**Attachment B**

27,800. 10% 2780.00

## 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:

223 East Graham Ave. Council Bluffs Iowa 51503
Parcel # 754311580033

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

To develop into a 3 Bedroom Rental Property

Buyers offer a total sum of $ 3,095.00

Buyers submit a down payment in the sum of $ 85.00 as by Christopher Ribbons + $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.

Rodney A Kerkman 13 April 21
Buyer Signature Date

Rodney A Kerkman
Print Name

Address 229 E Graham Ave.
Phone 402 677 1161
Email rodakerkman@cox.net

Buyer Signature Date

Print Name

Address
Phone
Email

Internal Use Only

____Buildable Lot
____Remnant Parcel
____Previously Vacated ROW

_____Date Received
_____Case #Assigned
_____Payment with Offer

____Offer Sufficient for Review

Approved for Processing:_____

# Proposal

ROD KERKMAN
229 E. GRAHAM AVE.
COUNCIL BLUFFS. IA 51503

**R & S REMODELING**
**RESIDENTIAL INDUSTRIAL**
Siding, Windows, Doors, Gutters
Free Estimates

Bus.(712)325-0162
Fax.(712)325-4516
Mobile.(402)677-1161
Pager.(402)977-1549 Display

| PROPOSAL SUBMITTED TO: | PHONE | DATE |
|---|---|---|
| Council Bluffs Community Development | | 13 April 21 |
| **STREET** 209 Pearl Street | **JOB NAME** Johnson-Armstrong Lot | |
| **CITY, STATE AND ZIP CODE** C.B. IA | **JOB LOCATION** 223 E Graham Ave | |
| **ATTENTION** Christopher Gibbons | **DATE OF PLANS** | **JOB PHONE** 712 890 5350 |

We hereby submit specifications and estimates for:

1/ Lot 223 East Graham Ave
C.B Iowa 51503

2/ Remove Walnut tree and All Concrete 2021

3/ Relandscape Lower half of lot.

4/ Fall of 2021 to spring of 2022 Build a one Story home. Menards Kelton Style. for a Rental Home.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications

Payment to be made as follows: Three Thousand Ninty Five and 00/100 dollars($ 3095.00)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by insurance.

Authorized Signature: Rod A Kerkman

Note This proposal may be withdrawn by us if not accepted within: N/A

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If not paid within 30 days of completion, unpaid balance can bear interest at the highest legal rate, until paid in full

Date of Acceptance _____ Signature _____

Signature _____