2020 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 20-URV-003

1. Applicant: PHS Council Bluffs, Inc. Phone: 712.352.6600
   Address: 2845 Hamline Avenue North, Roseville, MN 55113 *Status: P.O.
   Email address: nurinko@preshomes.org

   *Status (designate one): P.O. - Property Owner; L.H. - Legal Option Holder; C.P. - Contract Purchaser; A. - Owner's Authorized Agent

2. Represented by: Dustin Sayre Phone: 651.631.6308
   Address: 2823 Hamline Avenue North, Roseville, MN 55113
   Email address: dsayre@seniorpartners.com

3. Name of company who will be occupying the building: PHS Council Bluffs, Inc.

4. Address or location of property: 16 Valley View Drive, Council Bluffs, IA 51503

5. Legal description and parcel number: Council Bluffs – New Horizon Subdivision, Lot 3.

6. Present zoning district: R-3

7. Present assessed valuation of property:
   Total: $ 1,499,000 Land: $ 1,499,000
   Dwelling: $ 0 Other Building: $ 0

8. Project narrative (include size and description of building, type of business, jobs created, etc.—attach additional sheets if necessary): See Exhibit F

9. Total project investment (cumulative): $32,737,455,.49

10. Total project investment (2019 only): $6,972,018.61

11. Construction start date: September 12th, 2018
    Construction completion date: March 2020

12. Exemption schedule:
    ____ Partial exemption for ten years
    ____ 100% exemption for three years
    X 100% exemption for four years (multi-family residential only)
    ____ 100% exemption for ten years (multi-family rehabilitation only)

13. Attached to the application are:
    Exhibit 'A' - Builder's cost breakdown
    Exhibit 'B' – Check for application processing fee
    Exhibit 'C' – Plot plan
    Exhibit 'D' – Copy of building permit
    Exhibit 'E' – Copy of certificate of occupancy
    Addition Exhibit 'F' – Project Narrative
    Additional Exhibit 'G' – Fixture and Equipment Detail List

14. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project? _____Yes __X__ No
    If yes, please explain:_____

15. Waiver to enter property:
    The applicant hereby authorizes the Community Development Department, the Assessor's Office and/or their representatives to enter the property described above for the purpose of verifying all claims and data related to the application. (Note: Failure to sign the authorization may prevent the processing of the application.)

M. M, CFO
Signature, Title

Mark Mayer, CFO
Print name and title

1/28/2020
Date

CERTIFICATION

I certify that all information, representations, or statements provided to the City of Council Bluffs, in connection with this application, are true and correct in all material respects.

M. M, CFO
Signature, Title

Mark Mayer, CFO
Print name and title

1/28/2020
Date

DEADLINE

This application, along with all required attachments, must be returned to the City of Council Bluffs-Community Development Department by

EXHIBIT 'A' – REAL ESTATE IMPROVEMENT COST REPORT

1. TYPE OF BUILDING OR IMPROVEMENT AND USE: Residential senior housing
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: Wood frame construction with steel frame for the Skilled Nursing Facility portion.
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2020: 82%
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING		1,704,856.64
CONCRETE (foundation, walks, drive)		2,914,910.56
FRAMING	Material	408,652.00
	Labor	n/a
ROOFING		628,528.78
GLASS		558,526.95
HEATING AND AIR CONDITIONING		1,917,990.00
PLUMBING (including sewers)		2,215,355.37
ELECTRICAL		2,371,011.45
INSULATION		276,190.00
DRY WALL		2,657,003.00
CARPENTER (labor, lumber, hardware)		5,954,018.78
PAINTING AND DECORATING		432,378.00
FLOORING		178,875.00
LANDSCAPING		6,729.33
ARCHITECT		1,568,268.45
SURVEY		*included above*
BUILDING PERMITS		168,218.02
INSURANCE		117,854.00
CONSTRUCTION LOAN FEE AND INTEREST		2,933,515.43
OVERHEAD AND PROFIT		2,483,056.00
MISCELLANEOUS		1,876,614.52
FIXTURES AND EQUIPMENT (Please attach a detailed list)		664,903.21
TOTAL BUILDING COST	$	32,037,455.49
Does the above building cost represent cost to date or total project cost when completed?		To-Date
PURCHASE PRICE OF LAND (if applicable)	$	700,000.00
TOTAL (land plus improvement cost)	$	32,737,455.49

4. CERTIFICATION:
I, the undersigned, representing ownership on the above property, herewith certify that the above statement of amounts and actual value of said property is true and correct, and represents total cost and investment by all parties involved.

Subscribed and sworn to before me,

this 28th day of January, 2020

Patricia D. Neumann

Notary Public

PATRICIA D. NEUMANN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2022

SIGNATURE: [signature]

NAME

CFO

TITLE OR POSITION WITH COMPANY

Pits Council Bluffs, Inc.

OWNER'S NAME

Prairie Gate

NAME OF BUSINESS OR COMPANY

Form updated 12-2-2019

EXHIBIT ‘C’ – PLOT PLAN

INST # 002296
RECORDING FEE 75.00
AUDITOR FEE
RMA FEE 1.00 FCOM 1.00

2006 JUL -3 PM 2:51

h:\hgm\10355 - SRVEY\SURVEY\DRAFTING\10355 NEW HORIZON PRES BOUNDARY\DWG\FINAL PLAT.DWG

BK: 2006 PG: 2289

Entered for Taxation AUG [illegible]
[illegible] COUNTY AUDITOR

FINAL PLAT OF
NEW HORIZON SUBDIVISION

BEING A PORTION OF THE WEST HALF (W½) OF SECTION 28, THE EAST HALF (E½) OF SECTION 29, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼NE¼) OF SECTION 32 ALL IN TOWNSHIP 75 NORTH RANGE 43 WEST OF THE 5th P.M.

Prepared by: Melvin G. Samples, HGM Associates, Inc., 640 Fifth Avenue, Council Bluffs, Iowa 51502 (712) 323-0530

OWNER/DEVELOPER:
NEW HORIZON PRESBYTERIAN CHURCH
634 WILLOW AVE
COUNCIL BLUFFS, IOWA 51503

LEGAL DESCRIPTION

A parcel of land being part of the Northwest Quarter (NW ¼) Section 28, part of the Southwest Quarter (SW ¼) Section 28, part of Lots 1, 2, 3 and 6 of Auditor's Subdivision of the Southeast Quarter of the Southeast Quarter (SE ¼, SE ¼) Section 29, part of the Southeast Quarter of the Northeast Quarter (SE ¼, NE ¼) Section 29, part of the Northeast Quarter of the Southeast Quarter (NE¼,SE¼) Section 29, part of the Northeast Quarter of the Northeast Quarter (NE ¼, NE ¼) Section 32 all in Township 75 North, Range 43 West of the Fifth Principal Meridian, Pottawattamie County, Iowa, more particularly described as follows:

Commencing at the southwest Corner of said Section 28;

thence along the west line of said Southwest Quarter (SW¼) of Section 28 North 01 degree 40 minutes 37 seconds West, 116.43 feet to the northwesterly right-of-way line of Interstate Highway #80 and the TRUE POINT OF BEGINNING;

thence along said northwesterly right-of way line, South 30 degrees 13 minutes 06 seconds West, 72.93 feet to the Northerly right-of-way line of McPherson Avenue (Old Highway #6);

thence along said Northerly right-of-way line, South 76 degrees 18 minutes 10 seconds West, 823.85 feet to a point on the centerline of Mosquito Creek;

thence along said centerline the following 8 courses:

1) North 22 degrees 08 minutes 44 seconds East, 272.89 feet to the beginning of a curve, concave westerly, having a radius of 1125.21 feet;

2) Northerly along said curve, through a central angle of 20 degrees 09 minutes 28 seconds, 395.87 feet;

3) North 01 degree 59 minutes 17 seconds East, 454.31 feet;

4) North 09 degrees 20 minutes 04 seconds East, 257.57 feet;

5) North 04 degree 52 minutes 06 seconds East, 386.62 feet to the beginning of a curve, concave westerly, having a radius of 436.24 feet;

6) Northerly along said curve, through a central angle of 25 degrees 49 minutes 17 seconds, 196.60 feet;

7) North 20 degrees 57 minutes 12 seconds West, 546.16 feet;

8) North 27 degrees 38 minutes 09 seconds west, 610.65 feet to a point on the centerline of College Road;

thence along said centerline the following 5 courses:

1) South 83 degrees 22 minutes 01 second East, 557.54 feet;

2) North 89 degrees 05 minutes 05 seconds East, 612.24 feet;

3) North 87 degrees 23 minutes 24 seconds East, 369.82 feet to the beginning of a curve, concave northerly, having a radius of 532.30 feet;

4) easterly along said curve, through a central angle of 25 degrees 52 minutes 54 seconds, a distance of 240.45 feet;

5) North 61 degrees 30 minutes 30 seconds East, 33.01 feet;

thence South 28 degrees 26 minutes 18 seconds East, 249.68 feet;

thence South 61 degrees 33 minutes 42 seconds West, 33.00 feet;

thence South 28 degrees 26 minutes 18 seconds East, 43.14 feet;

thence North 66 degrees 03 minutes 54 seconds East, 156.67 feet;

thence North 17 degrees 03 minutes 16 seconds West, 272.12 feet to the centerline of College Road and a point on a non-tangent curve, concave southerly, to which point a radial line bears North 19 degrees 12 minutes 25 seconds West, 870.13 feet;

thence along said centerline and easterly along said curve, through a central angle of 35 degrees 53 minutes 19 seconds, a distance of 545.03 feet;

thence South 16 degrees 40 minutes 55 seconds West, 33.00 feet to the Southerly right-of-way line of College Road;

thence along said Southerly right-of way line the following 4 courses:

1) South 69 degrees 10 minutes 52 seconds East, 235.65 feet;

2) South 79 degrees 31 minutes 05 seconds East, 125.61 feet;

3) South 73 degrees 15 minutes 59 seconds East, 187.362 feet;

4) South 63 degrees 23 minutes 23 seconds East, 73.00 feet to the northwesterly right-of-way line of Interstate Highway #80;

thence along said Northwesterly right of way line the following 13 courses:

1) South 52 degrees 10 minutes 22 seconds West, 566.22 feet;

2) South 31 degrees 38 minutes 30 seconds West, 455.74 feet;

3) South 48 degrees 19 minutes 54 seconds West, 346.12 feet;

4) South 15 degrees 06 minutes 30 seconds West, 146.79 feet;

5) South 36 degrees 08 minutes 58 seconds West, 355.82 feet;

6) South 70 degrees 24 minutes 14 seconds West, 326.99 feet;

7) South 25 degrees 07 minutes 43 seconds West, 311.63 feet;

8) South 17 degrees 08 minutes 55 seconds West, 513.08 feet;

9) South 27 degrees 48 minutes 37 seconds West, 125.10 feet;

10) South 71 degrees 00 minutes 55 seconds West, 99.25 feet;

11) South 16 degrees 30 minutes 30 seconds West, 150.56 feet;

12) South 53 degrees 08 minutes 38 seconds East, 30.22 feet;

13) South 30 degrees 13 minutes 06 seconds West, 79.64 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM PREVIOUSLY CONVEYED RIGHT-OF-WAY FOR VALLEY VIEW DRIVE:

A parcel of land situate in part of the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4) and in part of the Southwest Quarter of the Northwest Quarter (SW 1/4, NW 1/4), Section 28, in part of Lots 1 and 3 of Auditor's Subdivision of the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4) and in part of Lot 1 of Auditor's Subdivision of Lot 6 Auditor's Subdivision of the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4), in part of the Auditor's Subdivision Lots 2 & 5 in the Northeast Quarter of the Southeast Quarter (NE 1/4, SE 1/4), and in part of the Southeast Quarter of the Northeast Quarter (SE 1/4, NE 1/4) including part of the College Road right-of-way, Section 29, and in part of Lot 1 of Auditor's Subdivision of the Northeast Quarter of the Northeast Quarter (NE 1/4, NE 1/4), Section 32, all in Township 75 North, Range 43 West of the Fifth Principal Meridian in the City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows:

Commencing at the southwest corner of said Section 28;

thence along the westerly line of said Section 28, North 01 degree 40 minutes 37 seconds West, 116.43 feet to a point on the westerly right-of-way line of Interstate 80;

thence along said westerly right-of-way line, South 30 degrees 13 minutes 06 seconds West, 72.93 feet to a point on the northerly right-of-way line of McPherson Avenue (Old Highway 6);

thence along said right-of-way line, South 76 degrees 18 minutes 10 seconds West, 424.47 feet to the TRUE POINT OF BEGINNING;

thence continuing along said right-of-way line, South 76 degrees 18 minutes 10 seconds West, 80.10 feet;

thence North 08 degrees 52 minutes 48 seconds West, 37.13 feet to the beginning of a curve, concave easterly, having a radius of 647.50 feet;

thence northerly along said curve, through a central angle of 18 degrees 19 minutes 33 seconds, a distance of 207.10 feet;

thence North 73 degrees 54 minutes 32 seconds West, 175.60 feet to a point on a non-tangent curve, concave northwesterly, to which point a radial line bears South 73 degrees 26 minutes 40 seconds East, 1125.21 feet, said curve being the centerline of Mosquito Creek Drainage Ditch #22;

thence northeasterly along said curve and along said centerline, through a central angle of 07 degrees 39 minutes 25 seconds, a distance of 150.37 feet;

thence South 73 degrees 54 minutes 32 seconds East, 184.34 feet;

thence North 21 degrees 47 minutes 40 seconds East, 469.78 feet to the beginning of a curve, concave northwesterly, having a radius of 1952.50;

thence northeasterly along said curve, through a central angle of 20 degrees 17 minutes 51 seconds, a distance of 691.69 feet;

thence North 01 degree 29 minutes 49 seconds East, 238.70 feet;

thence South 65 degrees 47 minutes 56 seconds West, 441.82 feet to a point on the centerline of Mosquito Creek Drainage Ditch #22;

thence along said centerline North 04 degrees 52 minutes 06 seconds East, 34.32 feet;

thence North 65 degrees 47 minutes 56 seconds East, 439.58 feet;

thence North 01 degree 29 minutes 49 seconds East, 1083.51 feet to a point on the centerline of College Road;

thence along said centerline, North 89 degrees 05 minutes 05 seconds East, 122.09 feet;

thence South 01 degree 29 minutes 49 seconds West, 33.03 feet to a point on the southerly right-of-way line of College Road;

thence South 46 degrees 29 minutes 49 seconds West, 43.82 feet;

thence South 01 degree 29 minutes 49 seconds West, 108.67 feet;

thence South 07 degrees 12 minutes 27 seconds West, 113.56 feet;

thence South 01 degree 29 minutes 49 seconds West, 1077.96 feet to the beginning of a curve, concave northwesterly, having a radius of 2032.50;

thence southwesterly along said curve, through a central angle of 20 degrees 17 minutes 51 seconds, a distance of 720.03 feet;

thence South 21 degrees 47 minutes 40 seconds West, 461.80 feet;

thence South 73 degrees 54 minutes 32 seconds East, 112.83 feet;

thence South 16 degrees 05 minutes 28 seconds West, 150.00 feet;

thence North 73 degrees 54 minutes 32 seconds West, 112.53 feet to a point on a non-tangent curve, concave easterly, to which point a radial line bears North 61 degrees 29 minutes 46 seconds West, 567.50 feet;

thence southerly along said curve, through a central angle of 17 degrees 23 minutes 02 seconds, a distance of 172.18 feet;

thence South 08 degrees 52 minutes 48 seconds East, 33.19 feet to the TRUE POINT OF BEGINNING.

Said parcel contains a net area of 99.231 acres, more or less including 1.685 acres, more or less of right-of-way for College Road.

NOTE:

A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

I LICENSED LAND SURVEYOR — MELVIN G. SAMPLES — 10569 — IOWA

I hereby certify that this land surveying document was prepared and the relative survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

MELVIN G. SAMPLES — DATE

License Number 10569
My license renewal date is December 31, 2006

Pages or sheets covered by this seal:
SHEETS 1 OF 2 AND 2 OF 2

DEDICATION.

KNOW ALL PERSONS BY THESE PRESENTS THAT NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 THROUGH 7, INCLUSIVELY AND PUBLIC STREET RIGHT-OF-WAY FOR COLLEGE ROAD. SAID PROPERTY TO BE KNOWN AS NEW HORIZON SUBDIVISION. SAID NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR COLLEGE ROAD (1.685 ACRES, MORE OR LESS).

NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.) DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA A PERPETUAL DRAINAGE EASEMENT ALONG THE WEST LINE OF LOT 5 THROUGH 7 FOR MOSQUITO CREEK AND ON THE PROPERTY LINE BETWEEN LOTS 1 AND 2 FOR THE LITTLE MOSQUITO CREEK AS SHOWN ON THE DRAWING. THE DEDICATION OF THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. EASEMENT RUNS WITH THE LAND. THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), ITS SUCCESSORS OR ASSIGNS. 2. ERECTION OF STRUCTURES PROHIBITED. NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER. 3. CHANGE OF GRADE. NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), OR ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, ELEVATION, NOR THE CONTOURS OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER. 4. RIGHT OF ACCESS. THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREIN DESCRIBED. 5. REMOVAL AND REPLACEMENT. THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY SAID NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), OR ITS SUCCESSORS OR ASSIGNS. 6. SURFACE RESTORATION. CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED TO GRADING AND SEEDING. 7. DUTY TO REPAIR. CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENT OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO SAID NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), OR ITS SUCCESSORS OR ASSIGNS.

NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.) DOES HEREBY DEDICATE TO THE COUNCIL BLUFFS WATER WORKS A PERPETUAL WATER MAIN EASEMENT, 20.00 FOOT WIDE ALONG THE WEST LINE OF LOTS 2 AND 3, AND A 10.00 FOOT WIDE EASEMENT ALONG THE WEST LINE OF LOT 4 AS SHOWN ON THE DRAWING FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING AN UNDERGROUND WATER LINE.

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT.

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.

B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.)S PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____ 2006.

BY _____
RONALD SEALOCK (ELDER)

BY _____
DONNA J. PRITCHARD (ELDER)

STATE OF IOWA }
} SS
COUNTY OF POTTAWATTAMIE }

ON THIS 3rd DAY OF July 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED RONALD SEALOCK AND DONNA J. PRITCHARD, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THEY ARE ELDERS FOR NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.), THAT NO SEAL HAS BEEN PROCURED BY THE SAID NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.) AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.) BY AUTHORITY OF ITS MEMBERS AND THE SAID RONALD SEALOCK AND DONNA J. PRITCHARD ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID NEW HORIZON PRESBYTERIAN CHURCH (U.S.A.) BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES [illegible]

CITY COUNCIL

APPROVED BY MAYOR, THE HONORABLE THOMAS P. HANAFAN — 6-27-06 — DATE

ATTESTED TO BY:

ACTING CITY CLERK MARCIA L. WORDEN — 6/27/06 — DATE

COMMUNITY DEVELOPMENT DIRECTOR DONALD GROSS — 6/27/06 — DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN NEW HORIZON SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA JUDY ANN MILLER — 7-3-06 — DATE

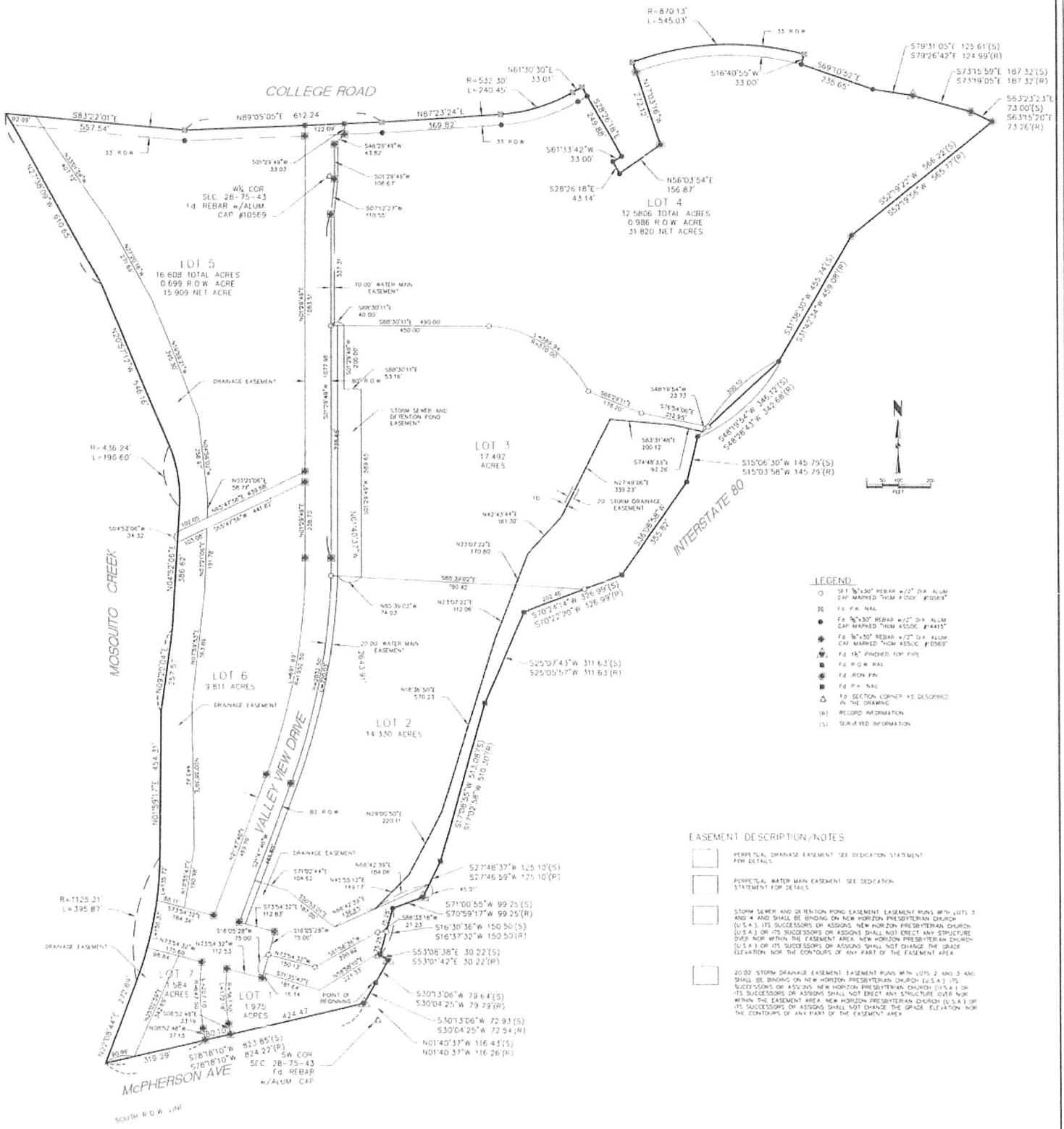
sheet 1 OF 2 sheets
project no. 10355

project NEW HORIZON SUBDIVISION
client New Horizon Presbyterian Church (U.S.A.)
634 WILLOW AVE, COUNCIL BLUFFS, IOWA 51503
sheet FINAL PLAT

DEF drawn
SCH designed
MGS approved
MAY'06 date
revision date

hgm ASSOCIATES INC
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

this drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.



project	NEW HORIZON SUBDIVISION
client	New Horizon Presbyterian Church (U.S.A.) 634 WILLOW AVE, COUNCIL BLUFFS, IOWA 51503
sheet	FINAL PLAT

project no. 10355
sheet 2 OF 2

DEF drawn
SCH designed
MGS approved
MAY'06 date

hgm ASSOCIATES INC
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

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EXHIBIT 'D' – COPY OF BUILDING PERMIT

City of Council Bluffs

Printed: 11/7/2018

Plan Review Notes

Application: 1801791
Location: 16 VALLEY VIEW DR
Description of Work: CONST SENIOR LIVING FACILITY

BUILDING DIVISION KEVIN HARTMAN
APPROVED

BUILDING DIVISION RODNEY SCHULTZ
APPROVED see notes
all walls behind type 1 hoods will be non combustible per 507.2.6

BUILDING DIVISION SHAWN MCKEE
APPROVED see comments
All stair tower shafts in 4 story building E are to be 2 hour assemblies with 90 min doors
All laundry and garbage chute discharge rooms in 4 story building E will be -2 hour rated assembly with 90 min doors.
The remaining building areas 3 stories or less with a laundry garbage discharge room to be 1 hour rated assembly with 1 hour rated doors as per 713.13.4
ALL access laundry and garbage chute rooms will be 1 hour rated assemblies with 45 min doors 713.13.3
Will need all documentation from your 3 rd party testing
Certified sprinkler plans
Will need a Pre construction meeting set up
approved as per plan changes in letter addressed to building division 10/5/2018

PUBLIC WORKS ENGINEERING MARK AUGUSTINE
APPROVED see comments
4' Sidewalk is required along Valley View Drive
Contractor shall supply a performance bond for PCSMP in the amount of $50,250
Engineer shall amend the SWPPP plan to up date the seeding notes to current standards and include a detail for the roof drain system outlet into the basins.

PUBLIC WORKS- RIGHT OF WAY BRAD COLVIN
APPROVED see comments
4' sidewalk required along Valley View Drive.

FIRE MARSHALL ALEX FORD

APPROVED see comments

8.29.18 - Email sent to architect with the following comments

Sheet A101.A and A101.B

The Elec/Mech rooms are called out as 1 hour rated. Door C185 and C129 shows not rated in the door schedule.

Sheet A101C

The stair tower doors are listed as 45 minute doors. Per table 716.5 for interior exit stairways, these doors are required to be 1 hour

Sheet A101.D

Chute discharge room shows 2 hour rating. Per 713.13.4, openings into the discharge room from the remainder of the building shall be protected by doors having a fire protection rating equal to the rating of the shaft. In this case Doors 110A and 110B require a 1 hour rating

TC Mech room shows 1 hour rating. Door 109B listed as not rated.

Sheet A101.E

Chute discharge room shows 2 hour rating. Per 713.13.4, openings into the discharge room from the remainder of the building shall be protected by doors having a fire protection rating equal to the rating of the shaft. In this case door 104 is required to have a 90 min rating.

Stair towers are required to be 2 hour rated construction. Plan shows doors have 45 minute rating. Per table 716.5, all interior doors that service these stair towers are required to be rated 90 minute.

Sheet A102.A

Data room shows 1 hour construction. Door 285 listed as not rated

Sheet A102.C

Stair doors 284 and 298 are not listed on door schedule

Sheet A102.D

Per 713.13.3, Chute access room shall be located in rooms enclosed by not less than 1 hour rated fire barriers and protected by not less than 45 minute rated doors.

Sheet A102E, A103.E and A104E

Doors 215, 314 and 414 are required to be 45 minutes per 713.13.3

Stair tower doors required to be 90 minute rated per table 716.5

Per the 2015 IFC commentary for section 1020.6 on corridor continuity:

When an elevator opens into a corridor that is required to be of fire-resistance-rated construction, the opening between the elevator shaft and the corridor must be protected to meet not only the shaft□s fire protection rating but also the additional smoke and draft protection to limit the spread of smoke into the corridor.

Since the elevator in the R-2 opens to a required rated corridor, additional measures must be taken to smoke seal the elevator shaft.

COMMUNITY DEVELOPMENT CHRIS GIBBONS

APPROVED see comments

Building permit to construct a new senior living facility. All exterior and detached signs shall be permitted separately prior to installation.

Landscaping revisions to the front entrance/median area will be reviewed at time of CO. All project constructions shall conform to approved plans and revisions.

COMMUNITY DEVELOPMENT CHRIS GIBBONS

APPROVED

Building permit to construct a new senior living facility. All exterior and detached signs shall be permitted separately prior to installation.

Landscaping revisions to the front entrance/median area will be reviewed at time of CO. All project constructions shall conform to approved plans and revisions.

See revised Sheets C3.2, C3.5, C3.13, E100, L100, L101, L103

FIRE MARSHALL ALEX FORD

APPROVED see notes

1. Final approval subject to field inspections
2. Install Knox Box
3. Supply fire sprinkler shop drawings
4. Supply fire alarm shop drawings
5. Call (712) 256-6952 to schedule inspections and witness testing.

BUILDING DIVISION SHAWN MCKEE

APPROVED

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1801791

Permit Type	Project Address
PARKING LOT	16 VALLEY VIEW DR

Contractor Information

GRIEB, THOMAS
CBS CONSTRUCTION SERVICES, INC
5515 BLONDO ST
OMAHA, NE 68104

Phone: 612-270-4261

Legal Description

CO BLUFFS AGRI-NEWHORIZON SUB LT 3

Owner Information	Tenant Information
PRESBYTERIAN HOMES HOUSING & ASSISTED L* 2845 HAMLINE AVE NORTH ROSEVILLE, MN 55113	
Architect Information	**Engineer Information**
	JORGENSEN, JOHN

Work Description

CONST SENIOR LIVING FACILITY

Building Statistics

Occupancy Group:	MIX	Construction Type:	VA
Finished Sq Ft:		Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	R-3	Building Valuation:	$35,336,748

Permit Information

Applied Date:	08/06/2018	Permit Number:	1803906
Issue Date:	11/07/2018	Report Code:	834
Expires:	05/08/2020	Total Fees:	$118.00

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

This permit becomes null & void if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced I hereby certify that I have read and and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of permit does not presume to give authoritory to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature _____

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1801791

Permit Type	Project Address
EXCAVATION & FILL	16 VALLEY VIEW DR

Contractor Information

GRIEB, THOMAS
CBS CONSTRUCTION SERVICES, INC
5515 BLONDO ST
OMAHA, NE 68104

Phone: 612-270-4261

Legal Description

CO BLUFFS AGRI-NEWHORIZON SUB LT 3

Owner Information	Tenant Information
PRESBYTERIAN HOMES HOUSING & ASSISTED L* 2845 HAMLINE AVE NORTH ROSEVILLE, MN 55113	
Architect Information	**Engineer Information**
	JORGENSEN, JOHN

Work Description

CONST SENIOR LIVING FACILITY

Building Statistics

Occupancy Group:	MIX	Construction Type:	VA
Finished Sq Ft:		Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	R-3	Building Valuation:	$35,336,748

Permit Information

Applied Date:	08/06/2018	Permit Number:	1803905
Issue Date:	11/07/2018	Report Code:	800
Expires:	05/08/2020	Total Fees:	$40.00

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

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Signature _____

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1801791

Permit Type	Project Address
RIGHT OF WAY PERMIT	16 VALLEY VIEW DR

Contractor Information

GRIEB, THOMAS
CBS CONSTRUCTION SERVICES, INC
5515 BLONDO ST
OMAHA, NE 68104

Phone: 612-270-4261

Legal Description

CO BLUFFS AGRI-NEWHORIZON SUB LT 3

Owner Information	Tenant Information
PRESBYTERIAN HOMES HOUSING & ASSISTED L* 2845 HAMLINE AVE NORTH ROSEVILLE, MN 55113	
Architect Information	**Engineer Information**
	JORGENSEN, JOHN

Work Description

CONST SENIOR LIVING FACILITY

Building Statistics

Occupancy Group:	MIX	Construction Type:	VA
Finished Sq Ft:		Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	R-3	Building Valuation:	$35,336,748

Permit Information

Applied Date:	08/06/2018	Permit Number:	1803904
Issue Date:	11/07/2018	Report Code:	860
Expires:	05/08/2020	Total Fees:	$265.00

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

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Signature _____

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1700715

Permit Type	Project Address
FLOOD PLAIN PERMIT	16 VALLEY VIEW DR

Contractor Information

BROWN, SCOTT
THE WEITZ COMPANY INC
8715 S 121ST ST
LAVISTA, NE 68128

Phone: 402-592-0015

Legal Description

CO BLUFFS AGRI-NEWHORIZON SUB LT 3

Owner Information	Tenant Information
PRESBYTERIAN HOMES HOUSING & ASSISTED L* 2845 HAMLINE AVE NORTH ROSEVILLE, MN 55113	
Architect Information	**Engineer Information**
	JORGENSEN, JOHN

Work Description

12,900CY OF EXCAVATION & FILL ALL RELOCATED ON SITE WITH 19,000CY IMPORTED

Building Statistics

Occupancy Group:		Construction Type:	
Finished Sq Ft:		Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	R-3	Building Valuation:	

Permit Information

Applied Date:	04/11/2017	Permit Number:	1803892
Issue Date:	11/07/2018	Report Code:	900
Expires:	05/08/2020	Total Fees:	

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

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Signature _____

City of Council Bluffs, IA

Building Division
209 Pearl Street
Council Bluffs, IA 51503

Application #: 1801791

Permit Type	Project Address
HOSPITALS & INSTITUTIONAL	16 VALLEY VIEW DR

Contractor Information

GRIEB, THOMAS
CBS CONSTRUCTION SERVICES, INC
5515 BLONDO ST
OMAHA, NE 68104

Phone: 612-270-4261

Legal Description

CO BLUFFS AGRI-NEWHORIZON SUB LT 3

Owner Information	Tenant Information
PRESBYTERIAN HOMES HOUSING & ASSISTED L* 2845 HAMLINE AVE NORTH ROSEVILLE, MN 55113	
Architect Information	**Engineer Information**
	JORGENSEN, JOHN

Work Description

CONST SENIOR LIVING FACILITY

Building Statistics

Occupancy Group:	MIX	Construction Type:	VA
Finished Sq Ft:		Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	R-3	Building Valuation:	$35,336,748

Permit Information

Applied Date:	08/06/2018	Permit Number:	1803902
Issue Date:	11/07/2018	Report Code:	323
Expires:	05/08/2020	Total Fees:	$163,673.50

All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

This permit becomes null & void if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced I hereby certify that I have read and and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of permit does not presume to give authoritory to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature _____

EXHIBIT 'E' – COPY OF CERTIFICATE OF OCCUPANCY

The building is still currently under construction. The project is targeting receiving a certificate of occupancy around April 2020.

EXHIBIT 'F' – PROJECT NARATIVE

Project Information

Applicant: PHS Council Bluffs, Inc. (Owner), by its affiliate and agent, Senior Housing Partners, LLC (SHP)

Project Name: Prairie Gate

Project Address: 16 Valley View Drive
Council Bluffs, IA 51503

Ownership:

The project will be owned and operated by PHS Council Bluffs Inc. PHS Management; LLC (PHSM) will be the manager of the campus. Senior Housing Partners, LLC (SHP) will be leading the project development from planning and entitlements through construction and installation of furnishings, staff training and start up and resident occupancy and all marketing activities. Senior Lifestyle Design, LLC (SLD) will provide interior design. The Owner, SHP, PHSM, and SLD are all controlled affiliates of Presbyterian Homes and Services (PHS).

Community Program Outline:

Independent Living, Assisted Living, Assisted Living Memory Care, Care Center including a Memory Care neighborhood, and a Town Center.

Project Location:

The project will be located east of downtown Council Bluffs, on Valley View Drive, just south of Iowa Western Community College and north of New Horizon Presbyterian Church. It is located on 17.5 acres of land.

To reflect its rolling prairie environs and differentiate itself from other senior communities, the project is proposed to evoke prairie style architecture. The community is to have a welcoming, landscaped entrance. Upon entry, residents and guests should be able to see through the building to a landscaped gathering space that brings nature in.

Vision + Objectives

- Motto: Creating smiles in the eyes of the people we serve
- Mission: to enrich the lives and touch the hearts of older adults
- Vision: to provide more choices and opportunities for older adults to live well
- Objectives:
    - Meet the housing needs of the Council Bluffs community
    - Connectivity between the housing types to build community identity
    - Provide choices of dining venues and menu options
    - Create inviting outdoor spaces
    - Bring nature indoors through thoughtful design
    - Build in an architectural style that befits the site and surroundings
    - Exercise good stewardship of resources and operational integrity

Development Summary

The development of this campus is on 17.5 acres purchased from New Horizon Presbyterian Church our neighbor to the south. The adjacency of the church will provide synergy for programming, provide a volunteer base and nearby housing option as members of their congregation age. The site plan reflects this important connection with a driveway between the church and campus as well as a sidewalk for ease of movements. Market analysis shows a demand for all types of senior housing with the most need in skilled care center. Planning for this project has been ongoing for some time as SHP/PHS evaluates the best mix of housing types, architectural style, program needs and offerings, affordability of rents and future growth needs.

The campus will be a "Full Continuum," which offers all levels of care and housing from independent living to skilled care center. This allows residents to stay within the campus and maintain connections with their friends and the staff members that they have come to know. It creates ease for spouses to visit should one of them need a higher level of care whether temporary or permanent. The full continuum campus approach creates a strong, connected community.

Following our motto of "Freedom to live well," the campus will offer open restaurant style dining hours, menu choices and the ability to provide "cook to order" options. A bistro venue offers snacks, sandwiches and soups in casual setting. The club room, library, media room provide opportunities for social interaction. The central Hearth room and Community Rooms offer campus wide gathering spaces for special events and programs as well as a chapel for services of varied denominations.

The PHS trademarked Wings Wellness center provides cardio and weight equipment for strength and cardio, as well as a fitness and a Wellness Studio for group classes such as yoga, balance and stretching. This program keeps residents healthier and reduces risk for falls. A space for programming various activities provides a welcoming setting for interaction and education and fun. The memory care assisted living floor will include dining, living and activity spaces as well as an outdoor secured garden. Memory care will also be offered in the skilled care center and will include similar spaces.

The care center is set up in neighborhoods so residents can enjoy a home setting with living rooms, family space, with staff nearby and involved. The outdoor feature areas will provide experiences with color and scents which will be soothing to enjoy whether moving through our observing from a window. Prairie plantings will create seasonal changes and attract birds and butterflies that are interesting to observe. Parking will be at surface parking conveniently located close to entries with garage parking for the independent residents.

The soils on this site required compaction through a surcharge. The surcharge can be placed upon completion of grading when the building pads are at final elevations. Further information on Project Components and Unit Mix follow.

Project Component Mix

	Units	**Future Units**	**Total**
IL Independent Living Apts.	36	36	72
Al Assisted Living	24	0	24
MC Memory Care	18	0	18
CC Care Center Suites	68 (72 beds)	0	68 (72 beds)
BN Brownstone Apts.	0	24	24
TOTAL	**146 Current Phase**	**60 Future Phase**	**206 Total**

Future Phase:

- A Future Phase of approximately 36 IL apartments are master planned for the site and will connect to the Phase 1 building. This will also be three levels of living units over one level of parking garage above grade (matching Phase 1 IL wing). There will also be a 24 Unit Brownstone building that is separate from the main facility to the south. This will be two levels of units over one level of parking garage above grade.

- The Future Phase will be acknowledged during project approvals for density purposes.

Fixtures Furnishings and Equipment

	Common Area Furnishings / Outdoor Furniture
	Resident Room Furnishings
	Window Treatments (apartment/unit blinds in GC)
	Artwork/Accessories/Plants
	Freight/Receive//Deliver/Install
	Interior Signage

THIS PAGE IS FOR OFFICIAL USE ONLY:
Name of Area: _____
Date Established: _____
Expiration Date: _____

Is the application complete? _____ Yes _____ No
Is the project eligible? _____ Yes _____ No

The Director of the Community Development Department does hereby certify that the applicant's application is complete, the project as presented is eligible and _____ approves _____ disapproves the work as being in substantial conformance with the improvement plan.

Signature:_____
Brandon M. Garrett, Director, Community Development Department

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The Mayor and the City Council for the City of Council Bluffs, Iowa, do hereby _____ approve _____disapprove the applicant's project as being in substantial conformance with the City's plan for urban revitalization and do thereby also ___ approve _____ disapprove the project as qualifying for the benefits under urban revitalization.

Signature:_____
Matthew J. Walsh, Mayor, City of Council Bluffs

This application is forwarded to the Office of the Assessor on the _____ day of _____, 2020, and hereby qualifies for an exemption from taxation as follows:

_____ 1. All qualified real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:
   a. For the first year, eighty percent
   b. For the second year, seventy percent
   c. For the third year, sixty percent
   d. For the fourth year, fifty percent
   e. For the fifth year, forty percent
   f. For the sixth year, forty percent
   g. For the seventh year, thirty percent
   h. For the eighth year, thirty percent
   i. For the ninth year, twenty percent
   j. For the tenth year, twenty percent

_____ 2. All qualified real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

_____ 3. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

_____ 4. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.