

ROLL 223 PAGE 1685

Doc. No. 6374 Fee \$ 1.60
WOODBURY COUNTY, IOWA-Filed for Record
At 3:35 PM Mo. Nov Day 22 Yr. 1989
MOSE YANNIEY, RECORDER
By J. Hecht Deputy

STATE OF IOWA
Woodbury County

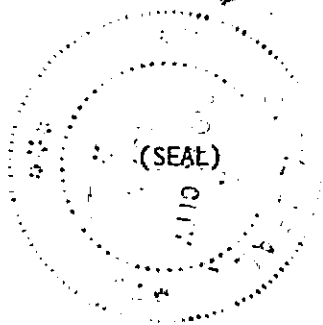
CITY OF SIOUX CITY
Office of the City Clerk

I, Cheryl A. Davis, Deputy City Clerk of the City of Sioux City and Deputy Clerk of the City Council, thereof, and, as such, having charge of and in my possession all the records and documents pertaining to said office now remaining therein, do hereby certify that it appears from such records that the foregoing is a true and correct copy of Resolution No. 89/T-7998 passed and adopted by the City Council of the City on the 20th day of November 1989, upon the call of yeas and nays thereof duly had and recorded.

Dated at Sioux City, Iowa, this 23rd day of November, 1989.

Cheryl A. Davis

CHERYL A. DAVIS
DEPUTY CITY CLERK



ROLL 223 PAGE 1686
RESOLUTION NO. 89/T- 007998

HEARING AND RESOLUTION APPROVING THE URBAN RENEWAL PLAN
FOR THE EASTLAND URBAN RENEWAL PROJECT AREA.

WHEREAS, under the provisions of Chapter 403 of the Code of Iowa, municipalities are empowered to designate urban renewal areas, approve urban renewal plans, and undertake urban renewal projects; and

WHEREAS, the City Council is of the opinion that it is desirable and in the public interest that the City of Sioux City undertake and carry out the urban renewal project identified as Eastland Urban Renewal Project encompassing the area bounded and described as follows:

Beginning at the Southeast corner of Section 36, Township 89 North, Range 47 West, of the Fifth Principal Meridian, said corner being also the Southwest corner of Section 31, Township 89 North, Range 46 West; thence East along the correction line between Township 88, and said Township 89 to the Northeast corner of Section 5, Township 88 North, Range 47 West of the Fifth Principal Meridian; thence South along the East line of said Section 5 to the point of intersection with the center line of Garretson Avenue, extended East; thence West along said center line of Garretson Avenue to a point of intersection with the center line of Magnolia Street; thence North along said center line of Magnolia Street to a point of intersection with the center line of Laurel Avenue; thence West along said center line of Laurel Avenue to a point of intersection with the West line of the North-South alley in Block 1, Morningside Addition, extended South; thence North along said extension and the West line of said alley to a point of intersection with the center line of State Route 12; thence Westerly and Northwesterly along the center line of State Route 12 to a point of intersection with the South line of the Northeast Quarter of the Southeast Quarter of Section 35, Township 89 North, Range 47 West; thence West along said South line to a point of intersection with the West line of said Northeast Quarter of the Southeast Quarter of Section 35; thence North along said West line and the West line of the Southeast Quarter of the Northeast Quarter of said Section 35 to a point of intersection with the center line of State Route 12; thence Northwesterly along said center line to the intersection with the center line of South Alice Street; thence North along said center line of South Alice Street to a point of intersection with the center line of Correctionville Road; thence West along said center line of Correctionville Road to the center line of Alice Street; thence North along said center line of Alice Street to a point of intersection with the North line of the South Half of the South Half of Section 26, Township 89 North, Range 47 West; thence East along said North line and the North line of the South Half of the Southwest quarter of Section 25, Township 89 North, Range 47 West, to a point

ROLL 223 IMAGE 1687

359.98 feet West of the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 25; thence North to the East-West center line of said Section 25; thence East 310 feet; thence North for 200 feet; thence East 50 feet to the North-South center line of said Section 25; thence North for 1,118.85 feet to the Northwest corner of the Southwest quarter of the Northeast quarter of said Section 25; thence East for 1,309.30 feet; thence North for 800 feet; thence East for 830 feet; thence Northeasterly for 686 feet to the Northeast corner of said Section 25; thence North along the East line of Section 24 for 350 feet; thence Southeasterly for 535.46 feet; thence South a distance of 420 feet; thence Southwesterly for 753.88 feet to the East line of said Section 25; thence South for 470 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 25; thence East for 1,080 feet; thence South for 600 feet; thence West for 1,080 feet to the East line of said Section 25; thence South along said East line of Sections 25 and 36 to a point of intersection with the center line of Stone Avenue; thence East along said center line of Stone Avenue a distance of 192.9 feet; thence South parallel to the East line of said Section 36 a distance of 413.44 feet; thence East for 586.06 feet; thence North parallel to and 120 feet East of the West line of Tax Lots 5 and said 6 for 292.39 feet; thence South $89^{\circ} 57' 59''$ East on a line parallel to the North line of Tax Lot 5 for 74.43 feet; thence North $41^{\circ} 36' 57''$ East for 9.03 feet; thence North $78^{\circ} 14' 52''$ East for 182.71 feet; thence North $89^{\circ} 55' 52''$ East for 324.46 feet; thence South $00^{\circ} 04' 08''$ East for 44.66 feet; thence South $89^{\circ} 57' 59''$ East for 89.12 feet to a point on the Easterly line of said Tax Lot 5; thence Southerly along said Easterly line to a point of intersection with the Westerly line of the Woodbury County road right-of-way; thence Southerly along said Westerly line of county road and along the Easterly line of Tax Lots 6, 7, and 8 to a point on the Northerly right-of-way of State Route 12; thence Westerly along said Northerly right-of-way to a point of intersection with the West line of said Section 31; thence South along said West line to the point of beginning.

In the City of Sioux City, State of Iowa; and

WHEREAS, the City has found and determined that there exists within the City of Sioux City areas needing programs to alleviate and prevent conditions of unemployment; to assist and retain local industries and commercial enterprises to strengthen and revitalize the local economy; to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in locating, purchasing, constructing, reconstructing, modernizing, improving, maintaining, repairing, furnishing, equipping, and expanding in the city; to encourage the location and expansion of commercial enterprises to more conveniently provide needed services and facilities to the commercial enterprises to the city and the residents of the city; and

WHEREAS, the City Council of the City of Sioux City finds and declares that there exist in the City areas of slum and blight which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the City; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blighted areas is a matter of City policy and concern in order that the City shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency and consume an excessive proportion of City revenues because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities; and

WHEREAS, there has been prepared and referred to the Plan and Zoning Commission of the City of Sioux City for review and approval an urban renewal plan for the Eastland Urban Renewal Project Area, consisting of 13 pages and 13 maps, identified as "Exhibit A" and by this reference made a part hereof; and

WHEREAS, the Project Area, which is predominantly nonresidential in character, is to be redeveloped for predominantly nonresidential uses under the Eastland Urban Renewal Plan; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City as a whole; and

WHEREAS, the City's Plan and Zoning Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendation respecting the Eastland Urban Renewal Plan for the Project area and has certified that the urban renewal plan conforms to the general plan for the City as a whole, and the City Council has duly considered the report, recommendation, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the Project Area prescribes certain land uses for the project area and will require among other things, changes in the zoning, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public actions; and

WHEREAS, the City of Sioux City has a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS, a feasible method exists for the location of families who will be displaced from the urban renewal area into decent, safe and sanitary dwelling accommodations with their means and without undue hardship to such families; and

A. PROJECT DESCRIPTION - Eastland

1. Boundaries of the Eastland Urban Renewal Project.

The boundaries of the Eastland Urban Renewal Project area are shown on Map 1, Boundary and Parcel. A narrative description is as follows:

Beginning at the Southeast corner of Section 36, Township 89 North, Range 47 West, of the Fifth Principal Meridian, said corner being also the Southwest corner of Section 31, Township 89 North, Range 46 West; thence East along the correction line between Township 88, and said Township 89 to the Northeast corner of Section 5, Township 88 North, Range 47 West of the Fifth Principal Meridian; thence South along the East line of said Section 5 to the point of intersection with the center line of Garretson Avenue, extended East; thence West along said center line of Garretson Avenue to a point of intersection with the center line of Magnolia Street; thence North along said center line of Magnolia Street to a point of intersection with the center line of Laurel Avenue; thence West along said center line of Laurel Avenue to a point of intersection with the West line of the North-South alley in Block 1, Morningside Addition, extended South; thence North along said extension and the West line of said alley to a point of intersection with the center line of State Route 12; thence Westerly and Northwesterly along the center line of State Route 12 to a point of intersection with the South line of the Northeast Quarter of the Southeast Quarter of Section 35, Township 89 North, Range 47 West; thence West along said South line to a point of intersection with the West line of said Northeast Quarter of the Southeast Quarter of Section 35; thence North along said West line and the West line of the Southeast Quarter of the Northeast Quarter of said Section 35 to a point of intersection with the center line of State Route 12; thence Northwesterly along said center line to the intersection with the center line of South Alice Street; thence North along said center line of South Alice Street to a point of intersection with the center line of Correctionville Road; thence West along said center line of Correctionville Road to the center line of Alice Street; thence North along said center line of Alice Street to a point of intersection with the North line of the South Half of the South Half of Section 26, Township 89 North, Range 47 West; thence East along said North line and the North line of the South Half of the Southwest quarter of Section 25, Township 89 North, Range 47 West, to a point 359.98 feet West of the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 25; thence North to the East-West center line of said Section 25; thence East 310 feet; thence North for 200 feet; thence East 50 feet to the North-South center line of said Section 25; thence North for 1,118.85 feet to the Northwest corner of the Southwest

quarter of the Northeast quarter of said Section 25; thence East for 1,309.30 feet; thence North for 800 feet; thence East for 830 feet; thence Northeasterly for 686 feet to the Northeast corner of said Section 25; thence North along the East line of Section 24 for 350 feet; thence Southeasterly for 535.46 feet; thence South a distance of 420 feet; thence Southwesterly for 753.88 feet to the East line of said Section 25; thence South for 470 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 25; thence East for 1,080 feet; thence South for 600 feet; thence West for 1,080 feet to the East line of said Section 25; thence South along said East line of Sections 25 and 36 to a point of intersection with the center line of Stone Avenue; thence East along said center line of Stone Avenue a distance of 192.9 feet; thence South parallel to the East line of said Section 36 a distance of 413.44 feet; thence East for 586.06 feet; thence North parallel to and 120 feet East of the West line of Tax Lots 5 and said 6 for 292.39 feet; thence South 89° 57' 59" East on a line parallel to the North line of Tax Lot 5 for 74.43 feet; thence North 41° 36' 57" East for 9.03 feet; thence North 78° 14' 52" East for 182.71 feet; thence North 89° 55' 52" East for 324.46 feet; thence South 00° 04' 08" East for 44.66 feet; thence South 89° 57' 59" East for 89.12 feet to a point on the Easterly line of said Tax Lot 5; thence Southerly along said Easterly line to a point of intersection with the Westerly line of the Woodbury County road right-of-way; thence Southerly along said Westerly line of county road and along the Easterly line of Tax Lots 6, 7, and 8 to a point on the Northerly right-of-way of State Route 12; thence Westerly along said Northerly right-of-way to a point of intersection with the West line of said Section 31; thence South along said West line to the point of beginning.

2. Statement of Development Objectives:

The plan is intended to strengthen the economy, alleviate and prevent conditions of unemployment, stimulate the development of Sioux City by the encouragement and assistance of industrial and commercial enterprises within the renewal area and to encourage development activities consistent with the needs of the project area and the City as a whole. Since residential development is a part of the economic vitality of the City, the plan encourages utilization of this element of the economy to meet these objectives.

In accordance with the above primary purposes, the Plan is intended to accomplish the following objectives:

- a. Provide a comprehensive framework for the development of the Eastland Urban Renewal Project area of Sioux City in a manner consistent with sound planning principles and the overall public good.
- b. Increase employment in the area.

- c. Foster economically sound development consistent with the needs of the city as a whole.
- d. Provide for the installation of an efficient street and utility system designed to serve the specific needs of the area.
- e. Provide for the modification of traffic patterns and the construction of public improvements necessary to support the proposed renewal program.
- f. Develop residential land uses on sites appropriate for home construction.
- g. Improve the livability of the residential environment through development and expansion of public spaces and shopping areas.
- h. Provide for the orderly expansion of public and semi-public uses determined to be necessary to reinforce the viability of the residential neighborhood.
- i. Encourage the use of good architectural and landscape design in the project area.

3. Types of Proposed Renewal Actions.

Proposed renewal actions in the Eastland Urban Renewal Project area may consist of a combination of the following activities:

- a. Acquisition.
- b. Demolition and related site clearance.
- c. Disposition and redevelopment/development of property.
- d. Relocation of families, individuals and businesses.
- f. Rehabilitation and conservation of existing industrial and commercial enterprises.
- g. Rehabilitation and conservation of existing housing stock.
- h. Redevelopment and/or development of commercial and industrial facilities and residential uses through the location or expansion of these enterprises within the project area.
- i. Vacation and dedication of public rights-of-way and easements.

j. Construction or reconstruction of public improvements.

The above actions are necessary to implement the objectives of this Urban Renewal Plan.

B. LAND USE PLAN

1. Proposed Land Use.

The proposed land uses for the Eastland Urban Renewal Project Area are residential, commercial, industrial, agricultural/open undeveloped, multi-family residential/office, public, and semi-public uses.

2. Land Use Provisions.

a. Statement of Permitted Uses.

The land use provisions of this Plan are established in order to:

- 1) Guide and regulate the orderly development of the Eastland Urban Renewal Project Area in accordance with the objectives and standards deemed beneficial to the interest and welfare of the people;
- 2) Promote, in the public interest, the use of land for the purposes for which it is best adapted;
- 3) Regulate and limit the height, bulk and density of buildings; and
- 4) Regulate and limit the intensity of use of the land area.

To achieve these ends, the Sioux City Zoning Ordinance as it is amended from time to time, is adopted by this Plan as the full and complete compilation of land use provisions, parking requirements and space limitations for the Eastland Urban Renewal Project area. These land use provisions may be amended or varied as set out in the Zoning Ordinance.

b. Regulations, Controls and Restrictions.

The following regulations and controls pertaining to the utilization of the land and buildings within redevelopment areas are established as minimum requirements necessary to protect the intent of this Plan and the general welfare of the community. The regulations and controls are intended to form the framework by which high standards of design and development can be assured and are not present as limitations on the flexibility or imaginative use or architectural, landscaping or planning concepts.

- 1) Compliance with the applicable provisions of all prevailing codes and ordinances of the City of Sioux City and the State of Iowa, relating to the use and occupancy of property, as amended, include but are not limited to:

Zoning Ordinance, Title 25, as amended, Municipal Code of Sioux City.

Building Code, Chapter 20.04, as amended, Municipal Code of Sioux City.

Electrical Code, Chapter 20.08, as amended, Municipal Code of Sioux City.

Plumbing Code, Chapter 20.14, as amended, Municipal Code of Sioux City.

Minimum Housing Standards, Title 21, as amended, Municipal Code of Sioux City.

Subdivision Regulations, Title 24, as amended, Municipal Code of Sioux City.

Fire Prevention Code, Chapter 19.04, as amended, Municipal Code of Sioux City.

Sign Regulations, Chapter 4.36, as amended, Municipal Code of Sioux City.

Sign Regulations, Chapter 4.36, as amended, Municipal Code of Sioux City, except as may be modified on a sight plan as part of a development agreement approved by the city.

- 2) General Controls

- a) Automatic Fire Extinguishing Systems

- i) All non-residential buildings or structures erected or moved within or into the Eastland Urban Renewal Project area shall be equipped throughout with an automatic fire extinguishing system complying with current building codes and as approved by the City. The City may waive or modify these requirements when there shall be a separate building or structure not greater than 300 square feet in area and its use is an accessory use to a principal permitted use of the structure on that property or property immediately adjacent thereto.

- ii) Types of Construction. - Non-residential buildings or structures to be erected, constructed, moved within or into the Eastland Urban Renewal Project area shall be only of Type I, II, III-H.T., III-One-Hour or IV-One-Hour construction and shall meet the requirements of the current Building Code unless otherwise approved by the City.

b) • Parking Lots:

- i) Surface parking lots should be well maintained with all-weather paving surfaces such as bituminous or concrete paving. Use of dirt, gravel, cinder or other loose materials is prohibited.
- ii) Parking lots and approaches shall be lighted at night to provide traffic safety, security, convenience and comfort to the user. Illumination shall be uniform over the parking area at a minimum of 0.5 footcandle for an elevation of 3 feet 6 inches above grade. Spill light and glare on adjacent properties shall not be permitted.

C. PROGRAM ACTIVITIES

1. Conservation and Rehabilitation.

a. Methods to be employed in achieving rehabilitation or conservation:

- 1) A continuing and vigilant enforcement within the Eastland Urban Renewal Project Area of the applicable laws, codes, ordinances, and regulations of the City of Sioux City and the State of Iowa.
- 2) Properties not presently designated for clearance may be rehabilitated.
- 3) Owners will be required to maintain, improve, or demolish their properties in accordance with the applicable laws and regulations.

b. Rehabilitation Goals.

All non-acquired structures in the project area must:

- 1) Comply with the Minimum Housing Standards, Building Code, Zoning Ordinance and all other pertinent codes of the City of Sioux City and the State of Iowa relating to the use and occupancy of existing property and structures.

- 2) Upon completion of rehabilitation, each activity must be safe and sound in all physical respects and be refurbished and altered so as to bring the property to a desirable market condition. Although the precise rehabilitation specifications will be determined in each instance so as to meet these recited goals, the following factors will govern the scale and scope of the rehabilitation activity:

- a). Characteristics of the arrangement, design, finish, equipment, and other building features.
- b) Improving elements of the functional adequacy and occupancy of the individual properties.
- c) The economic feasibility of rehabilitating the property.

c. Rehabilitation Standards.

- 1) Compliance with the applicable provisions of all prevailing codes and ordinances of the City of Sioux City and the State of Iowa, relating to the use and occupancy of property as amended, including but not limited to:

Zoning Ordinance, Title 25, as amended, Municipal Code of Sioux City.

Building Code, Chapter 20.04, as amended, Municipal Code of Sioux City.

Electrical Code, Chapter 20.08, as amended, Municipal Code of Sioux City.

Plumbing Code, Chapter 20.14, as amended, Municipal Code of Sioux City.

Minimum Housing Standards, Title 21, as amended, Municipal Code of Sioux City.

Subdivision Regulations, Title 24, as amended, Municipal Code of Sioux City.

Fire Prevention Code, Chapter 19.04, as amended, Municipal Code of Sioux City.

Sign Regulations, Chapter 4.36, as amended, Municipal Code of Sioux City, except as may be modified on a sight plan as part of a development agreement approved by the city.

2) Maintenance of Exterior of Premises.

The exterior of the premises and of all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. The premises shall be kept free of all hazards.

2. Redevelopment/Development by the City

a. Acquisition of Real Property by Private Interests.

It is generally expected that real property is to be acquired by private interests for residential, multi-family residential/office, industrial and commercial enterprises within this area.

Although the City has the right to acquire any interest in real property, including fee simple title, deemed necessary for or in connection with an Urban Renewal Project, the City does not expect to do so unless the financial viability of a project within such Project Area would be threatened without such assistance.

b. Property may be acquired in the event:

- 1) The property is necessary to achieve the desired land use objectives of this Plan; or
- 2) The property is necessary to secure the financial viability of an economic development project; or
- 3) The private retention of such property does not meet the objectives of this Plan; or
- 4) The deterioration, damage, or lack of maintenance of the property makes such property a blighting influence; or
- 5) The use of property brings such property out of conformance with this Plan. Non-conforming uses acquired will be disposed of free of the non-conforming use and subject to existing zoning.

c. Development Proposals.

1) Review of Proposals

In order to insure consistency among development plans the City has the right to review and approve or reject proposals as provided for in existing ordinances.

2) Developer's Obligations.

The following controls on development are hereby imposed and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulation now, or hereinafter in force, and shall be implemented by appropriate covenants or other provisions in disposition instruments.

- a). The developer and his heirs, successors or assigns shall devote such land to the uses specified in this Plan for such area and shall not devote such land to any other uses.
- b). Developers shall begin and complete the development of such land for the uses required in this Plan within a reasonable time, to be specified in disposition documents.
- c). No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of Sioux City or by the purchasers or lessees from it (or by any successors in interest in such purchasers or lessees), by which land or improvements in the project area is restricted as to sale, lease, rental, or use or occupancy upon the basis of race, color, religion, sex or national origin. Neither the City of Sioux City nor any of its assigns nor any purchasers or lessees from it nor any successors in interest to such purchasers, or lessees shall discriminate on the basis of race, color, religion, sex, or national origin in the sale, lease, or rental or in any use and occupancy of land or improvements erected or to be created thereon or any part thereof, in the project area.
- d). Redevelopers shall be responsible for all finished grading, all on-site improvements and utilities service installations as necessary for proper site development as determined by the City of Sioux City.
- e). Disposition shall include prohibitions against land speculation and require compliance with all state and local laws in effect from time to time.

3. Relocation - Federally Assisted Activities.

- a. The City of Sioux City is required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to make relocation payments to eligible persons and businesses.
- b. Persons or businesses displaced in accordance with the applicable rules and regulations by Federally assisted activities shall be eligible for relocation payments under this act.

D. OTHER PROVISIONS

1. Zoning

Zoning changes, if required, shall be timed and carried out to achieve the optimum support and protection of project development and rehabilitation consistent with City land use policies.

2. Other Actions Necessary

Street vacations and dedications shall be accomplished by separate actions in accordance with state law and local ordinances.

3. Duration of Incremental Tax Division

The division of incremental taxes authorized by Section 403.19, Code of Iowa, shall continue for such period as shall be required to permit the City of Sioux City to be reimbursed in full for the principal of and interest on all loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9 of the Code of Iowa and Section 403.12 of the Code of Iowa incurred by the City of Sioux City, Iowa, to finance or refinance in whole or in part the Eastland Urban Renewal Plan. The Urban Renewal Plan shall be terminated only by action of the City Council upon public notice and hearing in the manner and form required for the adoption of an Urban Renewal Plan, and only at such time as no bonds or other obligation which, by their terms, are payable from incremental taxes with respect to the Urban Renewal Project, whether separately or combined, remain outstanding.

4. Exclusion From Taxation During Construction

In order to provide for the exclusion from taxation of value added to real estate during the process of construction for development or redevelopment in the Eastland Urban Renewal Project Area, the City of Sioux City has established such an exclusion by the adoption of this urban renewal plan. This exclusion is not limited as to the scope of exclusion, territory, or class of property affected. The value added

during construction shall not be eligible for exclusion from taxation for more than two years and the exclusion shall not be applied to a facility which has been more than eighty percent completed as of the most recent date of assessment. Only those taxes levied against assessments made during the construction of the development or redevelopment are intended to be eliminated by this provision.

5. Applicability of Plan Controls

The regulations and controls of this plan shall be directly applicable to all property which is not acquired when the owner thereof acquires adjacent project land.

Properties within the conservation sections of the Eastland Urban Renewal Area, which are not to be acquired, must comply with the applicable rehabilitation property requirements of the Plan. Such requirements shall be imposed by one or more, but not limited to, the following methods:

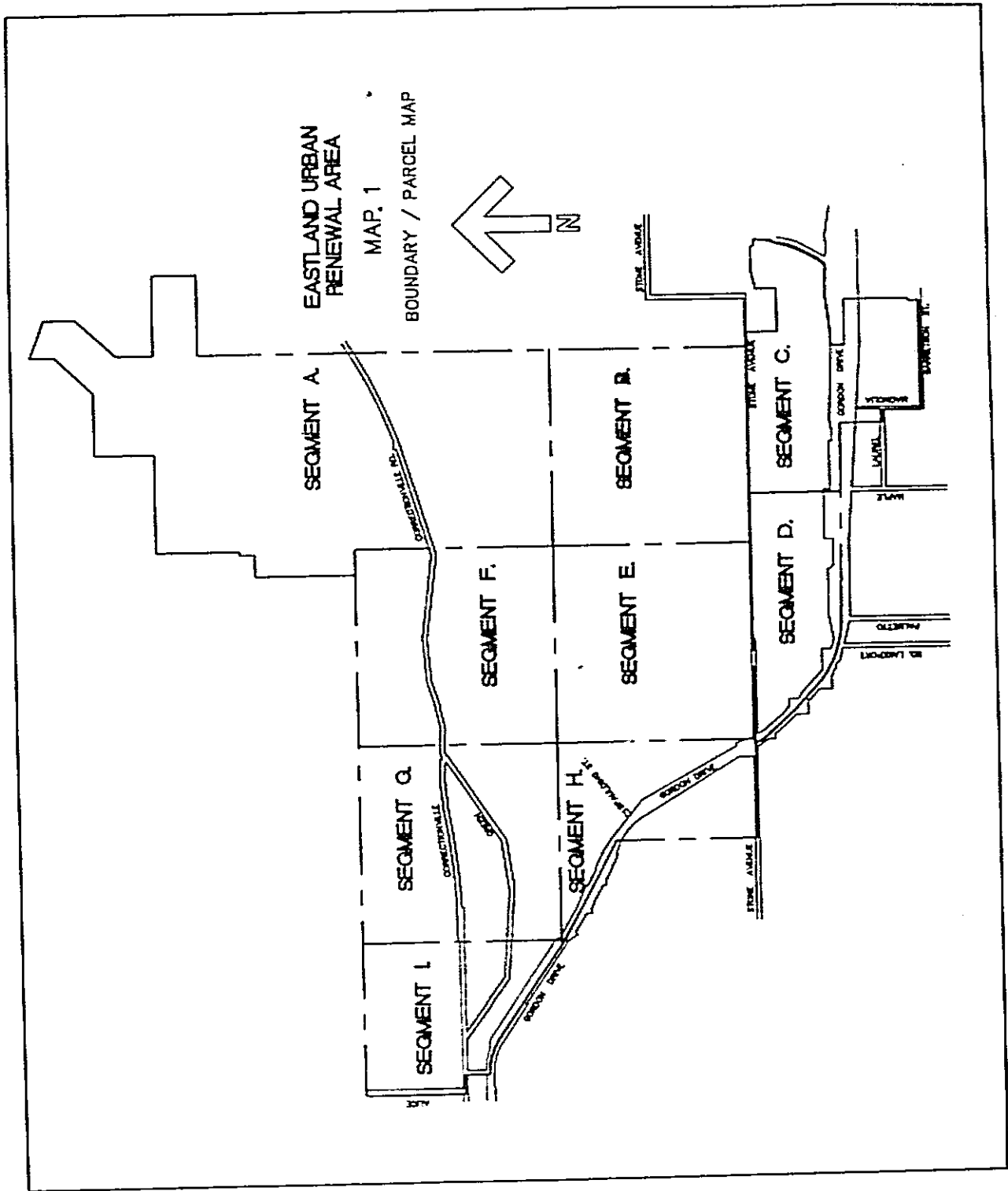
- a) Enforcement and application of the laws and regulations of the City of Sioux City and the State of Iowa.
- b) By separate written agreements.
- c) By the exercise of the power of Eminent Domain.

6. Land Disposition Supplement

Land Disposition Supplements will be added to the Plan by amendment in accordance with the Iowa Urban Renewal Law as parcels are scheduled to be available for sale.

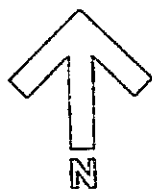
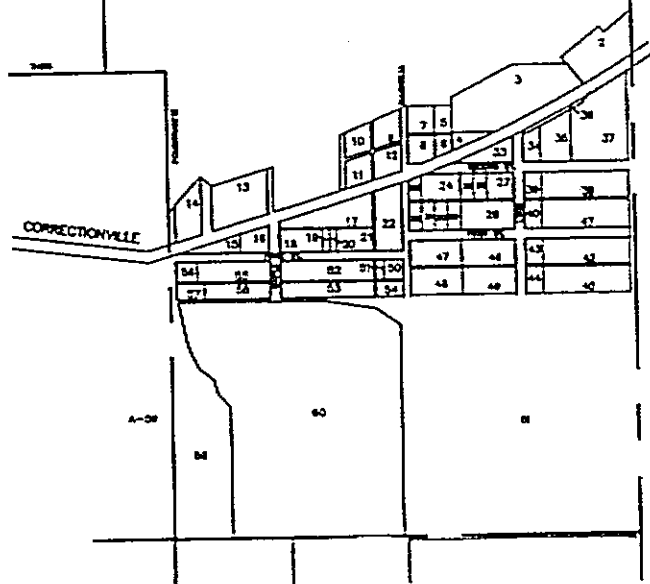
7. Procedure for Changes in Approved Plan

Adjustments or modifications resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Urban Renewal Plan is not changed. Any modification or adjustment which substantially changes the approved Urban Renewal Plan will be subject to the same requirements and procedures by which this Plan was originally approved.



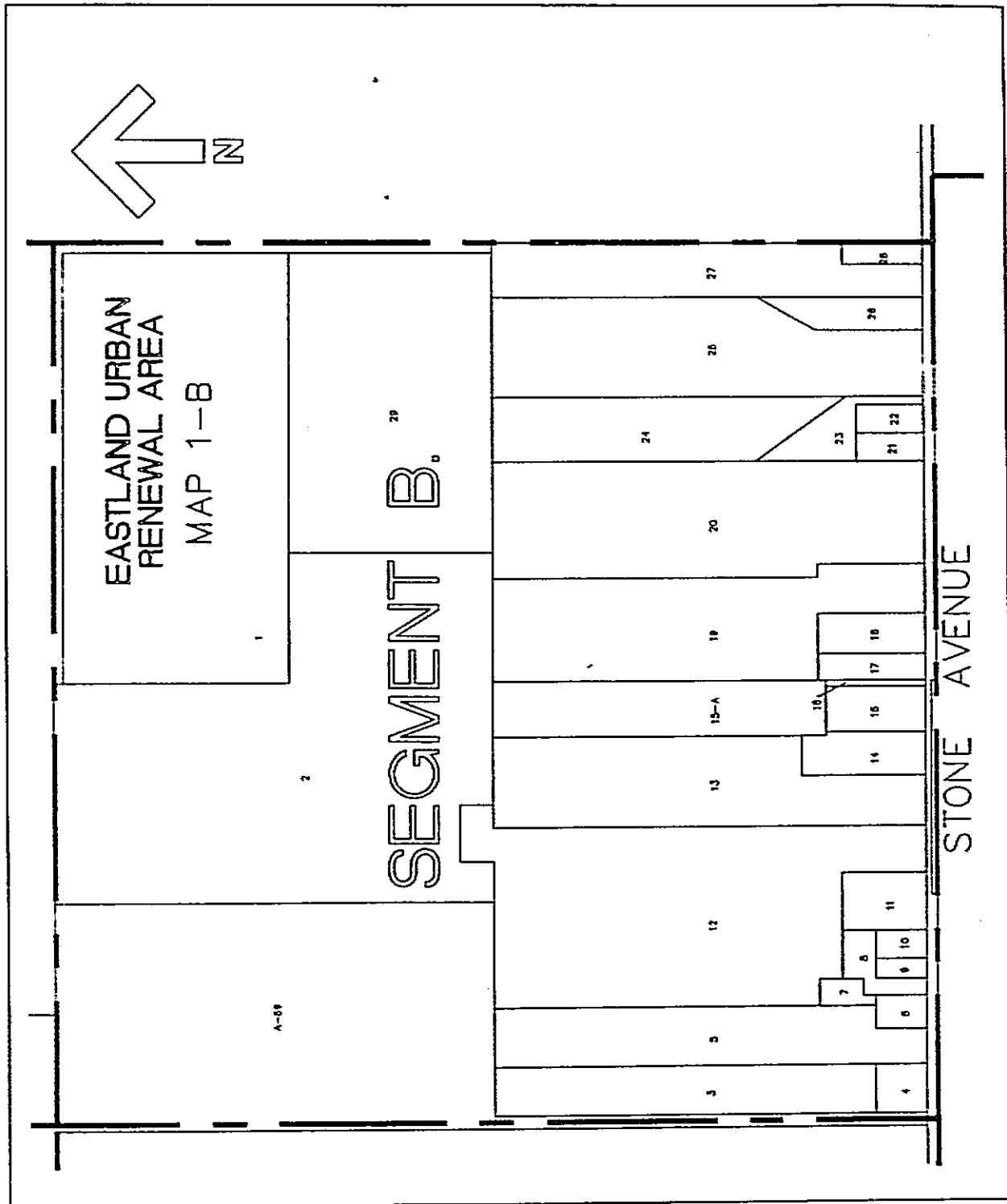
ROLL 223 IMAGE 1705

SEGMENT 'A.

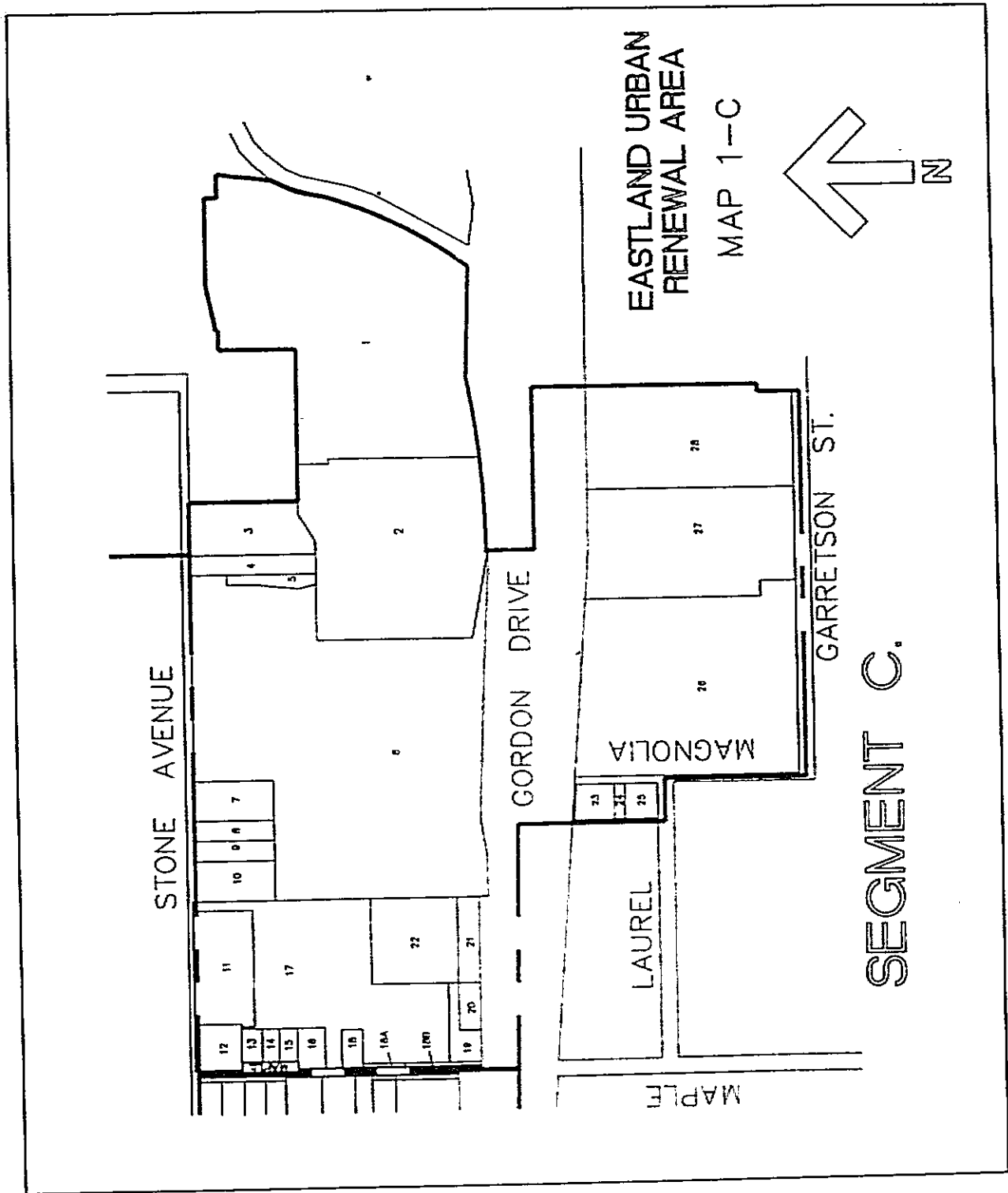


EASTLAND URBAN
RENEWAL AREA

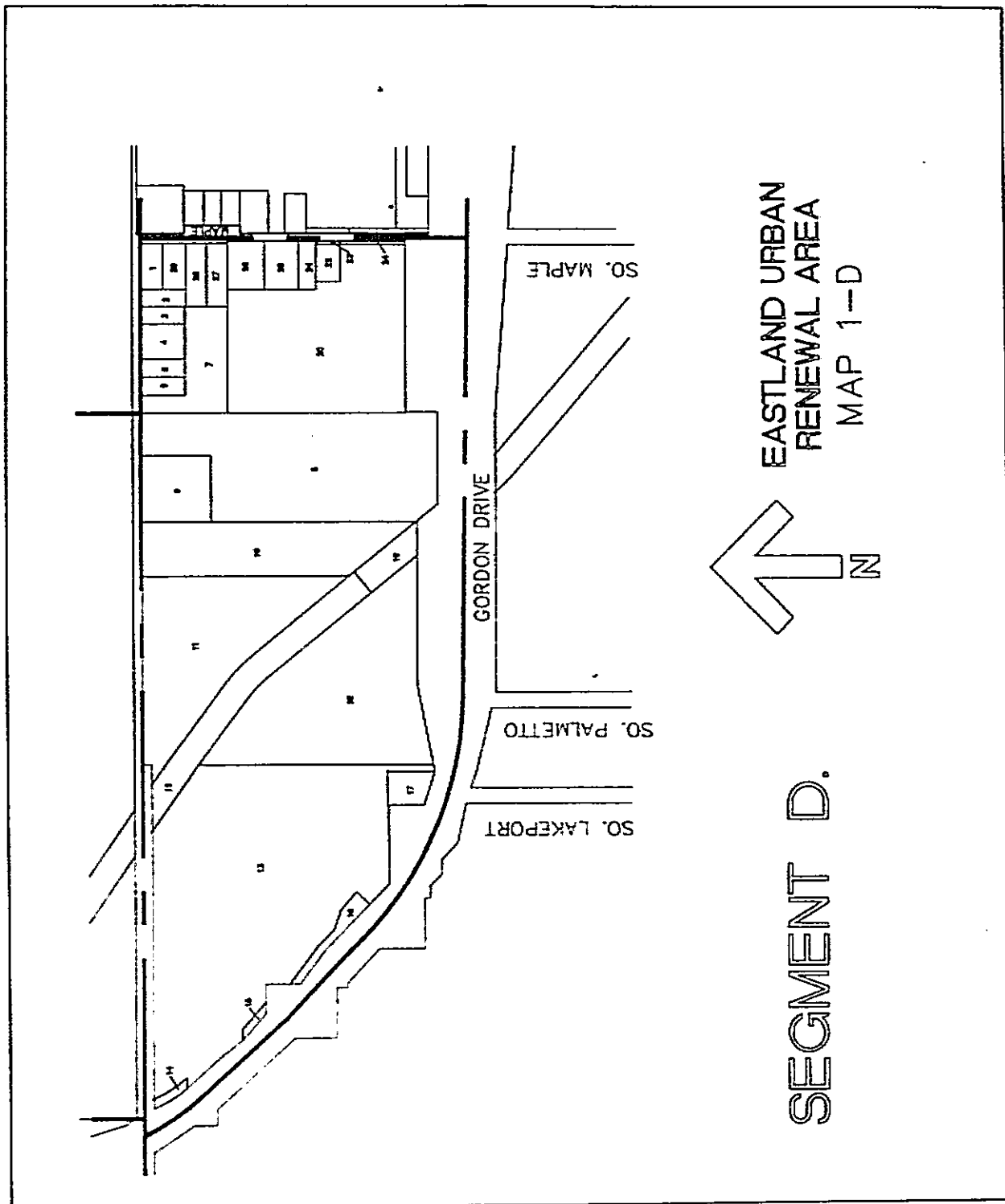
MAP 1-A



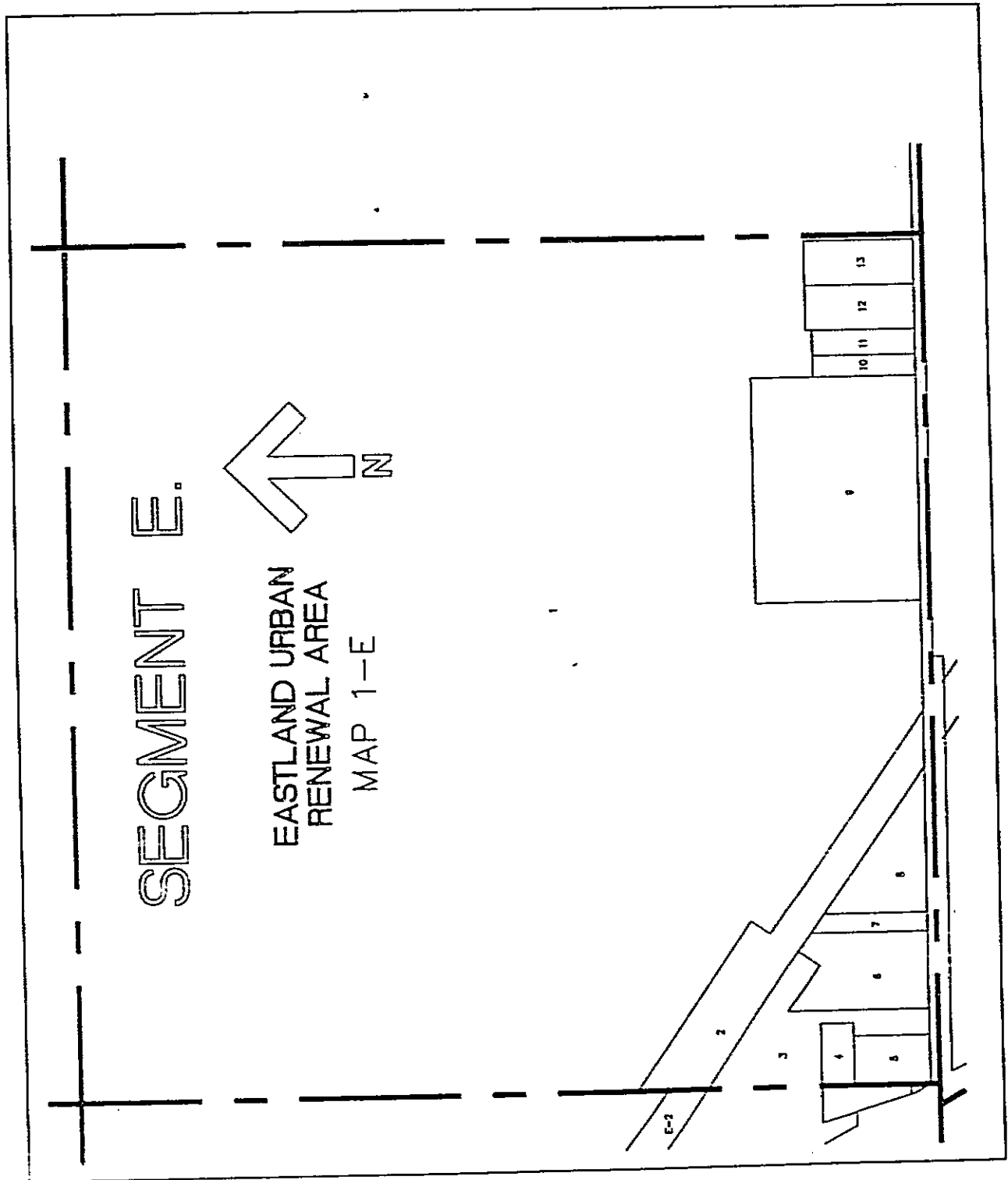
ROLL 223 IMAGE 1707



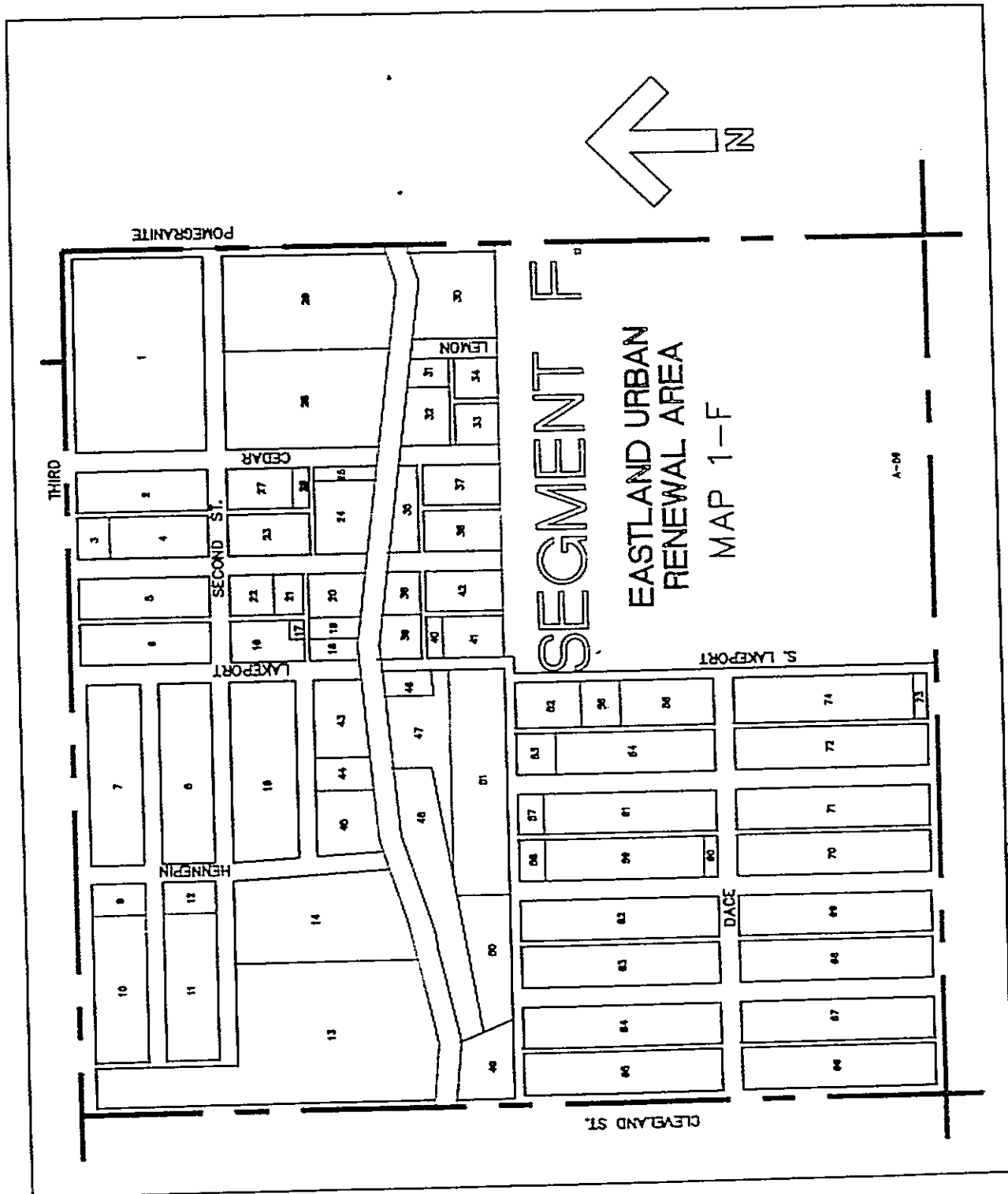
ROLL 223 PAGE 1708



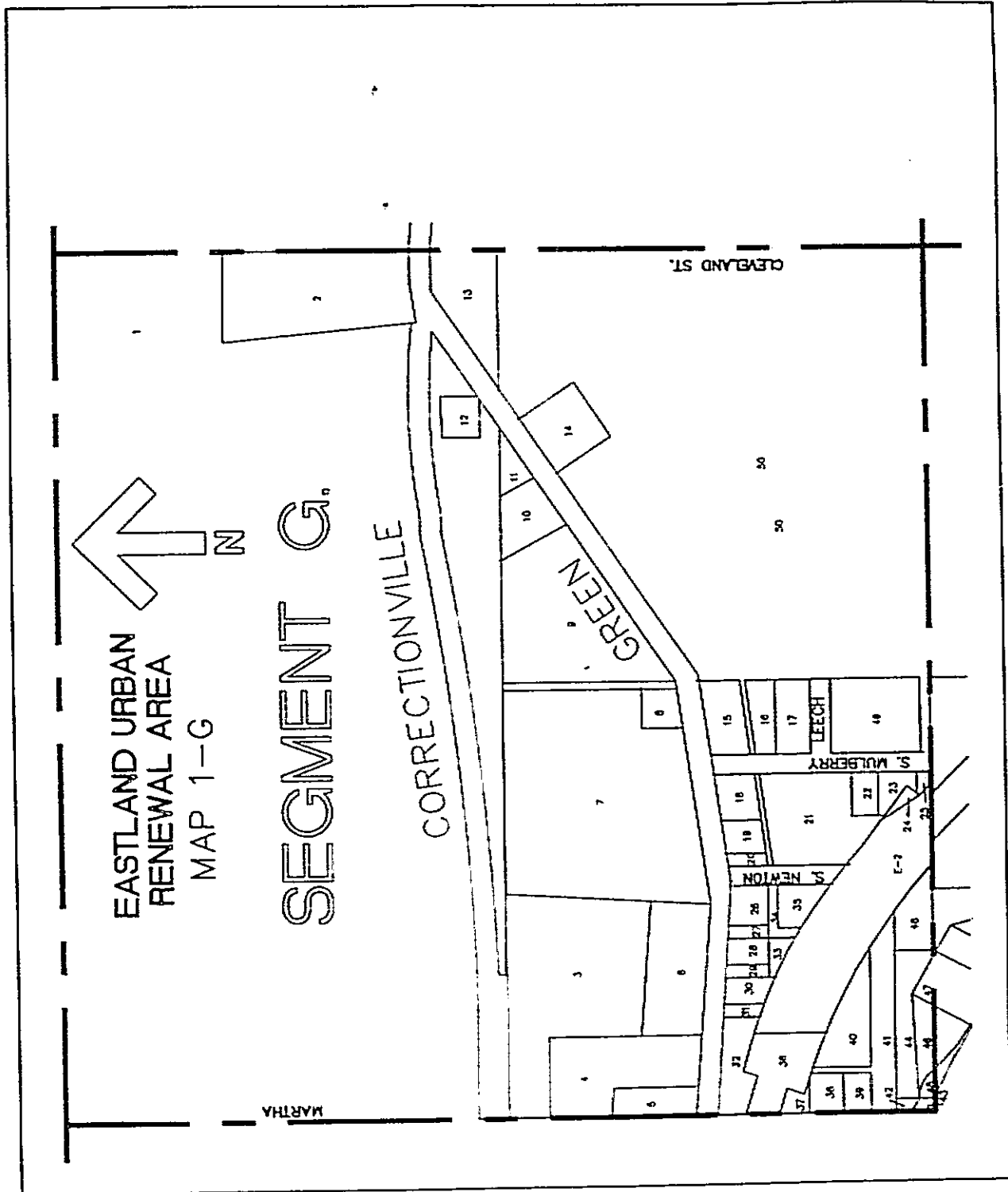
ROLL 223 PAGE 1709

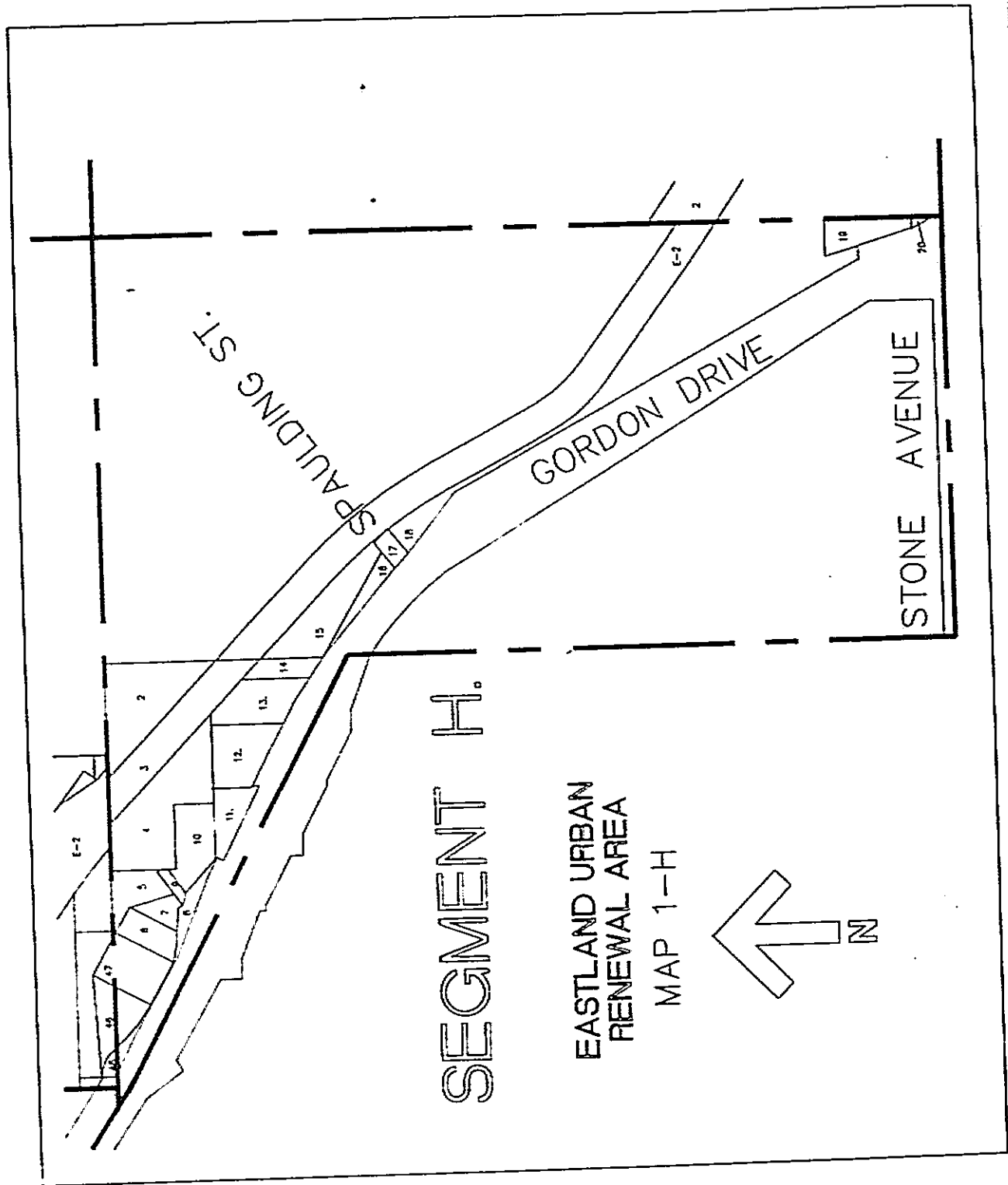


ROLL 223 PAGE 1710

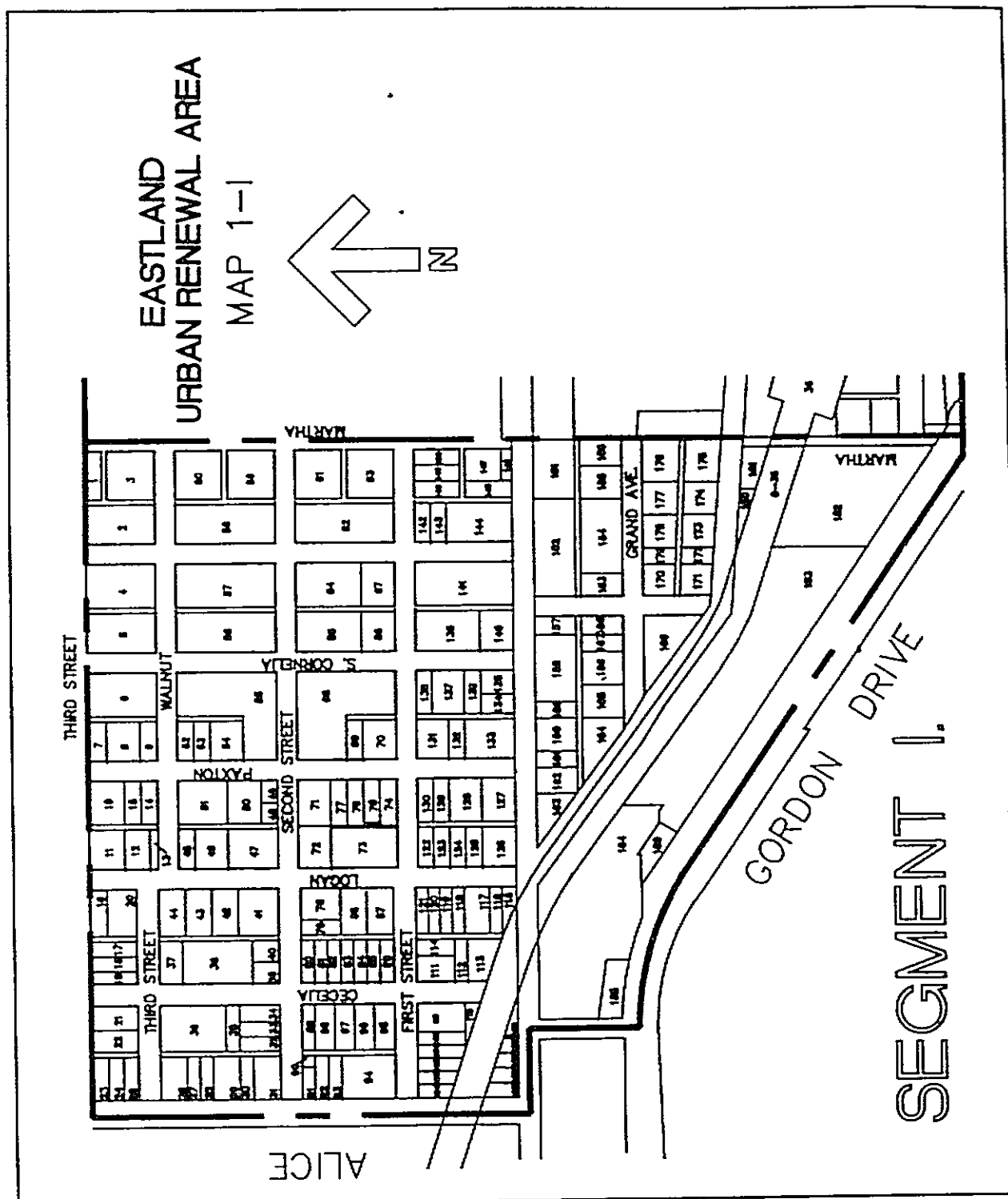


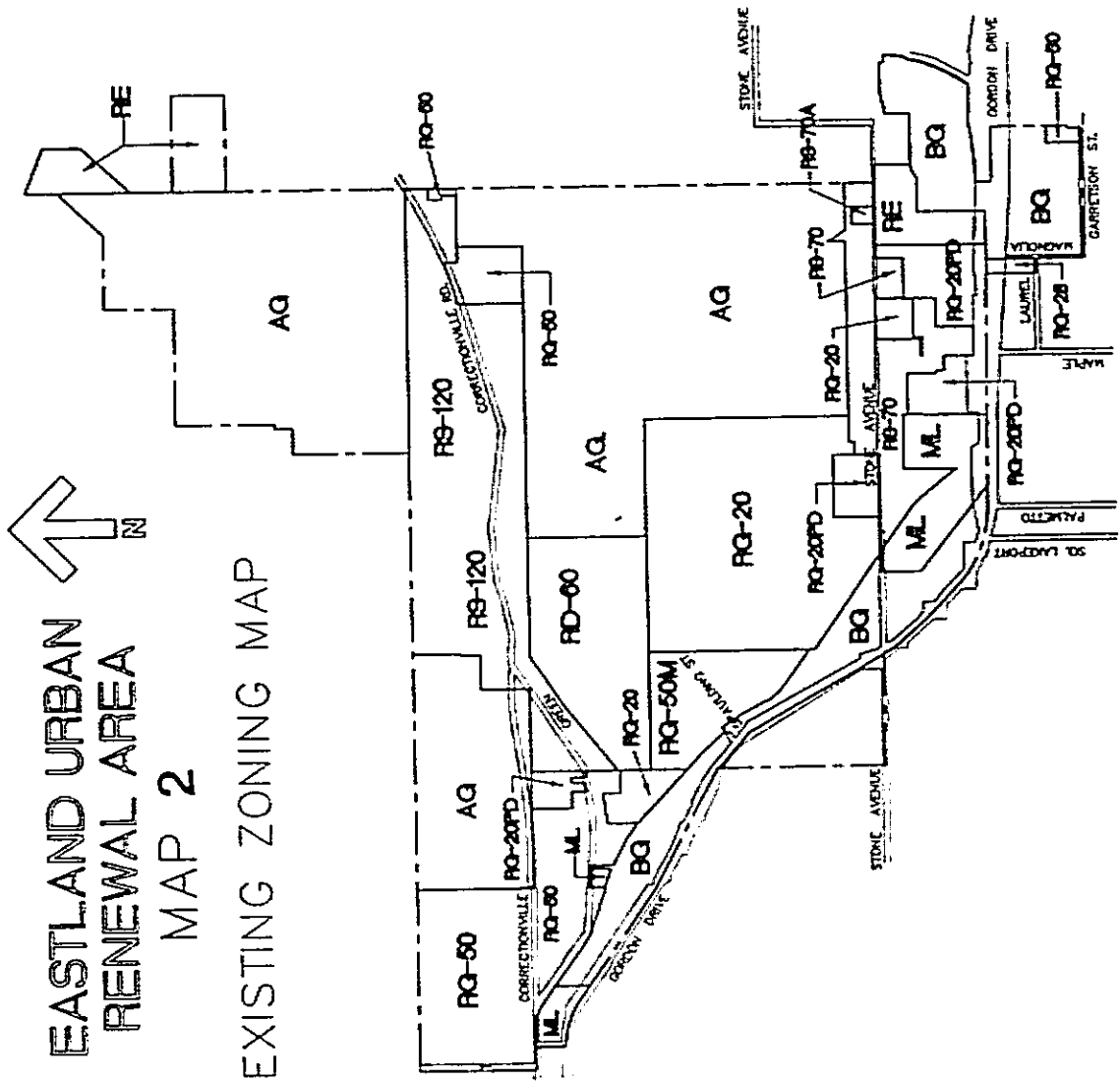
ROLL 223 IMAGE 1711



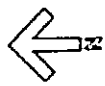


ROLL 223 PAGE 1713





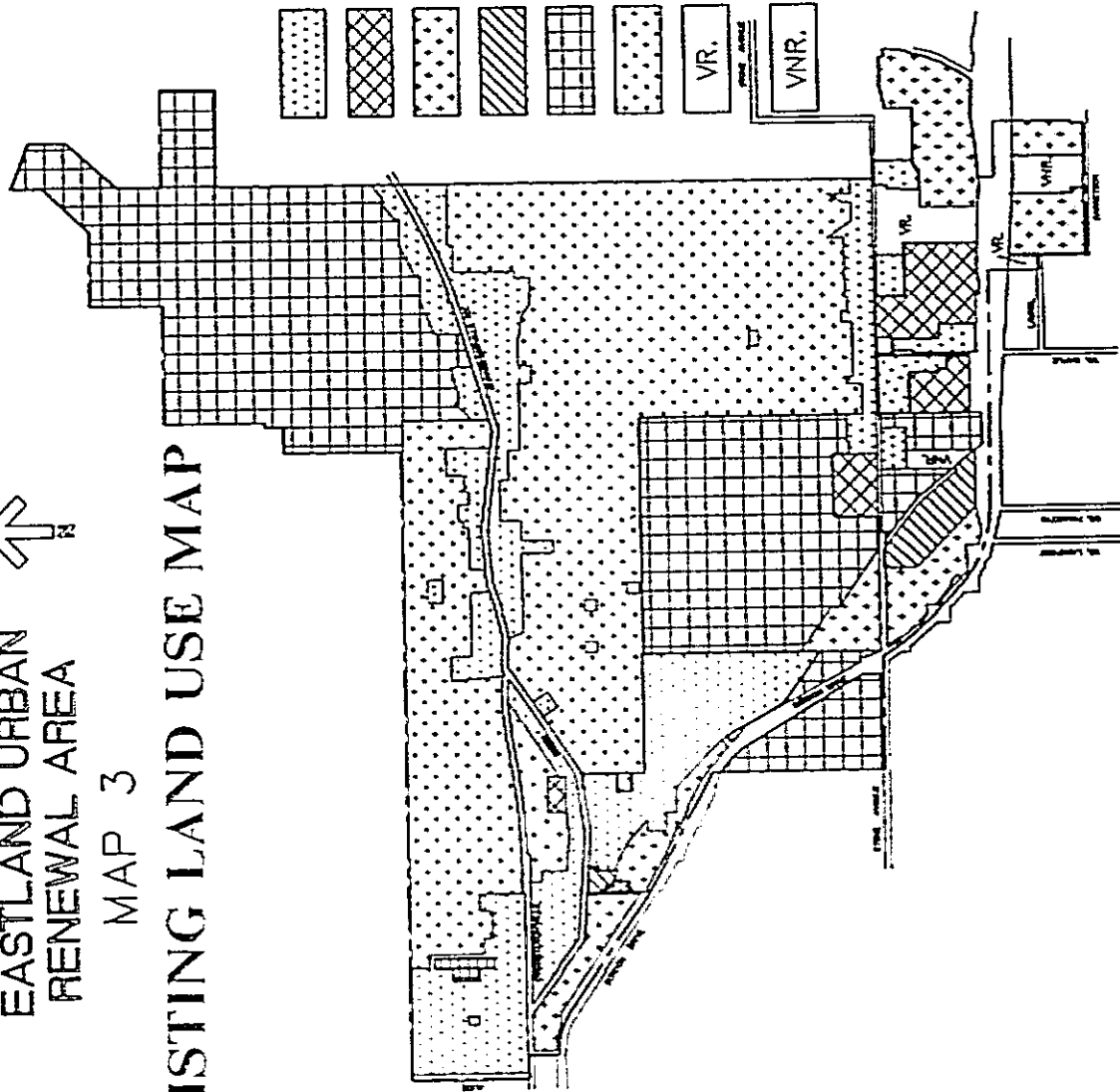
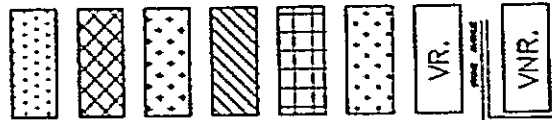
EASTLAND URBAN
RENEWAL AREA



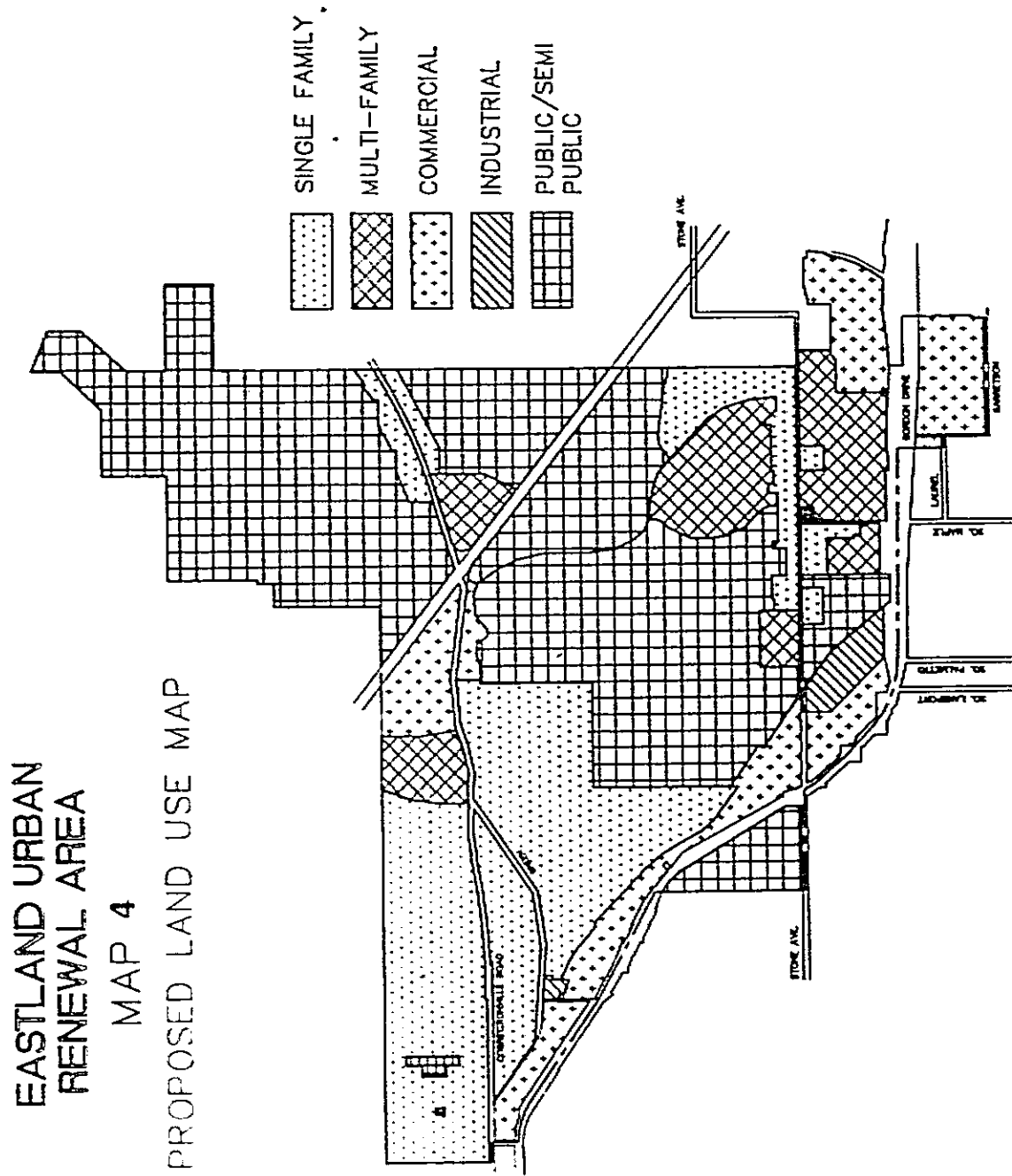
MAP 3

EXISTING LAND USE MAP

- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/SEMI
PUBLIC
- AG/OPEN
- VACATED
RESIDENTIAL
- VACATED/NON-
RESIDENTIAL



ROLL 223 IMAGE 1716





WARRANTY DEED (CORPORATE)

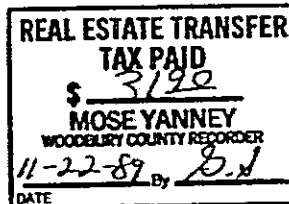
Know All Men by These Presents:

That Larry Day, Inc., an Iowa Corporation
having its principal place of business at 2500 Canterbury, Sgt. Bluff in Woodbury
County and State of Iowa, a corporation organized and existing under the
laws of State of Iowa, in consideration of the sum of One and no/100 (\$1.00) Dollar
and other good and valuable consideration-----
in hand paid does hereby CONVEY unto Robert C. Tudehope, a single person, and Janice J.
Weaver, a single person, as joint tenants with full rights of survivorship and
not as tenants in common

Grantees' Address: 1102 Summit St., Sioux City, Iowa 51105

the following described real estate situated in Woodbury County, Iowa, to-wit:

Lots Sixteen (16) and Seventeen (17), Block Seventy-seven (77),
West Morningside Addition to Sioux City, Iowa, in the County of
Woodbury and State of Iowa.



And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 21ST
day of November, 1989

LARRY DAY, INC., an Iowa Corporation

By Larry R. Day, President

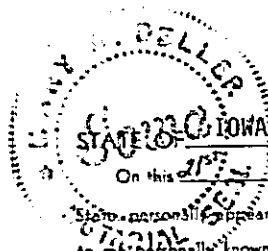
By Joanne Day, Secretary

2500 Canterbury

Sgt. Bluff, IA 51054

(Grantors' Address)

WOODBURY COUNTY, ss.



On this 21ST day of November, A.D. 19, 89 before me, the undersigned a Notary Public in and for said State, personally appeared Larry R. Day and Joanne Day
to me personally known, who, being by me duly sworn, did say that they are the President and
Secretary respectively, of said corporation; that (the seal has been procured by the said)
(the seal affixed thereto is the seal of said)

corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the
said President and Secretary as such officers,
acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

MY COMMISSION EXPIRES
in and for the State of Iowa
August 22, 1990

Mary A. Beller

Mary A. Beller Notary Public in and for said State of Iowa.

Warranty Deed
(CORPORATE)

Rec. fee \$	5.00
Aud. fee \$	5.00
Total \$	10.00

6375

My fee paid by recorder \$5.00
Entered upon transfer books and for taxation
this 22 day of November 19 89

Auditor
By Renae McNaughton CLK
STATE OF IOWA
WOODBURY COUNTY

Filed for record, indexed and delivered to

County Auditor this 22 day
of November 19 89
at 3:55 o'clock P. M. and recorded in
Book 223 of Deeds, in page 1717

of Woodbury County Records,
Recorder's and Auditor's fee \$ 10.00 PAID.
By Mose Spamey Recorder
By R. Stevens Deputy

WHEN RECORDED RETURN TO

ENGLESON'S