

SOUTHWEST IOWA
Foundation, Inc.



RFP for Real Estate Development

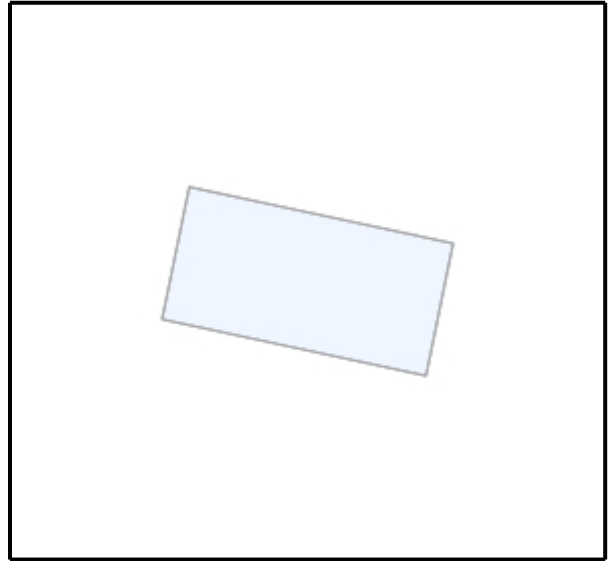
Exhibit A

Pottawattamie County Parcel Report

PIN: 754436127003

Report generated 9/24/2024 9:18:41 AM

Owner: O C F HOLDINGS LLC
Address:
Tax Address: 1120 S 101ST ST STE 320, OMAHA, NE 68124
Subdivision: BAYLISS ADDITION
Block: 6
Lot: 9, 10
Legal: BAYLISS 1ST ADD N50' LTS 9 AND 10 BLK 6



Parcel highlighted in blue

Book: 2024
Page: 05046
PLSS: --

Property Class: C

Assessed Values

Land: 25000
Building: 8400
Dwelling: 0
Total: 33400

School District: Council Bluffs Community
Schools: Bloomer Elementary, Kirn Junior High, Abraham Lincoln High

Pottawattamie County Assessor



Primary Rural Zoning:
Primary CB Zoning: C-4
Neighborhood:
Significant Flood Zone (if any):
FEMA Panel #:
In FEMA Flood Way?:

Voting Precinct:
Polling Place:
Polling Address:
Congress District:
Senate District:
House District:

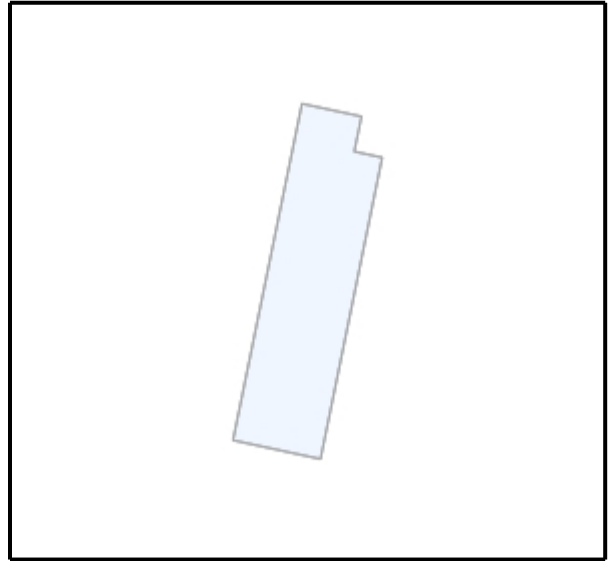
Users of the Pottawattamie County GIS parcel mapping application agree that he or she will at all times indemnify and hold Pottawattamie County and its officers, employees, and agents harmless from any damages, claims, lawsuits, costs, or liability arising from any act, omission, or commission with respect to the release and use of information in this Agreement and any of the terms thereof. Pottawattamie County makes no claim as to the accuracy of the spatial data and its associated data tables and assumes no responsibility for their positional or content accuracy. Pottawattamie County makes no claim as to the ability of the spatial data to fulfill the Contracting Organization's application requirements. In providing data (or access to data), Pottawattamie County assumes no obligation to assist in the use of the data, or in the development, use, or maintenance of any applications applied to the data. In no event shall the County be liable for any direct, indirect, incidental, consequential or special damages that may result from the User's application of the GIS data.

Pottawattamie County Parcel Report

PIN: 754436127005

Report generated 9/24/2024 9:18:32 AM

Owner: O C F HOLDINGS LLC
Address:
Tax Address: 1120 S 101ST ST STE 320, OMAHA, NE 68124
Subdivision: BAYLISS ADDITION
Block: 6
Lot: 11
Legal: BAYLISS 1ST ADD PT LT 11 BLK 6



Parcel highlighted in blue

Book: 2024
Page: 05046
PLSS: --

Property Class: C

Assessed Values

Land: 46400
Building: 10200
Dwelling: 0
Total: 56600

School District: Council Bluffs Community
Schools: Bloomer Elementary, Kirn Junior High, Abraham Lincoln High

Pottawattamie County Assessor



Primary Rural Zoning:
Primary CB Zoning: C-4
Neighborhood:
Significant Flood Zone (if any):
FEMA Panel #:
In FEMA Flood Way?:

Voting Precinct:
Polling Place:
Polling Address:
Congress District:
Senate District:
House District:

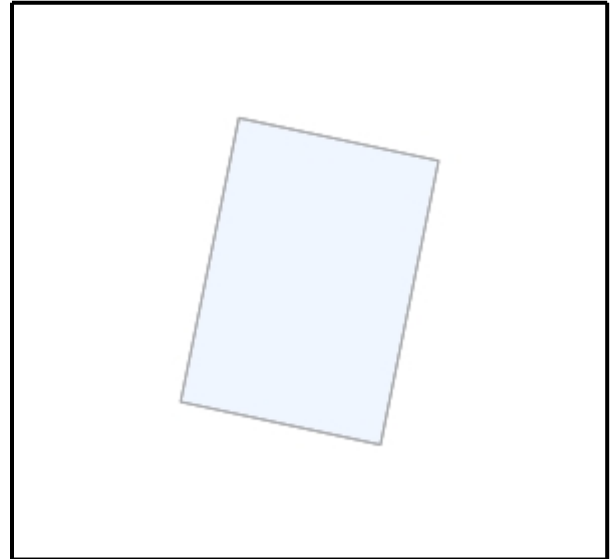
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Pottawattamie County Parcel Report

PIN: 754436127004

Report generated 9/24/2024 9:14:07 AM

Owner: O C F HOLDINGS LLC
Address: 628 1ST AVE
Tax Address: 1120 S 101ST ST STE 320, OMAHA, NE 68124
Subdivision: BAYLISS ADDITION
Block: 6
Lot: 9, 10
Legal: BAYLISS 1ST ADD S142' LTS 9 AND 10 BLK 6



Parcel highlighted in blue

Book: 2024
Page: 05046
PLSS: --

Property Class: C

Assessed Values

Land: 71000
Building: 251900
Dwelling: 0
Total: 322900

School District: Council Bluffs Community
Schools: Bloomer Elementary, Kirn Junior High, Abraham Lincoln High

Pottawattamie County Assessor



Primary Rural Zoning:
Primary CB Zoning: C-4
Neighborhood:
Significant Flood Zone (if any):
FEMA Panel #:
In FEMA Flood Way?:

Voting Precinct:
Polling Place:
Polling Address:
Congress District:
Senate District:
House District: