



CONSOLIDATED URBAN REVITALIZATION APPLICATION

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE CONSOLIDATED URBAN REVITALIZATION AREA PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF WATERLOO.

The Consolidated Urban Revitalization Area (CURA) allows property tax exemptions on improvements to property located within its boundaries that meet the following criteria:

1. At least a 10% improvement to the value of the residential property. At least a 15% improvement to the value of commercial property if a building was previously on the site. If commercial property was previously vacant, all actual value added by the improvements is eligible for tax exemption.
2. Be located within the CURA boundaries (a map of which can be obtained from the City of Waterloo Community Planning & Development Department.)
3. This application must be filed with City prior to the 1st working day of February following the year when the improvements are completed to comply with the timeline of the State Code of Iowa, Section 404.4 unnumbered paragraph 2. However, a single application may be filed upon completion of an entire project requiring more than one year to construct or complete, providing prior approval has been granted by the City Council or County Board of Supervisors.

Please fill out the following information for your application to be submitted to the City Council.

NAME: Tim Johnson SIGNATURE: [Signature]
 ADDRESS: 122 PARK ST BENBROOK IA 50669
 TELEPHONE: 319-231-3759 DATE: 12-8-14

A. What is the Address of the property being improved? 712 ANSBOROUGH

What is the Legal Description of the property? (May be available at County Recorder's Office on 2nd floor of the Courthouse?)
See ATTACHED

B. Indicate desired exemption schedule: (1 or 2)

1. ☒ One Hundred Percent (100%) exemption for three years on the actual value added by improvements;
2. ☐ A partial exemption on the actual value added by improvements according to the following schedule:

a. First Year-----80%	d. Fourth Year-----50%	g. Seventh Year-----30%
b. Second Year-----70%	e. Fifth Year-----40%	h. Eighth Year-----30%
c. Third Year-----60%	f. Sixth Year-----40%	i. Ninth Year-----20%
		j. Tenth Year-----20%

C. What was the nature of the improvement(s)?

STORAGE Buildings

D. City of Waterloo Building and Inspections Department Information:

Permit Number: 6252 Date permit was issued: 7-25-14 Total permit(s) valuation: 210,000.00

E. What was the cost of the improvement? 210,000.00

F. Estimated or actual date of completion of these improvements? 10-23-14

G. If this is not a single-family dwelling unit, which you own and reside in, will these improvements create a displacement of your tenants? Yes ☐ No ☒

CITY OF WATERLOO

APPROVED _____ DATED: _____ RESOLUTION NO: _____
 DENIED _____

BLACK HAWK COUNTY ASSESSOR

APPROVED _____ DATED: _____
 DENIED _____ Tami McFarland
 Black Hawk County Assessor

Note: The improvements to your home or business may not change the assessed value.

Note: City Council approval does not guarantee tax exemptions. The application must be reviewed and approved by the Black Hawk County Assessor's Office for criteria eligibility.



Doc ID: 004644840002 Type: GEN
Kind: WARRANTY DEED
Recorded: 11/30/2011 at 03:25:53 PM
Fee Amt: \$552.20 Page 1 of 2
Revenue Tax: \$535.20
Black Hawk County Iowa
JUDITH A MCCARTHY RECORDER

File 2012-00009925

* *Dutton Law Office*



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Matthew M. Craft, PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471

Taxpayer Information: (Name and complete address)

JCATS, PO Box 84, Reinbeck, Iowa 50669

Return Document To: (Name and complete address)

Matthew M. Craft, PO Box 810, Waterloo, IA 50704, Phone: (319) 234-4471

Grantors:

Pleasant Properties, LLC

Grantees:

JCATS, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

604.20/34
(17.00)

File Number: 2012-00009925 Seq: 1

335,000
2

THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

Matthew M. Craft

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYERWARRANTY DEED
(CORPORATE GRANTOR)For the consideration of **ONE**Dollar(s) and other valuable consideration,
Pleasant Properties, LLCa corporation organized and existing under the laws of
Iowa

does hereby Convey to

ICATS, Inc.the following described real estate in Black Hawk County, Iowa:A part of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section No. 21,
Township No. 89 North, Range No. 13 West of the Fifth Principal Meridian, in Black Hawk County,
Iowa described as follows:Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section;
thence North along the center of Ansborough Avenue 4 rods; thence West along a line that is parallel
with the South line of said Northeast Quarter 40 rods; thence South along a line that is parallel with the
center line of Ansborough Avenue 4 rods to the South line of said Northeast Quarter; thence East along
the South line of said Northeast Quarter 40 rods to the point of beginning, except Parcel K of Plat of
Survey Doc. No. 2008001283 being a part of the Southeast Quarter of the Northeast Quarter of the
Southeast Quarter of Section 21, Township 89 North, Range 13 West of the Fifth Principal Meridian,
in Black Hawk County, Iowa.The Corporation hereby covenants with grantees, and successors in interest, that it holds the real
estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that
the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it
covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may
be above stated.Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or
plural number, according to the context.Pleasant Properties, LLCa(n) Iowa corporationDated: November 30, 2011

By

David B. McRae, Member Manager

David B. McRae, Member/Manager

Title

By

Title

STATE OF IOWA COUNTY OF BLACK HAWKThis instrument was acknowledged before me on November 30, 2011
by David B. McRae
as Member/Manager
of Pleasant Properties, LLCMatthew M. Craft, Notary Public