

City of Clinton Urban Renewal and Urban Revitalization

Legal Descriptions and Maps

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TABLE OF CONTENTS

I.	LIBERTY AVENUE URBAN RENEWAL AREA; PLAZA WEST DEVELOPMENT PROJECT	3
II.	MANUFACTURING MEADOWS URBAN RENEWAL AREA; KIRCHHOFF DEVELOPMENT PROJECT	7
III.	DOWNTOWN RIVER LYONS URBAN RENEWAL AREA.....	10
IV.	MANUFACTURING MEADOWS URBAN RENEWAL AREA; TARGET STORE DEVELOPMENT PROJECT	14
V.	MANUFACTURING MEADOWS URBAN RENEWAL AREA; MANUFACTURING MEADOWS iii PROJECT	16
VI.	CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA; HY-VEE REDEVELOPMENT PROJECT AREA.....	18
VII.	MANUFACTURING MEADOWS URBAN RENEWAL AREA; MILL CREEK DEVELOPMENT PROJECT	21
VIII.	BUSINESS PARK DEVELOPMENT PROJECT	23
IX.	LIBERTY SQUARE URBAN RENEWAL AREA.....	25
X.	ASHFORD UNIVERSITY URBAN RENEWAL AREA	27
XI.	CITY HOUSING PARTNERSHIP URBAN RENEWAL AREA	30
XII.	WEST VIEW HEIGHTS URBAN RENEWAL AREA.....	34
XIII.	LINCOLNWAY INDUSTRIAL RAIL AND AIR PARK URBAN RENEWAL AREA.....	36
XIV.	WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA.....	38
XV.	SADDLE RIDGE URBAN RENEWAL AREA.....	40
XVI.	ZARA HEIGHTS URBAN RENEWAL AREA	42
XVII.	RIVERSTONE CROSSING URBAN RENEWAL AREA.....	44
XVIII.	HOUSING REDEVELOPMENT SUBAREA	46
XIX.	LIBERTY AVENUE-BLOCK A URBAN REVITALIZATION AREA.....	49
XX.	LYONS BUSINESS AND TECHNOLOGY PARK URBAN REVITALIZATION AREA.....	51
XXI.	MANUFACTURING MEADOWS URBAN REVITALIZATION AREA.....	53
XXII.	DOWNTOWN RIVER LYONS URBAN REVITALIZATION AREA.....	55
XXIII.	SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT	59

I. LIBERTY AVENUE URBAN RENEWAL AREA; PLAZA WEST DEVELOPMENT PROJECT

The provisions of this section apply to the Liberty Avenue Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on December 27, 1988. For use in this section, the following areas are described:

Liberty Avenue Urban Renewal Area includes the lots and parcels within the boundaries as follows:

Commencing at a point of reference at a point on the centerline of U.S. Highways 30 and 67 and Eighteenth Place; thence southeasterly on the said Eighteenth Place centerline to the northerly boundary of the right-of-way of the Chicago and Northwestern Railroad; thence southwesterly on the said northerly boundary of the right-of-way of the Chicago and Northwestern Railroad to the centerline of U.S. Highway 67; thence northerly on the said U.S. Highway 67 centerline to the centerline of U.S. Highway 30; thence easterly on the said centerline of U.S. Highways 30 and 67 to the centerline of Eighteenth Place (being the point of beginning).

The Plaza West Development Project, a designated urban renewal project contained within the Liberty Avenue Urban Renewal Area, includes the lots and parcels within the boundaries as follows:

A part of the southeast quarter of the southwest quarter of Section 14, and a part of the northeast quarter of the northwest quarter of Section 23, all in Township 81 North, Range 6, East of the 5th P.M., within the City of Clinton, Clinton County, Iowa, described as commencing at a one-inch iron rod stake in concrete marking the quarter corner between said Section 14 and Section 23, as shown on the plat of Miracle Mile Commercial Addition; thence north $00^{\circ}14'$ east, along the west line of said Miracle Mile Commercial Addition, also being along the east line of the said southeast quarter of the southwest quarter of Section 14, a distance of 155.9 feet to the south right-of-way line of U.S. Highways No. 30 and 67, thence south $87^{\circ}12'$ west along said south line of U.S. Highways No. 30 and 67, being a line 70 feet normally distant from the centerline of said highway, a distance of 188.14'; thence south $04^{\circ}01'13''$ east a distance of 146.32 feet to the line between the said southeast quarter of the southwest quarter of Section 14 and the northeast quarter of the northwest quarter of Section 23; thence north $89^{\circ}46'$ west along the said line between the southeast quarter of the southwest quarter of Section 14 and the northeast quarter of the northwest quarter of Section 23, a distance of 178.07 feet; thence north $02^{\circ}48'$ west a distance of 136.9 feet to the said south right-of-way line of U.S. Highways No. 30 and 67; thence south $87^{\circ}12'$ west along said south right-of-way line of U.S. Highways No. 30 and 67 a distance of 275.0 feet; thence south $37^{\circ}32'$ west continuing along the said south right-of-way line of U.S. Highways No. 30 and 67 a distance of 153.70 feet to the said line between the southeast quarter of the southwest quarter of Section 14 and the northeast quarter of the northwest quarter of Section 23; thence north $89^{\circ}46'$ west along the said south right-of-way line of U.S. Highways No. 30 and 67, being along the said line between the southeast quarter of the southwest quarter of Section 14 and the northeast quarter of the northwest quarter of Section 23, a distance of 599.41 feet to the northwest corner of the said northeast quarter of the northwest quarter of Section 23, as now monumented by a 1-inch iron rod stake.

replacing a rail monument over a stone monument; thence south $00^{\circ} 12'11''$ west along the west line of the said northeast quarter of the northwest quarter of Section 23, a distance of 632.44 feet to the north line of a 60-foot wide Liberty Avenue per deed recorded at instrument number 6796-87, Clinton County, Iowa Recorder's office; thence south $65^{\circ}47'49''$ east, along said north line of 60-foot wide Liberty Avenue, a distance of 146.3 feet; thence south $79^{\circ}47'49''$ east, along said north line of 60-foot wide Liberty Avenue, a distance of 188.63 feet; thence north $78^{\circ}43'25''$ east along the north line of Liberty Avenue a distance of 324.78 feet to a point relocated per former ancient fence, which was in place and located, tied, by James F. Tallett, Registered Land Surveyor in past years; thence north $69^{\circ}06'47''$ east along said north line of Liberty Avenue per said former ancient fence a distance of 240.43 feet; thence north $65^{\circ}41'42''$ east along said north line of Liberty Avenue per said former fence a distance of 513.55 feet, to the said west line of Miracle Mile Commercial Addition and also being the east line of the said northeast quarter of the northwest quarter of Section 23; thence north $00^{\circ}14'$ east along the said west line of Miracle Mile Commercial Addition and also being the said east line of the northeast quarter of the northwest quarter of Section 23, a distance of 359.60 feet to the point of beginning.

LIBERTY AVENUE URBAN RENEWAL AREA



PLAZA WEST DEVELOPMENT PROJECT



II. MANUFACTURING MEADOWS URBAN RENEWAL AREA; KIRCHHOFF DEVELOPMENT PROJECT

The provisions of this section apply to the Manufacturing Meadows Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on August 8, 1989. For use in this section, the following areas are described:

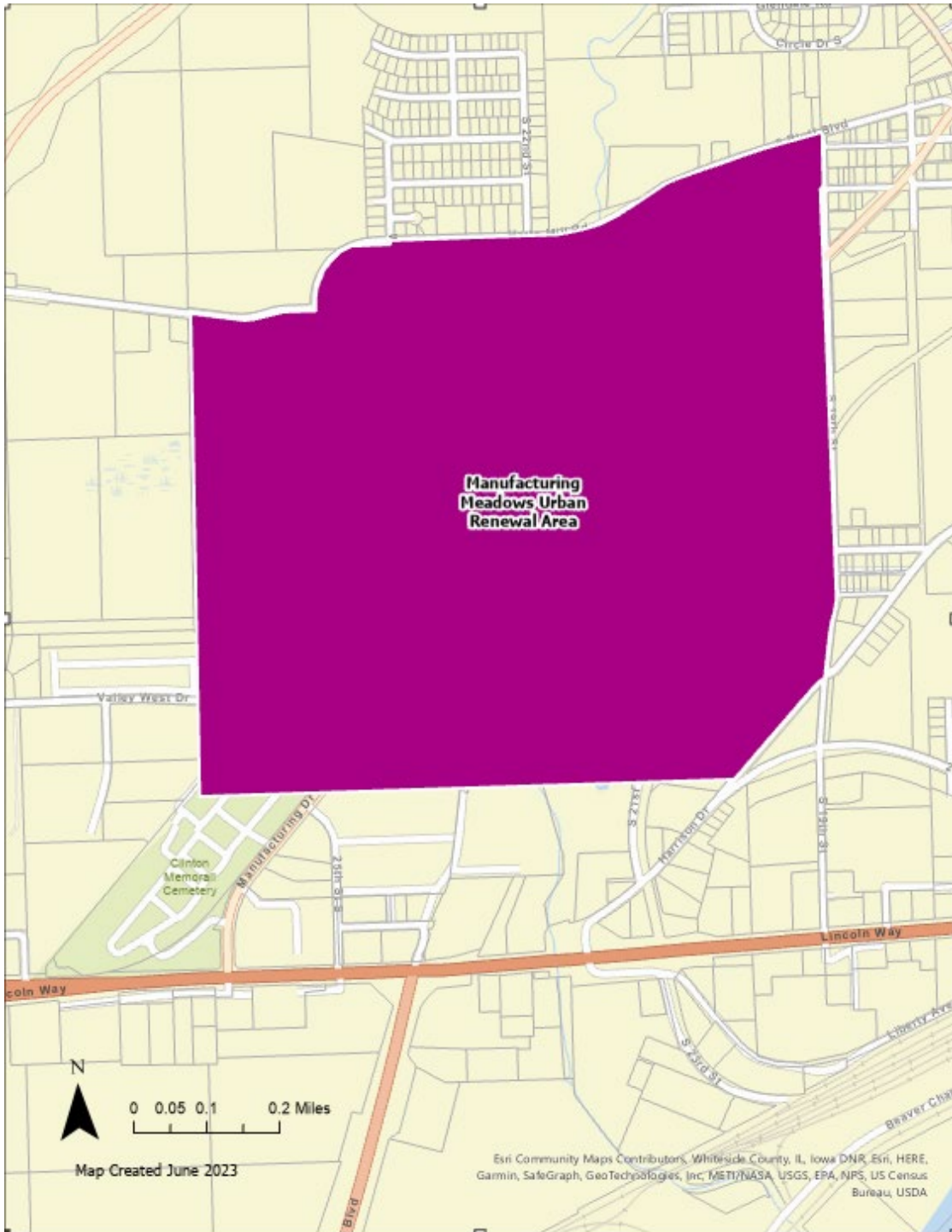
Manufacturing Meadows Urban Renewal Area includes the lots and parcels within the boundaries as follows:

Commencing as a point of beginning at the intersection of the centerlines of South Bluff Boulevard and South Nineteenth Street; thence southerly on the centerline of South Nineteenth Street to the centerline of Harrison Drive; thence southwesterly on the centerline of Harrison Drive to the south line of the north half of the southwest quarter of Section 14, Township 81 North, Range 6, East of the 5th P.M., thence west on the south line of the north half of the southwest quarter of Section 14, Township 81 North, Range 6, East of the 5th P.M. and the south line of the north half of the southeast quarter of Section 15, Township 81 North, Range 6, East of the 5th P.M. to the north/south centerline of Section 15, Township 81 North, Range 6, East of the 5th P.M.; thence north on said north/south centerline to the centerline of Harts Mill Road; thence easterly on the centerline of Harts Mill Road and South Bluff Boulevard to the centerline of South Nineteenth Street, the point of beginning, all in the City of Clinton, Clinton County, Iowa.

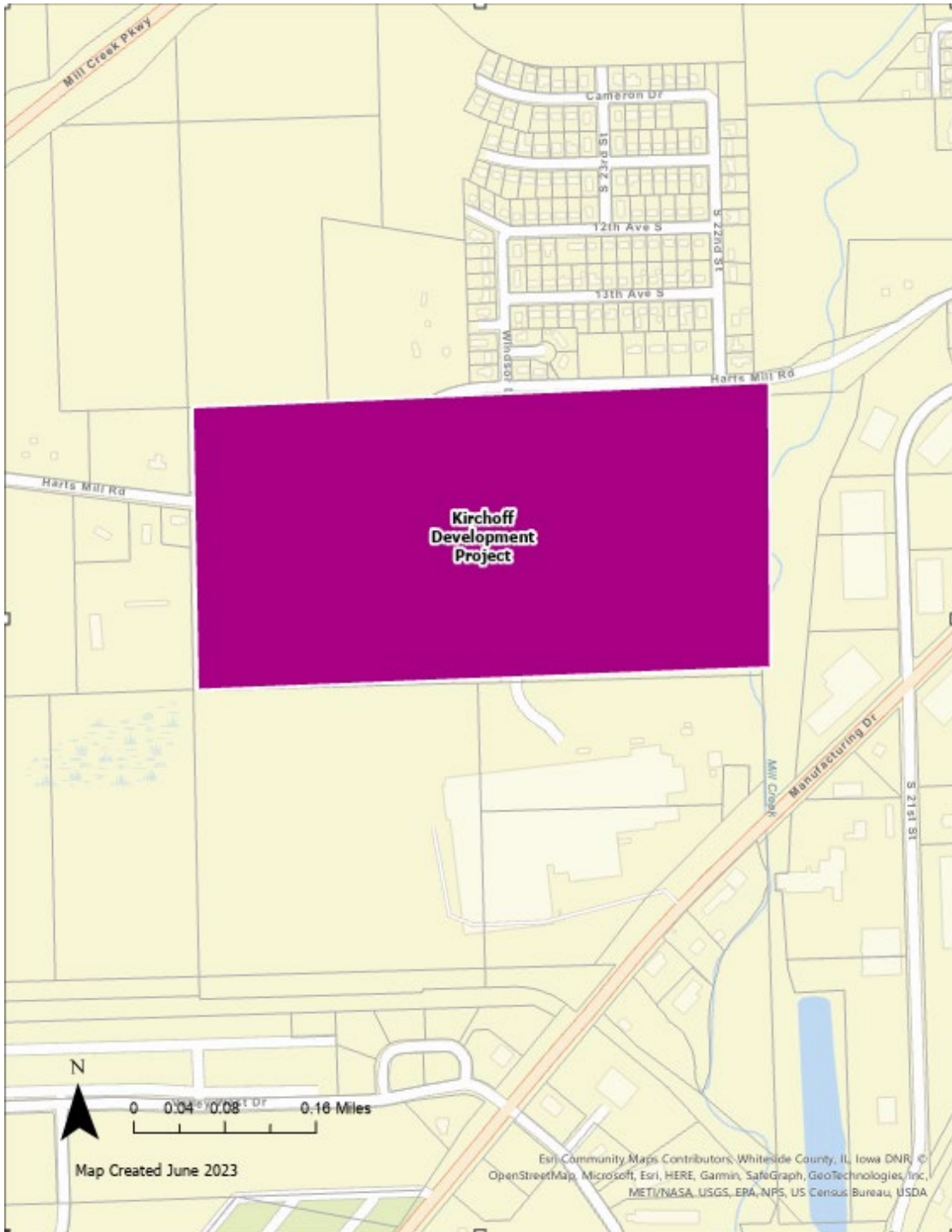
The Kirchhoff Development Project, a designated urban renewal project contained within the Manufacturing Meadows Urban Renewal Area, includes the lots and parcels within the boundaries described as follows:

The north half of the northeast quarter of Section 15, Township 81 North, Range 6, East of the 5th P.M., except that part of the west 60 feet lying south of Harts Mill Road, subject to public highways.

MANUFACTURING MEADOWS URBAN RENEWAL AREA



KIRCHHOFF DEVELOPMENT PROJECT



III. DOWNTOWN RIVER LYONS URBAN RENEWAL AREA

The provisions of this section apply to the Downtown River Lyons Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on May 26, 2020. For use in this section, the following areas are described:

Beginning at the 26th Avenue North Right of Way at the Mississippi River levee, then extending westerly along 26th Avenue North to McKinley Street, then extending southerly along McKinley Street to 25th Avenue North, then extending westerly along 25th Avenue North to North 4th Street, then extending northerly along North 4th Street to 26th Avenue North, thence westerly, and in a clockwise manner, along the southerly lines of a tract of land conveyed to North End Holdings LLC by a Warranty Deed (filed with the Clinton County Recorder on September 17, 2019 as Document No. 2019-06104); as located in the south half of Section 30, Township 82 North, Range 7 East of the 5th P.M.; beginning at a point on the westerly line of North 4th Street being 37.4 feet southwest of its intersection with the northerly line of 26th Avenue North; thence South 89 degrees 55 minutes 30 seconds West, a distance of 423.25 feet; thence South 00 degrees 07 minutes 50 seconds East, a distance of 406.48 feet to the northerly line of 25th Avenue North; thence along said northerly line, North 85 degrees 22 minutes 20 seconds West, a distance of 147.70 feet; thence continuing along said northerly line, South 89 degrees 57 minutes 40 seconds West, a distance of 653.60 feet; thence North 00 degrees 05 minutes 00 seconds West, a distance of 507.85 feet; thence South 89 degrees 57 minutes 00 seconds West, a distance of 653.10 feet to the easterly line of North 9th Street; thence continuing in a clockwise manner along the westerly and northerly lines of said tract, North 00 degrees 05 minutes 00 seconds West, a distance of 330.97 feet; thence North 89 degrees 56 minutes 20 seconds East, a distance of 658.53 feet; thence North 00 degrees 05 minutes 00 seconds West, a distance of 427.67 feet to the southerly line of 28th Avenue North; thence 17.33 feet along the arc of 302.12-foot radius curve, concave southerly; thence continuing along said southerly line of 28th Avenue North for the next three (3) courses: North 89 degrees 56 minutes 00 seconds East, a distance 788.28 feet; North 00 degrees 04 minutes 00 seconds East, a distance of 5.00 feet; North 89 degrees 56 minutes 00 seconds East, a distance of 425.66 feet to the easterly line of said tract and the westerly line of North 4th Street; thence northerly along said westerly line of North 4th Street, a distance of 35.00 feet to the northerly line of 28th Avenue North and the southerly line of a tract of land held in fee title by the Clinton Community School District; thence westerly along said northerly line of 28th Avenue North, a distance of 222 feet, more or less, to the easterly line of Skyline First Addition, thence northerly along said easterly line, a distance of 142.75 feet to the northerly line of said Addition; thence along said northerly line for the next three (3) courses: Westerly, a distance of 1,312.56 feet; Northerly, a distance of 84.8 feet; Westerly, a distance of 380 feet, more or less, to an easterly line of a tract of land held in fee title by Delbert G. and Donna Licht; thence northerly along said easterly line of the Licht tract, a distance of 620 feet, more or less, to the south line of a tract of land held in fee title by Robert E. and Marlene F. Lilly, per the Warranty Deed filed as Document Number 5534-93, recorded on August 11, 1993; thence easterly along the southerly line of said Lilly tract, a distance of 328.9 feet, more or less, to the southwest corner of Meadowview Heights 5th Subdivision to the City of Clinton; thence easterly along the southerly line of said Subdivision, and its easterly extension, and along the southerly line

of Meadowview Heights 2nd Subdivision, a distance of 1,287 feet, more or less, to the westerly line of Meadowbrook Terrace Subdivision; thence southerly along said westerly line of Meadowbrook Terrace Subdivision, a distance of 620 feet, more or less, to the southerly line of said Subdivision, thence easterly along said southerly Subdivision line, a distance of 223.10 feet to the westerly line of North 4th Street; then southerly along said westerly line of North 4th Street, a distance of 239 feet, more or less, to the southerly line of said School District tract; thence continuing southerly along the westerly line of said North 4th Street, a distance of 35 feet to the northerly line of said North End Holdings tract; thence continuing southerly along the westerly line of said North 4th Street, a distance of 842.15 feet to the intersection of 26th Avenue North, thence southerly on North 4th Street to 25th Avenue North, then extending easterly on 25th Avenue North to North 3rd Street, then extending southerly along North 3rd Street to 21st Avenue North, then extending easterly along 21st Avenue North to Pershing Blvd, then extending southerly along Pershing Blvd to 18th Avenue North, then extending easterly along 18th Avenue North to the alley between Pershing Blvd and North 2nd Street, then extending southerly along alley to 5th Avenue North, then extending westerly along 5th Avenue North to North 5th Street, then extending southerly along South 5th Street to 11th Avenue South, then extending easterly along 11th Avenue South to South 4th Street, then extending northerly along South 4th Street to 8th Avenue South, then extending easterly along 8th Avenue South to the Mississippi River levee. From 8th Avenue South, the area follows the Mississippi River levee northerly to the point of beginning. Also included within this URA shall be the islands known as Joyce's Island and Willow Island which is situated between Joyce Slough and the Mississippi River on the east side of the Mississippi River levee between Riverview Drive and 19th Avenue North.

AND

Including the full right of way of all public roads or streets within the above area or forming the boundary of the area or connecting any parcels within the area.

AND

Excepting the following property which is not included in this Urban Renewal Area:

CHI Parcel

Lot 16 and the east 20 feet of lot 15 in block 31 in the Plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

A tract or parcel of land described as Church Lot I according to the Plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

A tract or parcel of land described as School Lot H according to the Plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

VAC 20' X 140' ALLEY ABTG LOT 16 BLK 31

Clinton County Parcel # 80-17570000

AND

Fourth Avenue Lofts Parcel

Lot 1 in Final Plat for Fourth Avenue Lofts Subdivision, an Official Plat, now included in and forming a part of the City of Clinton, Clinton County, Iowa

Clinton County Parcel # 80-4892-0003

IV. MANUFACTURING MEADOWS URBAN RENEWAL AREA; TARGET STORE DEVELOPMENT PROJECT

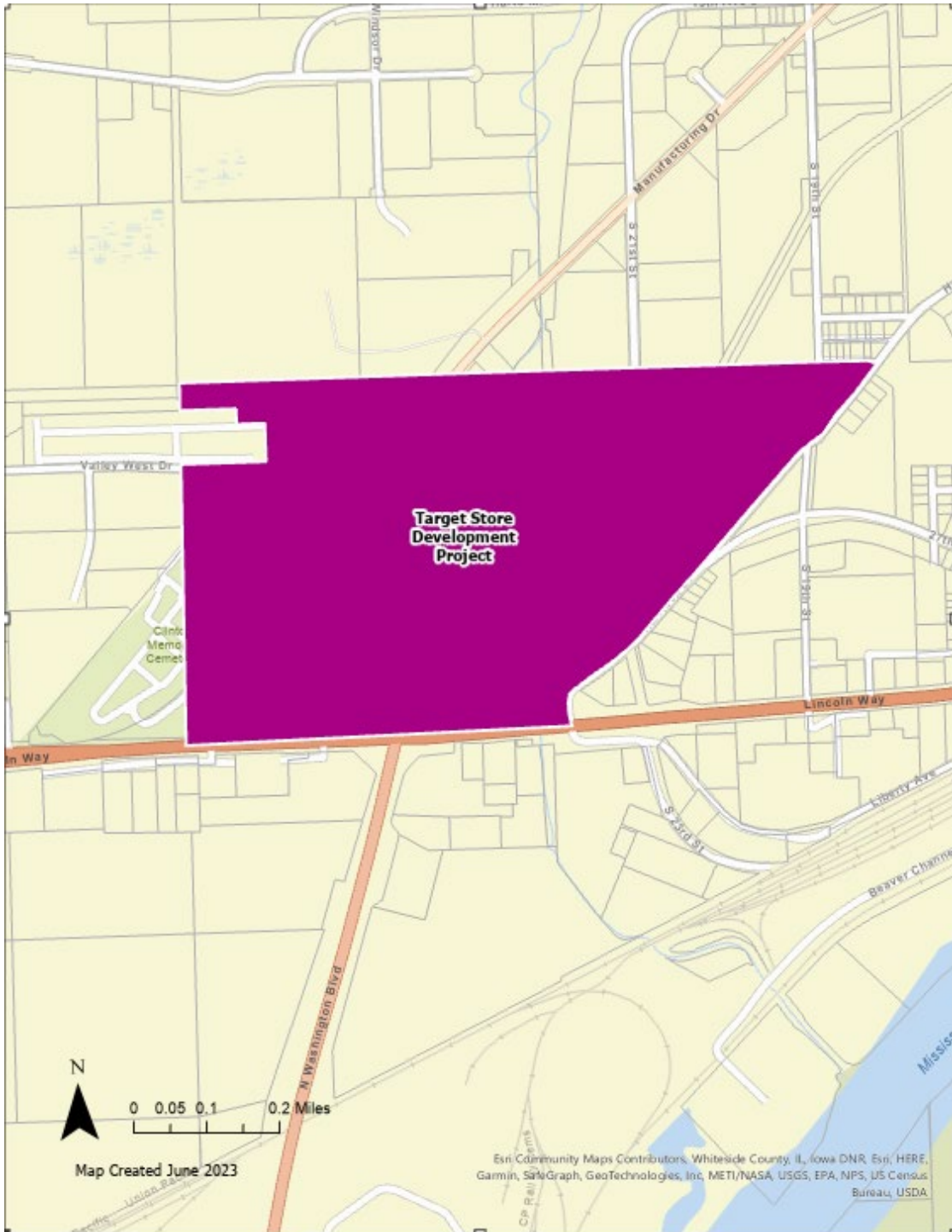
See legal description and map above for Manufacturing Meadows Urban Renewal Area.

The Target Store Development Project, a designated urban renewal project contained within the Manufacturing Meadows Urban Renewal Area, includes the lots and parcels within the boundaries described as follows:

Commencing at the point of intersection of the centerline of U.S. Highway No. 30 and the north/south quarter line of Section 15, Township 81 North, Range 6 East of the 5th P.M.; thence north on the said north/south quarter line of Section 15 to the center of said Section 15; thence east on the east/west quarter line of Section 15 and Section 14 to the centerline of South Nineteenth Street; thence southerly on the centerline of South Nineteenth Street to the centerline of Harrison Drive; thence southwesterly on the centerline of Harrison Drive to the centerline of U.S. Highway No. 30; thence westerly on the centerline of said U.S. Highway No. 30 to the point of beginning, all in the City of Clinton, Clinton County, Iowa.

However, Lot 1 and Lot 2 of The Landing Subdivision, which are a re-plat of Lots 10 through 18 in the Valley Bluff Horizons Second Addition, are expressly excluded from this area and are not subject to the division of taxes under Iowa Code § 403.19.

TARGET STORE DEVELOPMENT PROJECT



V. MANUFACTURING MEADOWS URBAN RENEWAL AREA; MANUFACTURING MEADOWS III PROJECT

See legal description and map above for Manufacturing Meadows Urban Renewal Area.

The Manufacturing Meadows III Project, a designated urban renewal project contained within the Manufacturing Meadows Urban Renewal Area, includes the lots and parcels within the boundaries described as follows:

Commencing at the point of intersection of the north/south quarter line of Section 15, Township 81 North, Range 6 East of the 5th P.M. and the centerline of Harts Mill Road; thence easterly and northeasterly on the centerline of Harts Mill Road and South Bluff Boulevard to the centerline of South Nineteenth Street; thence south on the centerline of South Nineteenth Street to the south line of the northwest quarter of Section 14, Township 81 North, Range 6 East of the 5th P.M.; thence west on said south line and the east/west quarter line of Section 15 to the center of Section 15, Township 81 North, Range 6 East of the 5th P.M.; thence north on the north/south quarter line of said Section 15 to the point of beginning, all in the City of Clinton, Clinton County, Iowa.

VI. CENTRAL BUSINESS DISTRICT URBAN RENEWAL AREA; HY-VEE REDEVELOPMENT PROJECT AREA

HY-VEE REDEVELOPMENT PROJECT AREA means that portion of the Urban Renewal Area within the City of Clinton, State of Iowa, described in Ordinance No. 2036, adopted April 9, 1996, which Hy-Vee Redevelopment Project Area includes the lots and parcels located within the Urban Renewal Area legally described as follows:

Commencing as a point of beginning at the intersection of the centerlines of the now vacated portion of Thirteenth Avenue South and South Fifth Street; thence north on said South Fifth Street centerline to the centerline of Fifth Avenue South; thence east on said Fifth Avenue South centerline to the centerline of South Fourth Street; thence north on said centerline of South Fourth Street to the centerline of Third Avenue South; thence east on said Third Avenue South centerline to the centerline of South First Street; thence south on said South First Street centerline and the now vacated portion of South First Street located south of Seventh Avenue South to the north boundary of the right-of-way of the Canadian Pacific Railroad Company property; thence southwesterly on the northern right-of-way line of the Canadian Pacific Railroad tracks to the centerline of the now vacated Thirteenth Avenue South; thence westerly on said centerline of the now vacated Thirteenth Avenue South to the centerline of South Fifth Street and the point of beginning; and an amended area described as follows:

AMENDED AREA means that portion of the City of Clinton, State of Iowa, remaining within the Urban Renewal Area following the adoption of Amendment No. 8 to the Urban Renewal Plan approved on the 26th day of May, 2020, which Amended Area contains the lots and parcels located within the Hy-Vee Redevelopment Project Area and the Urban Renewal Area legally described as follows:

CHI Parcel

Lot 16 and the east 20 feet of lot 15 in block 31 in the Plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

A tract or parcel of land described as Church Lot I according to the Plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

A tract or parcel of land described as School Lot H according to the Plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

VAC 20' X 140' ALLEY ABTG LOT 16 BLK 31

Clinton County Parcel # 80-1755-0001

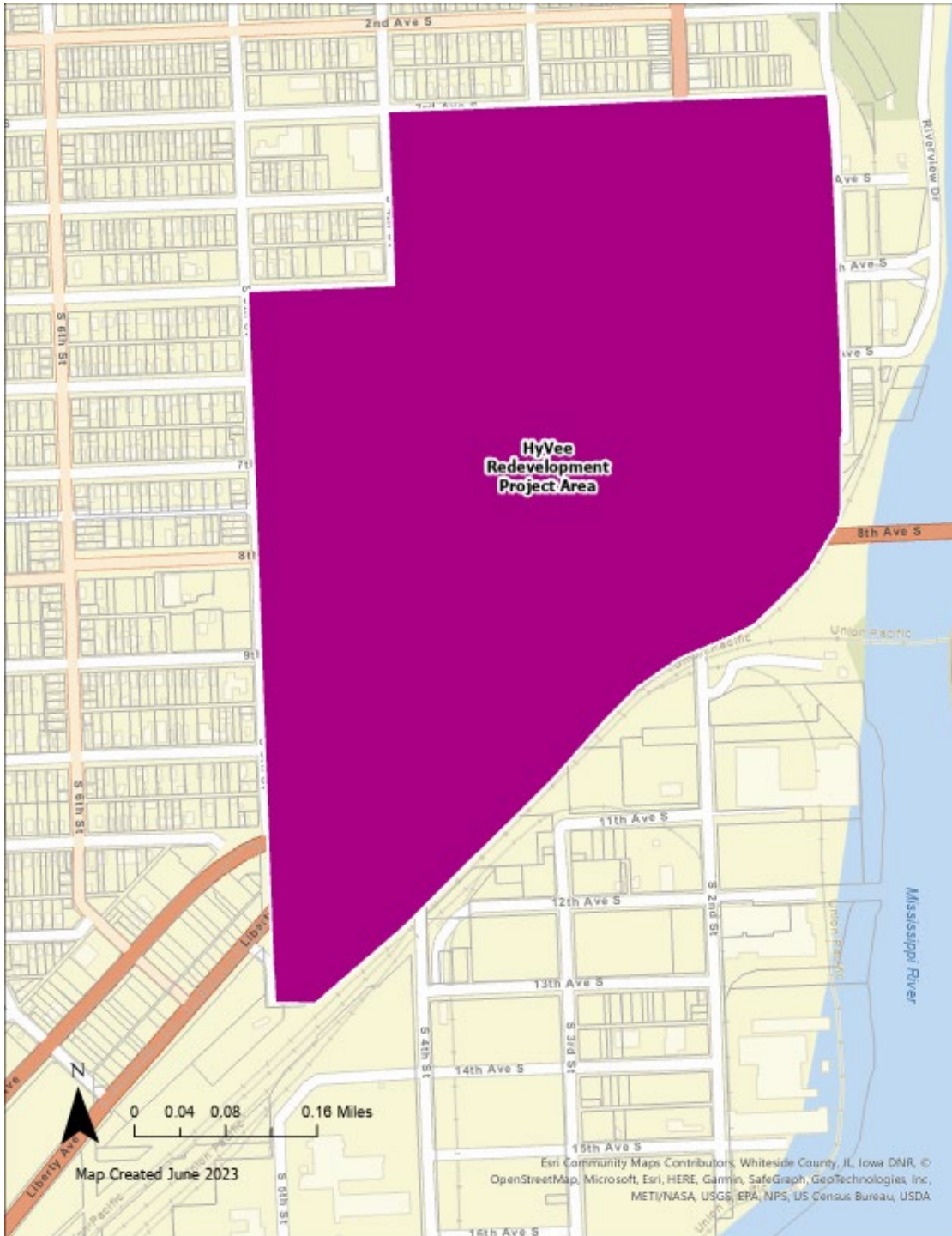
AND

Fourth Avenue Lofts Parcel

Lot 1 in Final Plat for Fourth Avenue Lofts Subdivision, an Official Plat, now included in and forming a part of the City of Clinton, Clinton County, Iowa.

Clinton County Parcel # 80-4892-0003

HY-VEE REDEVELOPMENT PROJECT AREA



VII. MANUFACTURING MEADOWS URBAN RENEWAL AREA; MILL CREEK DEVELOPMENT PROJECT

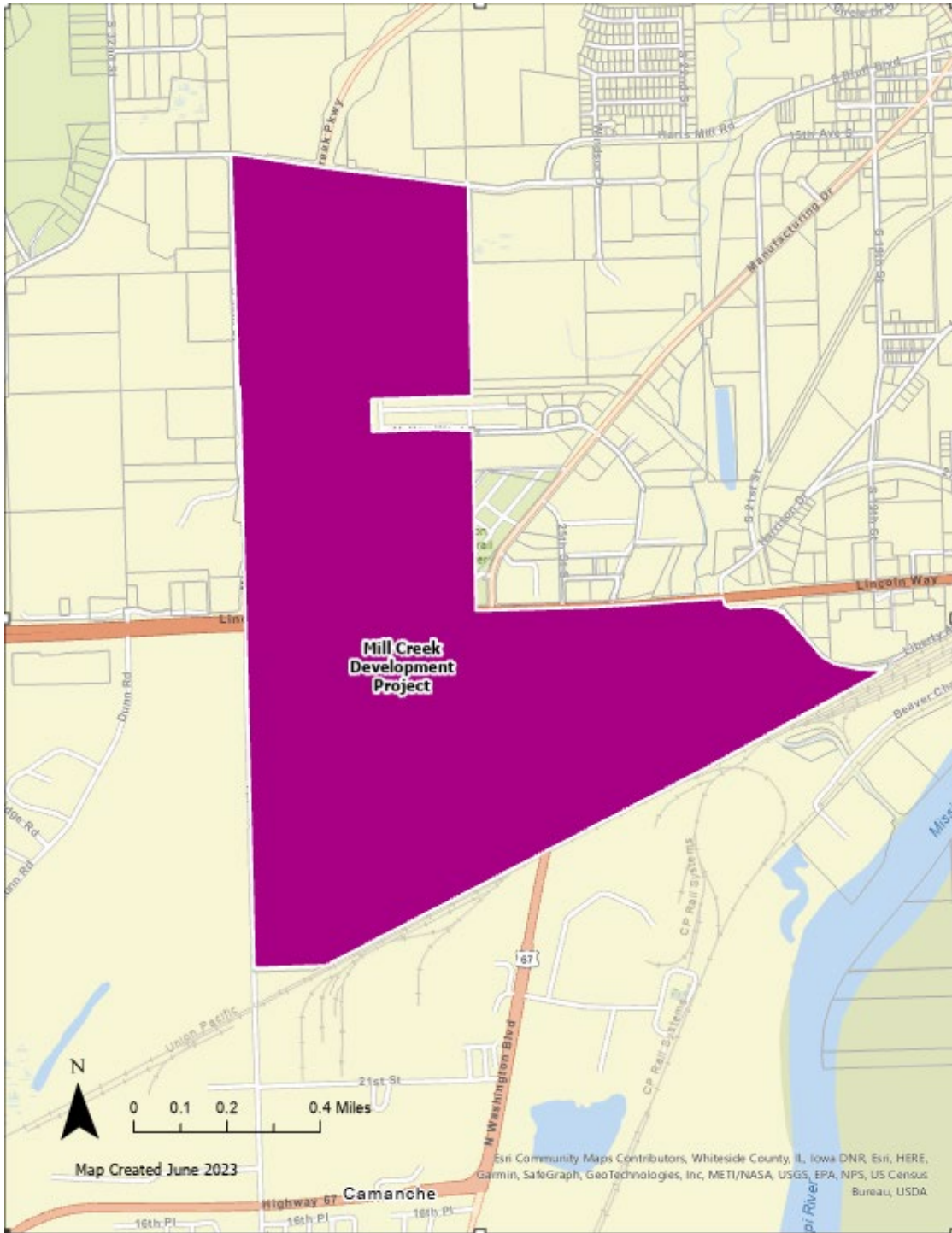
See legal description and map above for Manufacturing Meadows Urban Renewal Area.

The Mill Creek Development Project, a designated urban renewal project contained within the Manufacturing Meadows Urban Renewal Area, includes the lots and parcels within the boundaries described as follows:

Commencing as a point of reference at a point where the centerlines of Harts Mill Road and of South Thirtieth Street intersect, thence southerly on the centerline of South Thirtieth Street to the north line of the south half of the southwest quarter of Section 22, Township 81 North, Range 6 East of the 5th P.M., thence east on the said north line to the northerly right-of-way line of the Chicago and Northwestern Railroad Company (now Union Pacific Railroad) main line track, thence northeasterly along the said northerly right-of-way line to the centerline of U.S. Highway 67, thence northerly along said centerline to the centerline of U.S. Highway 30, thence west on the centerline of U.S. Highway 30 to the north/south quarter section line of Section 15, Township 81 North, Range 6 East of the 5th P.M., thence north on said north/south section line to the centerline of Harts Mill Road, thence west along said centerline to the centerline of South 30th Street, the point of beginning, all in the City of Clinton, Clinton County, Iowa.

However, Lot 1 and Lot 2 of The Landing Subdivision, which are a re-plat of Lots 10 through 18 in the Valley Bluff Horizons Second Addition, are expressly excluded from this area and are not subject to the division of taxes under Iowa Code § 403.19.

MILL CREEK DEVELOPMENT PROJECT



VIII. BUSINESS PARK DEVELOPMENT PROJECT

ORIGINAL AREA. That portion of the City of Clinton, State of Iowa, described in the Urban Renewal Plan for the Clinton Business Park Urban Renewal Area approved by Resolution No. 02-388 on the 22nd day of October, 2002, which original area includes the lots and parcels located within the area legally described as follows:

A tract of land in parts of Section 35 and 36, Township 82 North, Range 6 East of the 5th P.M., City of Clinton; described as commencing at the point of beginning of said tract at the northwest corner of said Section 36; thence easterly on the north line of Section 36 to the north quarter (n $\frac{1}{4}$) corner thereof; thence southerly on the north-south quarter line of Section 36 to the south quarter (s $\frac{1}{4}$) corner thereof, thence westerly on the south line of Section 36 to the southeast corner of Section 35; thence continuing westerly along the south line of Section 35 to the centerline of 16th Street N.W.; thence northerly along the centerline of 16th Street N.W. to the north line of Section 35; thence easterly on the north line of Section 35 to the northwest corner of Section 36, being the point of beginning, all within the city of Clinton, Clinton County, Iowa.

AMENDMENT NO. 1 AREA. That portion of the City of Clinton, State of Iowa, described in Amendment No. 1 to the Urban Renewal Plan for the Clinton Business Park Urban Renewal Area approved by Resolution No. 2013-099 on the 12th day of March, 2013, which Amendment No. 1 Area removes the lots and parcels located within the area legally described as follows:

Part of Southwest Quarter of Section 36, Township 82 North, Range 6 East of the 5th Principal Meridian in the City of Clinton, County of Clinton, State of Iowa.

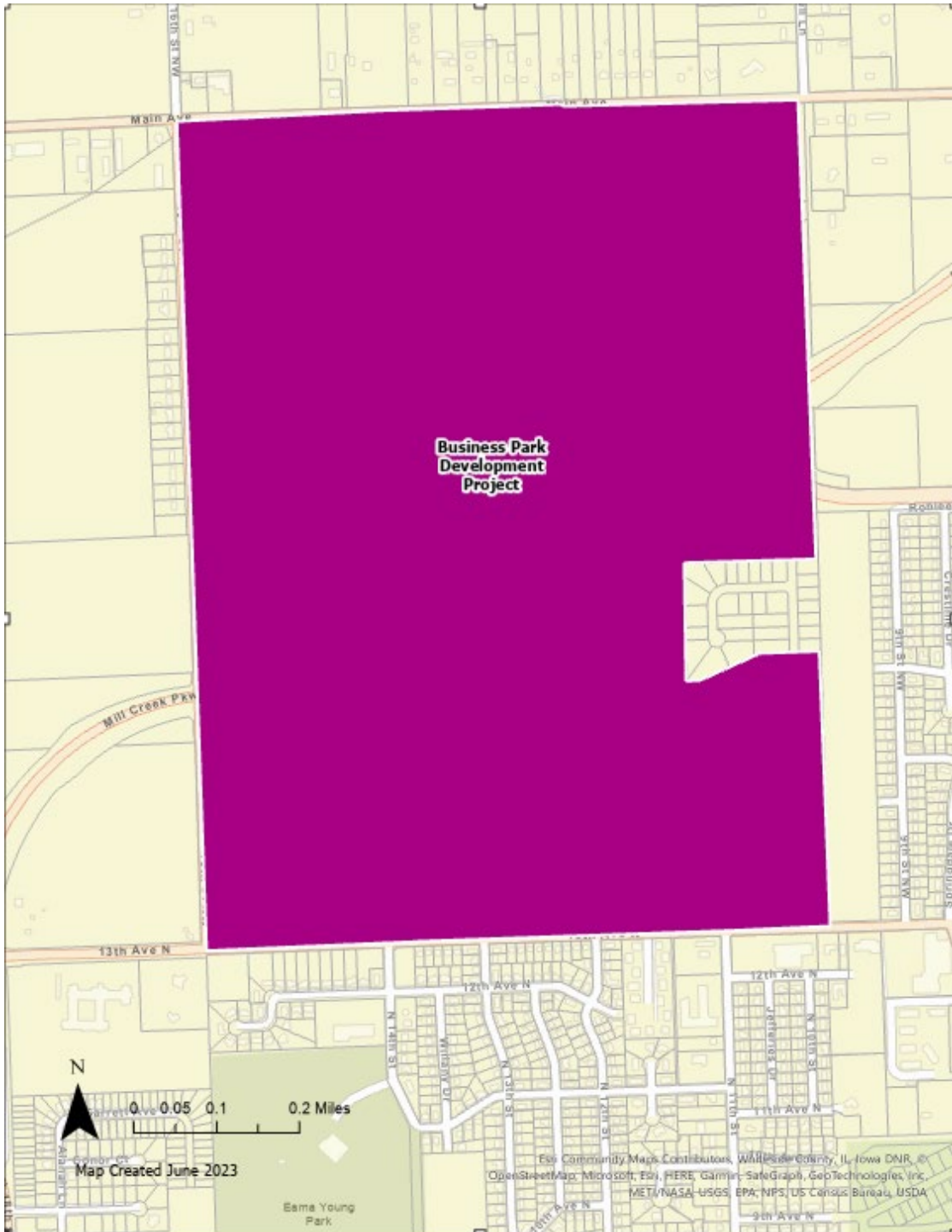
Beginning at the Northeast Corner of West View Heights 1st Addition; thence, along the north line of said 1st Addition, South 87 degrees 45 minutes 30 seconds West, a distance of 391.04 feet; thence continuing along said north line for the next two courses, South 65 degrees 41 minutes 31 seconds West, a distance of 419.84 feet;

thence, South 87 degrees 45 minutes 30 seconds West, to the east line of Prince of Peace Catholic Parish 1st Addition, a distance of 78.05 feet; thence along said east line, North 01 degrees 56 minutes 24 seconds West, to the Southerly Right of Way line of Lametta Wynn Drive, a distance of 745.73 feet; thence, along said southerly line, North 87 degrees 44 minutes 55 seconds East, to the East line of the Southwest Quarter of Section 36, a distance of 856.82 feet; thence, along said East line, South 01 degrees 59 minutes 31 East, a distance of 588.14 feet, to the point of beginning, containing 12.556 acres more or less.

For the purposes of this description the east line of the southwest quarter of Section 36 bears South 01 degrees 59 minutes 31 seconds East.

AMENDED AREA. That portion of the City of Clinton, State of Iowa, included within the original area except the portion removed by Amendment No. 1.

BUSINESS PARK DEVELOPMENT PROJECT



IX. LIBERTY SQUARE URBAN RENEWAL AREA

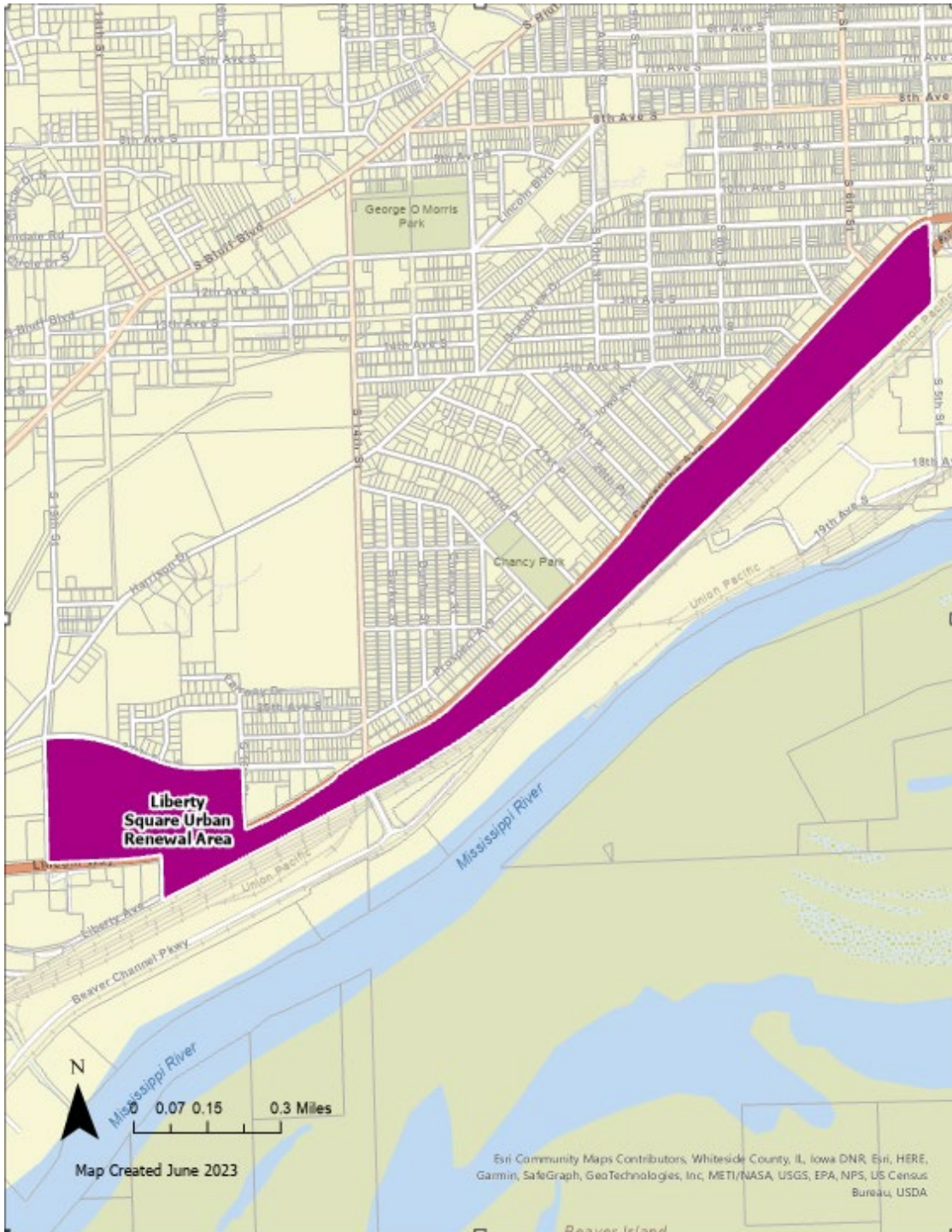
The provisions of this section apply to the Liberty Square Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on November 25, 2003. For use in this section, the following areas are described:

Commencing at a point of reference at a point on the centerline of U.S. Highway 30 and 67 and South Fifth Street; thence southerly on the said South Fifth Street centerline to the northerly boundary of the right-of-way of Union Pacific Railroad; thence southwesterly on said northerly boundary of the right-of-way of the Union Pacific Railroad to the centerline of U.S. Highway 67, thence northerly on said U.S. Highway 67 centerline to the centerline of U.S. Highway 30; thence easterly on said centerline of U.S. Highway 30 and 67 to the centerline of South Nineteenth Street; thence northerly on said centerline of South Nineteenth Street to the centerline of Twenty-Seventh Avenue South; thence easterly on said centerline of Twenty-Seventh Avenue South to the centerline of South Sixteenth Street; thence southerly on said centerline of South Sixteenth Street to the centerline of U.S. Highway 30 and 67; thence northeasterly on said centerline of U.S. Highway 30 and 67 to the centerline of South Fifth Street, being the point of beginning, all within the City of Clinton, Clinton County, Iowa.

Projects contained within the Home Depot Development Project are potential urban renewal projects within the Liberty Square Urban Renewal Area, and whose boundaries are as follows:

Lots 1, 2, 3 and 4, Windmill Hill Addition in the City of Clinton, Clinton County, Iowa.

LIBERTY SQUARE URBAN RENEWAL AREA



X. ASHFORD UNIVERSITY URBAN RENEWAL AREA

The provisions of this section apply to the Ashford University Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on November 28, 2005. For use in this section, the following areas are described:

A part of the northeast quarter and part of the southeast quarter of Section 1, Township 81 North, Range 6 East of the 5th P.M., and part of the southwest quarter and part of the northwest quarter of Section 6, Township 81 North, Range 7 East of the 5th P.M., and part of Lot 1 and Lot 2 of Iowa Land Company Subdivision of part of said Sections 1 and 6, according to the plat thereof recorded in the records of Clinton County in Book 18, Page 262, located in the City of Clinton, Iowa, described as follows:

Parcel 1: beginning at the northwest corner of the southwest quarter of Section 6, thence north $89^{\circ}23'55''$ east (assumed bearings), along the northerly line thereof, a distance of 485.85 feet, thence south $62^{\circ}28'29''$ east, a distance of 342.19 feet to a point on the east line of Lot 1 of said Iowa Land Company Subdivision, being also the centerline of North Bluff Boulevard, thence south $33^{\circ}34'45''$ west, along said east line, a distance of 769.12 feet to the southeast corner of said Lot 1, thence north $53^{\circ}46'59''$ west, along the south line of said Lot 1 and Lot 2, a distance of 610.50 feet, thence north $42^{\circ}25'43''$ west, along the south line of Lot 2, a distance of 582.12 feet to the northwest corner of said Lot 2, thence north $89^{\circ}37'23''$ east, along the north line thereof, a distance of 52.57 feet to a point on the northeasterly right-of-way line of Springdale Drive, thence north $41^{\circ}57'15''$ west, along said right-of-way line, a distance of 158.05 feet, thence north $37^{\circ}42'15''$ west along said right-of-way line, a distance of 75.89 feet, thence north $58^{\circ}02'50''$ east, a distance of 330.61 feet, thence south $76^{\circ}51'40''$ east, a distance of 349.38 feet to a point on the east line of said northeast quarter of Section 1, thence south $00^{\circ}01'58''$ east, along said east line, a distance of 270.05 feet to the point of beginning.

Parcel 2: beginning at the southwest corner of said northwest quarter of Section 6, thence north $89^{\circ}23'55''$ east (assumed bearings), along the southerly line thereof, a distance of 175.00 feet, thence north $33^{\circ}08'42''$ west, a distance of 320.33 feet to a point on the west line of said northwest quarter, thence south $00^{\circ}01'58''$ east, along said west line, a distance of 270.05 feet to the point of beginning.

Parcels 1 and 2 also described as parcels A and C respectively on the plat of survey recorded September 27, 1996, as instrument no. 6939-96.

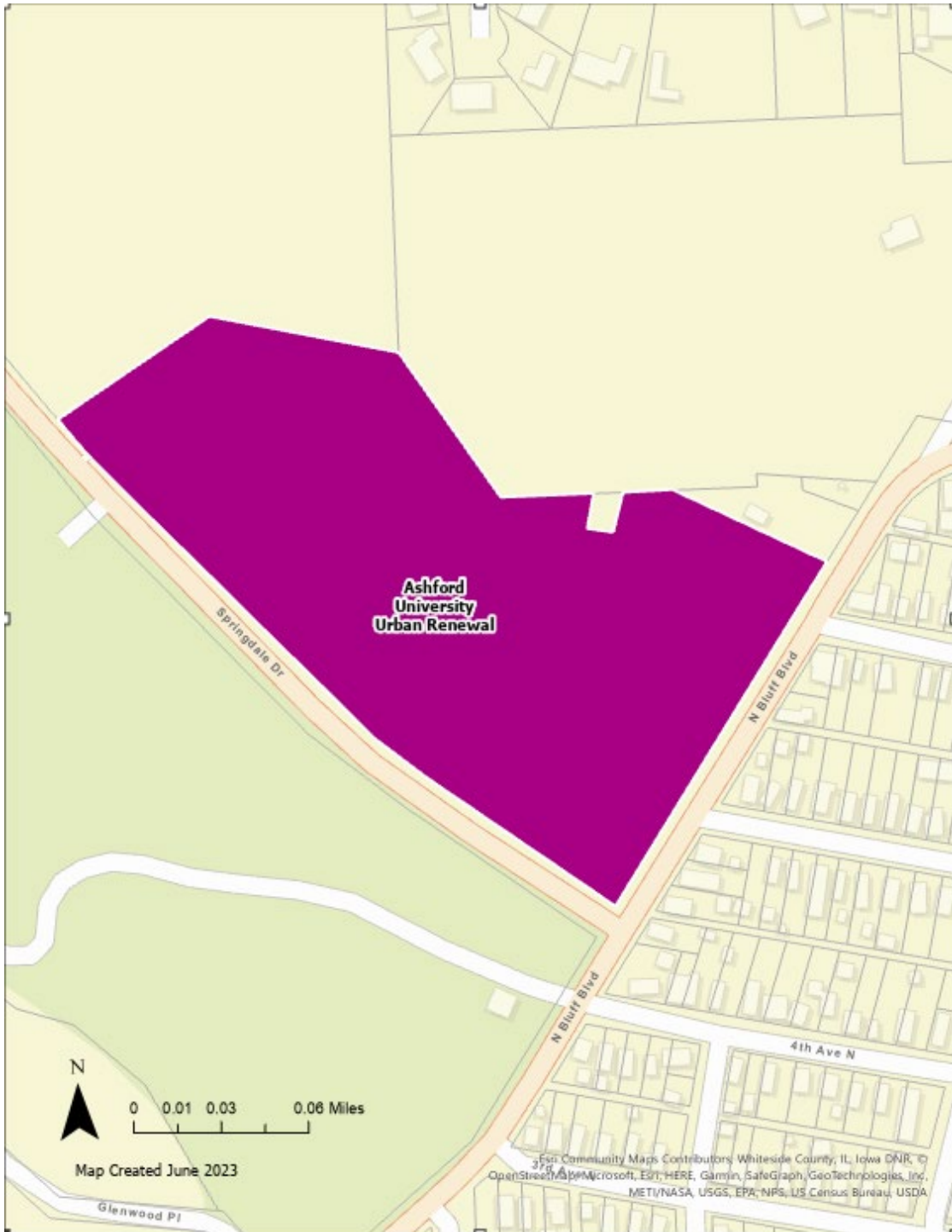
Excepting therefrom the following: part of the southwest quarter of Section 6, Township 81 North, Range 7, East of the 5th P.M., Clinton County, Iowa, bounded and described as follows, to-wit: beginning at a point on the north line of said southwest quarter of Section 6, said point being north $89^{\circ}09'51''$ east, a distance of 343.74 feet from the northwest corner thereof, thence south $13^{\circ}20'44''$ west, a distance of 64.37 feet, thence south $79^{\circ}58'21''$ east, a distance of 50.08 feet, thence north $13^{\circ}20'44''$ east, a distance of 74.11 feet to the north line of said southwest quarter of Section 6, thence south $89^{\circ}09'51''$ west along said north line, a distance of 51.57 feet to the point of beginning.

Reserving unto the grantor and its successors an easement for the purpose of ingress and egress over, across and through a 22 foot strip of land lying 11 feet on each side of the following described centerline. Commencing at the northwest corner of the

southwest quarter of said Section 6, thence north 89°09'51" east, along the north line thereof, a distance of 395.31 feet, thence south 13°20'44" west, a distance of 63.11 feet to the point of beginning of the hereinafter described centerline, thence south 48°18'33" east, a distance of 53.62 feet; thence south 60°49'50" east, a distance of 135.67 feet, thence south 85°23'58" east, a distance of 54.67 feet, thence north 85°48'03" east, a distance of 57.71 feet, thence south 83°39'18" east, a distance of 27.72 feet, thence south 69°37'20" east, a distance of 55.24 feet to the northwesterly right-of-way line of Bluff Boulevard, and the point of termination of said centerline.

Subject to any and all existing rights-of-way for public highways, utilities and other easements, covenants, restrictions and reservations of record.

ASHFORD UNIVERSITY URBAN RENEWAL AREA



XI. CITY HOUSING PARTNERSHIP URBAN RENEWAL AREA

The provisions of this section apply to the City Housing Partnership Urban Renewal Project Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted by Ordinance 2082. Additional territory now has been added to the City Housing Partnership Urban Renewal Project Area. Indebtedness has been incurred by the city, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended City Housing Partnership Urban Renewal Project Area, and the continuing needs of redevelopment within the amended City Housing Partnership Urban Renewal Project Area are such as to require the continued application of the incremental tax resources of the amended City Housing Partnership Urban Renewal Project Area.

Ordinance 2082 is hereby amended to read as follows:

For purposes of this section, the following terms shall have the following meanings.

ORIGINAL PROJECT AREA. The portion of the city described in the urban renewal plan for the City Housing Partnership Urban Renewal Area approved by resolution on February 25, 1997, which original project area includes the lots and parcels located within the area legally described as follows:

Ridgeview Manor: the northwest quarter of the southwest quarter and the west half of the northwest quarter of Section 1, Township 81 North Range 6, East of the 5th P.M., excepting therefrom those portions of said land platted as Galbraith Acres First, Second, Third, Fourth and Fifth Additions in the City of Clinton, Iowa. Also, all that part of Outlot D of said Galbraith Acres First Addition lying northerly from the north line of Lot One, Block Seven in said Galbraith Acres Second Addition, in the City of Clinton, Clinton County, Iowa.

AMENDMENT NO. 1 AREA. The portion of the city described in Amendment No. 1 to the Urban Renewal Plan for the City Housing Partnership Urban Renewal Area approved by Resolution 98-066 on February 10, 1998, which Amendment No. 1 Area includes the lots and parcels located within the area legally described as follows:

Millcreek Highland Subdivision: part of the east half of the northwest quarter of Section 11, Township 81 North, Range 6 East of the 5th P.M., City of Clinton, County of Clinton, State of Iowa, more particularly described as follows:

Commencing at the northwest corner of the northwest quarter of said Section 11; thence north 81°41'31" east on the north line of said northwest quarter, 1325.44', to the west line of the northeast quarter of the northwest quarter of said Section 11; thence south 00°02'35" east on said west line, 993.31 feet to the north line of the south half of the southwest quarter of the northeast quarter of the northwest quarter of said Section 11 and the point of beginning; thence north 89°46'19" east of the north line of the south half of the southwest quarter of the northeast quarter of the northwest quarter of said Section 11, a distance of 662.44 feet to the east line of said south half; thence south 00°02'41" east on said west line, 6.89 feet; thence south 89°59'59" east, 2.45 feet to the northwest corner of Mill Creek Heights Subdivision; thence south 00°01'38" east on the west line of said Mill Creek Heights Subdivision, 336.95 feet, to the southwest corner of said Mill Creek Heights Subdivision; thence south 89°53'03" east on the south line of said Mill Creek Heights Subdivision, 362.00 feet; thence south 00°03'32" west, 321.20

feet, to the south line of the north half of the northeast quarter of the southeast quarter of the northwest quarter of said Section 11; thence south 89°59'44" west on said south line, 364.07 feet, to the west line of the northeast quarter of the southeast quarter of the northwest quarter of said Section 11; thence south 00°01'38" east on said west line, 328.43 feet, to the south line of the northwest quarter of the southeast quarter of the northwest quarter of said Section 11, thence south 89°51'07" west on said south line, 662.10 feet, to the west line of the northwest quarter of southeast quarter of the northwest quarter of said Section 11, thence north 00°02'15" west on said west line, 662.21 feet, to the northwest corner of the northwest quarter of the southeast quarter of the northwest quarter of said Section 11, thence north 00°03'59" west on the west line of the southwest quarter of the northeast quarter of the northwest quarter of said Section 11, a distance of 331.10 feet, to the point of beginning, containing 17.817 acres more or less.

For the purposes of this description, the north line of the northwest quarter of the northwest quarter of Section 11 is assumed to bear north 89°46'19" east.

AMENDMENT NO. 2 AREA. The portion of the city described in Amendment No. 2 to the Urban Renewal Plan for the City Housing Partnership Urban Renewal Area approved by resolution on June 12, 2007, which Amendment No. 2 Area removes the original project area (Ridgeview) as described above, and includes the lots and parcels located within the area legally described as follows:

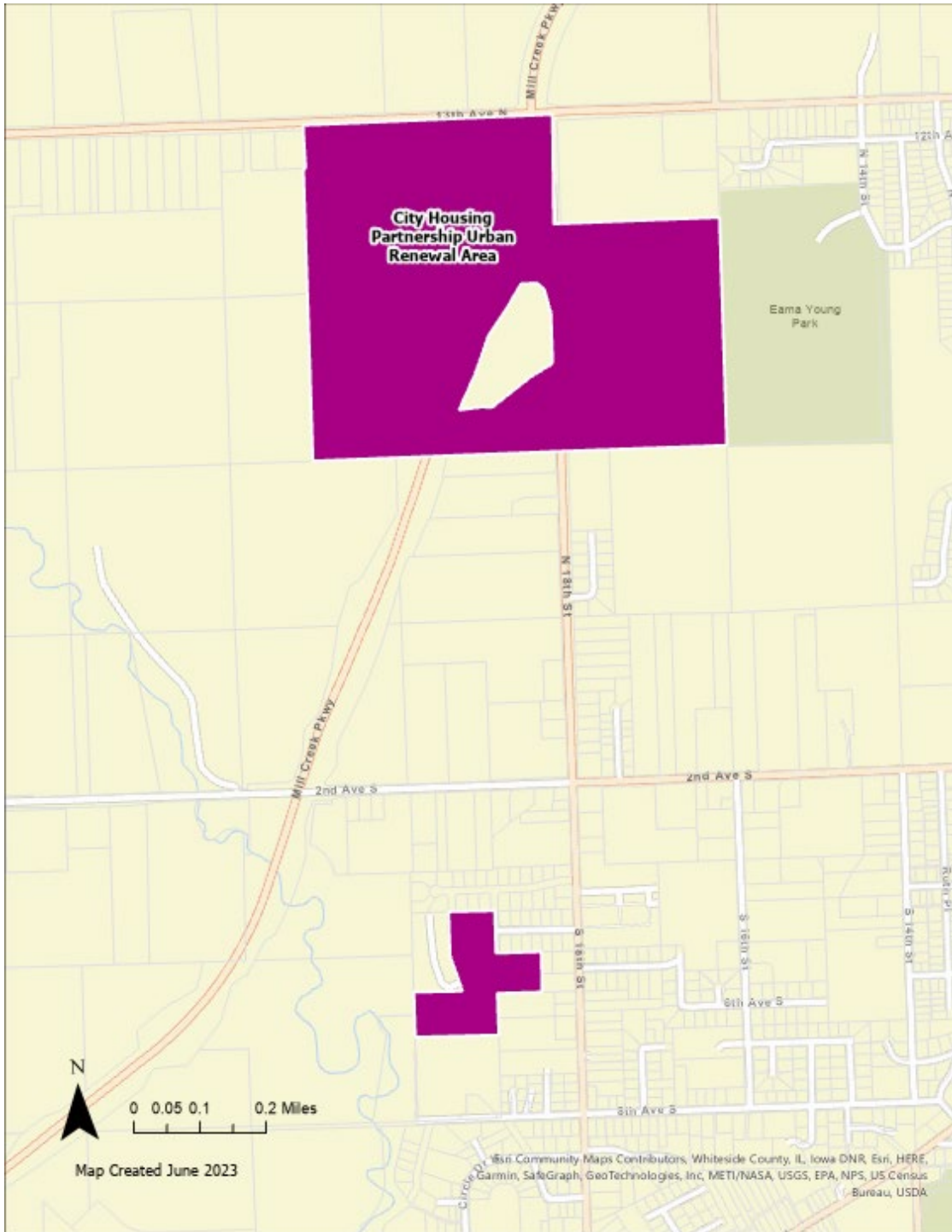
Town and Country Manor: a part of the northwest quarter and a part of the west one-half of the northeast quarter, all in Section 2, Township 81 North, Range 6 East of the 5th P.M., within the city of Clinton, Clinton County, Iowa, more particularly described as:

Commencing as a point of beginning at the southeast corner of the said northwest quarter of Section 2; thence south 87°129'07" west, along the south line of the said northwest quarter of Section 2, a distance of 1987.94 feet to the southwest corner of the east one-half of the west one-half of the said northwest quarter of Section 2; thence north 02°13'42" west, along the west line of the said east one-half of the west one-half of the northwest quarter of Section 2, a distance of 2284.19 feet to the south line of Lot 1 of Country Place First Subdivision in said City of Clinton; thence north 87°25'34" east, along the said south line of Lot 1, a distance of 11.78 feet to the southeast corner of said Lot 1; thence north 01°54'29" west, along the east line of said Lot 1, a distance of 424.18 feet to the north line of the said northwest quarter of Section 2; thence north 87°25'34" east, along the said north line of the northwest quarter of Section 2, a distance of 1973.37 feet to the northeast corner of the northwest quarter of Section 2; thence south 02°14'15" east, a distance of 887.81 feet; thence north 87°25'15" east, parallel to and 887.81 feet distant south to the north line of the northeast quarter of said Section 2, a distance of 1324.69 feet to the east line of the said west one-half of the northeast quarter of Section 2; thence south 02°13'38" east, along the said east line of the west one-half of the northeast quarter of Section 2, a distance of 1823.60 feet to the southeast corner of the said west one-half of the northeast quarter of Section 2; thence south 87°27'54" west, along the south line of the said west one-half of the northeast quarter of Section 2, a distance of 1324.36 feet to the point of beginning.

Except: the land owned by Reemark Properties, LLC per warranty deed at instrument number 1132-06, office of Clinton County Recorder; described as: commencing at the center of Section 2,

Township 81 North, Range 6 East of the 5th P.M.; thence south $87^{\circ}45'35''$ west a distance of 50.00 feet to the west right-of-way line of North Eighteenth Street; thence north $02^{\circ}14'25''$ west along the west right- of-way line of North Eighteenth Street a distance of 705.69 feet to the point of beginning; thence north $02^{\circ}14'25''$ west along the right-of-way line a distance of 407.50 feet; thence north $16^{\circ}36'58''$ west, 198.19 feet; thence north $48^{\circ}46'08''$ west 184.93 feet; thence south $30^{\circ}09'00''$ west 311.93 feet; thence south $33^{\circ}39'12''$ west, 265.95 feet; thence south $18^{\circ}50'47''$ west 335.00'; thence south $23^{\circ}10'56''$ west, 310.42 feet; thence north $82^{\circ}11'09''$ east, 183.85 feet; thence south $86^{\circ}42'36''$ east, 80.00 feet; thence north $51^{\circ}06'24''$ east, 390.00'; thence north $58^{\circ}49'50''$ east, 211.06 feet to the point of beginning.

CITY HOUSING PARTNERSHIP URBAN RENEWAL AREA



XII. WEST VIEW HEIGHTS URBAN RENEWAL AREA

The provisions of this section apply to the West View Heights Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on March 12, 2013. For use in this section, the following areas are described:

Part of Southwest Quarter of Section 36, Township 82 North, Range 6 East of the 5th Principal Meridian in the City of Clinton, County of Clinton, State of Iowa.

Beginning at the Northeast Corner of West View Heights 1st Addition; thence, along the north line of said 1st Addition, South 87 degrees 45 minutes 30 seconds West, a distance of 391.04 feet; thence continuing along said north line for the next two courses, South 65 degrees 41 minutes 31 seconds West, a distance of 419.84 feet; thence, South 87 degrees 45 minutes 30 seconds West, to the east line of Prince of Peace Catholic Parish 1st Addition, a distance of 78.05 feet; thence along said east line, North 01 degrees 56 minutes 24 seconds West, to the Southerly Right of Way line of Lametta Wynn Drive, a distance of 745.73 feet; thence, along said southerly line, North 87 degrees 44 minutes 55 seconds East, to the East line of the Southwest Quarter of Section 36, a distance of 856.82 feet; thence, along said East line, South 01 degrees 59 minutes 31 East, a distance of 588.14 feet, to the point of beginning, containing 12.556 acres more or less.

For the purposes of this description the east line of the southwest quarter of Section 36 bears South 01 degrees 59 minutes 31 seconds East.

The West View Heights Urban Renewal Area also includes the full right-of-way of all adjacent roads and streets bordering the Area.

WEST VIEW HEIGHTS URBAN RENEWAL AREA



XIII. LINCOLNWAY INDUSTRIAL RAIL AND AIR PARK URBAN RENEWAL AREA

The provisions of this section apply to the Lincolnway Industrial Rail and Air Park Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on February 11, 2014. For use in this section, the following areas are described:

This section includes the Rail.One and NRM Property, which is legally described as follows:

Lots 2, 5 and 6 in Lincolnway Park - Part One in the City of Clinton, Iowa

Parcel #8811320002, Parcel #8811320005, and Parcel #8811320006

("Rail.One and NRM Property")

LINCOLNWAY INDUSTRIAL RAIL AND AIR PARK URBAN RENEWAL AREA

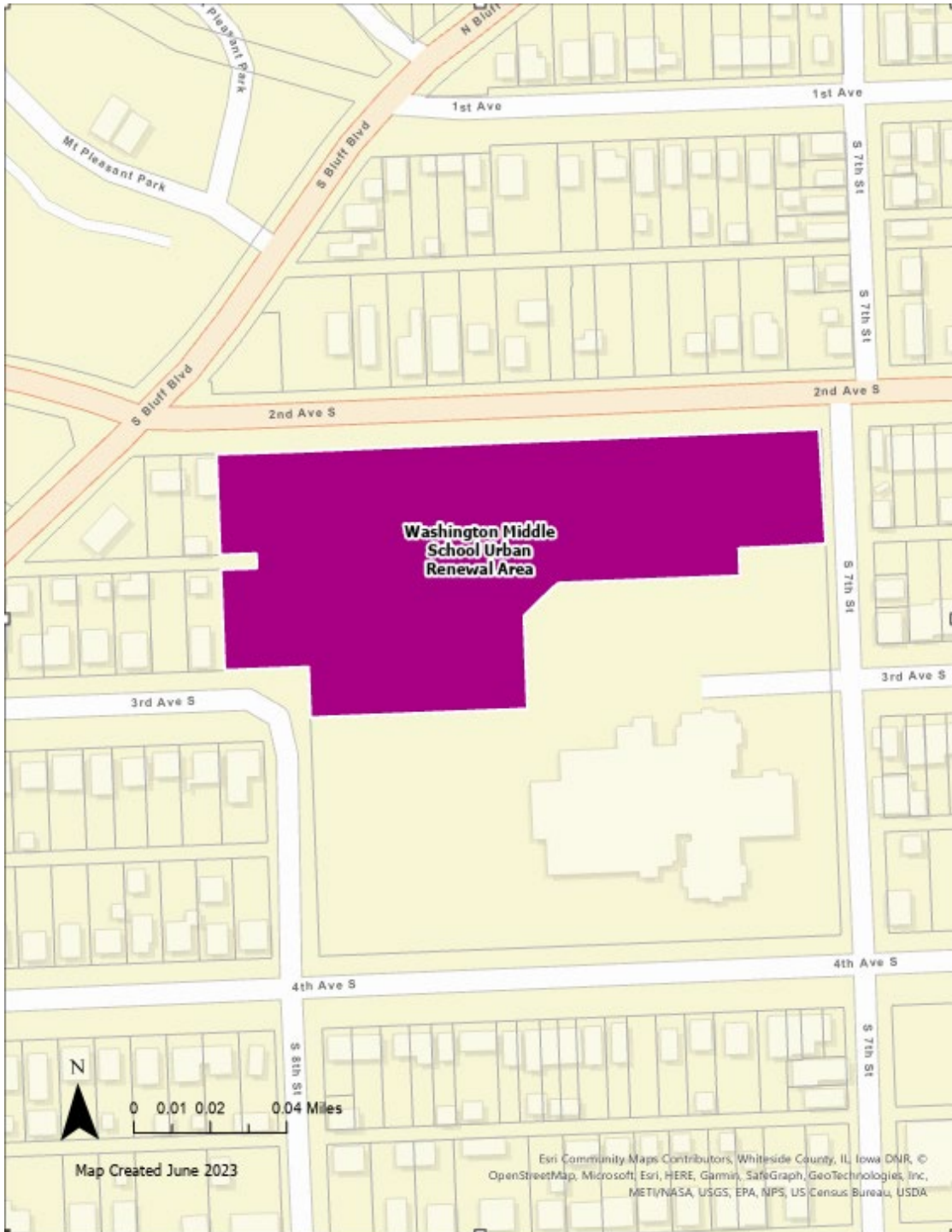


XIV. WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA

The provisions of this section apply to the Washington Middle School Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on October 25, 2016. For use in this section, the following areas are described:

A part of Block 1 and Block 2 in Lambertson's Subdivision and also a part of Block 3 in Curtis & Leslie's addition, all within the city of Clinton, Clinton County, Iowa, more particularly described as; beginning at the northeast corner of Lot 1, in said Block 1, Lambertson's addition, thence south $00^{\circ}05'05''$ west, along the east line of said Block 1, a distance of 160.00 feet to the northeast corner of Lot 24 of said Block 1, Lambertson's Subdivision; thence north $89^{\circ}58'35''$ west, along the north line of said Lot 24 and its westerly extension, a distance of 120.00 feet; thence south $00^{\circ}01'09''$ west, a distance of 38.16 feet; thence north $89^{\circ}45'45''$ west, a distance of 251.92 feet; thence south $47^{\circ}29'38''$ west, a distance of 64.69 feet; thence south $00^{\circ}00'14''$ east, a distance of 129.10 feet to a point 20 feet south of the centerline of vacated 3rd Avenue South; thence north $89^{\circ}59'14''$ west, parallel to and 20 feet southerly distant from the said centerline of vacated 3rd Avenue South, a distance of 302.91 feet to the east line of South 8th Street; thence north $00^{\circ}02'50''$ west, along the said east line of South 8th Street, a distance of 70.00 feet to the north line of 3rd Avenue South; thence north $89^{\circ}52'42''$ west, along the said north line of 3rd Avenue South, a distance of 117.56 feet to the southwest corner of Lot 1, of said Block 3 of Curtis & Leslie's addition; thence north $00^{\circ}15'01''$ east, along the said west line of Lot 1, a distance of 140.00 feet to the northwest corner of said Lot 1; thence south $89^{\circ}58'35''$ east, along the north line of said Lot 1, a distance of 50.00 feet to the northeast corner of said Lot 1; thence north $00^{\circ}02'50''$ west, a distance of 20.00 feet to the southeast corner of Lot 14, in said Block 3 of Curtis & Leslie's addition; thence north $89^{\circ}58'35''$ west, along the south line of said Lot 14, a distance of 50.00 feet to the southwest corner of said Lot 14; thence north $00^{\circ}15'01''$ east, along the west line of said Lot 14, a distance of 140.00 feet to the northwest corner of said Lot 14; thence south $89^{\circ}59'14''$ east, along the south line of 2nd Avenue South, a distance of 839.07 feet to the point of beginning. Subject, however, to an easement to Clinton Community School district over the southerly 11' of the vacated alley immediately north and adjacent to Lots 23 and 24 in Block 1 of Lambertson's Subdivision and any other easements of record.

WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA



XV. SADDLE RIDGE URBAN RENEWAL AREA

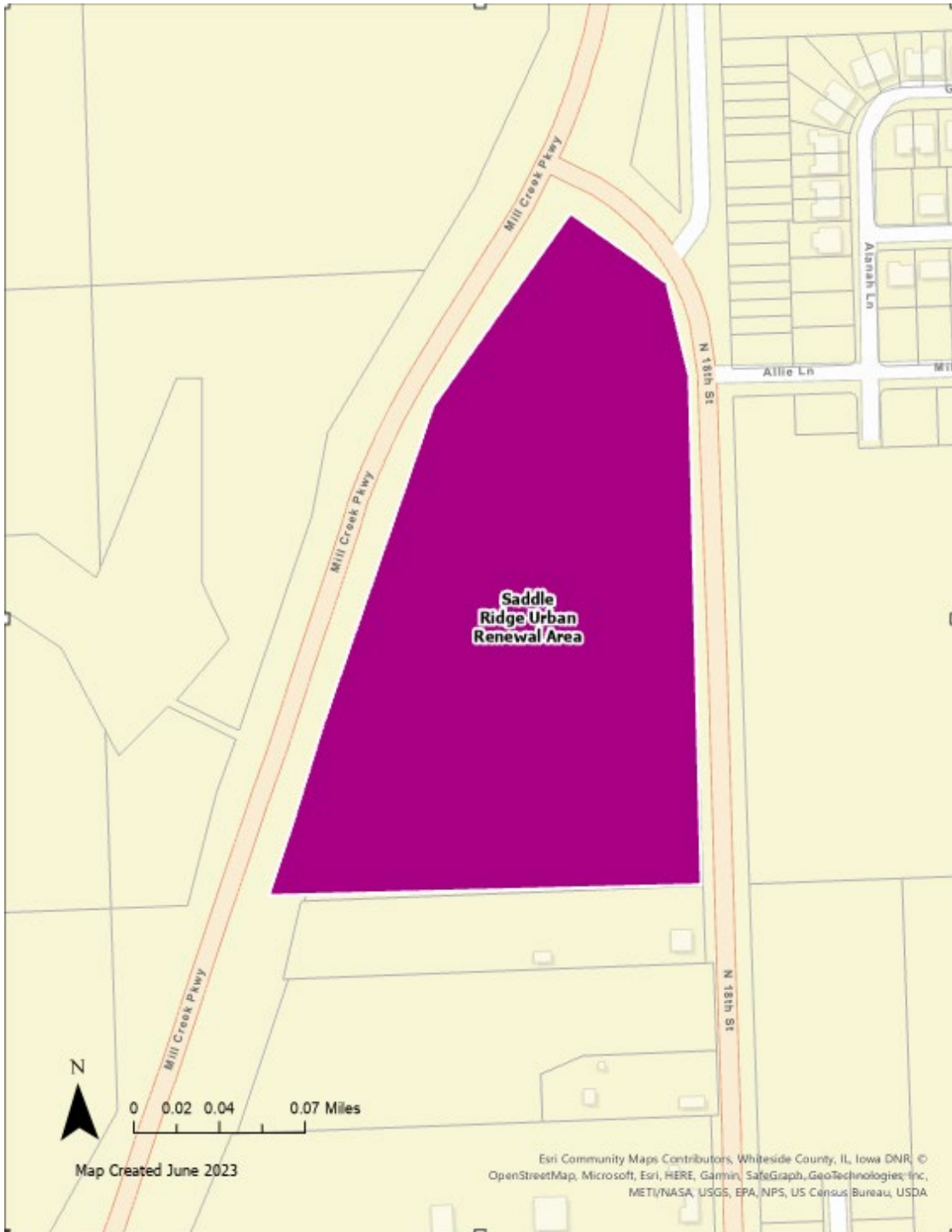
The provisions of this section apply to the Saddle Ridge Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution adopted on November 8, 2016. For use in this section, the following areas are described:

Being part of the southeast quarter of the northwest quarter of Section 2, Township 81 North, Range 6 East, of the 5th PM in the City of Clinton, Clinton County, Iowa more particularly described as follows:

Commencing at the center of Section 2; thence south $86^{\circ} 49' 41''$ west, 50.0 feet to the west right of way line of North 18th Street and the point of beginning; thence south $86^{\circ} 49' 41''$ west, 889.03 feet along the south line of the northwest quarter of Section 2 to the east right of way line of Mill Creek Parkway; north $12^{\circ} 53' 15''$ east, 168.31 feet along the east right of way of Mill Creek Parkway; thence north $72^{\circ} 00' 42''$ east, 392.00 feet; thence north $52^{\circ} 51' 52''$ east, 415.00 feet; thence north $41^{\circ} 51' 22''$ east, 148.57 feet to the west right of way of North 18th Street; thence south $02^{\circ} 14' 25''$ east, 598.81 feet along the west right of way of North 18th Street to the point of beginning. Said parcel contains 6.17 acres and is subject to easements of record.

Also, the 100 feet in width of right-of-way immediately adjacent to the east side of the previously described property.

SADDLE RIDGE URBAN RENEWAL AREA



XVI. ZARA HEIGHTS URBAN RENEWAL AREA

The provisions of this section apply to the Zara Heights Urban Renewal Area, the area having been identified in the urban renewal plan approved by the Council by resolution passed and approved on July 14, 2020. For use in this section, the following areas are described:

Part of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11, Township 81 North (T81N), Range 6 East (R6E) of the Fifth Principal Meridian (5th PM), City of Clinton, Clinton County, Iowa bounded and described as follows, to wit:

Beginning at the southwest corner of the north half (N 1/2) of the southwest quarter (SW 1/4) of said northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 00 degrees 01 minutes 39 seconds west, along the west line thereof, a distance of 326.08 feet to the line of the historic fence marking the north line of said southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 89 degrees 57 minutes 12 seconds east, along said fence, a distance of 662.51 feet to the west line of the east half (E 1/2) of said northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 00 degrees 01 minutes 39 seconds west, along the west line thereof, a distance of 326.08 feet to the line of the historic fence marking the north line of said southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 89 degrees 57 minutes 12 seconds east, along said fence, a distance of 662.51 feet to the west line of the east half (E 1/2) of said northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 00 degrees 00 minutes 52 seconds west, along said west line, a distance of 16.61 feet (1 rod deeded) to the historic fenced and occupied north line of the south 1 rod of the northeast quarter (NE 1/4) of said northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 89 degrees 44 minutes 52 seconds east, along said line, a distance of 662.52 feet to the east line of said northwest quarter (NW 1/4) of Section 11; thence south 00 degrees 00 minutes 06 seconds east, along said east line, a distance of 350.43 feet to the northeast corner of Mill Creek Heights Subdivision in said City of Clinton; thence south 89 degrees 58 minutes 56 seconds west, along the north line thereof, and the north line of Mill Creek Highlands Subdivision in said City of Clinton, a distance of 662.44 feet to said west line of the east half (E 1/2) of the northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 11; thence north 00 degrees 00 minutes 52 seconds west, along said west line, a distance of 6.63 feet (6.89 feet platted) to the north line of said Mill Creek Highlands Subdivision; thence south 89 degrees 48 minutes 50 seconds west, along said north line, a distance of 662.44 feet to the point of beginning.

Containing 10.256 acres, more or less.

Platted as Lots 1-24 of Zara Heights Subdivision, City of Clinton, Clinton County, Iowa.

ZARA HEIGHTS URBAN RENEWAL AREA



XVII. RIVERSTONE CROSSING URBAN RENEWAL AREA

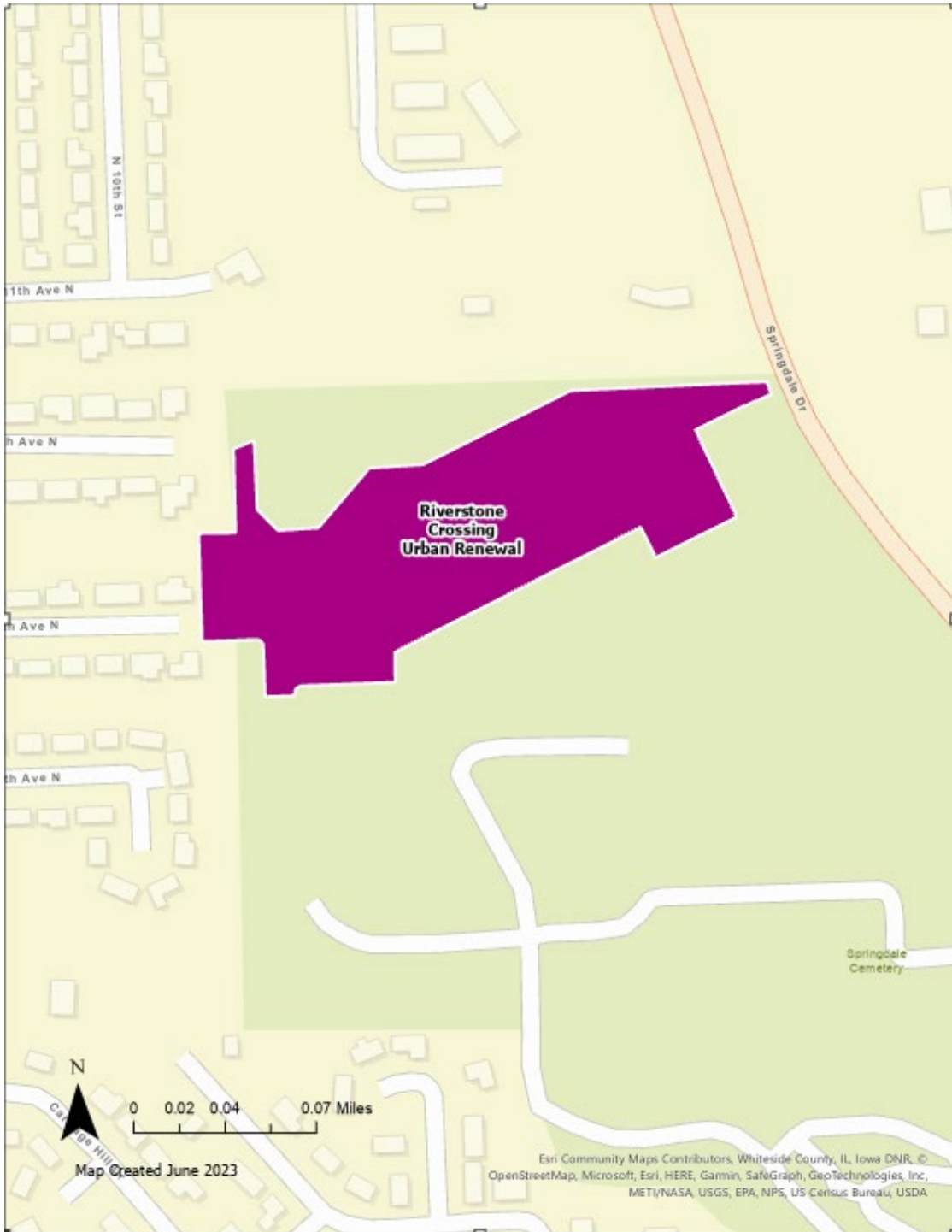
The provisions of this section apply to the Riverstone Crossing Urban Renewal Area, the area having been identified in the Urban Renewal Plan approved by the Council by resolution passed and approved on October 27, 2020. For use in this section, the following areas, known as "Phase 1 Property," are described:

Riverstone Crossing 1st Addition being a replat of Lot 1, Springdale Cross Subdivision, part of the Northeast Quarter Section 1, Township 81 North, Range 6 East of the 5th P.M., City of Clinton, Clinton County, Iowa;

EXCEPT

Lot 25 of Riverstone Crossing 1st Addition.

RIVERSTONE CROSSING URBAN RENEWAL AREA



XVIII. HOUSING REDEVELOPMENT SUBAREA

All of the area contained within the following boundaries: the point of beginning is the centerline of 7th Avenue North at the intersection of the centerline of North 3rd Street; thence following the centerline of 7th Avenue North west to the centerline of North Bluff Blvd. and following the centerline of Bluff Blvd. to the centerline of South 14th Street; thence following the centerline of South 14th Street south to the centerline of Camanche Avenue; thence following the centerline of Camanche Avenue north to the centerline of South 5th Street at the intersection with the centerline of 11th Avenue South; thence following the centerline of 11th Avenue South east to the centerline of South 4th Street; thence following the centerline of South 4th Street north to the centerline of 8th Avenue South; thence following the centerline of 8th Avenue South east to the centerline of South 2nd Street; thence following the centerline of 2nd Street to the centerline of 6th Avenue North; thence following the centerline of 6th Avenue North west to the centerline of North 3rd Street; thence following the centerline of North 3rd Street north to the point of beginning; and

b. Section 30 Township 82 North Range 7 part of SE 1/4 SE SW commencing on point on the west line of tract owned by Skyline Center in center of the north/south concrete roadway; thence N 406.48' to NW corner Skyline Center thence E 423.25' to W line North 4th Street; thence N on W line North 4th Street 879.60' to S line 28th Avenue North thence W 12.19' on said Avenue; long legal description; and

c. All of the area contained within the following boundaries: the point of beginning is the centerline of North 3rd Street at the intersection of the centerline of 25th Avenue North; thence following the centerline of North 3rd Street north to the centerline of 30th Avenue North; thence following the centerline of 30th Avenue North east to the centerline of Garfield Street; thence following the centerline of Garfield Street south to the centerline of 25th Avenue North; thence following the centerline of 25th Avenue North west to point of beginning.

d. In addition, the following lots are also included in this blighted subarea:

- i. Buell's Addition, Range 3, Block 8, Lots 1-16;
- ii. Buell's Addition, Range 3, Block 7, Lots 9-16;
- iii. Buell's Addition, Range 3, Block 6, Lots 9-16;
- iv. Buell's Addition, Range 3, Block 5, Lots 9-16;
- v. Town of Lyons, Range 3, Block 19, Lots 1-12;
- vi. Town of Lyons, Range 3, Block 18, Lots 4-9;
- vii. Town of Lyons, Range 2, Block 8, Lots 1-12;
- viii. Town of Lyons, Range 4, Block 25, Lots 3-10;
- ix. Town of Lyons, Range 5, Block 34, Lots 5-8;
- x. Buell's Second Addition, Range 6, Block 1, Lots 4-12;
- xi. Buell's Second Addition, Range 7, Block 1, Lots 5-11;
- xii. Buell's Second Addition, Range 8, Block 1, Lots 6-11;
- xiii. Buell's Addition, Range 4, Block 8, Lots 1-16;
- xiv. Buell's Addition; Range 4, Block 7, Lots 1-16;
- xv. Buell's Addition, Range 5, Block 8, Lots 1-16;
- xvi. Buell's Addition, Range 5, Block 7, Lots 1-16;
- xvii. Buell's Addition, Range 6, Block 8, Lots 1-8;
- xviii. Buell's Addition, Range 6, Block 7, Lots 1 - 8, 15 & 16;

- xix. Buell's Addition, Range 7, Block 7, Lots 1, 2, 15 & 16; and
- xx. Buell's Addition, Range 8, Block 7, Lots 1, 2, 15 & 16.

HOUSING REDEVELOPMENT SUBAREA



XIX. LIBERTY AVENUE-BLOCK A URBAN REVITALIZATION AREA

Lots 14, 15, 16, 17, 18 and 19 in Block 20 of East Chancy Park and an unplatted tract of land at the west end of the southern half of Block 20 of East Chancy Park and Lots 10, 11, 12 and 13 in Block 20 of Allars Addition.

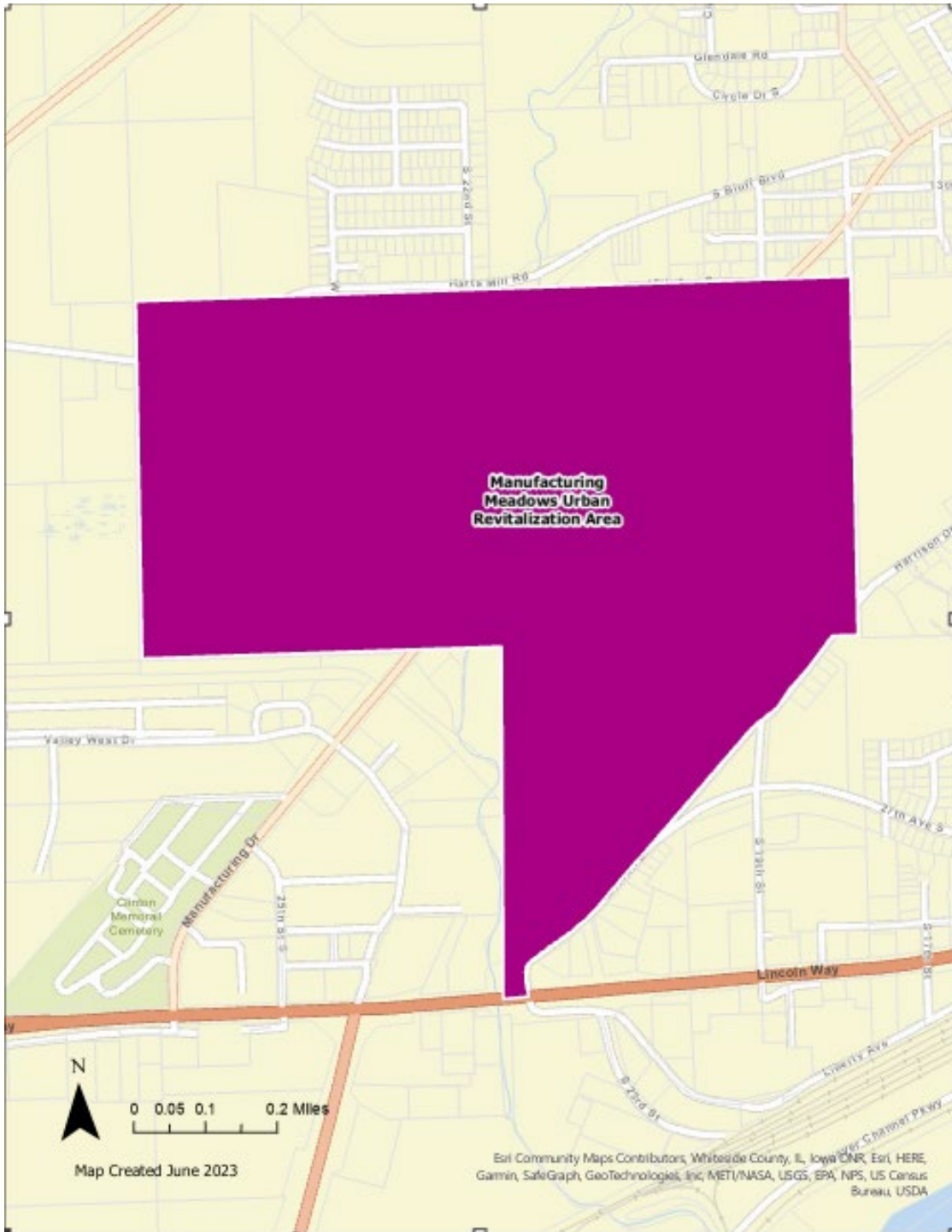
XX. LYONS BUSINESS AND TECHNOLOGY PARK URBAN REVITALIZATION AREA

NW 1/4 of Section 36, Township 82 North, Range 6, East of the 5th P.M.

XXI. MANUFACTURING MEADOWS URBAN REVITALIZATION AREA

NE 1/4 of Section 15, Township 81 North, Range 6, East of the 5th , and the NW 1/4 of Section 14, Township 81 North, Range 6, East of the 5th P.M. and the area described as follows: Commencing at the intersection of Highway 30 and Harrison Drive, thence northeasterly on the center line of Harrison Drive to the center line of 23rd Avenue North, thence west on the said center line of 23rd Avenue North and continuing on the east/west quarter line of Section 14, Township 81 North, Range 6, East of the 5th P.M. to the west line of Section 14, thence south on the west line of Section 14 to the center line of Highway 30, thence east on said center line of Highway 30 to the center line of Harrison Drive, the point of beginning.

MANUFACTURING MEADOWS URBAN REVITALIZATION AREA



XXII. DOWNTOWN RIVER LYONS URBAN REVITALIZATION AREA

Beginning at the 26th Avenue North Right of Way at the Mississippi River levee, then extending westerly along 26th Avenue North to McKinley Street, then extending southerly along McKinley Street to 25th Avenue North, then extending westerly along 25th Avenue North to North 4th Street, then extending northerly along North 4th Street to 26th Avenue North, thence westerly, and in a clockwise manner, along the southerly lines of a tract of land conveyed to North End Holdings LLC by a Warranty Deed (filed with the Clinton County Recorder on September 17, 2019 as Document No. 2019-06104); as located in the south half of Section 30, Township 82 North, Range 7 East of the 5th P.M.; beginning at a point on the westerly line of North 4th Street being 37.4 feet southwest of its intersection with the northerly line of 26th Avenue North; thence south 89 degrees 55 minutes 30 seconds west, a distance of 423.25 feet; thence south 00 degrees 07 minutes 50 seconds east, a distance of 406.48 feet to the northerly line of 25th Avenue North; thence along said northerly line, north 85 degrees 22 minutes 20 seconds west, a distance of 147.70 feet; thence continuing along said northerly line, south 89 degrees 57 minutes 40 seconds west, a distance of 653.60 feet; thence north 00 degrees 05 minutes 00 seconds west, a distance of 507.85 feet; thence south 89 degrees 57 minutes 00 seconds west, a distance of 653.10 feet to the easterly line of North 9th Street; thence continuing in a clockwise manner along the westerly and northerly lines of said tract, north 00 degrees 05 minutes 00 seconds west, a distance of 330.97 feet; thence north 89 degrees 56 minutes 20 seconds east, a distance of 658.53 feet; thence north 00 degrees 05 minutes 00 seconds west, a distance of 427.67 feet to the southerly line of 28th Avenue North; thence 17.33 feet along the arc of 302.12-foot radius curve, concave southerly; thence continuing along said southerly line of 28th Avenue North for the next three courses: north 89 degrees 56 minutes 00 seconds east, a distance 788.28 feet; north 00 degrees 04 minutes 00 seconds east, a distance of 5.00 feet; north 89 degrees 56 minutes 00 seconds east, a distance of 425.66 feet to the easterly line of said tract and the westerly line of North 4th Street; thence northerly along said westerly line of North 4th Street, a distance of 35.00 feet to the northerly line of 28th Avenue North and the southerly line of a tract of land held in fee title by the Clinton Community School District; thence westerly along said northerly line of 28th Avenue North, a distance of 222 feet, more or less, to the easterly line of Skyline First Addition, thence northerly along said easterly line, a distance of 142.75 feet to the northerly line of said addition; thence along said northerly line for the next three courses: westerly, a distance of 1312.56 feet; northerly, a distance of 84.8 feet; westerly, a distance of 380 feet, more or less, to an easterly line of a tract of land held in fee title by Delbert G. and Donna Licht; thence northerly along said easterly line of the Licht tract, a distance of 620 feet, more or less, to the south line of a tract of land held in fee title by Robert E. and Marlene F. Lilly, per the Warranty Deed filed as Document Number 5534-93, recorded on August 11, 1993; thence easterly along the southerly line of said Lilly tract, a distance of 328.9 feet, more or less, to the southwest corner of Meadowview Heights 5th Subdivision to the City of Clinton; thence easterly along the southerly line of said subdivision, and its easterly extension, and along the southerly line of Meadowview Heights 2nd Subdivision, a distance of 1287 feet, more or less, to the westerly line of Meadowbrook Terrace Subdivision; thence southerly along said westerly line of Meadowbrook Terrace Subdivision, a distance of 620 feet, more or less, to the southerly line of said subdivision, thence easterly along said southerly subdivision line, a distance of 223.10 feet to the westerly line of North 4th Street; then southerly along said westerly line of North 4th

Street, a distance of 239 feet, more or less, to the southerly line of said School District tract; thence continuing southerly along the westerly line of said North 4th Street, a distance of 35 feet to the northerly line of said North End Holdings tract; thence continuing southerly along the westerly line of said North 4th Street, a distance of 842.15 feet to the intersection of 26th Avenue North, thence southerly on North 4th Street to 25th Avenue North, then extending easterly on 25th Avenue North to North 3rd Street, then extending southerly along North 3rd Street to 21st Avenue North, then extending easterly along 21st Avenue North to Pershing Blvd, then extending southerly along Pershing Blvd to 18th Avenue North, then extending easterly along 18th Avenue North to the alley between Pershing Blvd and North 2nd Street, then extending southerly along alley to 5th Avenue North, then extending westerly along 5th Avenue North to North 5th Street, then extending southerly along South 5th Street to 11th Avenue South, then extending easterly along 11th Avenue South to South 4th Street, then extending northerly along South 4th Street to 8th Avenue South, then extending easterly along 8th Avenue South to the Mississippi River levee. From 8th Avenue South, the area follows the Mississippi River levee northerly to the point of beginning. Also included within this URA shall be the islands known as Joyce's Island and Willow Island which is situated between Joyce Slough and the Mississippi River on the east side of the Mississippi River levee between Riverview Drive and 19th Avenue North.

AND

Including the full right of way of all public roads or streets within the above area or forming the boundary of the area or connecting any parcels within the area.

AND

Excepting the following property which is not included in the Downtown River Lyons Urban Renewal Area or Downtown River Lyons Urban Revitalization Area:

CHI Parcel

Lot 16 and the east 20 feet of lot 15 in block 31 in the plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

A tract or parcel of land described as Church Lot I according to the plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

A tract or parcel of land described as School Lot H according to the plat known as the "Town of Clinton" within the City of Clinton, Clinton County, Iowa.

AND

VAC 20' X 140' ALLEY ABTG LOT 16 BLK 31

Clinton County Parcel # 80-1755-0001

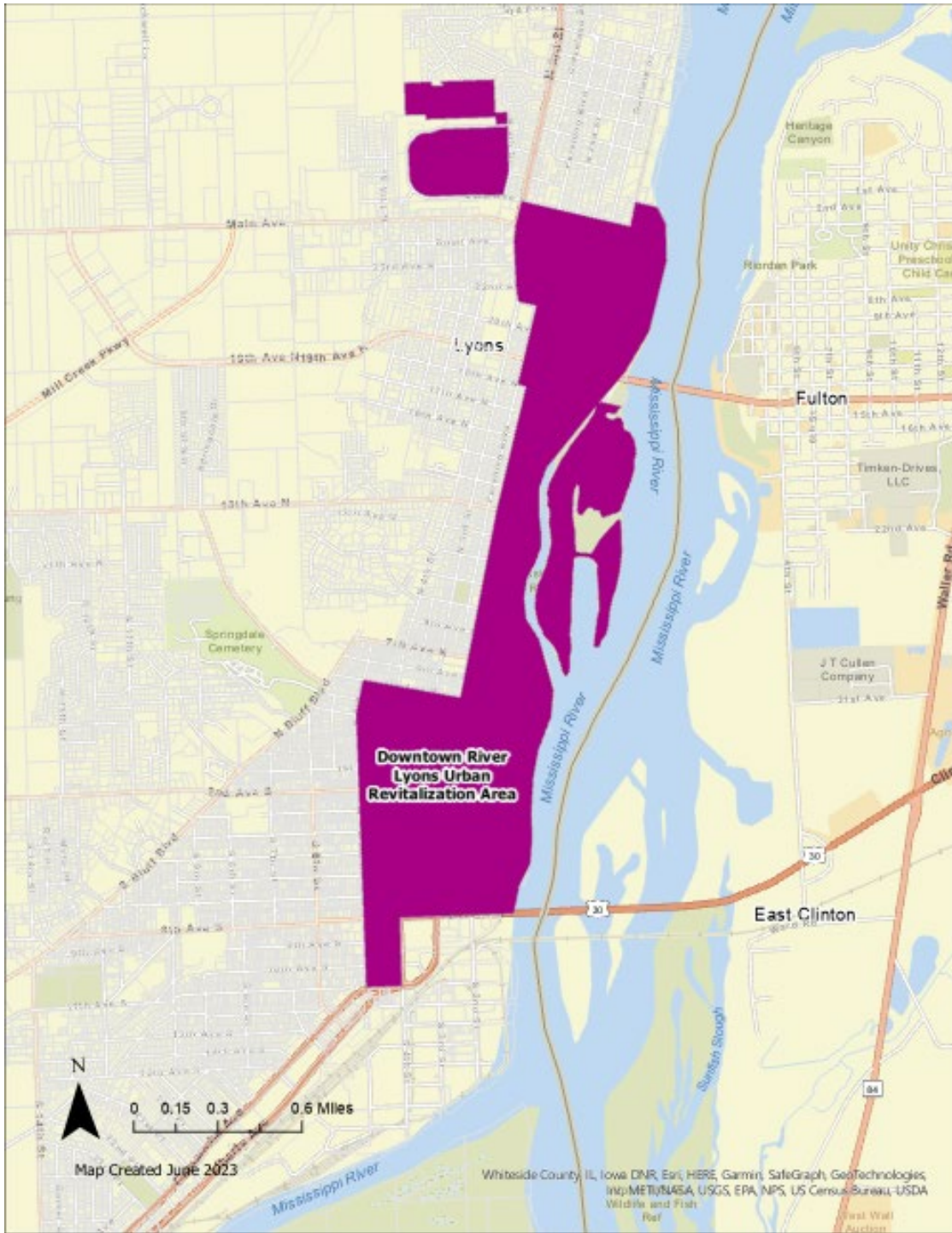
AND

Fourth Avenue Lofts Parcel

Lot 1 in Final Plat for Fourth Avenue Lofts Subdivision, an Official Plat, now included in and forming a part of the City of Clinton, Clinton County, Iowa

Clinton County Parcel # 80-4892-0003

DOWNTOWN RIVER LYONS URBAN REVITALIZATION AREA



XXIII. SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

In accordance with Iowa Code Ch. 386 (herein the "Act") and the recitations set out in the preamble to Ordinance 2465, there is hereby established and created in the city, a self-supported municipal improvement district as defined in the Act, the name of which shall be the Downtown Clinton Self-Supported Municipal Improvement District (SSMID II) (herein the "District").

The District shall include all property within the following described boundaries, except the proposed District shall be comprised only of real property within the District which is zoned for commercial, multi-residential, or industrial uses and property within any duly designated historic district, specifically excluding property assessed as residential property for property tax purposes unless the residential property is within a duly designated historical district or is classified as residential property under Iowa Code § 441.21(14), paragraph (6) after January 1, 2022:

Commencing at the intersection of the South line of Third Avenue South with the easterly line of South Fourth Street, in the City of Clinton, Iowa, which point is the point of beginning; thence easterly along the south line of Third Avenue South to the intersection of said south line with the west line of South Second Street; thence northerly along the west line of South Second Street to the intersection of said west line with the south line of Second Avenue South; thence easterly along the south line of Second Avenue South to the intersection of said south line with the west line of South First Street; thence southerly along the west line of South First Street and vacated South First Street to the intersection of said west line with the north line of Eighth Avenue South; thence westerly along said north line of Eighth Avenue South to the intersection of said north line with the easterly line of South Fourth Street; thence northerly along said easterly line of South Fourth Street to the point of beginning; all located in the City of Clinton, Clinton County, Iowa; and the following lots and parcels: Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 in Block 32, Original Town of Clinton; Lots 1 through 12, all inclusive, in Block B, Original Town of Clinton; Lots 3, 4, 21, and 22 in Block 11, Original Town of Clinton; Parcel ID 80-13170500, described as Clinton S 80' of Lot 1 and S 80' of E 40' of Lot 2 in Block 11; Parcel ID 80-13160000, described as Clinton S 20' of N 60' of Lot 1 and S 20' of N 60' of E 40' of Lot 2 in Block 11; Parcel ID 80-13150000, described as Clinton S 20' of N 40' of Lot 1 and S 20' of N 40' of E 40' of Lot 2 in Block 11; Parcel ID 80-13140000, described as Clinton N 20' of Lot 1 and N 20' of E 40' of Lot 2 in Block 11; Parcel ID 80-13470000, described as Clinton S 24' of Lots 23 and 24 in Block 11; Parcel ID 80-13460000, described as Clinton N 24' of S 48' of Lots 23 and 24 in Block 11; Parcel ID 80-13450000, described as Clinton N 24' of S 72' of Lots 23 and 24 in Block 11; Parcel ID 80-13440000, described as Clinton N 24' of S 96' of Lots 23 and 24 in Block 11; Parcel ID 80-13430000, described as Clinton S 21' of N 44' of Lots 23 and 24 in Block 11; Parcel ID 80-13420000, described as Clinton N 23' of Lots 23 and 24 in Block 11; Parcel ID 80-01300000, described as Ainsworth's Sub Div of Lots 1 and 2 in Block 43 South Addition, adding Lots 1-7, W 30' of Lot 2, all of Lot 3, and E 54' of Lot 5 in Block 43 South Addition, Lots 16-18, N 72' of W 30' of Lot 19 in Block 43, Wetmore's Sub of Lot 20 and E 1/3 of Lot 19, Block 43, and Lots 5-7; Parcel ID 80-67970000, described as Wetmore's Sub Div of Lot 20 and E 1/3 of Lot 19 in Block 43 South Addition, Lots 1-4 and South Addition S 93' of W 40' of Lot 19 in Block 43; Parcel ID 80-56050000, described as South Addition Lots 1, 2, 3, 4 and E 15' of Lot 5 in Block 47; Parcel ID 80-56430000, described as South Addition N 21 and 2/3' of Lots 19 and 20 in Block 47; Parcel ID 80-56420000, described as South

Addition S 21 and 2/3' of N 43 and 1/3' of Lot 19 and S 21 and 2/3' of N 43 and 1/3' of Lot 20 in Block 47; Parcel ID 80-56410000, described as South Addition S 21 and 2/3' of N 65' of Lot 19 and S 21 and 2/3' of N 65' of Lot 20 in Block 47; Parcel ID 80-56380300, described as South Addition S 100' of Lots 19 and 20 in Block 47; Parcel ID 80-59700000, described as South Clinton Lots 7 and 8 in Block 19 and PRT of Lots 9 and 10 COM NE COR Lot 10 TH S 24' W 60' S 12' W 30' N 36' TH E 90' to POB; Parcel ID 80-59730000, described as South Clinton PRT of Lots 9 and 10 in Block 19 COM NE COR Lot 10 TH S 24' to PT OF BEG TH S 35' W 90' N 23' E 30' N 12' TH E 60' to PL of BEG; Parcel ID 80-59740000, described as South Clinton N 25' of S 81' of E 40' of Lot 9 and N 25' of S 81' of Lot 10 in Block 19; Parcel ID 80-59750000, described as South Clinton S 56' of E 40' of Lot 9 and S 56' of Lot 10 in Block 19; Parcel ID 80-59620000, described as South Clinton N 46' of Lots 1 and 2 in Block 19; Parcel ID 80-59650000, described as South Clinton N 70' of Lot 3 in Block 19; Parcel ID 80-59630000, described as South Clinton S 94' of Lots 1 and 2 in Block 19; Parcel ID 80-59640000, described as South Clinton S 70' of Lot 3 in Block 19; and Parcel ID 80-12000000, described as Clinton all of E Div of Block 5 EXC THAT to RR and to CL Park Board. All parcels are located within the City of Clinton, Clinton County, Iowa.

SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

