

Date February 12, 2007

ACCEPTANCE OF REAL ESTATE DOCUMENTS TO TRANSFER PROPERTY LOCATED AT 2001 DE WOLF STREET IN THE GUTHRIE AVENUE BUSINESS PARK FROM 2001 PARTNERSHIP, LLC TO THE CITY OF DES MOINES

WHEREAS, on August 5, 1996, by Roll Call No. 96-2752, the City Council entered into an agreement with the Quality Wine Company whereby the company agreed to purchase 5.9 acres of land from the City and to develop a 65,000 square foot office/distribution facility in stages; and

WHEREAS, on August 5, 1996, by Roll Call No. 96-2753, the City Council approved the assignment of the Quality Wine Company’s interest in the above contract to 2001 Partnership, LLC; and

WHEREAS, per the above contract, 2001 Partnership, LLC was to complete additional building improvements of at least 20,000 square feet by December 1, 2000, but was unable to do so; and

WHEREAS, because of outstanding contractual obligations, the Agreement to Purchase Land for Private Redevelopment requires 2001 Partnership, LLC to restore title to the City of about two acres, which involves the vacant parcel to the north of the building; and

WHEREAS, on August 7, 2006, by Roll Call 06-1594, the City Council received and filed a communication from the Quality Group requesting approval to transfer interest in property at 2001 De Wolf Street to the City of Des Moines.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the attached documents are hereby approved and accepted as follows:

Property Owner:	2001 Partnership, L.L.C.
Property Location:	2001 De Wolf Street, Des Moines, Iowa 50316-2761
Document Type:	Quit Claim Deed
Consideration:	\$1

That the Finance Director is authorized and directed to issue checks in the amounts necessary to carry out the transactions and to pay any unforeseen additional costs certified by the Legal Department and the Engineering Department; the Real Estate Division Manager is authorized and directed to complete the transactions in accordance with standard real estate practices.

That the Real Estate Division of the Engineering Department is directed to obtain the Legal Department’s review and approval of all closing documents prior to closing.

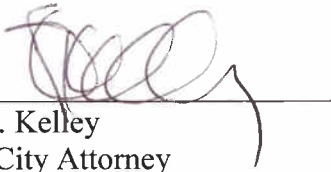
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That the City Clerk is hereby authorized and directed to endorse upon the Real Estate documents listed above the approval and acceptance of this Council and is further authorized and directed to deliver the aforementioned documents to the Real Estate Division Manager, who shall proceed to closing in accordance with standard real estate practices.

(Council Communication No. 07-083)

Moved by _____ to adopt.

APPROVED AS TO FORM:



Michael F. Kelley
Assistant City Attorney

Fund: CP065
Organization: CMO990000
Project/Grant: URR012
Activity ID: 33-2005-002

PSW

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, Diane Rauh, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

