Ron Johnson

Broker Associate, Heartland Properties

535 West Broadway, Suite 100

Council Bluffs, Iowa 51503

Re: Franklin Heights Subdivision Lot 1

- Buyer would like to purchase this property with the intent of developing new residential spaces
- When completed, this neighborhood will consist of sixteen, two unit townhomes
- Each townhome will be approximately 1500 square feet
- The anticipated price of each townhome would be approximately $265,000
- The assessed tax value of the completed project will be approximately 9 million dollars

Thank you for your consideration of this project,

Ron Johnson



APPLICATION TO PURCHASE CITY PROPERTY

CLERK RCVD 5 MAR 18 PM 2:12

Submit To: Jodi Quakenbush, City Clerk
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:
Franklin Heights Sub Lot 1

Buyers are applying to purchase this property for the following purpose(s):
Subdivision for the construction of duplex townhomes

Buyers offer a total sum of $ 275,000

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

(a) 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.
(b) 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.
(c) Title shall be taken subject to all applicable easements, covenants, servient estates and any other appurtenant restrictions to the land.
(d) 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.
(e) 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
(f) All subsequent taxes shall be paid by Buyers.
(g) All subsequent special assessments shall be paid by Buyers.
(h) Buyers shall pay a one-time fee of $50 dollars for filing and costs in the event they are awarded title.
(i) Buyers are purchasing the property **AS IS**, and may obtain insurance to cover risk of loss at their own cost.
(j) Buyers are entitled to possession of the described property upon receipt of the City Deed.
(k) Upon payment of the purchase price as provided in paragraph (e), the City shall convey title by City Deed.

Ronald D. Johnson 3-5-18
Buyer Signature Date

Ronald D. Johnson
Print Name

Address 100 Eagle Ridge CR.

Phone/Email ronjohnsonre@gmail.com
402-690-8391

Buyer Signature Date

Print Name

Address

Phone/Email

Internal Use Only

____Buildable Lot
____Remnant Parcel
____Previously Vacated ROW

____Date Received
18-013 Case #Assigned
____Payment with Offer

____Offer Sufficient for Review

Approved for Processing:____