

City Administrator Report to Mayor & City Council

December 31, 2015, Edition No. 204

Happy New Year!

WEEKLY UPDATE:

- Fire: Reminder - the MFD is celebrating the 100th anniversary of its paid department on Sunday at the PSB from 1-3PM.
- FONSI: Attached is a copy of the Finding of No Significant Impact (FONSI) that IDOT and FHWA will be forwarding for signatures. This is related to the environmental work along Mississippi Drive. Barb Veal with Stanley Consultants has updated the attached schedule. According to this schedule, the signed FONSI may be obtained mid-March (finally!).
- CNG: In discussing the Transit Budget with Kristy Korpi, we were discussing whether the next purchase of buses should be for CNG ready vehicles. Following the discussion, Kristy located a "CNG calculator" tool online at www.cngnow.com. Kirsty used 2014/2015 DOT stats for average miles driven per year and mpg as well as first quarter 2015/2016 fuel costs. The increased cost for a CNG bus is \$20,000 (versus \$80,000 a few years back). Those increase costs are covered under the 80/20 funding. We could recover our \$20,000 up-charge in 6.94 years if we are purchasing CNG at current market price of \$2.10 per gallon. If we are capturing our own gas, the price goes down to .80 per gallon and we recover our \$20,000 investment in 2.84 years. As was pointed out, the additional \$20,000 for a CNG engine really only costs the City \$4000.00. We pay the 20% match. Using the calculator again, we would recover a \$4000.00 investment at current market price of \$2.10 per gallon in 1.39 years. If we are capturing our own gas, the price goes down to .80 per gallon and we recover our \$4000.00 in .57 years or roughly 7 months. In speaking with Jon Koch about the need for having a tank of CNG at Public Works (as we have no local or city fueling station yet), his short answer is that it wouldn't be necessary. If we are just fueling one bus, we could potentially tap into our natural gas line for the building and fuel the bus overnight. This "slow fill" option would work if we were just fueling one bus. If fueling multiple vehicles, we would need a fueling station at the WPCP to "fast fill" just like fueling with gasoline. More to come...
- Cell Tower: A copy of the US Cellular cell tower lease renewal is attached and will be place on the next agenda.
- Valuations: Attached is the projected net total valuations for next fiscal year (5.44%). In the valuation file only green tabs have been updated so far per Nancy.
- China: China Windows Group Inc. (Glad and Daniel) has received the "China Integrity Enterprise" award at the Second National Credit Ceremony of the Chinese Enterprise Credit Transmission on Dec. 21, 2015 in Beijing. The attached documents (4) provide more background information about the award and about the other companies that were honored. Only 15 companies in China received this national recognition.

- IEDA: IDOT is expected to award its LIFTS Grants at their January board meeting. Muscatine applied for \$100,000 towards a port study. If approved, the scope of work, funding and agreements could be in place sometime in February for the study to begin as early as March. A successful outcome should set us up for larger funding avenues for development the port.
- IEDA: The IEDA Board has approved an extension (1 year) of the Project Completion Date as requested from HNI for their Enterprise Zone award. HNI has met the program goals so far, but has not recovered all the sales tax yet as they still have the 600 building to complete.
- Boards and Commissions: We are looking at adding background investigations as part of the application process for boards and commissions. The financial portion may not be as relevant as board members have no direct access to city funds, but the criminal background checks seem appropriate. Some cities simply use the Iowa Courts Online website to complete back ground checks.
- Holiday Schedule: Attached is the holiday schedule for 2016.

FEDERAL HIGHWAY ADMINISTRATION

FINDING OF NO SIGNIFICANT IMPACT

For

**MISSISSIPPI DRIVE (IOWA 92)
FROM MAIN STREET TO NORBERT F. BECKEY BRIDGE
IN
MUSCATINE, MUSCATINE COUNTY, IOWA**

STP-U-5330(614)--27-70

The FHWA has determined that this project will not have any significant impact on the human and natural environment. This Finding of No Significant Impact (FONSI) is based on the attached Environmental Assessment which has been independently evaluated by the FHWA and determined to adequately and accurately discuss the need, environmental issues, impacts of the proposed project and appropriate mitigation measures. It provides sufficient evidence and analysis for determining that an Environmental Impact Statement is not required. The FHWA takes full responsibility for the accuracy, scope and content of the attached Environmental Assessment.

Date

For FHWA

DESCRIPTION OF THE PROPOSED ACTION

The proposed action consists of upgrading Mississippi Drive (Iowa Highway 92) through downtown Muscatine, Iowa. The Mississippi Drive Corridor Project begins south of the Main Street/Grandview Avenue intersection, continuing to the East 2nd Street/Norbert F. Beckey Bridge intersection, which marks the end of the project. It passes through a mix of commercial, residential, Central Business District and industrial land uses. The total length of the project is approximately 1.6 miles, including 19 intersections (6 with traffic signals).

The current roadway is a 3- to 4-lane, urban facility with both divided and undivided medians. The roadway, ranging from 40 to 64 feet wide, is considered difficult to cross for pedestrians, especially for small children or elderly. The width of this roadway is being considered to be narrowed to improve the accessibility to the downtown from the Mississippi River riverfront area by pedestrians. This project also includes accommodations for bicycles and pedestrians and measures to reduce flooding on the roadway.

NOTICE OF ENVIRONMENTAL ASSESSMENT AVAILABILITY

Notification of the availability of the Environmental Assessment (EA) and Draft Section 4(f) Statement was forwarded to local, state and federal agencies on September 21, 2015. Notice for availability of the EA and Draft Section 4(f) Statement was published on September 19, 2015, in the Muscatine Journal newspaper. Advertisement of the public hearing was published in the Muscatine Journal newspaper on October 2, 2015. Availability of the EA and Draft Section 4(f) Statement was included on the city of Muscatine website at: <http://ia-muscatine.civicplus.com/DocumentCenter/View/12644>.

PUBLIC HEARING SUMMARY AND COMMENT PERIOD

A Public Hearing was held for this project on October 15, 2015, in Muscatine, Iowa. There were approximately 17 persons present at the October 15, 2015, Public Hearing held as part of the Muscatine City Council meeting. Displays of the EA graphics, including the Preferred Alternative, were available for viewing, along with copies of the EA and Draft Section 4(f) Statement. The hearing included a presentation to the Mayor, City Council, and members of the public. Following the formal presentation, attendees were offered the opportunity to ask questions and express concerns. One question was asked following the formal presentation by a member of the City Council. No other questions or comments were made by those attending the hearing. There were no comment letters left during the hearing, nor were any received following the hearing. The closing date for comments on the Public Hearing, EA and Draft Section 4(f) was November 2, 2015.

A transcript of the hearing has been prepared and forwarded to the Federal Highway Administration (FHWA). The transcript, which is a separate written document, is

available to anyone by request through the Iowa DOT Office of Location and Environment, Public Hearing Section.

AGENCY COMMENTS

Four agencies responded to the EA and Draft Section 4(f) Statement notification and distribution. Letters from the Environmental Protection Agency, U.S. Department of Interior, U.S. Army Corps of Engineers, and Iowa Department of Natural Resources appear in Appendix A of this Finding of No Significant Impact. Responses to these agency comments are shown in Table 1 below.

**TABLE 1
 SUMMARY OF AGENCY COMMENTS**

Date	Agency and Comment	Response
10/2/15	<p><u>Iowa Department of Natural Resources</u></p> <ul style="list-style-type: none"> No site-specific records found. If listed species are encountered in future phases, additional studies and/or mitigation may be required. 	<ul style="list-style-type: none"> No Response Necessary
10/22/15	<p><u>U.S. Army Corps of Engineers</u></p> <ul style="list-style-type: none"> Two Civil Works projects are located in the project area -- Mad Creek and Muscatine Island Levee Flood Damage Reduction Systems -- and impacts from the Mississippi Drive project could occur. Any Mississippi Drive work that alters these civil projects would require a Section 408 approval from the Corps. 	<ul style="list-style-type: none"> The Mississippi Drive bridge over Mad Creek will not be replaced or upgraded as part of this project, and therefore no impact to the Mad Creek FDRS is anticipated. If project plans change, coordination with the Corps will be done to ensure all requirements are met.
10/26/15	<p><u>U.S. Department of Interior – Office of Environmental Policy and Compliance</u></p> <ul style="list-style-type: none"> Stated that the impacts to resources of concern to the Department have been adequately addressed. 	<ul style="list-style-type: none"> No Response Necessary
10/29/15	<p><u>U.S. Environmental Protection Agency</u></p> <ul style="list-style-type: none"> Recommends coordination with Iowa DNR to determine where soils might be contaminated prior to finalizing this document. 	<ul style="list-style-type: none"> The former Beach Lumber Company (Carver Riverfront Real Estate, Inc.) at 1030 Hershey Avenue was evaluated during the City of Muscatine's EPA Brownfields Assessment Grant in 2010. Recognized Environmental Conditions were identified due to the historical use as a lumber yard dating back nearly a century. An Environmental Covenant is currently in-place between the Carver Pump Company property at 1056 Hershey and the Carver Riverfront Real Estate Property at 1030 Hershey. The 1056 Hershey Property experienced a leak from an underground storage tank on the property. The leak was investigated, an environmental covenant was enacted on both properties, and the site received a letter of no further action from the Iowa Department of Natural Resources. Based on this information, every effort will be made to avoid this area during construction. If avoidance is not practical, the construction specifications will include language for the proper handling and disposal of the contaminated soils. In addition, language will also be included to make the contractor aware of possible contamination in the

Date	Agency and Comment	Response
	<ul style="list-style-type: none"> • Recommends avoidance or mitigation of the Slender Dayflower (<i>Commenlina erecta</i>). • Recommends wildflower/bio-retention cells for pollinators and plantings of Slender Dayflower in coordination with Iowa DNR and USFWS. 	<p>area, provide worker safety precautions, and it will be noted if suspected contamination is found, to notify an environmental professional for assistance.</p> <ul style="list-style-type: none"> • Habitat for the Slender Dayflower will not be impacted by the project. • The type of landscaping and water management systems will be determined during final design but will try to incorporate comments from EPA and the public.

BASIS FOR FINDING OF NO SIGNIFICANT IMPACT (FONSI)

This FONSI documents compliance with NEPA and all other applicable environmental laws, Executive Orders and related requirements.

SPECIAL CONDITIONS ASSOCIATED WITH LOCATION APPROVAL

Relocation Assistance

Iowa DOT will provide more information about actual displacements during the final design process. Any displacements and other land acquisitions will be made in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Historic Documentation and Vibration Monitoring

Due to the unavoidable impact to the TeStrake (Puritan Ice) Building, recordation of the building will be necessary. The recordation will be in the form of a historic property study booklet that can be viewed by the public once complete. The requirements and stipulations of the recordation are described in the Memorandum of Agreement in the attached Final Section 4(f) Statement.

During final design, the city will monitor vibration levels in historic structures along Mississippi Drive. Details of which buildings are to be monitored, as well as other specifications, are shown in the Memorandum of Agreement attached in the Final Section 4(f) Statement.

Permitting and Approvals

Construction of the project will involve routine permitting. A National Pollutant Discharge Elimination System (NPDES) permit will be obtained during final design of the project.

Appendix A
Agency Comment Letters

From: Conroy, Colleen [DNR] <Colleen.Conroy@dnr.iowa.gov>
Sent: Friday, October 02, 2015 12:39 PM
To: Veal, Barbara
Cc: Sipe, Stacey [DNR]; DNR Sov Land and Env Review
Subject: (SL 12234) Environmental Review for Natural Resources

Follow Up Flag: Follow up
Flag Status: Flagged

Mississippi Drive Corridor Improvements
STP-U-5330(614)-27-70
Muscatine County

Thank you for inviting Department comment on the impact of this project. The Department has searched for records of rare species and significant natural communities in the project area and found no site-specific records that would be impacted by this project. However, these records and data are not the result of thorough field surveys. If listed species or rare communities are found during the planning or construction phases, additional studies and/or mitigation may be required.

This letter is a record of review for protected species, rare natural communities, state lands and waters in the project area, including review by personnel representing state parks, preserves, recreation areas, fisheries and wildlife but does not include comment from the Environmental Services Division of this Department. This letter does not constitute a permit. Other permits may be required from the Department or other state or federal agencies before work begins on this project.

Please reference the following DNR Environmental Review/Sovereign Land Program tracking number assigned to this project in all future correspondence related to this project: 12234.

If you have questions about this letter or require further information, please contact me at (515) 725-8464.

Environmental Review requests can be submitted electronically to: SLER@dnr.iowa.gov.

SETH MOORE Sovereign Lands & Environmental Review Coordinator



Iowa Department of Natural Resources

515.725-8464 | F 515.725-8201 | Seth.Moore@dnr.iowa.gov

Wallace Building | 502 E 9th St | Des Moines IA 50319

WWW.IOWADNR.GOV



Leading Iowans in Caring for Our Natural Resources.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS - ROCK ISLAND DISTRICT
CLOCK TOWER BUILDING - PO BOX 2004
ROCK ISLAND, ILLINOIS 61204-2004

October 22, 2015

CEMVR-PM-M

Ms. Barb Veal
Stanley Consultants, Inc.
225 Iowa Avenue
Muscatine, Iowa 52761

SUBJECT: City of Muscatine – Mississippi Drive Corridor Improvements Project

Dear Ms. Veal:

I received your letter dated September 21, 2015, requesting review and comments regarding the *Environmental Assessment – Mississippi Drive (Iowa 92) From Main Street to the Norbert F. Beckley Bridge in Muscatine, IA, dated August 2015 (EA)*. The U.S. Army Corps of Engineers, Rock Island District (District) staff reviewed the information you provided and have the following comments.

Two civil works projects, Mad Creek and Muscatine Island Levee Flood Damage Reduction Systems (FDRS), are located in your project area. Depending on project specifics, there could be impacts to these projects, specifically, Mad Creek FDRS closure structure located just west of Mad Creek at East 2nd Street and Muscatine Island Levee FDRS railroad floodwall/gate closure located at West Mississippi River Drive and Broadway Street.

Any proposed work that may result in an alteration to either of the civil works projects would require Section 408 approval by the Corps to verify no impacts to the Federal project. Mr. Paul St. Louis, Emergency Management Branch, is the District 408 Coordinator. If you have any questions regarding requirements or further coordination, please contact Mr. St. Louis by phone at 309/794-5208 or e-mail: paul.f.st.louis@usace.army.mil.

Sincerely,

Kenneth A. Barr
Chief, Environmental Planning Branch, (RPEDN)

for



United States Department of the Interior

OFFICE OF THE SECRETARY
Office of Environmental Policy and Compliance
Denver Federal Center, Building 67, Room 118
Post Office Box 25007 (D-108)
Denver, Colorado 80225-0007

October 26, 2015

9043.1
ER 15/525

Ms. Karen Bobo
Iowa Division Administrator
Federal Highway Administration
105 6th Street
Ames, Iowa 50010

Dear Ms. Bobo:

The Department of the Interior (Department) has reviewed the Environmental Assessment and Section 4(f) Statement for Mississippi Drive (Iowa 92) from Main Street to the Norbert F. Beckey Bridge in Muscatine, Muscatine County, Iowa. The Department offers the following comments and recommendations for your consideration:

Section 4(f) Comments

This document considers effects to identified properties in the project study area eligible to be considered under Section 4(f) of the Department of Transportation Act of 1966 (codified at 49 U.S.C. 303§ 771.135) associated with the Mississippi Drive (Iowa Highway 92) project (Project). The Project proposes to upgrade Mississippi Drive through downtown Muscatine, Iowa, from south of the intersection of Main Street and Grandview Avenue to the intersection of East 2nd Street/Norbert F. Beckey Bridge, about 1.6 miles. The modifications are intended to improve accessibility to the downtown from the Mississippi river by pedestrians, include accommodations for bicycles, and measures to reduce flooding, reduce existing congestion and improve traffic flow. Currently Mississippi Drive is 3- to 4-lane roadway with both divided and undivided medians; it is wide and considered difficult to cross by pedestrians.

The environmental assessment and draft section 4(f) statement, prepared by the Iowa Department of Transportation (IDOT) and the Federal Highway Administration (FHWA), considered several alternatives for the improvements to the roadway, including the area identified as Carver Corner, where the existing road makes a sharp 90-degree turn. Potential impacts to 4(f) resources, residences and business, as well as engineering concerns, were used to dismiss several alternatives. The proposed alternative is to reduce traffic lanes to one driving lane in each direction, add center turning lanes at specific intersections, and add right turn lanes at specific intersections. The issues at Carver Corner also had several alternative solutions, including

several traffic circle options, but the proposed alternative would address this portion of the project with a modified intersection, allowing smoother traffic flow. Flood control had several options, but the proposed alternative would manage an 18-year flood event with relatively minor modifications to the current stormwater management system.

The proposed alternative has the potential to impact properties eligible for the National Register of Historic Places as well as one recreational trail. The National Register eligible properties include the Puritan Ice Company site, a historic collection of buildings associated with the early business history of Muscatine, and two historic districts (Downtown Commercial Historic District and the Hill Historic District), each with properties eligible because of their association with each other, and individually eligible properties. Also impacted is a recreational facility, the Running River Trail System, owned and maintained by the city of Muscatine, consisting of several miles of paved trail adjacent to Mississippi Drive.

The proposed alternative for the Carver Corner area would call for the removal of most of the Puritan Ice Company site. In addition to the development of additional avoidance alternatives for this area in general, two specific avoidance alternatives were developed for the alignment of the proposed alternative. However, none of the avoidance alternatives met the purpose and need, or they resulted in greater impacts to businesses, residences, and other National Register eligible properties than the proposed alternative. As a result, proposed mitigation for the site is provided for in a Memorandum of Agreement.

The historic districts and individually eligible properties within them would not be directly impacted by the proposed alternative. However, there is the potential for indirect impacts from construction, primarily in the removal of the existing concrete roadway. IDOT and FHWA have proposed vibration monitoring throughout the portion of the project in these areas. If the monitors indicated a certain level of vibration has been reached which might result in damage to the structures, the activity will cease and other methods of concrete removal employed.

The Running River Trail System would be impacted temporarily during the Project. The Hershey Avenue Access Trail portion would be closed during construction but as part of the Project, the access trail will be connected to Mississippi Drive. The Project would not result in the permanent loss of trail or a permanent use of the facility.

The Department would concur with the IDOT and the FHWA on a determination of no feasible or prudent alternative to the preferred alternative, which if built as proposed, would result in impacts to a Section 4(f) eligible property. We see evidence that all parties, including the State Historic Preservation Officer, have agreed to the mitigation measures as demonstrated by the inclusion of the signed Memorandum of Agreement. We would also agree with a determination that all measures to minimize harm have been provided.

The Department has a continuing interest in working with the FHWA and the IDOT to ensure impacts to resources of concern to the Department are adequately addressed. For issues concerning section 4(f) resources, please contact Regional Environmental Coordinator Nick

Chevance, Midwest Regional Office, National Park Service, 601 Riverfront Drive, Omaha, Nebraska 68102, telephone 402-661-1844.

Sincerely,

A handwritten signature in black ink that reads "Robert F. Stewart". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Robert F. Stewart
Regional Environmental Officer

cc: James Rost

UNITED STATES ENVIRONMENTAL
PROTECTION AGENCY
Region 7 *6/25/14/NERA*
11201 Renner Boulevard
Lenexa, Kansas 66219

OFFICIAL BUSINESS
Penalty for Private Use \$300

RECEIVED

NOV 02 2015

STANLEY CONSULTANTS

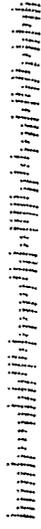
*City of Meriden
Mississippi Dam Collection Improvements
Project
% Barbara Uebel, Stanley Consultants, Inc.
225 Lorna Ave,
Meriden, CT 06450*

RECEIVED

NOV 02 2015

STANLEY CONSULTANTS

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**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 7**

11201 Renner Boulevard
Lenexa, Kansas 66219

OCT 29 2015

City of Muscatine-Mississippi Drive Corridor Improvements Project
c/o Barb Veal, Stanley Consultants, Inc.
225 Iowa Avenue
Muscatine, Iowa 52761

Dear Ms. Veal:

The U.S. Environmental Protection Agency, Region 7, has received and reviewed the U.S. Department of Transportation's referenced EA pursuant to our authorities under the National Environmental Policy Act, Council on Environmental Quality regulations (40 CFR Parts 1500-1508) and Section 309 of the Clean Air Act.

Hazardous Wastes

EPA recommends extensive coordination with Iowa Department of Natural Resources to not only determine where soils might be contaminated, but to also document a pathway to remove those soils, determine if there may be a need to design vapor intrusion layers in the construction of buildings of future buildings, and work with Brownfields to prevent disturbance of clean-up operations already in place. Including this information will provide the decision-maker and public of notice that there may be a potential for disturbance of hazardous soils in and around the Puritan Ice Company properties and keep surrounding residents safe from possible exposure to contaminants. In addition, EPA recommends continuing contact with Iowa DNR to ensure proper care is taking during construction and digging operations around underground storage tank sites.

EPA offers assistance to communities through EPA's Targeted Brownfield Assessment Program. I urge you to contact Todd Davis at 913-551-7749, or via email at davis.toddh@epa.gov, to receive assistance on this vital site assessment program.

EPA recommends waiting on publishing the Finding of No Significant Impact until the discussion of soil contamination on the Puritan Ice Company site has been documented.

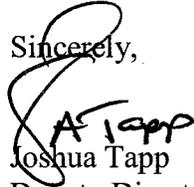
Threatened and Endangered Species

EPA also recommends including avoidance or mitigation plans for takings of the Slender Dayflower (*Commelina erecta*), a state-threatened plant species that is in the immediate vicinity of the proposed project area. In Section 7.2 on page 27, under the section titled "Public Involvement" there were comments for both "zero" maintenance landscaping, and green-spaces with retention ponds. EPA recommends wildflower sanctuaries/bio-retention cells for pollinators and plantings of the Slender Dayflower in some of those green spaces. Careful coordination with Iowa DNR and U.S. Fish and Wildlife is recommended to ensure the best outcomes will occur.



Thank you for the opportunity to review the Environmental Assessment. We look forward to continuing to work with you and your counterparts. If you have any questions regarding these comments, please contact Joe Summerlin at 913-551-7029 or summerlin.joe@epa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tapp", written over the printed name.

Joshua Tapp
Deputy Director

Environmental Sciences and Technology Division

ROOFTOP SPACE LEASE

This Rooftop Space Lease (the “Lease”) is made by and between, Low Rent Housing Commission, DBA Muscatine Municipal Housing Agency, whose address is 215 Sycamore, Muscatine, Iowa 52761, hereinafter referred to as “Landlord” and USCOC of Greater Iowa, LLC, a Delaware limited liability company, Attn.: Real Estate Lease Management, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631, hereinafter referred to as “Tenant”.

WHEREAS, Landlord is the owner of a building (the “Building”), with an address of 117 West 3rd Street (Clark House) located in the City of Muscatine, County of, Muscatine, State of, Iowa, located on the land legally described in Exhibit A attached hereto and incorporated herein by reference (the “Land”), a portion of which Building and Land has been identified as a suitable site for a telecommunications facility. The Building is depicted in Exhibit B, attached hereto and made a part hereof.

NOW THEREFORE, in consideration of the mutual promises, conditions, and other good and valuable consideration of the parties hereto, it is covenanted and agreed as follows:

1. To Lease.

Landlord hereby agrees to lease to Tenant the following described space:

Rooftop Space. The penthouse roof or wall of the roof of the Building, for the placement of Tenant’s equipment and up to nine (9) antennas. The Rooftop Space is depicted in Exhibit C attached hereto. There will be a Twenty-four (24’) foot by Twelve (12’) foot section of rooftop space (the “Rooftop Space”), adjacent to or as near as is possible to, the base of the Building for the placement of a radio station equipment shelter (“Tenant’s Building”) and a line bridge structure. The Rooftop Space is legally described in Exhibit D attached hereto.

2. Use of Premises. Tenant shall be entitled to use the Premises (as hereinafter defined) to install, operate, repair and maintain thereon a communications facility and any uses incidental thereto. Tenant’s rights include, but are not limited to, the right to erect signs on the Premises (as hereinafter defined) and make other alterations or changes to its communication facility necessary to comply, in Tenant’s sole discretion, with all laws and regulations applicable thereto.

3. License. Landlord hereby confers upon Tenant the following license (the “License”):

- a. The right to extend and connect lines for signal carriage between Tenant’s radios and Tenant’s antennas, including the privilege to penetrate walls, columns, and the roof of the Building for the purpose of establishing line routing passageways;
- b. The right to extend and connect lines for any utility service between Tenant’s base station and suitable utility company service connection points;
- c. The right to install an independent system of temperature and humidity controls to provide a suitable ambient climate for the proper operation of Tenant’s base station equipment; and

- d. The right to traverse common areas of the Building as reasonably necessary to accomplish Tenant's purposes contemplated in this Lease upon prior notice and so long as Landlord's business is not unreasonably interfered with.

The License, the Ground Space and the Rooftop Space are collectively referred to herein as the "Premises".

4. Alterations. Tenant shall have the right to install all improvements, equipment, antennas and conduits within the Premises at Tenant's sole cost, free from liens, in a good and workmanlike manner complying with applicable codes. Tenant shall have the right to replace, repair, add or otherwise modify its improvements, equipment, antennas and conduits or any portion thereof within the Premises at Tenant's sole cost, free from liens, in a good and workmanlike manner complying with applicable codes. Prior to the initial installation of Tenant's equipment and any subsequent work, Landlord shall have the right to review Tenant's plans, if the Tenant's plans require the Tenant to penetrate or materially alter the Building. The affixing or replacement of cables, conduit or antennas to the Building's existing structures will not be considered to be a material alteration of the Building.
5. Term. The initial Lease term will be five (5) years (the "Initial Term"), commencing upon the Commencement Date (as hereinafter defined below) and terminating at midnight on the day in which the fifth (5th) anniversary of the Commencement Date falls.
6. Option to Renew. The Initial Term of this Lease shall automatically extend for up to five (5) additional terms of five (5) years each (each, a "Renewal Term(s)"), upon a continuation of all the same provisions hereof, unless Tenant gives Landlord written notice of Tenant's intention to terminate the Lease at least sixty (60) days before the expiration of the Initial or any Renewal Term.
7. Option to Terminate. Tenant shall have the unilateral right to terminate this Lease at any time by giving Landlord written notice of the date of such termination. The Indemnification obligations of each party contained in Section 19 and Tenant's requirement to remove improvements as provided in Section 33 shall survive termination of the Lease.
8. Rent. Commencing on July 1, 2018 (the "Commencement Date"), Tenant shall pay Rent to Landlord in the amount of Fourteen Thousand Three Hundred Eighty Seven Dollars and 56/100 (\$14,387.56) dollars per year, the first payment of which shall be due within thirty (30) days of the Commencement Date, and installments thereafter annually on the anniversary of the Commencement Date, provided that Landlord shall submit to Tenant a complete and accurate IRS form W9 prior to Tenant's first payment of Rent. Landlord shall specify the name, address, and taxpayer identification number of a sole payee (or maximum two joint payees) who shall receive Rent on behalf of the Landlord. Rent will be prorated for any partial year. Any change to the Payee must be requested in accordance with the Notice provision herein, and a new IRS form W9 must be supplied prior to payment by Tenant to the new Payee. If the Lease is terminated pursuant to either Sections 7 or 32, the Landlord, within thirty (30) days of the termination date, will refund any unamortized amount of the Rent to the Tenant.

9. Adjusted Rent. At the beginning of each year and throughout the duration of the Lease as renewed and extended, the Rent shall be increased by three (3%) percent over the previous year's Rent.
10. Tenant's Personal Property. Landlord acknowledges and agrees that all of Tenant's equipment and other personal property of Tenant kept or stored on the Premises by Tenant constitute personal property, not real property, and shall continue to be the personal and exclusive property of Tenant, and neither Landlord nor any person claiming by, through or under Landlord shall have any right, title or interest (including without limitation, a security interest) in Tenant's equipment. Tenant, and Tenant's successors in interest, shall have the right to remove Tenant's equipment at any time during the Term of this Lease or its earlier termination. With respect to the holder of any mortgage, deed of trust or other lien affecting Landlord's interest in the Premises, whether existing as of the date hereof or arising hereafter, Landlord and Tenant hereby agree, acknowledge and declare that Tenant's equipment is now and shall at all times hereafter remain the personal and exclusive property of Tenant. The parties further acknowledge and agree that Landlord shall have no right or authority to grant a lien upon or security interest in any of Tenant's equipment.
11. Casualty. In the event that the Building is destroyed or substantially damaged by casualty, Landlord may, within sixty (60) days of the event of casualty, elect to either repair and restore the Building or terminate this Lease without any liability to Tenant. If Landlord elects to repair and restore the Building, Landlord shall promptly undertake all necessary work to accomplish the same, and upon completion thereof, Tenant shall reoccupy the Premises and continue to be bound by this Lease. Under no circumstances shall Landlord be liable to Tenant for any damage to, or costs of restoring, Tenant's equipment as a result of such event of casualty. Tenant's Rent shall abate commensurately with the extent and duration of Tenant's loss of use, and Landlord shall notify Tenant in writing within sixty (60) days following the occurrence of the damage whether Landlord elects to repair and restore the Building. If subsequent to said casualty event, conditions of the Premises allow for the placement of Tenant's temporary cellular site, Tenant may, at its sole discretion, bring a temporary cellular site to the Premises during the reconstruction of the Building, however, Tenant's Rent shall not abate for any period it is able to have its site on the air, and the location of the temporary cellular site shall be approved by the Landlord, such approval shall not be unreasonably withheld, conditioned or delayed.
12. Building and Land Maintenance. Landlord represents that it has the right and responsibility to repair and maintain the Building and the Land in a good condition complying with all laws and regulations applicable thereto. If the Building or the Land are damaged for any reason (except if Building is destroyed or substantially damaged by casualty, then Section 11 above will apply), other than by reason of the willful misconduct or gross negligence of Tenant or its agents, so as to render it substantially unusable for Tenant's intended use, the Rent shall abate until Landlord, at Landlord's expense, restores the Building and the Land to its condition prior to such damage; provided, however, in the event Landlord fails to repair the Building and the Land within seven (7) days following the date of such damage, Tenant shall have the right to terminate this Lease by giving Landlord written notice thereof, as long as Tenant has not resumed operations upon the Premises.

13. FCC and FAA Registration. Landlord warrants to Tenant that the Building has been registered by the Building owner with the Federal Communications Commission (“FCC”) and the Federal Aviation Administration (“FAA”), if required by the FCC and the FAA. Additionally, Landlord warrants to Tenant that in the event the FCC or the FAA requires the Building to be registered during the Term of this Lease or any extensions thereof, Landlord shall ensure that the Building owner shall take all necessary actions to register the Building. Landlord shall provide Tenant with a copy of the FCC and FAA Building registration.
14. Repair of Rooftop Relocation. Not during the Initial Term, but beginning with the first Renewal Term, if any, as the case may be, Landlord shall have the right to request Tenant's relocation, for a period not to exceed six (6) months, once during any ten (10) year period for the purpose of completing general maintenance, repairing or replacing the rooftop of the Building to the extent such relocation is necessary to perform such maintenance, repair or replacement, so long as Landlord provides Tenant with six (6) months advance notice in writing to Tenant. This notice requirement shall not affect any situation where Landlord must request Tenant's relocation in the event of an emergency as necessary to protect the health, safety, and welfare of visitors or Landlord's other tenants. In the event of a temporary relocation request under this Section, Tenant agrees to cover the costs of relocating its equipment. If such approval is to include going through any permitting process of the Landlord, Landlord shall waive any permit fees for Tenant for its reinstallation. Landlord shall provide space satisfactory to Tenant to operate temporary cellular facilities during the course of any maintenance that cannot be completed without Tenant's relocation. Landlord shall take all steps possible to ensure that Tenant is off the air for the minimum length of time possible.
15. Utilities. Landlord shall ensure that utility services are accessible and available at the Premises for Tenant's intended use. Tenant shall be responsible for the separate metering, billing, and payment of the utility services consumed by its operations. Tenant shall install a sub-meter for its electrical service off Landlord's primary electric service. Upon the Commencement Date of the Lease, the Tenant shall pay Landlord a supplemental payment of Five Hundred Forty Four and 00/100 Dollars (\$544.00) per month (“Supplemental Payment.”) Six (6) months following the Commencement Date, both parties shall review its actual utility usage to determine if the Supplemental Payment needs to be adjusted, with any adjustment commencing on the first of the following month. The new amount will be agreed to in writing by both parties.

Thereafter, on an annual basis, if requested by either party, both parties will review Tenant's Supplemental Payment. If the parties determine the dollar amount of Tenant's Supplemental Payment needs to be adjusted due to the change in Tenant's usage or cost of electricity, both parties will agree, in writing, as to new Supplemental Payment for the next 12 months, with any adjustment commencing on the first of the following month.

The Supplemental Payment shall not be subject to the language in Section 9 of this Lease.

16. Taxes. Tenant shall pay prior to delinquency any personal property taxes levied against Tenant's Building and Tenant's base station equipment. Landlord shall pay prior to delinquency any real estate taxes and assessments attributable to the Land, the Building,

and any personal property taxes levied against the Building and any other of Landlord's equipment or property.

17. Access. Tenant shall have unrestricted access to the Premises at all hours of the day and night, subject to such reasonable rules and regulations as Landlord may impose.
18. Compliance with Laws. Tenant shall, at Tenant's cost and expense, comply with all federal, state, county or local laws, rules, regulations and ordinances now or hereafter enacted by any governmental authority or administrative agency having jurisdiction over the Premises and Tenant's operations thereupon.
19. Indemnification.
 - a. To the extent permitted by law, Tenant agrees to defend, indemnify and save harmless Landlord from and against all claims, losses, costs, expenses, or damages from a third party, arising from
 - (i) The negligence or willful misconduct of Tenant, or its agents, employees, or contractors; or
 - (ii) Any material breach by Tenant of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing, Tenant will have no liability to Landlord to the extent any claims, losses, costs, expenses, or damages arise out of or result from any act, omission, or negligence of Landlord, or of Landlord's agents, employees or contractors.
 - b. To the extent permitted by law, Landlord agrees to defend, indemnify and save harmless Tenant from and against all claims, losses, costs, expenses, or damages from a third party, arising from
 - (i) The negligence or willful misconduct of Landlord or its agents, employees, or contractors; or
 - (ii) Any material breach by Landlord of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing, Landlord will have no liability to Tenant to the extent any claims, losses, costs, expenses, or damages arise out of or result from any act, omission, or negligence of Tenant, or of Tenant's, agents, employees or contractors.
20. Insurance.
 - a. Tenant shall maintain commercial general liability insurance insuring against liability for bodily injury, death or damage to personal property with combined single limits of One Million and No/100 Dollars (\$1,000,000). In addition, Tenant shall maintain worker's compensation in statutory amounts, employer's liability insurance with combined single limits of One Million and No/100 Dollars (\$1,000,000); automobile liability insurance insuring against claims for bodily injury or property damage with combined single limits of One Million and No/100 Dollars (\$1,000,000); and all risk property insurance covering all personal property of Tenant for full replacement value.

Tenant shall provide Landlord with evidence of such insurance in the form of a certificate of insurance prior to obtaining occupancy of the Premises and throughout the term of this Lease.

- b. Landlord shall maintain general liability insurance insuring against liability for bodily injury, death or damage to personal property with combined single limits of One Million and No/100 Dollars (\$1,000,000) as well as all risk property insurance covering all Landlord fixtures, improvements, and personal property at full replacement value with commercially reasonable deductibles. In addition, to the extent required by law, Landlord shall maintain worker's compensation in statutory amounts and employer's liability insurance with combined single limits of One Million and No/100 Dollars (\$1,000,000). Landlord shall provide Tenant with evidence of such insurance in the form of a certificate of insurance prior to Tenant obtaining occupancy and throughout the term of this Lease or any Renewal Term.
21. Interference. Landlord shall not use, nor shall Landlord permit its tenants to use, any portion of the Premises or the Building or the Land in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by Landlord, and Landlord shall have the responsibility to promptly cause any such interference to be eliminated. If said interference cannot be eliminated within twenty-four (24) hours after receipt of notice that such interference is occurring, Landlord shall discontinue or cause to be discontinued the operation of any equipment causing the interference until the same can be corrected. In the event any such interference does not cease promptly after Landlord's receipt of notice of said interference, Tenant shall have the right, in addition to any other right that it may have at law or in equity, to enjoin such interference or to terminate this Lease.
 22. Default. Tenant shall be in default of this Lease if Tenant fails to make a payment either of the Rent or Supplemental Payment when due and such failure continues for fifteen (15) days after Landlord notifies Tenant in writing of such failure. If Landlord or Tenant fails to comply with any non-monetary provision of this Lease, the other party shall serve written notice of such failure upon the defaulting party, whereupon a grace period of thirty (30) days shall commence to run during which the defaulting party shall undertake and diligently pursue a cure of such failure at its sole cost and expense. This Section shall not apply in the case of interference, which instead shall require immediate and effective curative action in accordance with Section 21 hereof.
 23. Right of First Refusal. Tenant (or its successor in interest, assignee or designee) shall have a right of first refusal ("Right of First Refusal") to purchase all or any part of Landlord's interest in or rights under this Lease, including, without limitation, the right to collect rents, ("Landlord's Interest") whenever Landlord receives a bona fide offer from an unrelated third party to purchase, directly or indirectly, all or any part of Landlord's Interest that Landlord desires to accept ("Offer"). Prior to accepting such Offer, Landlord shall give Tenant a copy of the Offer and other relevant documents, including the price and the terms and conditions upon which Landlord proposes to transfer Landlord's Interest (collectively, the "Right of First Refusal Notice"). Tenant shall have forty-five (45) days from the receipt of such notice to agree to purchase Landlord's Interest for the price and upon the terms and conditions specified in the Offer ("Tenant Approval Period").

If Tenant elects to so purchase Landlord's Interest, Tenant shall give to Landlord written notice thereof within said Tenant Approval Period ("Acceptance Notice"). If Tenant delivers an Acceptance Notice as provided herein, then Landlord and Tenant shall enter into a mutually acceptable purchase and sale agreement pertaining to such Landlord's Interest (the "Purchase and Sale Agreement"), reflecting the terms of the Offer, as well as other customary covenants, representations and warranties contained in purchase and sale agreements for similar acquisitions in the metropolitan area in which the Premises is located. The parties agree to act reasonably and cooperatively in negotiating, executing and delivering the Purchase and Sale Agreement. In the case of an assignment of the Lease, Landlord shall deliver to Tenant a customary assignment of the Lease.

If Tenant does not exercise the Right of First Refusal during the Tenant Approval Period, then Landlord may proceed to transfer Landlord's Interest upon the same terms and conditions set forth in the Offer provided such transfer occurs within three (3) months following the end of the Tenant Approval Period, the transfer is made in accordance with all the other terms and conditions of this Lease, and such purchaser assumes the obligations of Landlord under this Lease including, without limitation, this Right of First Refusal which shall be an ongoing Right of First Refusal during the lease term. If Landlord has not transferred Landlord's Interest within such three (3) month period, or in the event any terms or conditions of the proposed deal change from the terms and conditions provided in the initial Right of First Refusal Notice, then Landlord shall not thereafter transfer Landlord's Interest to an unrelated third party without first renewing the Right of First Refusal Notice to Tenant in the manner provided above.. Tenant's failure to exercise its Right of First Refusal or its express waiver of its Right of First Refusal in any instance shall not be deemed a waiver of Tenant's Right of First Refusal for subsequent instances when Landlord proposes to transfer Landlord's Interest to an unrelated third party during the lease term.

24. Attorneys' Fees and Expenses. In the event of any litigation arising under this Lease, the non-prevailing party shall, upon demand, reimburse the prevailing party for all costs and expenses arising therefrom, including reasonable attorneys' fees.
25. Quiet Enjoyment. Landlord covenants that Tenant shall have quiet and peaceable possession of the Premises throughout the Initial Lease Term and any Renewal Term, if any, as the case may be, and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant is not in default under this Lease.
26. Title, Access and Authority. Landlord covenants and warrants to Tenant that Landlord presently owns the fee simple interest in and to the Land and Building; that the Premises are served by legal access from a public way; that Landlord is duly authorized and empowered to enter into this Lease; and that the person executing this Lease on behalf of the Landlord warrants himself to be duly authorized to bind the Landlord hereto.
27. Assignment of Tenant's Interest. The Lease shall be freely assignable, without Landlord's consent, to an affiliate, subsidiary, Parent Corporation or a company that controls a majority of Tenant's assets, whether by acquisition or merger or transfer of FCC license to operate a wireless voice/data services. All other assignments will need Landlord's consent, which shall not unreasonably withheld, conditioned or delayed. Tenant's right to effect an outright transfer of the Lease, and the right of any collateral assignee to seize the Premises

as defaulted security, is subject only to the limitation that the Premises shall be used for the purposes permitted herein. Tenant shall notify Landlord in writing of the name and address of any assignee or collateral assignee.

28. Environmental Warranty. Landlord hereby represents and warrants to Tenant that Landlord has never generated, stored, handled, or disposed of any hazardous waste or hazardous substances upon the Building or the Land, and that Landlord has no knowledge of such uses historically having been made of the Building or the Land or such substances historically having been introduced thereupon.
29. Compliance with FCC Radio Frequency Emissions Requirements.
- a. It shall be the responsibility of Tenant to ensure that Tenant's use, installation, or modification of equipment at the Premises does not cause radio frequency exposure levels of all the existing equipment located at the Premises and in the surrounding vicinity (including the communications equipment, Landlord's equipment, and all other transmitting equipment in the vicinity) to exceed those levels permitted by the FCC. Landlord shall require other tenants installing equipment after the installation of the communications equipment to bear the same responsibility.
 - b. Tenant agrees that in the event that there is any change to applicable rules, regulations, and procedures governing exposure to radio frequency radiation which place the Building in non-compliance, Tenant will cooperate with Landlord and other users of the Building to bring the Building into compliance, which cooperation shall include, but not be limited to, sharing pro rata the costs associated with bringing the Building into compliance.
30. Subordination. Tenant agrees to subordinate this Lease to any mortgage or trust deed which may hereafter be placed on the Premises, provided the mortgagee or trustee thereunder shall ensure to Tenant the right to possession of the Premises and other rights granted to Tenant herein so long as Tenant is not in default beyond any applicable grace or cure period, such assurance to be in writing and otherwise in form and substance reasonably satisfactory to Tenant. Further, Landlord agrees to promptly have any mortgagee or trustee which has a mortgage or trust deed currently placed on the Premises execute a non-disturbance agreement in a form reasonably satisfactory to Tenant.
31. Notices. Any notice, request or demand required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed sufficiently given if delivered by messenger at the address of the intended recipient, sent prepaid by Federal Express (or a comparable guaranteed overnight deliver service), or deposited in the United States first class mail (registered or certified, postage prepaid, with return receipt requested), addressed to the intended recipient at the address set forth below or at such other address as the intended recipient may have specified by written notice to the sender in accordance with the requirements of this paragraph. Any such notice, request, or demand so given shall be deemed given on the day it is delivered by messenger at the specified address, on the day after deposit with Federal Express (or a comparable overnight delivery service), or on the day that is five (5) days after deposit in the United States mail, as the case may be.

TENANT: USCOC of Greater Iowa, LLC

Attention: Real Estate Lease Management
8410 West Bryn Mawr Avenue
Chicago, Illinois 60631
Phone: 1-866-573-4544

LANDLORD: Low Rent Housing Commission,
DBA Muscatine Municipal Housing Agency
215 Sycamore
Muscatine, Iowa 52761
Phone: Nancy Lueck, Finance Director, 563-264-1554

32. Contingencies. Tenant shall have the right to terminate this Lease upon written notice to Landlord, relieving both parties of all further obligations hereunder, if Tenant, acting reasonably and in good faith, shall be unable to obtain any or all licenses or permits required to construct its intended improvements upon the Premises or conduct Tenant's business at the Premises at any time during the Term; if Tenant's technical reports fails to establish to Tenant's satisfaction that the Premises are capable of being suitably engineered to accomplish Tenant's intended use of the Premises; if the Premises are taken by eminent domain by a governmental entity or a title commitment or report obtained by Tenant with respect to the Premises shows as exceptions any encumbrances or restrictions which would, in Tenant's opinion, interfere with Tenant's intended use of the Premises.
33. Surrender. Upon the expiration or earlier termination of this Lease, Tenant shall remove all of Tenant's property from the Premises and surrender the Premises to Landlord in good condition, reasonable wear and tear excepted.
34. Tenant's Self-Help. If Landlord at any time fails to perform any of its obligations under this Lease or does not make repairs that are needed to protect the health, safety, and welfare of Tenant, Landlord or Landlord's other tenants, Tenant shall have the right, but not the obligation, upon giving the Landlord at least five (5) days prior written notice of its election to do so (except in the event of an emergency, when no prior notice shall be required) to perform such obligations on behalf of and for the account of Landlord, and to take all necessary action to perform such obligations. Tenant's costs and expenses incurred in performing such obligations of Landlord shall, at the election of the Tenant, either promptly be reimbursed by Landlord with interest at the highest rate allowed by applicable law or Tenant taking a credit against the Rent in the amount of the cost and expenses.
35. Remedies. The parties shall be entitled to the application of all appropriate remedies available to them under state and federal law in the enforcement of this Lease.
36. Binding Effect. All of the covenants, conditions, and provisions of this Lease shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
37. Execution of Other Instruments. Landlord agrees to execute, acknowledge, and deliver to Tenant other instruments respecting the Premises, as Tenant may reasonably request from time to time: provided that any such instruments are merely in furtherance of, and do not substantially expand, Tenant's rights and privileges herein established. Landlord also agrees to reasonably cooperate with Tenant's efforts to obtain all private and public

consents related to Tenant's use of the Premises, so long as such cooperation does not impose a material financial burden on Landlord.

38. Invalidity of Particular Provision. If any term or provision of this Lease, or the application of such term or provision to any person or circumstance, to any extent, is invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected and each term and provision of this Lease will be valid and be enforced to the fullest extent permitted by law.
39. Governing Law. This Lease will be governed by and construed in accordance with the laws of the State in which the Premises is located.
40. Recording. Each party, on request of the other, agrees to execute a short form lease in recordable form and complying with applicable laws and reasonably satisfactory to both parties, which will be recorded in the appropriate public records.
41. Headings. The section headings throughout this instrument are for convenience and reference only, and are not to be used to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.
42. Entire Agreement; Waiver. This Lease constitutes the entire agreement of the parties, and may not be modified except in writing signed by the party against whom such modification is sought to be enforced. No waiver at any time of any of the provisions of the Lease will be effective unless in writing. A waiver on one occasion will not be deemed to be a waiver at any subsequent time.
43. Modifications. This Lease may not be modified, except in writing signed by both parties.
44. Errors and Omissions. Landlord and Tenant agree as part of the basis of their bargain for this Lease to cooperate fully in executing any and all documents (including amendments to this Lease) necessary to correct any factual or legal errors, omissions, or mistakes, and to take any and all additional action, that may be necessary or appropriate to give full force and effect to the terms and intent of this Lease.
45. Non-binding until Full Execution. Both parties agree that this Lease is not binding on both parties until both parties execute the Lease.
46. Electronic Reproductions. The Parties agree that a scanned or electronically reproduced copy of image of this Lease, as executed, shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of such agreement, notwithstanding the failure or inability of either party to produce or tender an original executed counterpart.

[END OF LEASE - SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto bind themselves to this Rooftop Space Lease as of the day of the full execution of this Rooftop Space Lease.

LANDLORD: Low Rent Housing Commission, DBA Muscatine Municipal Housing Agency

TENANT: USCOC of Greater Iowa, LLC

By: _____

By: _____

Printed: _____

Printed: _____

Title: _____

Title: Vice President

Date: _____

Date: _____

STATE OF _____)

COUNTY OF _____)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, known to me to be the same person whose name is subscribed to the foregoing Rooftop Space Lease, appeared before me this day in person and acknowledged that, pursuant to (his) (her) authority, signed the said Lease as (his) (her) free and voluntary act, for the uses and purposes therein stated.

Given under my hand and seal this _____ day of _____, 20____.

Notary Public

My commission expires _____

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Vice President known to me to be the same person whose name is subscribed to the foregoing Rooftop Space Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act, on behalf of Tenant, for the uses and purposes therein stated.

Given under my hand and seal this _____ day of _____, 20____.

Notary Public

My commission expires _____

Site Name:

Site Number:

EXHIBIT A

Legal Description of Underlying Property

Site Name: Muscatine DT

Site Number: 760350

EXHIBIT B
Depiction of Building

Site Name: Muscatine DT

Site Number: 760350

EXHIBIT C
Rooftop Space Site Plan

Site Name: Muscatine DT

Site Number: 760350

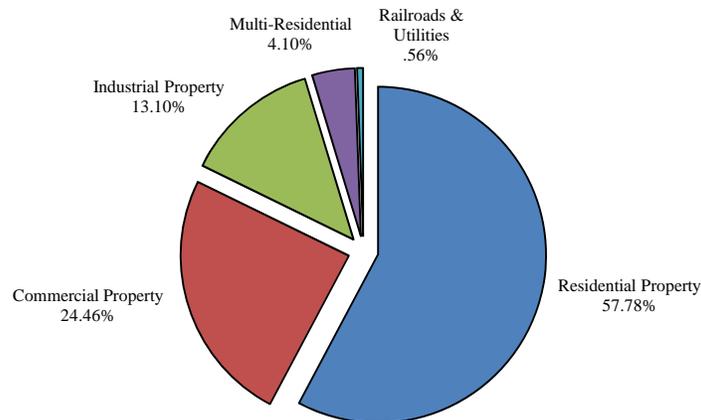
EXHIBIT D

Ground Space Site Plan and Legal Description

City of Muscatine
Taxable Property Valuation Comparison
(Excludes Tax Increment Values)

	<u>January 1, 2014</u>	<u>January 1, 2015</u>	<u>Valuation Increase (Decrease)</u>	<u>Percent Increase (Decrease) in Taxable Value</u>	<u>MEMO ONLY Percent Increase (Decrease) in Actual Value</u>
Residential Property (1)	\$ 461,629,813	\$ 476,813,707	\$ 15,183,894	3.29%	3.42%
Commercial Property (2)	218,659,686	201,892,371	(16,767,315)	-7.67%	-7.46%
Industrial Property (3)	97,565,025	108,073,772	10,508,747	10.77%	10.17%
Multi-Residential (4)	N/A	33,837,709	33,837,709		
Railroads (5)	421,794	596,886	175,092	41.51%	41.51%
Utilities (6)	4,611,123	4,073,104	(538,019)	-11.67%	-11.67%
Total Valuations	\$ 782,887,441	\$ 825,287,549	\$ 42,400,108	5.42%	5.04%
Less Military Exemptions	1,812,242	1,721,595	(90,647)	-5.00%	
Total Net Valuation	\$ 781,075,199	\$ 823,565,954	\$ 42,490,755	5.44%	
MEMO ONLY					
Total if Gas and Electric Utilities were Included	\$ 784,443,860	\$ 826,763,643	\$ 42,319,783	5.42%	

1. Residential taxable valuations realized a decrease in the rollback factor from 55.7335% to 55.6259% for January 1, 2015 (a decrease of .20%).
2. Commercial valuations for January 1, 2013 were rolled back from 100% to 95%. For January 1, 2014 they were rolled back to 90%. These valuations will remain at 90% for January 1, 2015, but they no longer include multi-residential properties which are now reported in a separate class.
3. Industrial property values for January 1, 2013 were rolled back from 100% to 95%. For January 1, 2014 they were rolled back to 90%. These valuations will remain at 90% for January 1, 2015.
4. Multi-residential properties were included with commercial properties until January 1, 2015. These properties include mobile home parks, manufactured home communities, land-leased communities, assisted living facilities, and properties with three or more separate living quarters. These properties were rolled back from 90% to 86.25% for January 1, 2015 and will continue to be rolled back over the next seven years until the rollback is equal to the rollback for residential properties.
5. Railroad property values for January 1, 2013 were rolled back from 100% to 95%. For January 1, 2014 they were rolled back to 90%. These valuations will remain at 90% for January 1, 2015.
6. Beginning with January 1, 1999 valuations, gas and electric utility values have been excluded from the actual values shown. The taxation of these utilities is no longer based on assessed values. These utilities pay an excise tax based on the amount of energy delivered in a one year period. The amount of the City's utility tax revenue depends upon the amount of energy produced and used statewide and each city's proportional share.



2015 Taxable Valuations by Type
(Valuations Used for 2016/2017 Tax Levy)



China Windows Group Inc.

中国之窗

CHINA WINDOWS



China Windows Group Inc.

Introduction



BEIJING, Dec. 21, 2015, The Second National Credit Ceremony “The Value of Integrity” was officially held with the full support of 18 departments and units including the Chinese Ministry of Commerce, Propaganda Department of the CPC Central Committee, etc. “China Windows Group Inc. ” was awarded the honorable title of “Chinese Integrity Enterprise”!



China Windows Group Inc.

The contract spirit in western society is a subjective spirit. Its essence is the concept about freedom of contract, and spirit of freedom, equality and interest.

In China, we also have countless speech of integrity through the five thousand years old Chinese history. Especially in today, “Integrity” plays an increasingly important role in the face of today’s modern commercial civilization.





China Windows Group Inc.

Government Support



Mu Xiaohong, the vice director of Market Order Department of Chinese Ministry of Commerce made a speech.

The leads of CPPCC(Chinese People's Political Consultative Conference), Ministry of Commerce, SASAC (State-owned Assets Supervision and Administration Commission), etc. attended the event.



China Windows Group Inc.

Government Support



Zhang Tao, the vice director of contact office of SASAC Industry Association made a speech.



China Windows Group Inc.

Enterprise Participation



The organizing Committee awarded the trophy to China Windows Group Inc. and other enterprises.

It is a great affirmation for enterprises.



China Windows Group Inc.

Enterprise Participation



Awarded entrepreneurs took pictures.



China Windows Group Inc.

Enterprise Participation

The theme about annual meeting of Chinese Enterprise Credit Transmission this time is “The Value of Integrity”, and the representatives of enterprises carried on a deep discussion and analysis to the relations between integrity and efficiency, platform and culture.



A report from CCTV 2



China Windows Group Inc.

Forum Dialogue (一)

Tongrentang(the largest producer of traditional Chinese medicine), Trumpchi(an automotive marque owned by the Chinese automaker GAC Group), Eve Group(the leader in the field of Chinese men’s clothing) and Le Sports(China’s leading Internet-based eco-sports company), analyzed the value which enterprises can bring while adhering integrity.





China Windows Group Inc.

Forum Dialogue (二)

Haier, Alibaba, Didi(the largest one-stop consumer transportation platform in the world), Zhuge Car Repairing Website(an automotive after market service industry e-commerce platform), JFC Health(a high tech healthcare industry whose business model focuses on a combination of research, manufacturing, and trade) discussed how important responsibility a platform carries for transmitting the concept of integrity.





China Windows Group Inc.

Forum Dialogue (三)

DJI Technology Co., Ltd .(a company with a clear mission focus, to become the global leader in developing and manufacturing high performance 'aerial photography systems), TCL (was the world's 25th-largest consumer electronics producer), China Windows Group Inc., Parson Music Group, spoke that it will be more useful to standardize market and social environment if we could make integrity into systematization.





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- [广汽传祺受邀参加中国企业信用传递年会](#) [中国广播网](#) 12小...
- [第二届中国企业信用传递年会在京召开](#) [21CN](#) 12小...
- [\[交易时间\]企业信用传递年会 共话诚信价值](#) [央视网](#) 22小...

[2015中国企业信用传递年会即将在京召开](#) [网易新闻中心](#)

5天前 - 中新网12月17日电 12月21日下午,第二届国家信用盛典——2015**中国企业信用传递年会**将在全国政协礼堂召开,年会将以“诚信的价值”为主题,汇集个行业...

[news.163.com/15/1217/1...](#) [百度快照](#) - 84%好评

[第二届中国企业信用传递年会圆满结束-中新网](#)



1天前 - 作为助推中国社会体系建设的重要举措,“中国企业信用传递”组委会于21日下午在北京全国政

Be reported by Chinese authoritative and leading media, including CCTV2, XinhuaNet, ChinaNews, CNTV, ChinaNews, Sohu, Netease, Guang Ming online, etc.



China Windows Group Inc.

Banquet



活动晚宴，所有入选企业家齐聚一堂，分享获奖的喜悦。





China Windows Group Inc.

An interview with Glad Cheng



We do what we say, and that is how we win our trust step by step.

----Glad Cheng, Founder of China Windows Group Inc.



China Windows Group Inc.

Huge Significance



- China Windows Group Inc. becomes an example to other enterprises and gets multi support and approval from government, industry, science, media and the common people.
- Provide the most influential transmission for Muscatine and Iowa State.
- China Windows Group Inc. is highly approved by China government.



China Windows Group Inc.

Huge Significance

This successful annual meeting makes China Windows Group Inc. a leading enterprise to expand integrity and actively advance the construction of social integrity system, so as to promote harmonious development of society.





China Windows Group Inc.



谢谢！

**中国之窗文化产业集团
China Windows Group Inc.**

Holiday Schedule – 2016

Friday, January 1, 2016	New Year's Day
Monday, February 15, 2016	President's Day
Monday, May 30, 2016	Memorial Day
Monday, July 4, 2016	Independence Day
Monday, September 5, 2016	Labor Day
Friday, November 11, 2016	Veteran's Day
Thursday, November 24, 2016	Thanksgiving
Friday, November 25, 2016	Day after Thanksgiving
Friday, December 23, 2016	Christmas Eve
Monday, December 26, 2016	Christmas Day



China Windows Group Inc.

The Briefing about the First Awarded Corporations



China Windows Group Inc.

Introduction

The First National Credit Ceremony was held in Beijing World Summit Wing on 28th May, 2013.

There are 15 awarded corporations as follows: HNA Group, Home Inn, China Life Insurance Company Limited, Hangzhou Jinjiang Group Co., Ltd, Wandashan Milk industry company, Liby Group, INOHERB Company, Tsingtao Brewery Co.,Ltd., Jia Duo Bao Group, Gree Electric Appliances Inc., BAIC Group, China Vanke Co., Ltd, Fosun International Limited, Alibaba Group Holding Limited, Haier Group.





China Windows Group Inc.

The first awarded corporations

HNA Group is a large-sized global enterprise which is growing and prospering under the background of China's reform and opening-up.

Since its successful maiden flight on May 2nd, 1993, HNA Group has been developing with a brand-new image and great vitality in the world.

HNA operates international regular flights and offers charter flights to various destinations such as flights from Beijing to Almaty, Toronto, Berlin, Brussels, Seattle/Tacoma, St. Petersburg, Moscow, Chicago, and Boston, etc.





China Windows Group Inc.

The first awarded corporations

Home Inn , founded in 2002, is the largest budget hotel chain in China, and it was the first budget chain that was established in China. In October 2006 it was listed on Nasdaq in the United States. “Integrity” is the important condition of hotel operation.

As of 2008 the company had around 250 hotels, and Home Inn, Motel 168 and Jinjiang Inn together controlled 44% of China's budget hotel market. At that time the company planned to increase the hotels to 1,000 and to open branches in other Asian countries.





China Windows Group Inc.

The first awarded corporations

China Life Insurance Company Limited, founded in 1949, is a Beijing-based China-incorporated company that provides life insurance and annuity product.

In nearly 12 years, the company continued to rank 98 in Fortune's world top 500. The gains allow China Life to exceed ING Group NV, Allianz SE and Axa to become the world's no. 2 insurer with a market value of \$129 billion, which just behind American International Group's \$186 billion. China Life is also listed in China since Jan of 2007.





China Windows Group Inc.

The first awarded corporations

Rooted from 1980s and established in 1993, Hangzhou Jinjiang Group Co., Ltd. is a modern and large-scale private enterprise group mainly integrated with commerce and trade in the industries such as the environmental friendly energy industry, non-ferrous metal industry and chemical industry.

Total assets of the group and its holding companies have reached 30 billion RMB. It has been evaluated as Class AAA enterprise by the concerned banks for years. It possesses direct import and export rights. Jinjiang Group grows and develops with great support from government, experts and society. It has also been reported several times by CCTV.





China Windows Group Inc.

The first awarded corporations

Wandashan Milk industry company was founded in 1963, and is famous for “the national leading enterprise in agricultural and industrialization” by national ministry and commission.

The company’s milk base covers 22 cities or towns. It has 43 farms, and 220,000 of qualified Holstein cows. The trademark of “Wandashan” is well-known as Chinese famous trademark. And it has becomes the only Chinese production base of green dairy food which is approved by national green development center.





China Windows Group Inc.

The first awarded corporations

Liby Group was founded in 1994, and it devotes to household chemical products. It is one of the most famous household chemical products enterprise in China, it is a kind of China Version P&G (Procter & Gamble).

Liby Group has four products of “Chinese famous brand” and two state-level “advanced technology enterprise”. Liby Group has also cooperated with foreign companies such as German BASF company, The Dow Chemical Company, America IFF company, etc.





China Windows Group Inc.

The first awarded corporations

INOHERB Company was founded in 1999 in China, and it specialized in research, development, production and management of herb cosmetics which is very protective about the skin.

It is a domestic well-known enterprise, known as “mask experts”. The company shoulders the responsibility of Traditional Chinese Medicine (TCM), Inoherb beauty, and adores a balanced and healthy life.





China Windows Group Inc.

The first awarded corporations

“Tsingtao” might be the most famous and long history Chinese brand on the world. Tsingtao Brewery Co.,Ltd. has the longest history of beer production plant in China. As early as 1903 in Munich, the company has won the International Gold Award-winning Fair, and it has maintained a good reputation.

Tsingtao Beer was introduced to the United States in 1972, and soon became the top-selling Chinese beer in the U.S. market. The Tsingtao beers is sold in 62 countries and regions around the world and accounts for more than 50% of China’s beer exports.





China Windows Group Inc.

The first awarded corporations

Jia Duo Bao Group is a famous traditional Chinese medicine manufacturing company, adheres to the concept of sophisticated materials and integrity manufacturing.

Jia Duo Bao Group makes traditional Chinese medicine a famous consumer brand. The group launched the first tank canned red herbal tea in Guangdong in 1996, and the introduction of new marketing concept, coupled with the continuous technical improvement, the product is accepted by the vast number of consumers.





China Windows Group Inc.

The first awarded corporations

Gree Electric Appliances Inc. is a Chinese major household appliance manufacturer headquartered in Zhuhai, Guangdong province.

It is the world's largest residential air-conditioner manufacturer.

The company distributes its products both in China's domestic market and abroad. The company is a multinational enterprise with 40,000 employees and it has an annual production of 20 million units. 64% of the company is owned by the Chinese government, while 36% by other parties.





China Windows Group Inc.

The first awarded corporations

Beijing Automotive Group Co.,Ltd. (BAIC Group) was founded in 1958, and it is an automobile enterprise group in China with a very broad variety of products and an outstanding industrial chain.

It has the largest commercial vehicle scale, and a leading position in the new energy vehicle market. In 2014, BAIC Group reached vehicle sales of 2.4 million and an operating revenue of RMB 311.56 billion, ranking 5th in vehicle sales and revenue income in the industry.

It also ranks 207th in the Fortune 500, and 16th in the global automotive industry.





China Windows Group Inc.

The first awarded corporations

China Vanke Co., Ltd. has become a leading real-estate company in China since it stepped into the housing market in 1988, with its main business being real-estate development and property service.

Adopting the strategy of focusing on city clusters, Vanke has established its presence in 65 cities in mainland China by the end of 2014. Since 2013, Vanke 's other investment has now been involved in six real-estate development projects in Hong Kong, Singapore, Los Angeles, and the New York City.





China Windows Group Inc.

The first awarded corporations

Founded in 1992, Fosun International Limited is a Chinese conglomerate and investment company.

Fosun's businesses cover industrial operations, investment, asset management, and insurance with many subsidiary companies in each business.

In April 2012, Fosun was No. 1136 in Forbes Global Top 2000 enterprises.

FOSUN 复星





China Windows Group Inc.

The first awarded corporations

Alibaba Group Holding Limited was founded in 1999. It is a Chinese e-commerce company that provides consumer-to-consumer, business-to-consumer and business-to-business sales services via web portals.

It also provides electronic payment services, a shopping search engine and data-centric cloud computing services.

Alibaba was listed in New York Stock in 2014. Because of integrity, its branch Taobao, the biggest online shopping promotion activity, accomplished 19.1 billion yuan (USD 3.07 billion) sales on 11 November 2012.





China Windows Group Inc.

The first awarded corporations

Haier Company is the most successful Chinese household appliances manufacturers in the world.

Haier brand is also an emblem of integrity and credibility, and is a representative of Chinese manufacture.

In 1999, a manufacture base in America was set up by Haier, which was the largest investment in USA for Chinese company until now, which has a yearly output of 500,000.

Haier





China Windows Group Inc.



谢谢

中国之窗文化产业集团
China Windows Group Inc.



China Windows Group Inc.

The Second Awarded Corporations

China Windows Group Inc.



China Windows Group Inc.

Introduction

The Second National Credit Ceremony was held in National Political Consultative Conference assembly hall on 21st Dec. 2015(Beijing Time).

The annual meeting took "The Value of Integrity" as the subject. There are 15 awarded corporations as follows: Tong Ren Tan, Haier Company(has introduced in first ceremony), Trumpchi, Sesame Credit, DJI, Zhuge Car Repairing, China Windows Group Inc., Eve Group, Parsons Music Group, TCL Corporation, Letv sports, Didi Dache, JFC Health, Alliance Art Group, Shenzhen Sino Assessment Group.





China Windows Group Inc.

The second awarded corporations

Tong Ren Tan, abbreviated as TRT, is the earliest traditional Chinese medicine (TCM) manufacturing company in China which was founded in 1669, and it has more than 300 years history.

TRT is the oldest and most successful representative of TCM manufacture with a high reputation in China.





China Windows Group Inc.

The second awarded corporations

Trumpchi is the biggest car manufacture company in China, and takes development and creation as a principal.

Trumpchi has obtained a great success in China. It enjoys a good reputation together with TOYOTA and Ford in China.





China Windows Group Inc.

The second awarded corporations

Sesame Credit is a system company about credit evaluation and record. It is founded and operated by Alibaba Group which is listed in New York stock.

It is the first personal credit assessment system in China.

This kind of assessment system also represents an increasing attention from Chinese government.





China Windows Group Inc.

The second awarded corporations

DJI is a drone aviation company.

Currently, it is the biggest drone manufacture and development company in China with high technology. It mainly specializes in aerial photography, which is a very promising industry.





China Windows Group Inc.

The second awarded corporations

Zhuge Car Repairing is a website which is mainly used in after-sales market service for consumers.

It has built E-commerce platform which is the biggest company for this field.

Zhuge Car Repairing website has reached a great success, and develops quickly based on the the idea of “Integrity”.





China Windows Group Inc.

The second awarded corporations

China Windows Group Inc. is registered in Muscatine city, Iowa, United States.

It devotes to cultural exchange between U.S. and China, and lets more American know about Chinese history and present, and more Chinese people know about America.

It will be helpful to strengthen our two countries' mutual understanding and get along well with America.





China Windows Group Inc.

The second awarded corporations

Eve Group mainly commits to Chinese traditional costumes.

The concept of Eve Group for Chinese traditional dress has updated constantly.

The company is endowed with modern idea and feeling.

依文
EVE de UOMO





China Windows Group Inc.

The second awarded corporations

Parsons Music Group was founded in 1986, is the biggest manufacturer about piano equipment in China, and also ranked the world top three piano enterprises.

Piano is an important part of western culture, and Parsons Music Group has done a lot of work to promote pianos in China.



柏斯琴行
PARSONS MUSIC





China Windows Group Inc.

The second awarded corporations

TCL Corporation was founded in 1981, which is the biggest Chinese comprehensive company with design, development, R&D, and after sale.

TCL's distribution and service network, along with its efficiency, establishes TCL's unparalleled position as one of the most powerful marketers for consumer products in China.

At TCL, management and employees represent 41.87% shareholders. Government owns 58.13%. TCL has abundant experiences cooperated with foreign companies. Its overseas market covers USA, Russia, India, Vietnam, Singapore, etc.



创意感动生活
The Creative Life





China Windows Group Inc.

The second awarded corporations

Letv sports, the most popular E-commerce sports channel, has a large market share in China.

Letv sports was founded in 2014, but it develops very fast, because the internet industry grows very quickly in China.

Letv体育
体验实时赛场





China Windows Group Inc.

The second awarded corporations

Didi Dache, owned by Alibaba, is the largest internet car company in China.

Its business model is like Uber of United States.

“Integrity” plays an important role in this kind of business model, because a good development in business based on mutual trust.





China Windows Group Inc.

The second awarded corporations

JFC Health is the biggest Chinese equipment manufacturer in China, which mainly produces spectrometers. It is a kind of Chinese important alternative medicine.

In general, the mechanism of action about alternative medicine is in between physiotherapy and chemotherapy.

However, all the drug treatment belongs to chemotherapy which is harmful for body. So the alternative medicine is very helpful and effective.





China Windows Group Inc.

The second awarded corporations

Alliance Art Group was founded in 2003, is a chain enterprise focus on investing in entertainment industry management.

Its business scope involves the chain bar, KTV, commercial real estate, video production, etc. Alliance Art Group has established many famous entertainment brand like SOHO based on the strategy of industrialization and branding.

SOHO 苏荷酒吧
— 好音乐 更动人 —





China Windows Group Inc.

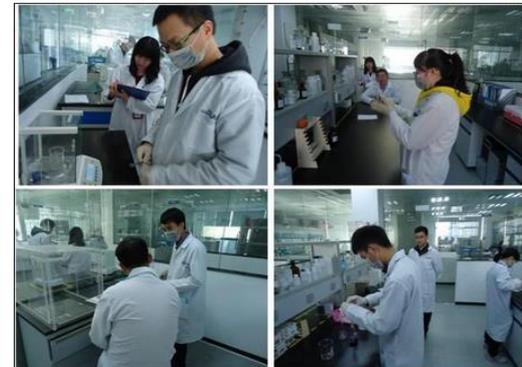
The second awarded corporations

Shenzhen Sino Assessment Group, abbreviated as SAG, is a leading supplier of testing service in China.

They provide quality testing service and solution to product's safety and quality of domestic company, including food, water quality, environment, etc.

SAG is the third party testing services with high credibility.

SINO
ASSESSMENT GROUP
中检联检测 **SAG**





China Windows Group Inc.



谢谢

中国之窗文化产业集团
China Windows Group Inc.

MISSISSIPPI DRIVE CORRIDOR ENVIRONMENTAL ASSESSMENT SCHEDULE

July 21, 2014

Schedule updated December 28, 2015

1. The attached schedule has been developed to track Iowa Department of Transportation (DOT), Federal Highway Administration (FHWA), State Historic Preservation Office (SHPO) and other agency review periods and project progress.

2. IaDOT and FHWA are not obligated/committed by law to complete reviews within a maximum duration. Review periods have been determined from past project experiences. Actual review periods may vary depending upon individual reviewers and agency situations.

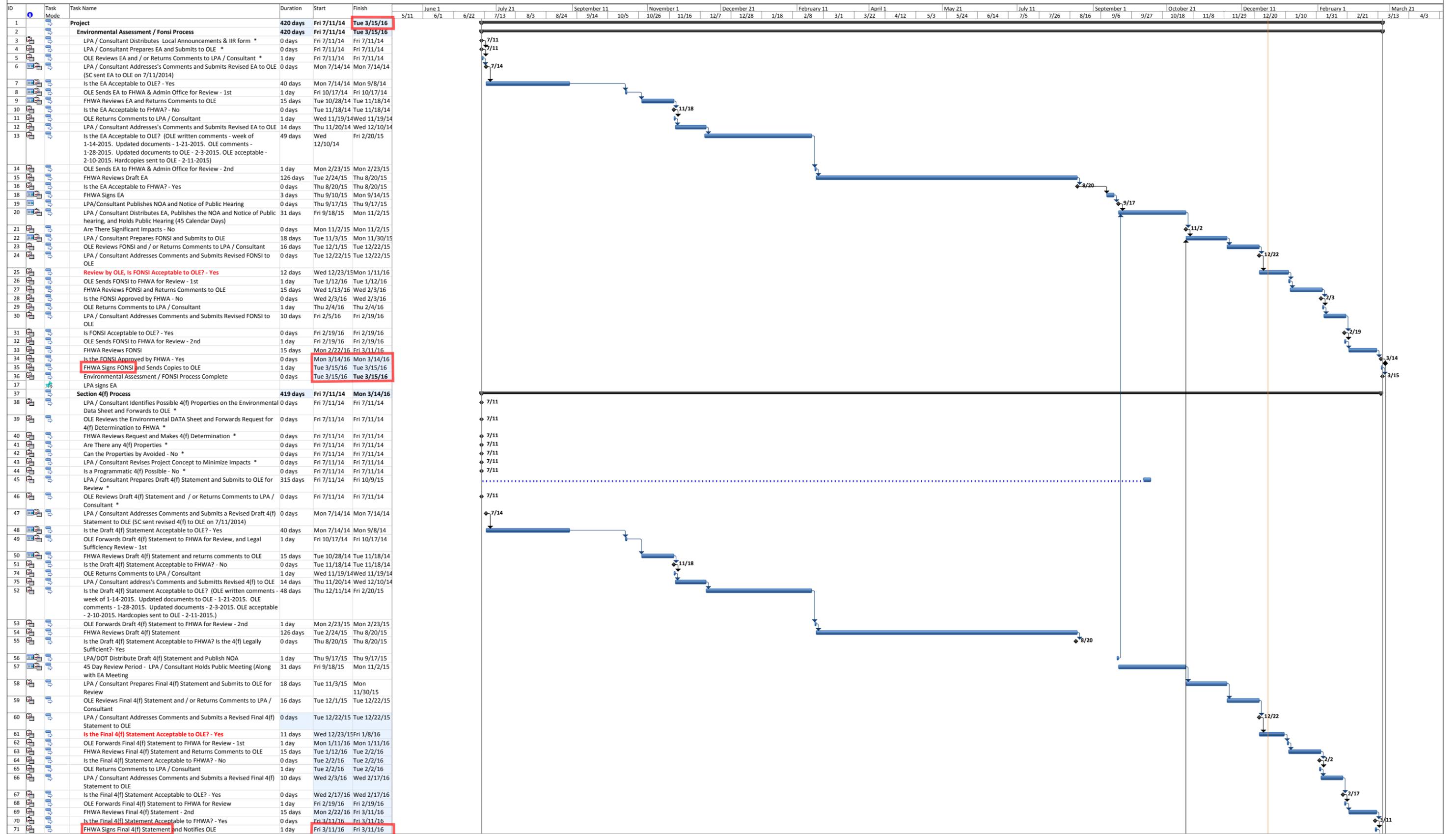
3. The typical review periods utilized to determine durations are listed below:

- IaDOT 1st review – 3 weeks + 2 days
- IaDOT 2nd review – 2 weeks + 2 days
- IaDOT transfer back to FHWA after FHWA review + comments incorporated – 1 day
- FHWA 1st review – 3 weeks
- FHWA 2nd review – 3 weeks
- Legal Sufficiency review – 45 days (no second review)

3. Task durations are conservative for use in planning. Stanley Consultants team will push to expedite the schedule as much as possible and where applicable. It is anticipated that the durations may shorten and as this occurs the schedule will be adjusted accordingly.

4. For schedule development, it has been assumed that when comments are received from reviewing agency, the comments are adequately accommodated/incorporated into the second document submittal and the reviewing agency concurs following second review.

MISSISSIPPI DRIVE CORRIDOR ENVIRONMENTAL ASSESSMENT



Project: Mississippi Drive Corridor
Date: Tue 12/29/15

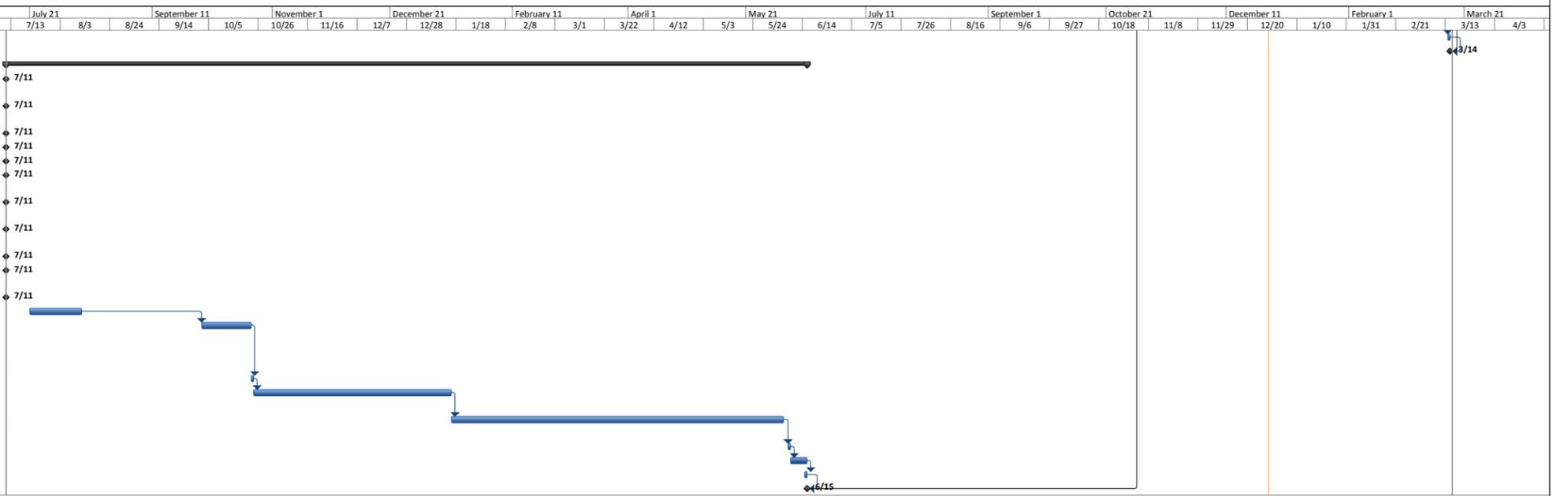
Task: [Blue bar] Milestone [Diamond] Project Summary [Grey bar] External Milestone [Grey diamond] Inactive Milestone [White diamond] Manual Task [Green bar] Manual Summary Rollup [Light blue bar] Start-only [Blue arrow] Deadline [Black square] Progress [Green bar]

Split: [Dotted line] Summary [Dotted line] External Tasks [Grey arrow] Inactive Task [Grey bar] Inactive Summary [White bar] Duration-only [White arrow] Manual Summary [Light blue bar] Finish-only [Black arrow] Progress [Green bar]

Notes
1. * Indicates Previously Completed Tasks
2. Estimated durations are shown in working days

MISSISSIPPI DRIVE CORRIDOR ENVIRONMENTAL ASSESSMENT

ID	Task Mode	Task Name	Duration	Start	Finish
72		LPA/DOT Distribute Copies of Final 4(f) Statement	1 day	Mon 3/14/16	Mon 3/14/16
73		Section 4(f) Process Complete	0 days	Mon 3/14/16	Mon 3/14/16
76		Section 106 Process	233 days	Fri 7/11/14	Mon 6/15/15
77		LPA / Consultant Completes Phase 1 Investigation and Submits to OLE for Review *	0 days	Fri 7/11/14	Fri 7/11/14
78		OLE Reviews Phase 1 Investigation and forwards to SHPA and Tribal Governments *	0 days	Fri 7/11/14	Fri 7/11/14
79		SHPO and Tribal Governments Reviews Report *	0 days	Fri 7/11/14	Fri 7/11/14
80		Is the Feature or Property Possibly Eligible - Yes *	0 days	Fri 7/11/14	Fri 7/11/14
81		Can the Feature or Property be Avoided - No *	0 days	Fri 7/11/14	Fri 7/11/14
82		LPA / Consultant Completes Phase 2 Investigation and Sends to OLE for Review (ROW May be Required) *	0 days	Fri 7/11/14	Fri 7/11/14
83		OLE Reviews Phase 2 Investigation and Makes a Determination of NRHP Eligibility *	0 days	Fri 7/11/14	Fri 7/11/14
84		SHPO and Tribal Governments Review Phase 2 Investigation and Provide Comments on the Report and Determination of NRHP EI *	0 days	Fri 7/11/14	Fri 7/11/14
85		Is the Feature or Property Eligible? - Yes - June 25 *	0 days	Fri 7/11/14	Fri 7/11/14
86		LPA / Consultant Prepares Information for Notification of ACHP, Tribal Gov, & Owner, and Submits to OLE for Review *	0 days	Fri 7/11/14	Fri 7/11/14
87		SHPO Concurs with Letter of Adverse Effect *	0 days	Fri 7/11/14	Fri 7/11/14
88		ACHP Package developed by OLE/Consultant	16 days	Mon 7/21/14	Mon 8/11/14
89		ACHP Review Package (SC sent additional requested info to IaDOT on 8/12; OLE sent package to FHWA on 9/3; Per IowaDOT (10/7/2014) document sent to ACHP week of September 29, 2014); Per Libby (6/19/2014) anticipate 15 day review.)	14 days	Thu 10/2/14	Wed 10/22/14
90		LPA / Consultant Develops MOA and Submits to OLE for Review	1 day	Thu 10/23/14	Thu 10/23/14
91		OLE Reviews MOA and Returns comments to LPA / Consultant (OLE & CITY OF MUSCATINE CURRENTLY CONSULTING ON MOA DEVELOPMENT)	56 days	Fri 10/24/14	Thu 1/15/15
92		OLE, SHPO, Tribal Govs, LPA / Consultant, & Others Review and Negotiate to Reach Agreement on MOA. OLE is awaiting response from	98 days	Fri 1/16/15	Fri 6/5/15
93		LPA Signs MOA and Forwards to OLE	1 day	Mon 6/8/15	Mon 6/8/15
94		OLE Circulates MOA to All Appropriate Signatories	5 days	Tue 6/9/15	Mon 6/15/15
95		FHWA Forwards Signed MOA to ACHP for Their File	1 day	Mon 6/15/15	Mon 6/15/15
96		Section 106 Process Complete	0 days	Mon 6/15/15	Mon 6/15/15



Project: Mississippi Drive Corridor
Date: Tue 12/29/15

Task Milestone Project Summary External Milestone Inactive Milestone Manual Task Manual Summary Rollup Start-only Deadline Progress

Split Summary External Tasks Inactive Task Inactive Summary Duration-only Manual Summary Finish-only

Notes

- * Indicates Previously Completed Tasks
- Estimated durations are shown in working days