2021 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 21-005

1. Applicant: C1-Council Bluffs LLC Phone:
   Address: 2850 N Harwood St, Suite 2200, Dallas, TX 75201 *Status: PO
   Email address: eleban@cyrusone.com

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

2. Represented by: N/A Phone:
   Address:
   Email address:

3. Name of company who will be occupying the building: CyrusOne and tenants

4. Address or location of property: 4700 Gifford Rd, Council Bluffs, IA

5. Legal description and parcel number: South Pointe Subdivision Phase 2 Lot 4, Parcel 19019
   7444 14 176009

6. Present zoning district: I-2

7. Present assessed valuation of property:
   Total: $ 27,000 Land: $ 27,000
   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): New data center campus with an initial phase of ~~188,075~~ 119,075 square feet constructed and completed in 2020.

9. Total project investment (cumulative): $59,984,171

10. Total project investment (2020 only): $57,806,176

11. Construction start date: 02/20/2020
    Construction completion date: 10/29/2020

12. Exemption schedule:
    - [X] Partial exemption for ten years - verified 2-5-2021 Eric Leban
    - [ ] 100% exemption for three years
    - [ ] 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

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.)

    _____
    Signature, Title

    Erik Leban VP Tax
    Print name and title

    2/1/2021
    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.

_____
Signature, Title

Erik Leban VP Tax
Print name and title

2/1/2021
Date

DEADLINE

This application, along with all required attachments, must be returned to the City of Council Bluffs-Community Development Department by **February 1, 2021** Applications received after this date may not be processed and/or approved.

EXHIBIT 'A' – REAL ESTATE IMPROVEMENT COST REPORT

1. TYPE OF BUILDING OR IMPROVEMENT AND USE: Type IIB, Data Center
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION: Basic Building
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2021: 100% (Phase 1)
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING		$3,267,505
CONCRETE (foundation, walks, drive)		$5,859,936
FRAMING	Material	
	Labor	
ROOFING		$1,888,200
GLASS		$450,000
HEATING AND AIR CONDITIONING		$2,595,047
PLUMBING (including sewers)		$2,441,281
ELECTRICAL		$8,932,909
INSULATION		
DRY WALL		$1,770,100
CARPENTER (labor, lumber, hardware)		
PAINTING AND DECORATING		$421,089
FLOORING		$132,537
LANDSCAPING		
ARCHITECT		$2,131,069
SURVEY		$50,500
BUILDING PERMITS		$157,499
INSURANCE		$261,653
CONSTRUCTION LOAN FEE AND INTEREST		
OVERHEAD AND PROFIT		
MISCELLANEOUS		$18,778,998
FIXTURES AND EQUIPMENT (Please attach a detailed list)		$8,667,853
TOTAL BUILDING COST		$ 57,806,176
Does the above building cost represent cost to date or total project cost when completed?		Cost to date
PURCHASE PRICE OF LAND (if applicable)		$ 2,177,995
TOTAL (land plus improvement cost)		$ 59,984,171

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 1st day of February, 2021

Nichole A. Williams
Notary Public

NICHOLE A WILLIAMS
Notary ID #132433026
My Commission Expires
April 9, 2024

SIGNATURE: _____

NAME

Erik Leban VP Tax
TITLE OR POSITION WITH COMPANY

CI-Council Bluffs LLC
OWNER'S NAME

Cyrus One Inc.
NAME OF BUSINESS OR COMPANY

Form updated 12-1-2020

Exhibit 'C'
Plot Plan & Site Plan

ALTA/NSPS LAND TITLE SURVEY

PARCEL "19019" BEING A PORTION OF LOT 4, SOUTH POINTE SUBDIVISION, PHASE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

RECORDER'S INDEX
LOT: LOT 4
SUBDIVISION: SOUTH POINTE SUBDIVISION, PHASE 2
SECTION:
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: COUNCIL BLUFFS INDUSTRIAL FOUNDATION INC
REQUESTED BY: BOWMAN CONSULTING
DATE OF FIELD SURVEY: JULY 8, 2019

IOWA ONE CALL 800-292-8989 CALL BEFORE YOU DIG

Prepared By: JONATHAN M. LEISINGER, 640 Fifth Ave., P.O. Box 919, Council Bluffs, IA 51502; Phone (712) 323-0530

LEGAL DESCRIPTION

PARCEL "19019" BEING A PORTION OF LOT 4, SOUTH POINTE SUBDIVISION, PHASE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE ON THE SOUTH LINE OF SAID LOT 4, NORTH 87 DEGREES 36 MINUTES 28 SECONDS WEST, 1289.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE ON THE WEST LINE OF SAID LOT 4, NORTH 02 DEGREES 24 MINUTES 29 SECONDS EAST, 676.10 FEET;

THENCE SOUTH 87 DEGREES 36 MINUTES 28 SECONDS EAST, 1287.92 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;

THENCE ON SAID EAST LINE, SOUTH 02 DEGREES 17 MINUTES 55 SECONDS WEST, 676.10 FEET TO THE POINT OF BEGINNING

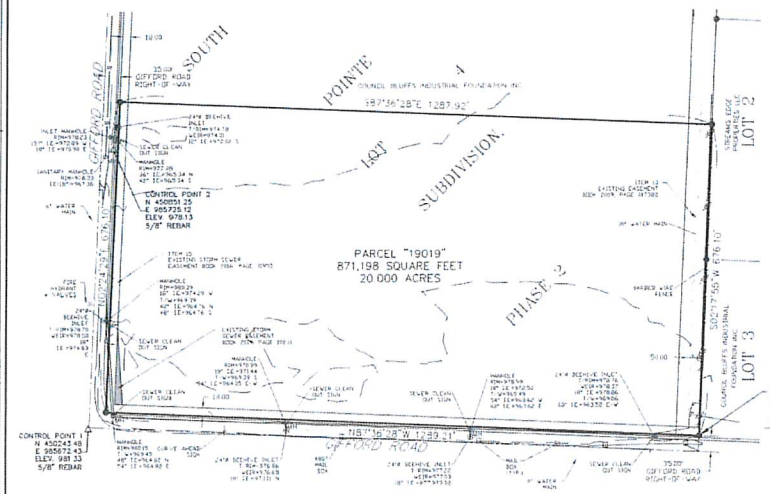
SAID PARCEL "19019" CONTAINS AN AREA OF 871,198 SQUARE FEET (20.000 ACRES), MORE OR LESS

N

0 50 100 200 FEET

MUNICIPAL CODE CITY OF COUNCIL BLUFFS
VERSION: APRIL 16, 2019
ZONE I-2 REQUIREMENTS

MINIMUM SETBACKS	(ALL STRUCTURES)
FRONT YARD	25 FEET
INTERIOR YARD	0 FEET
STREET SIDE YARD	10 FEET
REAR YARD	10 FEET
MAXIMUM HEIGHT	75 FEET
LOT COVERAGE ALL STRUCTURES	70% MAXIMUM



TITLE COMMITMENT NO.: 301848

COMMITMENT DATE: MAY 27, 2019 AT 7:00 A.M.

SCHEDULE B, PART II

1-2 GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.

3-4 NONE AT THE TIME OF SURVEY.

5-11 GENERAL IN NATURE, NOT SURVEY RELATED AND NOT SHOWN HEREON.

12 ORDINANCE NUMBER 5823 RECORDED IN BOOK 105, PAGE 10693 DOES AFFECT THE SUBJECT PROPERTY, NOT SURVEY RELATED AND NOT SHOWN HEREON.

13 EASEMENT AGREEMENT RECORDED IN BOOK 2009, PAGE 017382 DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

14 ORDINANCE NUMBER 6247 CHANGING ZONING TO I-2/GENERAL INDUSTRIAL DISTRICT RECORDED IN BOOK 2013, PAGE 16416 DOES AFFECT THE SUBJECT PROPERTY, NOT SURVEY RELATED AND IS NOT SHOWN HEREON.

15 PERMANENT EASEMENT FOR STORM SEWER RECORDED IN BOOK 2016, PAGE 01955 DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

16 FINAL PLAT OF SOUTH POINT SUBDIVISION, PHASE 2 RECORDED IN BOOK 2018, PAGE 16385 DOES AFFECT THE SUBJECT PROPERTY, ITEMS THAT ARE SURVEY RELATED AND PLOTTABLE ARE SHOWN OR NOTED HEREON.

NOTE (PER SOUTH POINTE SUBDIVISION, PHASE 2 PLATTING)

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.

NOTE: THIS RESERVATION IS AFFECTED BY THE SUPPLEMENTAL DECLARATION THAT RESERVES A 10.00 FOOT WIDE PERMANENT EASEMENT ON ALL LOT LINES FOR UNDERGROUND UTILITIES ONLY AND ANY ACTUAL EASEMENT WILL BE SET FORTH IN A SEPARATE RECORDED INSTRUMENT.

ALTA/NSPS LAND TITLE SURVEY
TABLE A ITEM NOTES

2 AT THE TIME OF THIS SURVEY, A PROPERTY ADDRESS HAS NOT BEEN ASSIGNED/PROVIDED.

3 FLOOD ZONE CLASSIFICATION IS "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PANEL NUMBER 19 155 C0560 E.

6 THE CURRENT PROPERTY IS ZONED I-2. SEE TABLE BELOW.

7 AT THE TIME OF THIS SURVEY, NO BUILDING EXIST ON THE SUBJECT PROPERTY.

8 AT THE TIME OF THIS SURVEY, NO IMPROVEMENTS EXIST ON THE SUBJECT PROPERTY.

16 AT THE TIME OF THIS SURVEY, NO EARTHWORK HAS BEEN DONE ON THE SUBJECT PROPERTY.

17 AT THE TIME OF THIS SURVEY, NO CHANGES TO RIGHT-OF-WAY WAS DISCLOSED.

18 NO WETLANDS WERE DELINEATED AT THE TIME OF THIS SURVEY.

19 NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED AT THE TIME OF THIS SURVEY.

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS CI 12, PID=MJ0785 NAVD '88 ELEVATION=977.79

DESCRIBED BY COAST AND GEODETIC SURVEY IN 1948. AT MANAWA PARK, AT THE MANAWA PARK SCHOOL, ABOUT 300.0 FEET SOUTH OF THE JUNCTION OF U.S. HIGHWAY 275 AND STATE HIGHWAY 92, 15.6 FEET NORTH OF THE SOUTHEAST CORNER OF THE SCHOOL BUILDING, SET VERTICALLY IN THE EAST FACE OF THE BRICK SCHOOL BUILDING, BETWEEN THE FIRST AND SECOND SET OF WINDOWS SOUTH OF THE MAIN ENTRANCE, 3.3 FEET ABOVE THE GROUND. RECOVERED BY NATIONAL GEODETIC SURVEY IN 1989 IN GOOD CONDITION.

CERTIFICATION

THIS IS TO CERTIFY TO CHICAGO TITLE INSURANCE COMPANY AND CI - COUNCIL BLUFFS LLC, A DELAWARE LIMITED LIABILITY COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2016), JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7, 8, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 8, 2019.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

JONATHAN M LEISINGER 14415 IOWA

JONATHAN M. LEISINGER — SEPTEMBER 3, 2019
JONATHAN M. LEISINGER — DATE
LICENSE NUMBER 14415
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL
SHEET 1 OF 1

hgm ASSOCIATES INC
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

project PROJECT COWBOY
PARCEL "19019" LOT 4, SOUTH POINTE SUBDIVISION, PHASE 2
client BOWMAN CONSULTING
311 S WACKER DR SUITE 1950, CHICAGO, IL 60606
sheet ALTA/NSPS LAND TITLE SURVEY

project no 108819
sheet 1 OF 1

Bowman CONSULTING

Bowman Consulting Group, Ltd.
311 South Wacker Drive
Suite 1950
Chicago, IL 60606
PHONE: (312) 212-0450
Fax: (877) 453-0797
www.BowmanConsulting.com
© Bowman Consulting Group, Ltd.

ALTA SURVEY
PROJECT COWBOY
CONSTRUCTION PLAN
4700 GIFFORD ROAD
COUNCIL BLUFFS, IA

PLAN STATUS

DATE	DESCRIPTION
AT DESIGN	AT DRAWN
PH CHKD	
SCALE	1"=X' PER PLAN
JOB No. 040029-01-010	
DATE 2/28/2020	
FILE No.040029-01-010	
SHEET	C03

Cad file name: P:\040029\Admin\Engineering Plans\Construction Plan Set\040029-01-010-C03.dwg

CORGAN
401 N Houston St.
Dallas, TX 75202
T: 214-748-2000

kw mission critical engineering
173 North Broadway, 2nd Floor
Milwaukee, WI 53202
T: 312-607-4270

AGBE PROJECT #: 19649.7000
AGBE Associates PLLC
901 Main Street Suite 5020
Dallas, Texas 75202
Ph: 214.521.7301
www.agbeae.com

Bowman CONSULTING
311 S Wacker Drive, Suite 1950
Chicago, IL 60606
T: 312-212-0550

TLD DESIGN CONSULTING LLC
103 E Kenney St.
Howe, TX 75459
T: 903-436-4601

	ISSUES	
1	10.28.2019	75% DESIGN DEVELOPMENT
2	11.14.2019	ISSUE FOR PERMIT
3	02.28.2020	ISSUE FOR CONSTRUCTION

	REVISIONS	
1	12.03.2019	ISSUE FOR PRICING
2	02.28.2020	ISSUE FOR CONSTRUCTION

This Document was produced by or under the authority of Registered Engineer:

JOSEPH W. MIDDLETON

JOSEPH W MIDDLETON P20520 2.28.2020 IOWA

Date of issue: 02/28/2020

CyrusOne
Project Cowboy
4700 GIFFORD RD.
COUNCIL BLUFFS, IA 51501

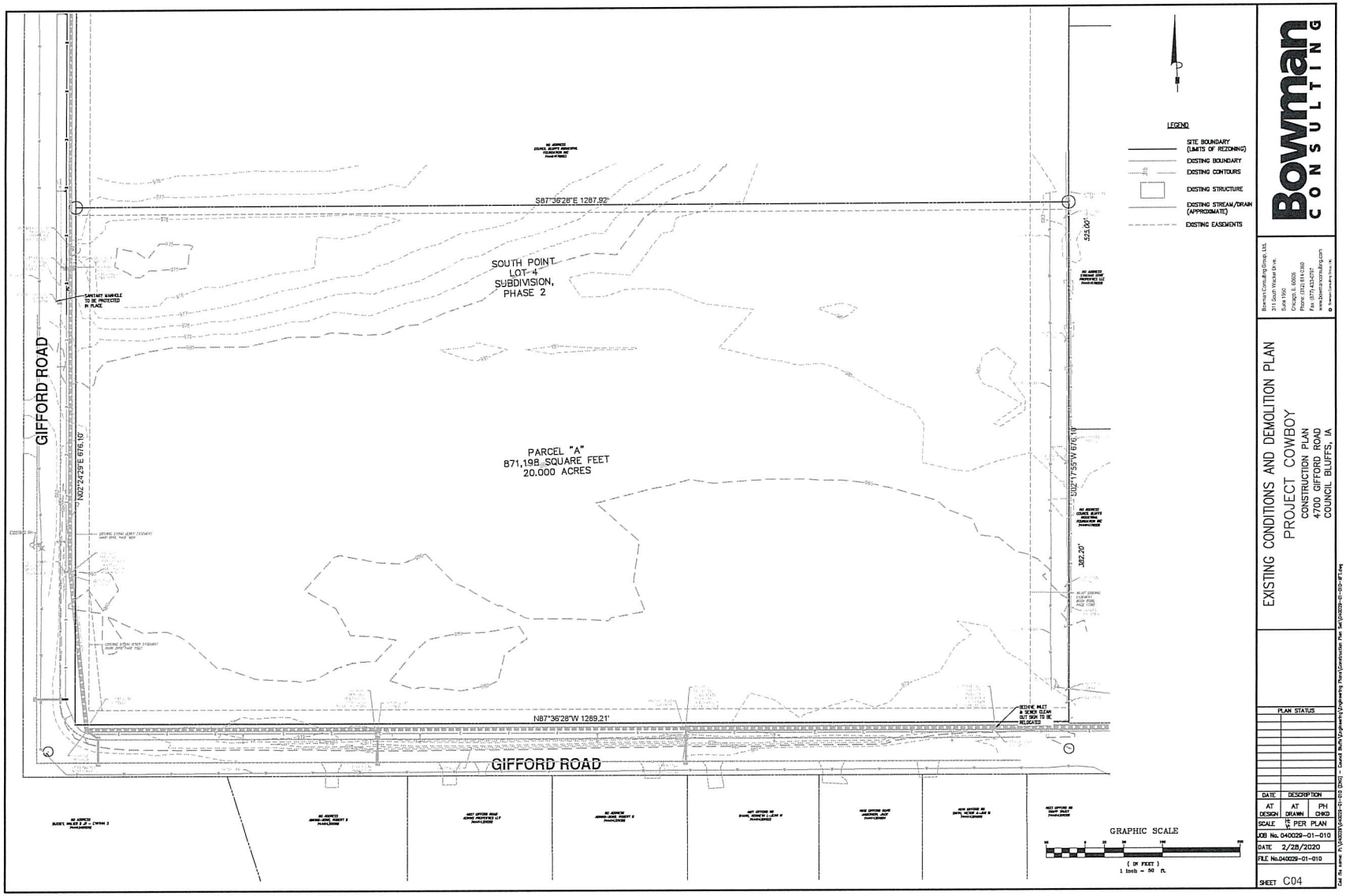
KEYPLAN

	YB YD	
	B D	
A	C E	F

JOB 19264.0000
DATE 2.28.2020

SHEET NUMBER
C03

10.28.2019 C03 ALTA SURVEY



Bowman CONSULTING

Bowman Consulting Group, Ltd.
311 South Wacker Drive, Suite 1950
Chicago, IL 60606
Phone: (312) 614-0560
Fax: (877) 435-6707
www.bowmanconsulting.com

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT COWBOY
CONSTRUCTION PLAN
4700 GIFFORD ROAD
COUNCIL BLUFFS, IA

PLAN STATUS

DATE	DESCRIPTION
AT DESIGN	AT DRAWN / PH CHKD
SCALE	1"=50' PER PLAN
JOB No. 040029-01-010	
DATE 2/28/2020	
FILE No.040029-01-010	
SHEET C04	

Cad file name: K:\LD\040029\040029-01-010 (DWG) - Council Bluffs\Engineering Plans\Construction Plan Set\040029-01-010-XP1.dwg

CORGAN
401 N Houston St,
Dallas, TX 75202
T: 214-749-2000

kW mission critical engineering
173 North Broadway, 2nd Floor
Milwaukee, WI 53202
T: 312-607-4270

AG aiE PROJECT #: 1564975750
AG EE Associates PLLC
901 Main Street Suite 5270
Dallas, Texas 75202
T: 214-749-1400

Bowman CONSULTING
311 S Wacker Drive, Suite 1950
Chicago, IL 60606
T: 312-614-0356

TLD DESIGN CONSULTING LLC
103 E Hanning St,
Howe, TX 75459
T: 903-435-6101

ISSUES

1	10.28.2019	75% DESIGN DEVELOPMENT
2	11.14.2019	ISSUE FOR PERMIT
3	02.28.2020	ISSUE FOR CONSTRUCTION

REVISIONS

1	12.03.2019	ISSUE FOR PRICING
2	02.28.2020	ISSUE FOR CONSTRUCTION

This Document was produced by or under the authority of Registered Engineer:

JOSEPH W. MIDDLETON

LICENSED PROFESSIONAL ENGINEER
JOSEPH W. MIDDLETON
P26220
02-28-2020
IOWA

Date of issue:
02/28/2020

CyrusOne

Project Cowboy

4700 GIFFORD RD.
COUNCIL BLUFFS, IA 51501

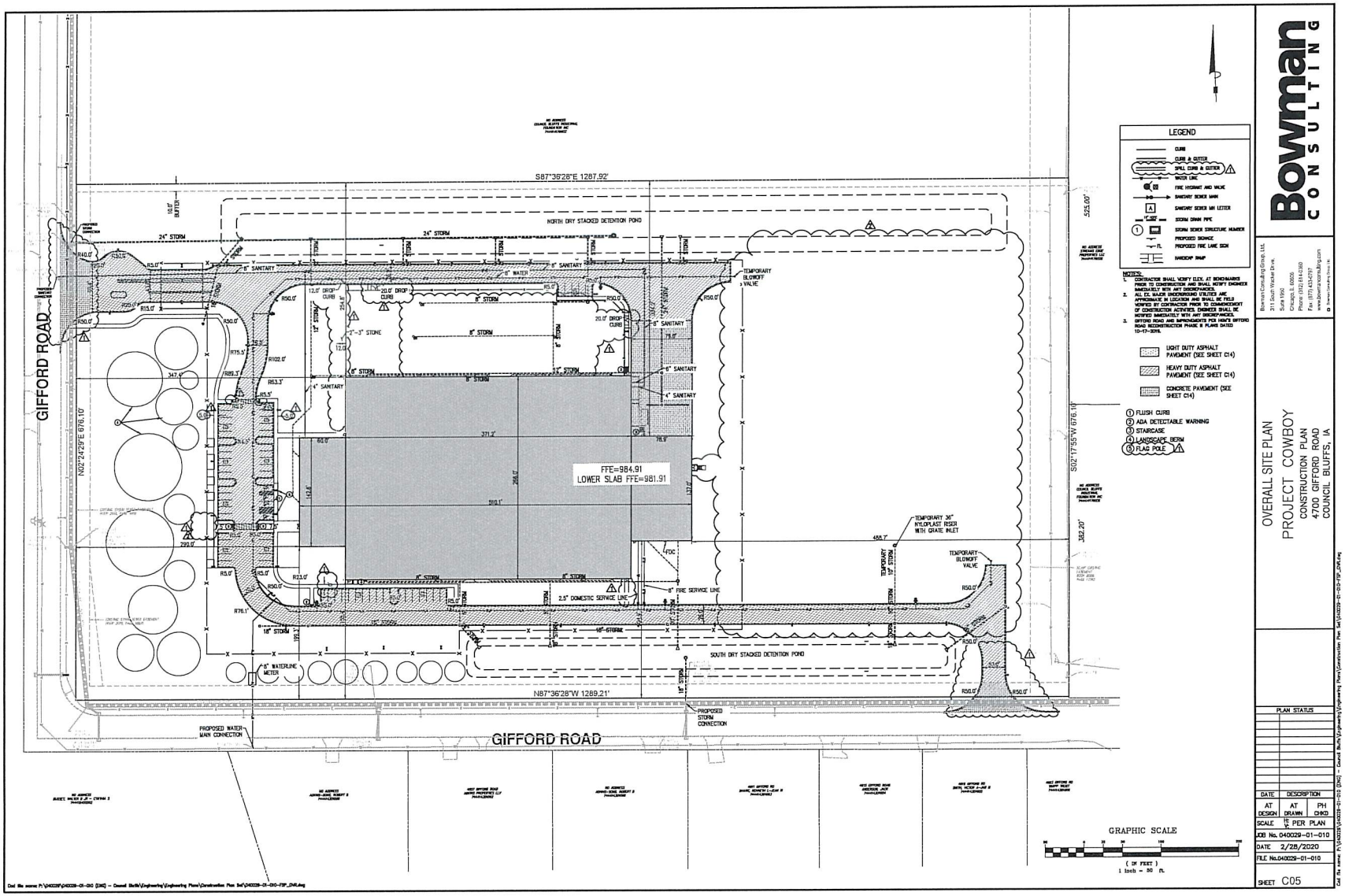
KEYPLAN

	YB YD	
	B D	
A	C E	F

JOB 19264.0000
DATE 2.28.2020

SHEET NUMBER
C04

10.28.2019



Bowman CONSULTING

Bowman Consulting Group, Ltd.
311 South Wacker Drive, Suite 1950
Chicago, IL 60606
T: 312-614-0356
Fax: (877) 435-6707
www.bowmanconsulting.com

OVERALL SITE PLAN

PROJECT COWBOY

CONSTRUCTION PLAN
4700 GIFFORD ROAD
COUNCIL BLUFFS, IA

PLAN STATUS

DATE	DESCRIPTION

AT DESIGN	AT DRAWN	PH CHKD
SCALE	1" = PER PLAN	
JOB No. 040029-01-010		
DATE 2/28/2020		
FILE No.040029-01-010		
SHEET C05		

CORGAN
401 N Houston St.
Dallas, TX 75202
T: 214-749-2000

kW missoin critical engineering
173 North Broadway, 2nd Floor
Milwaukee, WI 53202
T: 312-667-4270

AG AE
PROJECT # 10649.70700
AG|AE Associates PLLC
901 Main Street Suite 5200
Dallas, Texas 75202
PH (214) 922-9000
ag-ae.com

Bowman CONSULTING
311 S Wacker Drive, Suite 1950
Chicago, IL 60606
T: 312-614-0356

TLD DESIGN CONSULTING LLC
103 E Hanna St.
Howe, TX 75459
T: 903-436-4101

ISSUES

1	10.28.2019	75% DESIGN DEVELOPMENT
2	11.14.2019	ISSUE FOR PERMIT
3	02.28.2020	ISSUE FOR CONSTRUCTION

REVISIONS

1	12.03.2019	ISSUE FOR PRICING
2	02.28.2020	ISSUE FOR CONSTRUCTION

This Document was produced by or under the authority of Registered Engineer

JOSEPH W. MIDDLETON

LICENSED PROFESSIONAL ENGINEER
JOSEPH W. MIDDLETON
IOWA

Date of issue:
02/28/2020

CyrusOne
Project Cowboy
4700 GIFFORD RD.
COUNCIL BLUFFS, IA 51501

KEYPLAN

YB YD B D A C E F

OVERALL SITE PLAN

JOB 19264.0000
DATE 2.28.2020

SHEET NUMBER
C05

10.28.2019 C05 OVERALL SITE PLAN

Exhibit 'D'
Copies of Building Permits

City of Council Bluffs, IA

Permits and Inspection Division
209 Pearl Street
Council Bluffs, IA 51503
(712)890-5276

Application #: 1902906

Permit Type	Project Address
OTHER NONRESIDENTIAL STRUCTURE	4700 GIFFORD RD

Contractor Information

RICHBOURG, STEVEN
2900 FAIRVIEW PARK DR
FALLS CHURCH, VA 22042

Phone: 703-846-9000

Legal Description

Owner Information	Tenant Information
COUNCIL BLUFFS INDUSTRIAL FOUNDATION IN* 149 W BROADWAY STE 1 COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information

Work Description

118,075 SQ FT DATA CENTER

Building Statistics

Occupancy Group:	S-2	Construction Type:	IIB
Finished Sq Ft:	118,075	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$10,431,926.00
Fire Sprinkler:			

Permit Information

Applied Date:	12/11/2019	Permit Number:	2000411
Issue Date:	02/20/2020	Report Code:	328
		Total Fees:	$50,044.44

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. 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.

City of Council Bluffs, IA

Permits and Inspection Division
209 Pearl Street
Council Bluffs, IA 51503
(712)890-5276

Application #: 1902906

Permit Type	Project Address
EXCAVATION & FILL	4700 GIFFORD RD

Contractor Information

RICHBOURG, STEVEN
2900 FAIRVIEW PARK DR
FALLS CHURCH, VA 22042

Phone: 703-846-9000

Legal Description

Owner Information	Tenant Information
COUNCIL BLUFFS INDUSTRIAL FOUNDATION IN* 149 W BROADWAY STE 1 COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information

Work Description

FINAL/FINISH GRADE

Building Statistics

Occupancy Group:	S-2	Construction Type:	IIB
Finished Sq Ft:	118,075	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$10,431,926.00
Fire Sprinkler:			

Permit Information

Applied Date:	12/11/2019	Permit Number:	2000412
Issue Date:	02/20/2020	Report Code:	800
		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.

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. 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.

City of Council Bluffs, IA

Permits and Inspection Division
209 Pearl Street
Council Bluffs, IA 51503
(712)890-5276

Application #: 1902906

Permit Type	Project Address
PARKING LOT	4700 GIFFORD RD

Contractor Information

RICHBOURG, STEVEN
2900 FAIRVIEW PARK DR
FALLS CHURCH, VA 22042

Phone: 703-846-9000

Legal Description

Owner Information	Tenant Information
COUNCIL BLUFFS INDUSTRIAL FOUNDATION IN* 149 W BROADWAY STE 1 COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information

Work Description

80 STALL PARKING LOT

Building Statistics

Occupancy Group:	S-2	Construction Type:	IIB
Finished Sq Ft:	118,075	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$10,431,926.00
Fire Sprinkler:			

Permit Information

Applied Date:	12/11/2019	Permit Number:	2000413
Issue Date:	02/20/2020	Report Code:	834
		Total Fees:	$80.00

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. 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.

City of Council Bluffs, IA

Permits and Inspection Division
209 Pearl Street
Council Bluffs, IA 51503
(712)890-5276

Application #: 1902906

Permit Type	Project Address
RIGHT OF WAY PERMIT	4700 GIFFORD RD

Contractor Information

RICHBOURG, STEVEN
2900 FAIRVIEW PARK DR
FALLS CHURCH, VA 22042

Phone: 703-846-9000

Legal Description

Owner Information	Tenant Information
COUNCIL BLUFFS INDUSTRIAL FOUNDATION IN* 149 W BROADWAY STE 1 COUNCIL BLUFFS, IA 51503	

Architect Information	Engineer Information

Work Description

ADDRESS, TWO DRIVEWAY APPROACHES, EXCAVATION BACK OF CURB, SEWER CONNECTION

Building Statistics

Occupancy Group:	S-2	Construction Type:	IIB
Finished Sq Ft:	118,075	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$10,431,926.00
Fire Sprinkler:			

Permit Information

Applied Date:	12/11/2019	Permit Number:	2000414
Issue Date:	02/20/2020	Report Code:	860
		Total Fees:	$295.00

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. 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.

Exhibit 'E'
Copy of Certificate of Occupancy

City of Council Bluffs

Building Division

CERTIFICATE OF OCCUPANCY

4700 GIFFORD RD

Pursuant to the requirements of the 2015 International Building Code and the various ordinances of the City of Council Bluffs as adopted, this certifies that at the time of issuance this structure was in compliance regulating building construction and use for the work that permit #1902906 was completed for.

Owner: C1 COUNCIL BLUFFS LLC
C/O CYRUSONE LLC 2101 CEDAR SPRINGS RD
STE 900
DALLAS TX 75201

Contractor: RICHBOURG, STEVEN HITT CONTRACTING
2900 FAIRVIEW PARK DR
FALLS CHURCH VA 22042

Description of Work: 118,075 SQ FT DATA CENTER -

Parcel: 744414176009

Occupancy: S-2 STORAGE LOW HAZARD

Maximum Occupant Load: 237

Fire Sprinkler: YES

Type of Construction: IIB NON COMBUSTIBLE NON RATED

This CERTIFICATE OF OCCUPANCY is hereby issued under the direction and authority of the Building Official for the City of Council Bluffs, Iowa on this date of 12/15/2020.

Steve Carmichael
Chief Building Official

THIS PAGE IS FOR OFFICIAL USE ONLY:
Name of Area: South Pointe
Date Established: Nov 24, 2003, Amended 2020
Expiration Date: Dec. 31, 2039

Is the application complete? X Yes _____ No
Is the project eligible? X 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 X approves _____ disapproves the work as being in substantial conformance with the improvement plan.

Signature: Brandon Garrett
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.