

This application must be filed or postmarked with your city or county assessor by February 1 of the assessment year. Contact information for all assessors can be found at the Iowa State Association of Assessors website: (www.iowa-assessors.org).

Property Information – Please Print

Parcel number: 894728312004
Owner: 413 Pierce LLC
Property location address: 413 Piere Street
City: Sioux City State: IA ZIP: 51101
Property owner mailing address: 2430 S. 73rd St Suite 200
City: Omaha State: NE ZIP: 68132
Phone: 402-960-6787 Email: julie@j-dev.com

Applicant Information – Please Print

Name: J Development Company
Applicant mailing address: 2430 S. 73rd Street Suite 200
City: Omaha State: NE ZIP: _____
Phone: 402-960-6787 Email: julie@j-dev.com
Existing Property Class: Industrial: Multiresidential:
Agricultural: Residential: Commercial:

Additional property tax relief or financial assistance allowed:

No Yes (If yes, attach documentation)

Completion Date: 2/25/21 Cost: \$ 6,485,577

Attach any plans or blueprints. Included: On file:

Include documents previously filed and approved by State Historical Office.

Included: On file:

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge and belief, it is true, correct, and complete.

Applicant signature: Julie Stamm Date: Feb 1, 2022

ASSESSOR USE ONLY

Application received: _____ Priority assigned 1 2 3 4

District: _____ Parcel number: _____

I hereby certify that the above property is eligible to receive the tax exemption as provided by Iowa Code section 427.16.

Assessor: _____ Date: _____

Annual report of exemptions must be sent to County Auditor by July 1 each year.

Historic Property Rehabilitation Tax Exemption Instructions

Historical property - means any of the following:

- Property in Iowa listed on the National Register of Historic Places
- A historical site as defined in Iowa Code section 303.2
- Property located in an area of historical significance as defined in Iowa Code section 303.20
- Property located in an area designated as an area of historic significance under Iowa Code section 303.34
- Property designated a historic building or site as approved by a county or municipal landmark ordinance

The exemption application shall include an approved application for certified substantial rehabilitation from the state historic preservation officer and documentation of additional property tax relief or financial assistance currently allowed for the real property.

A property may receive the exemption for not more than four years.

The board of supervisors shall annually designate real property in the county for a historic property tax exemption.

A tax exemption granted under this section is valid if the property continues to be certified by the state historic preservation officer. If the property is sold or transferred, the buyer or transferee is not required to refile for the tax exemption for the year in which the property is purchased or transferred.

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Property Information – Please Print

Parcel number: 894728330001
Owner: Motor Mart Landowner LLC
Property location address: 520 Nebraska Street
City: Sioux City State: IA ZIP: 51101
Property owner mailing address: 2430 S. 73rd St Ste 200
City: Omaha State: NE ZIP: 68124
Phone: 402-960-6787 Email: julie@j-dev.com

Applicant Information – Please Print

Name: J. Development Company
Applicant mailing address: 2430 S. 73rd St Suite 200
City: Omaha State: NE ZIP: 68124
Phone: 402-960-6787 Email: julie@j-dev.com
Existing Property Class: Industrial: Multiresidential:
Agricultural: Residential: Commercial:

Additional property tax relief or financial assistance allowed:

No Yes (If yes, attach documentation)

Completion Date: 10-30-2020 Cost: \$ 15,450,815

Attach any plans or blueprints. Included: On file:

Include documents previously filed and approved by State Historical Office.

Included: On file:

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and, to the best of my knowledge and belief, it is true, correct, and complete.

Applicant signature: [Signature] Date: Jan 31, 2022

ASSESSOR USE ONLY

Application received: _____ Priority assigned 1 2 3 4
District: _____ Parcel number: _____

I hereby certify that the above property is eligible to receive the tax exemption as provided by Iowa Code section 427.16.

Assessor: _____ Date: _____

Annual report of exemptions must be sent to County Auditor by July 1 each year.

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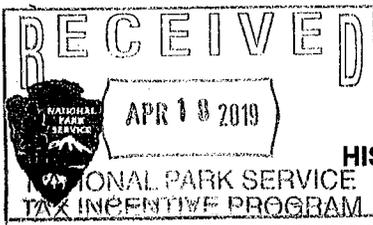
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RECEIVED

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FEB 27 2019

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

by SHPO

NPS Project Number
33468

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name Montgomery Ward Building IA SHPO Project Number STC16-97-061
Property address 413-17 Pierce Street, Sioux City, IA 51101

2. This form Includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Response to conditions from SHPO and NPS are attached.

3. Project Contact (if different from applicant)
Name Nick Ramage Company J Development Company
Street 2430 S. 73rd St. Suite 200 City Omaha State NE
Zip 68124 Telephone (402) 210-8913 Email Address Nick@j-dev.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Jim Royer Signature [Signature]
Applicant Entity 413 Pierce Street LLC
Street 2430 S 73rd Street Suite 200 City Omaha
Zip 68124 Telephone (402) 960-6788 Email Address jroyer@j-dev.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

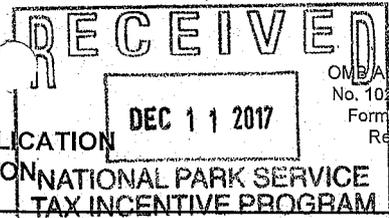
Date 5/13/2019 National Park Service Authorized Signature [Signature]
Angela C Sheerer



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

COPY

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

NPS Project Number
STC17-97-052 37590

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Motor Mart Building

Street 520 Nebraska Street

City Sioux City County Woodbury State IA Zip 51102

Name of Historic District NA

Listed individually in the National Register of Historic Places; date of listing 4/22/1993

Located in a Registered Historic District; name of district _____

Part 1 - Evaluation of Significance submitted? Date submitted 4/26/2017 Date of certification 5/24/2017

2. Project Data

Date of building 1912 Estimated rehabilitation costs (QRE) \$13,685,530

Number of buildings in project 1 Floor area before / after rehabilitation 129,921 / 129,921 sq ft

Start date (estimated) 11/15/2017 Use(s) before / after rehabilitation Office / Hous/Reta

Completion date (estimated) 03/01/2019 Number of housing units before / after rehabilitation 0 / 78

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Dale McKinney Company M Plus Architects

Street 117 Pierce Street Suite 110 City Sioux City State IA

Zip 51101 Telephone (712) 252-4014 Email Address dalem@mplusarch.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Jim Royer Signature Jim Royer Date 06/29/2017

Applicant Entity J Development Company SSN _____ or TIN 87-0718521

Street 2430 S 73rd St. Suite 200 City Omaha State NE

Zip 68124 Telephone (402) 960-6788 Email Address jroyer@j-dev.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 12/18/17 National Park Service Authorized Signature Donna Sumner

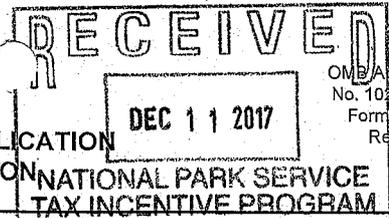
NPS conditions or comments attached



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

COPY

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION



OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

NPS Project Number
STC17-97-052 37590

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Completion date (estimated) 03/01/2019 Number of housing units before / after rehabilitation 0 / 78

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Dale McKinney Company M Plus Architects

Street 117 Pierce Street Suite 110 City Sioux City State IA

Zip 51101 Telephone (712) 252-4014 Email Address dalem@mplusarch.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Jim Royer Signature Jim Royer Date 06/29/2017

Applicant Entity J Development Company SSN _____ or TIN 87-0718521

Street 2430 S 73rd St. Suite 200 City Omaha State NE

Zip 68124 Telephone (402) 960-6788 Email Address jroyer@j-dev.com

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NPS Official Use Only

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the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 12/18/17 National Park Service Authorized Signature Donna Sumner

NPS conditions or comments attached

IOWA ECONOMIC DEVELOPMENT AUTHORITY

1963 Bell Avenue, Suite 200 | Des Moines, Iowa 50315 USA | Phone: 515.348.6200

iowaeda.com



July 08, 2020

Ryan Spellman
2430 S 73rd Street, #200
Omaha, Nebraska 68124

SUBJECT: State Historic Preservation and Cultural and Entertainment District Tax Credit registration
Motor Mart Historic Rehabilitation Project (STC17-97-052)

Dear Mr. Spellman:

The Iowa Economic Development Authority (IEDA) has registered Motor Mart Historic Rehabilitation Project, STC17-97-052 for benefits under the State Historic Preservation and Cultural and Entertainment District Tax Credit, under Iowa Code chapter 404A, subject to availability of funds.

Motor Mart, LLC is eligible to enter a contract with IEDA for the successful completion of all requirements of the program. Please note that Motor Mart, LLC cannot claim or receive any state historic tax credits until the organization enters into a contract with IEDA and all requirements of the contract and the requirements of Iowa Code chapter 404A are met.

IEDA estimates that Motor Mart, LLC will be eligible to receive up to \$4,022,145 in state historic tax credits for Motor Mart Historic Rehabilitation Project, STC17-97-052. IEDA's estimate is a preliminary determination only; Actual credits awarded could be less than this amount. This estimate includes allowable cost overruns under Iowa Code section 404A.3.

The amount of the state historic tax credits actually issued for Motor Mart Historic Rehabilitation Project, STC17-97-052 will be determined only after: (1) IEDA verifies that the applicant has satisfied all requirements of the contract, Iowa Code chapter 404A, and the administrative rules adopted by IEDA regarding the Program and (2) IEDA verifies the amount of the final qualified rehabilitation expenditures.

This approval remains subject to the requirements of the Program as set forth in Iowa Code Chapter 404A and Iowa Administrative Code 223, Chapter 48 (State Historic Preservation and Cultural and Entertainment District Tax Credits. Failure to comply with all applicable laws, rules, contracts, or other legal standards may result in a reduction, revocation, or recapture of the state historic tax credit award. It is the applicant's responsibility to claim the credit on the required State of Iowa Income Tax Return under the authority of the Iowa Department of Revenue. Amounts claimed on the tax return are subject to examination.

This letter shall not constitute a contract. This letter is not a representation that your project will receive the tax credits estimated in this notice or that the estimated qualified rehabilitation expenditures identified in your application will ultimately qualify for the state historic tax credit. If you should have any questions about the State Historic Preservation and Cultural and Entertainment District Tax Credit program or the registration for the above referenced project, please contact Dan Hansen, IEDA Project Manager, at 515.348.6212 or via email at daniel.hansen@iowaeda.com.

IEDA looks forward to working with you on your project.

Sincerely,


Deborah V. Durham
Director

Congratulations!

cc: Iowa House Representatives in Districts 5 and 6 and 13 and 14
Iowa Senate Representatives in Districts 3 and 7
File: IowaGrants.gov

