarter of the Southeast Fractional Quarter to the northwest corner thereof a distance of 1,320 feet; thence west along the north line of the Southwest Fractional Quarter of said Section 9 and the north line of the Northeast Quarter of the Southeast Fractional Quarter of Section 8, Township 83, Range 23 to the northwest corner of said Northeast Quarter of the Southeast Fractional Quarter a distance of 3,960 feet; thence south along the west line of said Northeast Quarter of the Southeast Fractional Quarter to the northwest corner of Parcel F of said Northeast Quarter of the Southeast Fractional Quarter (Slide 596 Page 5 a distance of 544.59 feet; thence east along the north line of said Parcel F to the northeast corner thereof also being a point on the centerline of 580th Avenue a distance of 1335.88 feet; thence southwesterly along the east line of said Parcel F to the southeast corner thereof a distance of 1,233 feet; thence south along the west line of the East 450 feet of the Southeast Quarter of the Southeast Fractional Quarter of Section 8, Township 83, Range 23 a point on the west line of the JDA Subdivision, Story County, Iowa, a distance of 1,035.41 feet; thence east following the line of the said JDA Subdivision a distance of 249.62 feet; thence northeasterly along said line following a curve a distance 214.38 feet; thence south following said line and west right-of-way line of 580th Avenue a distance of 71.91 feet; thence southwesterly following said line and right-of-way line to a point on the north right-of-way of U.S. Highway 30 a distance of 154.3 feet; thence west along said right-of-way line to a point on the west line of the Southwest Quarter of the Southeast Fractional Quarter of said Section 8 a distance of 2,540.36 feet; thence north along the west line of the Southeast Fractional Quarter of said Section 8 to the northwest corner of the Northwest Quarter of the Southeast Fractional Quarter of said Section 8 a distance of 2,427.15 feet; thence west along the south line of the North Fractional Half of said Section 8 and Section 7, Township 83, Range 23 to the northeast corner of the Ames Community Development Park, Fourth Addition, Subdivision, City of Ames, Story County, Iowa, being also point on the west right-of-way line of Interstate 35 a distance of 5,719.55 feet; thence south along said Interstate 35 right-of-way to a point on the east line of the Ames Community Development Park Subdivision, Fourth Addition, City of Ames, Iowa, a distance of 1,074.68 feet; thence southwesterly along a curve and said Interstate 35 right-of-way to the southeast corner of the Minard's Plat Subdivision, City of Ames, Iowa, a distance of 2,767.59 feet; thence southwesterly to a point on the east line of Section 13, Township 83, Range 24, being also the centerline of South Dayton Place a distance of 955.3 feet; thence south following said line a distance of 254.19 feet; thence east along the south line of the right-of-way of U.S. Highway 30 to the northeast corner of a parcel described as commencing at the northwest corner of the Northwest Quarter of the Northwest Fractional Quarter S588.05' feet to the beginning COR S531.33' E398.43' N560.61' SW400' to the beginning except the right-of-way sold to State of Iowa, (Book 95 Page 591) a distance of 400.1 feet; thence south along the east line of said parcel to the southeast corner thereof a distance of 560.61 feet; thence west along the south line of said parcel to a point on the centerline of South

Dayton Place a distance of 402.43 feet; thence south along the centerline of South Dayton Place a distance of 458.34 feet; thence west along the south right-of-way line of Southeast 18th St a distance of 1,486.75 feet; thence northwesterly along the east line a parcel described as the Southwest Quarter of the Northeast Fractional Quarter except the South Dayton Avenue right-of-way and SE 18th Street right-of-way and a parcel described as the Northwest Quarter of the Northeast Fractional Quarter South of U.S. Highway 30 except the Iowa, DOT Condemned Parcel to the northeast corner thereof both being in Section 13, Township 83, Range 24 a distance of 416.6 feet; thence northwesterly along the north line of said parcel in the Northwest Quarter of the Northeast Fractional Quarter to the northwest corner of said parcel, a distance of 1,125.4 feet; thence north to the northeast corner of a parcel described as Part of Parcel G in the Northwest Quarter of the Northeast Fractional Quarter and Part of the in the Southeast Quarter of the Northwest Fractional Quarter Section 13, Township 83, Range 24 a distance of 77.23 feet; thence west along of the north line of said parcel to the northwest corner thereof a distance of 925.5 feet; thence south along the west line of said parcel and the west line of a parcel described as Part of Said Parcel G East of the River also being the centerline of the South Skunk River to the southwest corner thereof a distance of 3,043.66 feet; thence west along the south line of the previously described parcel being also the south line of the Northeast Quarter of the Southwest Quarter of Section 13, Township 83, Range 24 to the southwest corner of said parcel a distance of 1,135.2 feet; thence south along the east line of West Half of the West Fractional Half of Section 13 and Section 24, Township 83, Range 24 to the southeast corner of the Southwest Quarter of the Northwest Fractional Quarter also being a point on the centerline of Ken Maril Road a distance of 3,960 feet; thence south continuing along the east line of West Half of the West Fractional Half of Section 24, Township 83, Range 24 a distance of 200 feet; thence west along the south line of a parcel described as the North 200 feet of the Northwest Quarter of the Southwest Fractional Quarter Section 24 Township 83, Range 24 to a point on the centerline of 550th Avenue a distance of 1,320 feet; thence continue west to the southwest corner of a parcel described as the East 286.9 Feet of the North 200 Feet of the Northeast Quarter of the Southwest Fractional Quarter of a distance of Section 23, Township 83, Range 24 a distance of 2,925.25 feet; thence north along the west side of said parcel, a parcel described as the Northwest 3.77 acres of the Southeast Quarter of the Northwest Fractional Quarter Section 23, Township 83, Range 24, and Lot 2 of the Armstrong's Subdivision Third Addition to a point on the south line of Lot 1 of the Armstrong's Subdivision, Third Addition, City of Ames, Story County, Iowa, a distance of 1,010.9 feet; thence west along the south line of said Lot 1 a distance of 106.1 feet; thence north along the west line of said Lot 1 to the northwest corner thereof a distance of 194.9 feet; thence west along the south line of a parcel described as BEG 50' W NE COR W400' S300' E400' N300' TO BEG and a parcel described as the West 537.25 feet of the East 987.25 feet of the North 300 feet of the Southeast Quarter of the Northwest Fractional Quarter Section 23, Township 83, Range 24 to the southwest corner thereof a distance of 594.25 feet; thence south along the west line of a parcel described as Southeast Quarter of the Northwest Fractional Quarter beginning 1317.25' W OF NE COR S380' E330' N380' W to the beginning Section 23, Township 83, Range 24 to the southeast corner thereof a distance of 80 feet; thence west along the south line of the previously described parcel a distance of 330 feet; thence continuing west along the south line of a parcel described as Southwest Quarter of the Northwest Fractional Quarter beginning 1317.25' W OF NE COR SE NWS330' W664.5' N330' to the beginning Section 23, Township 83, Range 24 to the southwest corner there of a distance of 994.5 feet; thence north along the west line of said parcel to a point on the south line of the Northwest Quarter of the Northwest Fractional Quarter Section 23, Township 83, Range 24 a distance of 380 feet; thence west along the south line of

said the Northwest Quarter of the Northwest Fractional Quarter to the northeast corner of a parcel described as in the Southwest Quarter of the Northwest Fractional Quarter beginning at the Northwest Quarter E267.81' SW940.14' to the section line North to the beginning a distance of 382.12 feet; thence southwesterly along the east line of said parcel to a point on the east line of Section 22, Township 83, Range 24 a distance of 941.14 feet; thence south along said section line to the southeast corner of the Southeast Quarter of the Southeast Fractional Quarter of Section 22, Township 83, Range 24 a distance of 3,066.04 feet; thence west along the south line of said the Southeast Quarter of the Southeast Fractional Quarter a distance of 1,040.21 feet; thence southwesterly along the east line of Parcel B of the Northeast Fractional Quarter Section 27, Township 83, Range 24 a distance of 1,614.64 feet; thence northwesterly along the south line of said Parcel B to the southwest corner thereof also being a point on the centerline of South Riverside Drive a distance of 1,404.51 feet; thence north along the centerline of South Riverside Drive to the northeast corner of Parcel A of the Southeast Quarter of the Southwest Fractional Quarter Section 22, Township 83, Range 24 (CFN12-38) a distance of 1,698.32 feet; thence east along the south line of a parcel described as the Southwest Quarter of the Southeast Fractional Quarter Except the North 912.85 feet of the West 417.7 feet Section 22, Township 83, Range 24 a distance of 456.08 feet to a point at the center of S Riverside Drive; thence north along the east line of said parcel and the west line of the W417' of the Southeast Fractional Quarter to the northeast corner thereof a distance of 3,057.34 feet; thence west along the north line of said parcel to the northwest corner thereof along being a point on the centerline of South Riverside Drive a distance of 417.7 feet; thence west along the south line the north half of Section 22 and Section 21, Township 83, Range 24 and Section 21, Township 83, Range 24 to a point on the east line of the Ansley Subdivision, City of Ames, Story County, Iowa, a distance of 4,873.63 feet; thence southwesterly along the east line of said Ansley Subdivision to a point on the west line of the Northwest Quarter of the Southeast Fractional Quarter Section 21, Township 83, Range 24 a distance of 1,391.22 feet; thence north along the west line of the Ansley Subdivision to the northwest corner of the said Northwest Quarter of the Southeast Fractional Quarter being also a point on the centerline of Cedar Lane a distance of 1,176.31 feet; thence west along the south line of the Southeast Quarter of the Northwest Fractional Quarter to the southwest corner thereof also being the southwest corner of Outlot E Riggerberg Park Subdivision Second Addition, City of Ames, Story County, Iowa, a distance of 1,320.24 feet; thence north along the west line of said Southeast Quarter of the Northwest Fractional and said Outlot E to the northwest corner thereof a distance of 1,315.2 feet; thence continuing north along the east line of the Northwest Quarter of the Northwest Fractional Quarter to the northeast corner thereof also being the east line of the Ringgenberg Park Subdivision First and Third Additions, City of Ames, Story County, Iowa, a distance of 1,315.22 feet; thence west along the north line of said Northwest Quarter of the Northwest Fractional Quarter, the Northeast Quarter of the Northeast Fractional Quarter and the Northwest Quarter of the Northeast Fractional Quarter Section 20, Township 83, Range 24 to a point on the centerline of Zumwalt Station Road also being the southwest corner of the Chicago and Northwestern Transportation Company Railroad in the Southeast Fractional Quarter of Section 17, Township 83, Range 24 a distance of 2,990.95 feet; thence northeasterly along said railroad property to the southeast corner of a parcel described as Parcel A Section 17, Township 83, Range 24 (CFN15-54) a distance of 1,137.4 feet; thence west along the south line of said Parcel A to the southwest corner thereof a distance of 462.19 feet; thence north along the west line of said Parcel A to the northwest corner thereof a distance of 407.3 feet; thence west along the south line of the Ferguson Subdivision, City of Ames, Story County, Iowa, to the southwest corner thereof a distance of 120.45 feet; thence north along the west line of said Ferguson

Subdivision a distance of 308 feet to a point on the west line of Lot 8 of said subdivision; thence northwesterly along said west line of said Lot 8 to the northwest corner thereof a distance of 20.26 feet; thence east along the north line of said Lot 8 to the northeast corner thereof a distance of 128.69 feet; thence north along the west line of said Ferguson subdivision to the northeast corner thereof along being a point on the centerline of Dartmoor Road a distance of 304.3 feet; thence southeasterly along the centerline of Dartmoor Road a distance of 374.99 feet; thence east along the north line of a parcel described as described as Parcel B (Slide 75, Page 1) and Parcel E (Slide 75 Page 3) Section 17, Township 83, Range a distance of 70.36 feet; thence north to a point on the centerline of Dartmoor Road along being on said Parcel B and E a distance of 17.93 feet; thence northeasterly along the north line of said parcel and the centerline of Dartmoor Road a distance of 291.48 feet; thence southeasterly along the north line of said parcel and the centerline of Dartmoor Road a distance of 339.95 feet; thence south along the east line of said parcel a distance of 30.55 feet; thence east long the north line of said parcel a distance of 37.61 fee; thence north along the west line of a parcel described as Part of Lot 15 and Part of Lot 7 of the Christensen's (Anton) Subdivision, Story County, Iowa, COMM SW COR LOT 10 SE192.9' SE102' TO BEG NW458' SW128.3' S227.3' W140.3' S244.6' SE401.4' NE80.7' NE100.5' NW104.3' TO BEG a distance of 277.8 feet; thence east along the north line of said parcel a distance of 140.3 feet; thence north along the west line of said parcel to the north corner of said parcel a distance of 355.6 feet; thence southeast along the west line of said parcel to a point on the east line thereof also being a point on the centerline of State Avenue a distance of 458 feet; thence southwesterly along the east line of said parcel and the centerline of State Avenue to the north corner of Lot 12 of said Christensen's (Anton) Subdivision a distance of 204.8 feet; thence southeast along the east line of said Lot 12 a distance of 52.87 feet; thence northeast along the north line of a parcel described as Parcel A (Slide 36, Page 4) of Lot 11 of said Christensen's (Anton) Subdivision a distance of 176.7 feet; thence continuing northeast along said north line of said Parcel A to the northeast corner there of a distance of 200 feet; thence southeasterly along the east line of said Parcel A to the east corner thereof a distance of 130 feet; thence northeasterly along the west line of the Chicago and Northwestern Transportation Company Railroad property in the Northwest Quarter of the Southwest Fractional Quarter Section 16, Township 83, Range 24 to a point on the north line of said Northwest Quarter of the Southwest Fractional Quarter; thence continuing northeasterly along the west line of the Chicago and Northwestern Transportation Company Railroad property in the Northwest Fractional Quarter Section 16, Township 83, Range 24 to the northeast corner of Lot 11 of the Christensen's (Anton) Subdivision Auditor's Plat Part of Lots 18 & 19, Story County, Iowa, being also a point on the south line of the U.S. Highway 30 right-of-way; thence southeasterly along the south line of said right-of-way a distance of 272.73 feet; thence north intersecting said U.S. Highway 30 to a point on the west line of Lots W, X, Y, and Z of the Gateway Hills Subdivision, City of Ames, Story County, Iowa, a distance of 642.52 feet; thence west intersecting said U.S. Highway 30 along the north line of said Christensen's (Anton) Subdivision to the northeast corner of a parcel described as the West 25 Acres of the said Christensen's (Anton) Subdivision Except the Highway and Lots 16 & 17 a distance of 1,649.92 feet; thence south along the east line of said parcel to the southeast corner thereof a distance of 1091.8 feet; thence west along the south line of said parcel to the southwest corner thereof also being a point on the centerline of State Avenue and the east line of the Southeast Quarter of the Northeast Fractional Quarter of Section 17, Township 83, Range 24 a distance of 971.16 feet; thence south along the west line of the Southeast Quarte of the Northeast Quarter of said Section 17 to the southeast corner thereof a distance of 853.66 feet; thence west along the south line of the Northeast Fractional Quarter of said Section 17 to a point 20 feet east of the

southwest corner thereof a distance of 2,637.99 feet; thence northwest to a point on the west line of said Northeast Fractional Quarter 20 feet north of the southwest corner thereof a distance of 28.47 feet; thence north along the west line of said Northeast Fractional Quarter to a point on the north line of the Highway 30 right-of-way along being the southeast corner of the Fountainview Subdivision, City of Ames, Story County, Iowa, a distance of 2,186.03 feet; thence continuing along the north line of the U.S. Highway 30 right-of-way also being also the south line of the Fountainview Subdivision to the southwest corner thereof a distance of 1,368.9 feet; thence south along the west line of the Northeast Quarter of the Northwest Fractional Quarter of said Section 17 to the southeast corner of the Cochrane's Second Addition Subdivision, City of Ames, Story County, Iowa, a distance of 25.97 feet; thence northwest along the south line of said Cochrane's Second Addition Subdivision to the southwest corner thereof a distance of 1,245.25 feet; thence continuing northwest intersecting the South Dakota Avenue and U.S. Highway 30 right-of-way to the southeast corner of the Dauntless Subdivision Fourth Addition, City of Ames, Story County, Iowa, a distance of 286.87 feet; thence continuing along the south line of said Dauntless Subdivision Fourth Addition to the southwest corner thereof being also a point on the north line of the said U.S. Highway 30 right-of-way a distance of 2,717.18 feet; thence continuing northwesterly along the north line of the said U.S. Highway 30 right-of-way to the southwest corner of a parcel described as Parcel A (Slide 98 Page 4) of Section 7, Township 83, Range 24 a distance of 2,910.31; thence north along the west line of said Parcel A and Lot 2 of the Crane Farm Subdivision Fifth Addition City of Ames, Story County, Iowa, to the northwest corner of said Lot 2 a distance of 305.45 feet; thence east along the north line of said Lot 2, the north line of the Crane Farm Subdivision Third and Sixth Additions City of Ames, Story County, Iowa, to a point being the southeast corner of Southwest Quarter of the Northwest Fractional Quarter of said Section 7a distance of 1,381.63 feet; thence north along the east line of the West Fractional Half of the Northwest Fractional Quarter of Section 7, Township 83, Range 24 to the northeast corner thereof also being a point on the centerline of Lincoln Highway a distance of 2,642.48 feet; thence along the centerline of said Lincoln Highway to a point on the Boone Story County line and centerline of S 500th Avenue also being the southwest corner of the Crestview Acres Subdivision a distance of 1,497.64 feet; thence north along the centerline of N 500th Avenue to the northwest corner a parcel described as the North 198 feet of the West 440 feet of the Northwest Quarter of the Southwest Fractional Quarter of Section 6, Township 83, Range 24 of the a distance of 2,631.2 feet; thence east along the south line of the Northwest Fractional Quarter of Section 6, Township 83, Range 24 to a point on said south line 50.02 feet from the southeast corner of the said Northwest Fractional Quarter a distance of 2,782.73 feet; thence south 50.02 feet; thence east 50.02 feet to a point on the east line of the Northeast Quarter of the Southwest Quarter of Section 6, Township 83, Range 24 ; thence continuing east along the south line of a parcel described as Parcel P in the North Half of the Southwest Fractional Quarter and the Norwest Quarter of the Southeast Fractional Quarter (Slide 191 Page 1) of Section 6, Township 83, Range 24 a distance of 561.63 feet; thence south along the west line of said Parcel P a distance of 385.09 feet; thence continuing south along the west line of a parcel described as Parcel M in the Norwest Quarter of the Southeast Fractional Quarter (Slide 167 Page 5) of Section 6, Township 83, Range 24 a distance of 247.08 feet; thence east along the south line of said Parcel M a distance of 50.57 feet to the southeast corner thereof; thence south along the west line of a parcel described as BEG 311.8' W OF SE COR W349.6' N669.2' E349.6' S TO BEG of the Norwest Quarter of the Southeast Fractional Quarter of Section 6, Township 83, Range 24 a distance of 673.11 feet to the southwest corner thereof; thence west along the north line of a parcel described as Parcel K (Slide 159 Page 3) of the Southwest Quarter of the Southeast Fractional Quarter of Section 6,

Township 83, Range 24 to the northwest corner thereof a distance of 650.85 feet; thence south along the west line of said Parcel K to the southwest corner thereof also being a point on the north right-of-way line of Lincoln Way a distance of 1,224.06 feet; thence east along the south line of said Parcel K a distance of 907.77 feet; thence north along the boundary of said Parcel K a distance of 60 feet; thence east along the boundary of said Parcel K the southeast corner thereof a distance of 90 feet; thence north along the east line of said Parcel K to the northeast corner thereof a distance of 1,167.92 feet; thence continuing north along the west line of said parcel describe as BEG 311.8' W OF SE COR W349.6' N669.2' E349.6' S TO BEG to the northeast corner thereof a distance of 669.92 feet; thence west along the north line of said parcel to the northwest corner thereof a distance of 349.6 feet; thence north along the east line of said Parcels M and P to the northeast corner of Parcel P a distance of 632.16 feet; thence west along the north line of said Parcel P to a point 50.02 feet from the northwest corner there of a distance of 610.37 feet; thence north along the east line of the Northwest Fractional Quarter of Section 6, Township 83, Range 24 to a point on the centerline of Ontario Street a distance of 1,621.91 feet; thence continuing west along the centerline of Ontario Street to a point 33 feet south of the southwest corner of the Birch Meadows Subdivision First Addition, City of Ames, Story County, Iowa, a distance of 2,108.85 feet; thence north 33 feet to the west line of the said Birch Meadows Subdivision First Addition and thence along the said west line to the northwest corner of Lot 5 in said subdivision a distance of 344.67 feet; thence west along the boundary of the said Birch Meadows Subdivision First Addition and Second Addition City of Ames, Story County, Iowa, to the southwest corner of Outlot A of said First Addition a distance of 311.72 feet; thence north along the west line of said Outlot A to the northwest corner thereof a distance of 1,272.7 feet; thence southeasterly along the north line of said Outlot A a distance 292.72 feet; thence north along the boundary of said Outlot A a distance of 24.29 feet; thence southeasterly along the north line of said Outlot A to the northeast corner thereof a distance of 158.91 feet; thence southeasterly along the north line of Outlot YY in the said Birch Meadows Subdivision Second Addition to the northeast corner thereof a distance of 591.68 feet; thence north along the west line of Lot 11 of the Brookview Place West Subdivision Third Addition, City of Ames, Story County, Iowa, to the northwest corner thereof a distance of 25.7 feet; thence southeasterly along the north line of said Brookview Place West Subdivision a distance of 1,354.61 feet; thence southeasterly along the north boundary of said subdivision a distance of 25.37 feet; thence southeasterly along the north boundary of said subdivision a distance of 714.25 feet to the northeast corner thereof; thence continuing southeasterly along the north boundary of the Patio Homes West Subdivision Second Addition, City of Ames, Story County, Iowa, a distance of 281 feet; thence southwesterly along the north boundary of the said Patio Homes West Subdivision Second Addition a distance of 25 feet; thence southeasterly along the north boundary of the said Patio Homes West Subdivision Second Addition to the northeast corner thereof a distance of 323.94 feet; thence north along the west boundary of the Chicago and Northwestern Transportation Company Railroad in the Southeast Quarter of the Southeast Fractional Quarter Section 31, Township 84, Range 24 to the northwest corner of said railroad property a distance of 146.4 feet; thence southeasterly along the north line of said railroad property to the southwest corner Lot I of the I B Howes Subdivision First Addition City of Ames, Story County, Iowa, a distance of 741.23 feet; thence north along the west line of said I B Howes Subdivision Lot I to the northwest corner there of a distance of 85.5 feet; thence east along the north line of said Lot I to the northeast corner there of a distance of 529.5 feet; thence south along the east line of said Lot I to the southeast corner thereof said point being also on the west line of the North Dakota Avenue right-of-way a distance of 172 feet; thence southeasterly along the north line of said railroad property in Section 31 and the Chicago and

Northwestern Transportation Company Railroad in the Southwest Fractional Quarter Section 32, Township 84, Range 24 to the southwest corner of a parcel described as the East 675 feet North of said Railroad Right-of-Way in the Southeast Quarter of the Southwest Fractional Quarter Section 32, Township 84, Range 24 a distance of 2,043.84 feet; thence north along the west line of said parcel to the northwest corner thereof a distance of 585.71 feet; thence east along the north line of said parcel to the northeast corner thereof a distance of 692.10 feet; thence north along the east line of the Northeast Quarter of the Southwest Fractional Quarter and the Southeast Quarter of the Northwest Fractional Quarter of said Section 32 to the northeast corner thereof a distance of 2,633.7 feet; thence east along the north line of the Southwest Quarter of the Northeast Fractional Quarter of said Section 32 to the northeast corner thereof a distance of 1,320 feet; thence north along the west line of the Northeast Quarter of the Northeast Fractional Quarter to the southwest corner of a parcel described as the North 15.75 Acres of the Northeast Quarter of the Northeast Fractional Quarter of said Section 32 a distance of 811.88 feet; thence east long the south line of said parcel described as the North 15.75 Acres of the Northeast Quarter of the Northeast Fractional Quarter to the southeast corner thereof a distance of 1,320 feet; thence north along the east line of said parcel described as the North 15.75 Acres of the Northeast Quarter of the Northeast Fractional Quarter to the northeast corner thereof a distance of 513.51 feet; thence north along the west line of Section 28 Township 84, Range 24 to the northwest corner of the Norwest Quarter of the Southwest Fractional Quarter a distance of 2,606.19 feet; thence east along the south line of two parcels of land described as the West 252 Feet of the Norwest Quarter of the Southwest Fractional Quarter of said Section 28 South and West of the Road and the Norwest Quarter of the Southwest Fractional Quarter of said Section 28 South of the Road Except the West 252 Feet to the southwest corner of the Northridge Heights Subdivision First Addition, City of Ames, Story County, Iowa, a distance of 792 feet; thence northwesterly along the boundary of the said Northridge Heights Subdivision First Addition to the southwest corner of Lot A a distance of 982.64 feet; thence south along the west line of said parcel described as the West 252 Feet of the Norwest Quarter of the Southwest Fractional Quarter of said Section 28 South and West of the Road to the southeast corner of Outlot A of the Scenic Point Subdivision First Addition City of Ames, Story County, Iowa, a distance of 302.88 feet; thence west along south line of said Outlot A to the southwest corner thereof a distance of 281.77 feet; thence northwesterly along the boundary of said Scenic Point Subdivision First Addition to a point on the boundary of Outlot C a distance of 447.39 feet; thence west along the boundary of said Outlot C 30.58 feet; thence south along the boundary of said Outlot C a distance of 80.5 feet; thence west along the boundary of said Outlot C to the southwest corner thereof a distance of 48.3 feet; thence west along the south line of Outlot F of the Scenic Valley Subdivision First Addition City of Ames, Story County, Iowa, a distance of 824.13 feet; thence south along the south boundary of said Outlot F a distance of 24.41 feet; thence west along the south boundary of said Outlot F to the southwest corner thereof a distance of 735.39 feet; thence northeasterly along the west boundary of said Outlot F a distance of 227.22 feet; thence northwesterly along the west boundary of said Outlot F to the northwest corner thereof a distance of 1,336.81 feet; thence east along the north line of said Outlot F to the northeast corner thereof a distance of 1,216.77 feet; thence north along the east line of the North Half of the Norwest Quarter of the Northeast Fractional Quarter of Section 28 Township 84, Range 24 to the northeast corner thereof a distance of 662.05 feet; thence west along the north line of said North Half of the Norwest Quarter of the Northeast Fractional Quarter to the northwest corner thereof a distance of 1,309.62 feet; thence north along the west line of Outlot YY of the Bluffs at Dankbar Farms Subdivision First Addition City of Ames, Story County, Iowa, to the northwest corner thereof a

distance of 2,261.66 feet; thence east along the north line of said Outlot YY a distance of 325.37 feet; thence southeasterly along the north line of said Outlot YY to a point also being the southeast corner of a parcel described as Parcel Q (CFN 14-35) of Section 20 Township 84, Range 24 West of the 5th P.M a distance of 410.81 feet; thence north along the boundary of said Outlot YY to a point also being the northeast corner of said Parcel Q a distance of 621.29 feet; thence east along the north line of said Outlot YY a distance of 687.28 feet; thence south along the boundary of said Outlot YY to a point being also the southeast corner of the Jamison Subdivision, Story County, Iowa, a distance of 300.94 feet; thence east along the boundary of Outlot YY to a point being also the southwest corner of said Jamison Subdivision a distance of 521 feet; thence north along the boundary of Outlot YY to a point being also the northeast corner of said Jamison Subdivision a distance of 251 feet; thence north to a point on the centerline of Cameron School Road a distance of 50 feet; thence east along said centerline to the center of the intersection of Camerson School Road and George Washington Carver also being the southwest corner of The Irons Subdivision, Story County, Iowa, a distance of 790.63 feet; thence south along the centerline of George Washington Carver Avenue to the southeast corner of Outlot ZZ of the said Bluffs at Dankbar Farms Subdivision a distance of 1,314.34 feet; thence west along the south line of said Outlot ZZ a distance of 430.86 feet; thence south along east line of the Scenic Valley Subdivision to the southwest corner of parcel described as BEG NE COR W430.86' S418.01' E432' N418.03' TO BEG in the Southeast Quarter of the Southeast Fractional Quarter Section 20 Township 84, Range 24 a distance of 418.13 feet; thence east along the south boundary of said parcel to the northeast corner of Lot 5 of the Scenic Valley Subdivision Sixth Addition City, of Ames, Story County, a distance of 193.61 feet; thence south along the east line of the said Scenic Valley Subdivision Sixth Addition to the southwest corner of a parcel described as Parcel T (Slide 50 Page 3) of the Southeast Quarter of the Southeast Fractional Quarter Section 20 Township 84, Range 24 a distance of 220.32 feet; thence east along the south line of said Parcel T to the southeast corner thereof also being a point on the centerline of George Washington Carver Avenue a distance of 238.44 feet; thence south along said centerline to the southwest corner of the Southwest Quarte of the Southwest Fractional Quarter Section 21 Township 84, Range 24 a distance of 676.1 feet; thence east along the south line of the Southwest Fractional Quarter of said Section 21 to the southeast corner thereof a distance of 2,625.22 feet; thence east along the south line of a parcel described as Parcel D (Slide 10 Page 3) of the Southwest Quarter of the Southeast Fractional Quarter to the southeast corner thereof a distance of 527.06 feet; thence southeasterly along the west line of the Chicago and Northwestern Transportation Company Railroad property in Sections 21 and 28 Township 84, Range 24 to a point on the east line of a parcel described as BEG 723.88' W & 33' N OF SE COR W259.12' N504.32' SE567' TO BEG in the Southeast Quarter of the Northeast Fractional Quarter of said Section 28 a distance of 2,525.9 feet; thence east along the south line of said railroad property a distance of 100 feet; thence northwesterly along the east line of said railroad property to the southwest corner of Outlot A of the Cochrane Farm Subdivision, Story County, Iowa, a distance of 3908.05 feet; thence east along the south line of said Outlot A to the southeastern corner thereof a distance of 1,287.22 feet; thence north along the east line of said Outlot A to the northeast corner thereof a distance of 50 feet; thence east along the south line of Outlot X of the Rose Prairie Final Plat, Franklin Township, Subdivision, to the southeast corner thereof a distance of 1,162.99 feet; thence south along the west line of Outlot B of said Cochrane Farm Subdivision to the southwest corner thereof a distance of 50 feet; thence east along the south line of said Outlot B to the southwest corner thereof also being a point on the centerline of Hyde Avenue a distance of 99.76 feet; thence south along the centerline of Hyde Avenue to the southwest corner of the parcel described as BEG SW COR N553.22' TO BEG

N129.43' E391.37' SE119.34' SW168.78' N13.73' W269.38' TO BEG in the Southwest Corner of the Southwest Fractional Corner of Section 22, Township 84, Range 24, 698.8 feet; thence northeasterly along the south line of said parcel and a parcel described as Parcel F (Slide 21 page 3) Except Tract A (Slide 114 Page 1) in the Southwest Quarter of the Southwest Fractional Quarter of Section 22, Township 84, Range 24, a distance of 552.45 feet; thence south along the west line of said Parcel F to the southwest corner thereof a distance of 493.37 feet; thence east along the south line of said Parcel F to the southeast corner thereof a distance of 134.55 feet; thence north along the east line of said Parcel F and a parcel described as N462.24' W974.36' EX PARCEL A (CFN 14-2) & EX TRACT A (SLIDE 114 PAGE 1) in the Southwest Quarter of the Southwest Fractional Quarter of Section 22, Township 84, Range 24, to the northeast corner thereof a distance of 1,128.22 feet; thence west along the north line of said described parcel and said Outlot B a distance of 720 feet; thence north along the east line of said Outlot X to the northeast corner thereof a distance of 117.86 feet; thence east to the centerline of Hyde Ave a distance 50 feet; thence north along the centerline of Hyde Avenue to the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 22 a distance of 1,199.43 feet; thence west along the north line of the Northeast Quarter of the Southeast Quarter to the northwest corner thereof a distance of 1,2963.98 feet; thence south along the west line of said Northeast Quarter of the Southeast Quarter and said Outlot X to the southwest corner thereof a distance of 1,314.24 feet; thence west along the north line of said Outlot A to the northwest corner thereof a distance of 1,243.65 feet; thence north along the west line of Lot 2 of the Rose Prairie Subdivision Final Plat, Story County, Iowa, to the northwest corner of said Lot 2 a distance of 3,309.88 feet; thence east along the north line of said Lot 2 to the southeast corner of Lot 1 of the Rose Prairie Subdivision Final Plat a distance of 1,258.33 feet; thence north along the west line of said Lot 2 to the northwest corner thereof a distance of 663.14; thence east along the north line of said Rose Prairie Subdivision to the northeast corner thereof also being a point on the centerline of the Hyde Avenue right-of-way a distance of 1,311.23 feet; thence east along the north line of the Quarry Estates Subdivision First Addition to the point of beginning a distance of 3,557.5 feet; EXCEPT that part of the Christensen's (Anton) Subdivision located in unincorporated Story County, Iowa, more particularly described as Part of Sublot 2 of Lot 14 beginning 1,460.5 feet south of the northeast corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 83, Range 24 W210 feet, N373.2 feet, N157 feet, W196.1 feet, NW117.7 feet, NE32 feet, NE71.6 feet, NE122.4 feet, NE42 feet, NE80.9 feet, NE86.7 feet, NE100 feet, NE100 feet, NE65.8 feet, NE116 feet, SE32.8 feet, SE168.2 feet, S487.3 feet, S228.6 feet, S206.6 feet, S372 feet, to Beginning.

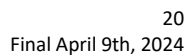


Exhibit B-

Assessed value of land and buildings with property owner identification.

This file is electronic spreadsheet available upon request.

(larger scale map available upon request)

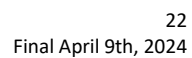
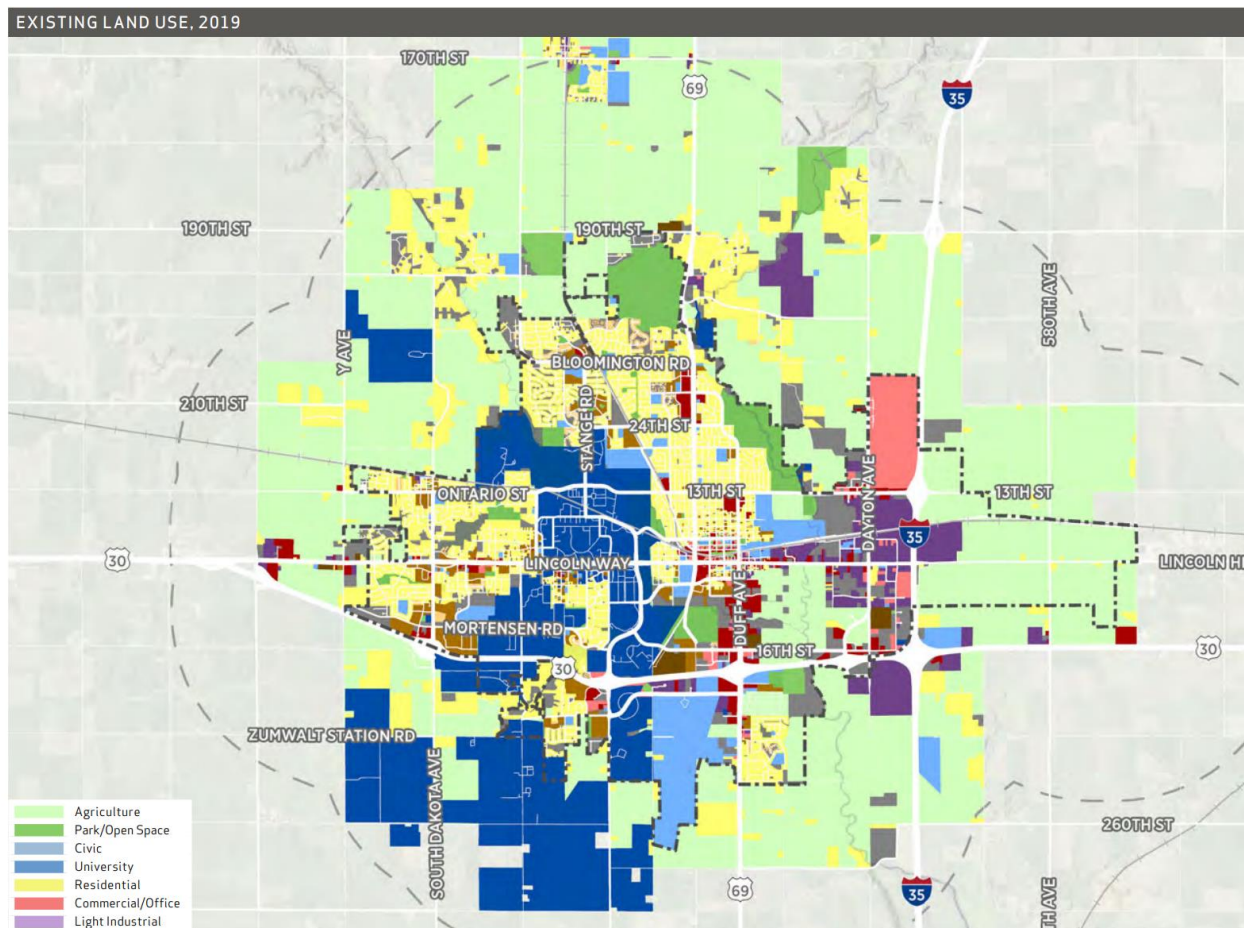


Exhibit D
Land Use Classification Map



Ames Plan 2040 Future Land Use Map

