Attachment B

APPLICATION TO PURCHASE CITY PROPERTY

Submit To: Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

THE UNDERSIGNED (hereby designated as Buyers) hereby offer to buy the real estate situated in Council Bluffs, Pottawattamie County, Iowa, generally described as follows:
Former Wabash Railroad right-of-way over Lots 1 and 2, Block "I," Riddles Subdivision, City of Council Bluffs, Pottawattamie County, Iowa

Buyers are applying to purchase this property for the following purpose(s):
Extend property line

Buyers offer a total sum of $436.95.

Buyers submit a down payment in the sum of $43.70 + $50 Non-refundable Administrative Fee.

In consideration of the information above, Buyers hereby certify and agree to the following:

(a) Buyers shall submit a down payment of 10% of the last assessed or appraised value for a buildable lot, OR 10% of a value established by the Street Property Fee Schedule for non-buildable remnant parcels.

(b) The down payment shall be refunded if the offer is not accepted by the City Council, however, if the buyer does not purchase the property within the specified timeframe (60 days, unless otherwise approved), or withdraws their offer, the down payment is not refundable. The administrative fee is not refundable under any circumstances.

(c) City personnel shall review all applications submitted and make any recommendations deemed appropriate with respects to acceptance, rejection or modification (if any), however, approval of this application shall be in the sole discretion of the Council Bluffs City Council.

(d) Title shall be taken subject to applicable zoning restrictions, and Buyer understands and attests that their proposed use would conform with all permitted uses in that zoning classification. Any proposed use deemed to be non-conforming shall result in forfeiture of this application.

(e) City shall quit claim its title interest to the Buyer by City Deed, subject to any and all applicable easements, covenants, servient estates and any other appurtenant restrictions to the land.

(f) Buyers are not subject to any liens, delinquent taxes, unpaid property violations or other outstanding costs and/or fines associated with property ownership and maintenance.

(g) Buyers shall finance the purchase of the property by any one of the following means (please circle):
   a. Cash
   b. Certified Check
   c. Third Party Mortgage
   d. City Financing with Mortgage/Promissory Note

(h) All subsequent taxes shall be paid by Buyers.

(i) All subsequent special assessments shall be paid by Buyers.

(j) Upon payment of the purchase price as provided in paragraph (g), the City shall convey title by City Deed and shall pay all filing fees associated with recording the deed with the Pottawattamie County Recorder.

Buyer Signature _____ Date 2-25-22
Nathan Pedersen
Print Name
Address 1400 16th Ave.
Phone 712-310-5334
Email Njped1@hotmail.com

Buyer Signature _____ Date 2-25-22
Benjamin Pedersen
Print Name
Address 1400 16th Ave.
Phone 712-355-2357
Email Bsped1@msn.com

Internal Use Only

___ Buildable Lot
_✓_ Remnant Parcel
___ Previously Vacated ROW

3/1/22 Date Received
OTB-22-003 Case #Assigned
93.70 Payment with Offer

_Y_ Offer Sufficient for Review

Approved for Processing: 3/1/22