

EXHIBIT A
RESOLUTION NO. 89735-0406

**A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN
FOR ASPEN VILLAS DEVELOPMENT
IN THE CITY OF MUSCATINE, IOWA**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final development plan of the real estate situated within the Corporate Limits of the City of Muscatine, County of Muscatine, State of Iowa, which is described on Attached Exhibit B, which plan lays out the above-described tract of real estate into a residential townhouse community within the City of Muscatine, Iowa;

WHEREAS, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa;

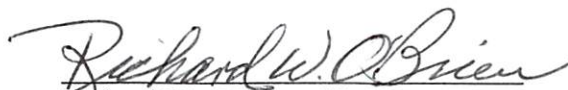
WHEREAS, the City Council of the City of Muscatine, Iowa, finds that the plan fully complies with the Statutes of the State of Iowa and the Ordinances of the City of Muscatine, Iowa, relative to plats, additions, and subdivisions within the Corporate Limits of the City of Muscatine, Iowa, and said plan is conducive to an orderly development of the City of Muscatine, Iowa, and not in conflict with the rights-of-way of any extension of any streets or alleys now established; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final development plan for Aspen Villas Development should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final development plan named and designated Aspen Villas Development is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plan the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

PASSED, APPROVED, AND ADOPTED this 20th day of April 2006.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**


Richard W. O'Brien, Mayor




A. J. Johnson, City Clerk

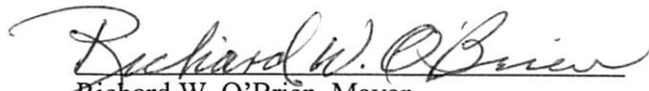
ASPEN VILLAS DEVELOPMENT

CERTIFICATE OF ACCEPTANCE OF FINAL DEVELOPMENT PLAN

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Richard W. O'Brien, and A.J. Johnson, of the City of Muscatine, Iowa, do hereby certify that the attached plan named and designated Aspen Villas Development in the City of Muscatine, in Muscatine County, Iowa, was on April 20, 2006, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plan to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 20th day of April 2006.


Richard W. O'Brien, Mayor

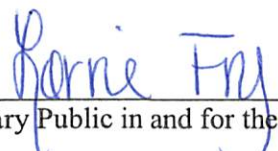



A. J. Johnson, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 20th day of April 2006, before me, a Notary Public in and for the State of Iowa, personally appeared Richard W. O'Brien and A. J. Johnson, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on the 20th day of April, 2006; that Richard W. O'Brien and A. J. Johnson, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.


Notary Public in and for the State of Iowa



ASPEN VILLAS DEVELOPMENT

TO

CITY OF MUSCATINE, IOWA

DEDICATION

STATE OF IOWA, Muscatine County, ss:

The undersigned, SMC LLC, of the City and County of Muscatine, State of Iowa, do hereby certify that it is the owner in fee simple of all of the real estate embraced within the limits of the Final Development Plan for Aspen Villas Development to the City of Muscatine, Muscatine County, Iowa, which Plan is hereto attached and by this reference made a part of this Dedication.

The undersigned, SMC LLC, does further certify and declare that said Plan was made under its direction with its consent and in accordance with its express desire, and SMC LLC, does hereby dedicate the easements on said Plan to the City of Muscatine, Iowa, and to public use forever, and that this Dedication is the free act and deed of the undersigned.

Dated at Muscatine, Iowa this ____ day of _____, 2006.

SMC LLC.

By _____
Joseph Clarke, Manager

STATE OF IOWA, MUSCATINE COUNTY, ss:

On this ____ day of _____, 2006, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Clarke to me personally known, who, being by me duly sworn, did say that he is the Manager of SMC LLC, that the instrument was signed on behalf of SMC LLC and that Joseph Clarke acknowledged the execution of this instrument to be his voluntary act and deed, by him voluntarily executed.

Notary Public in and for the State of Iowa

Prepared by Steven Boka, 215 Sycamore Street, Muscatine, Iowa, 52761 (563)262-4141

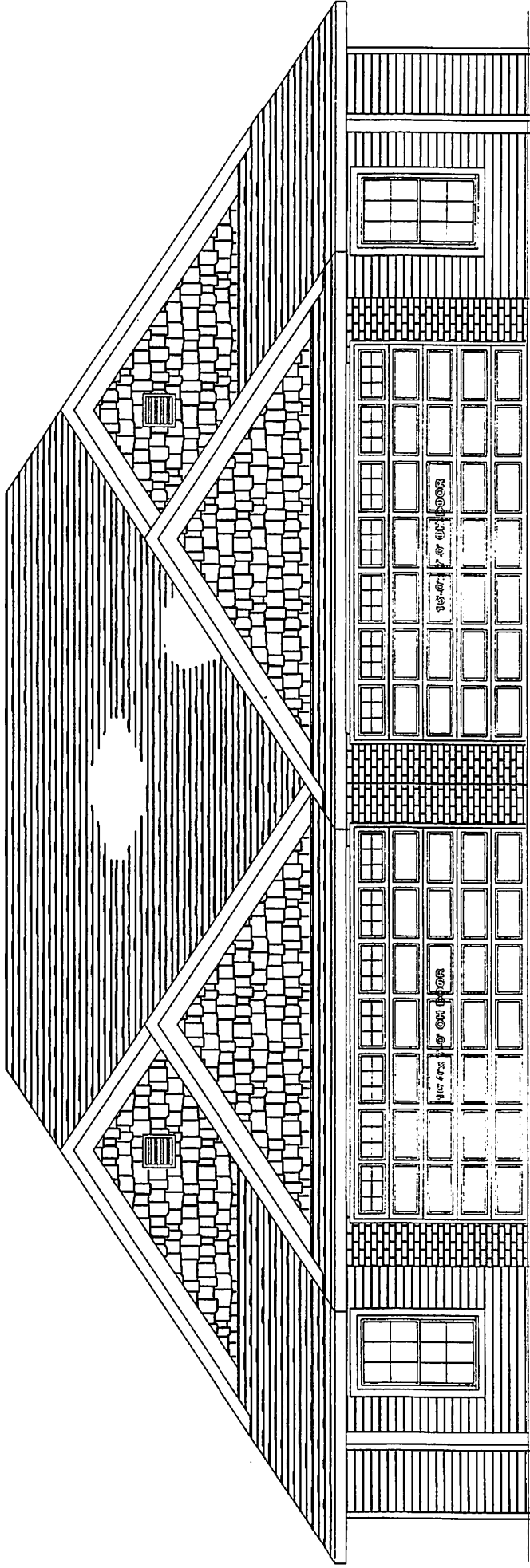
**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Steven Boka, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Development Plan of Aspen Villas Development, a residential townhouse community in the City of Muscatine, Muscatine County, Iowa, was approved and recommended by said Commission on the 11th day of April, 2006, according to the minutes and records of said Commission in my possession.

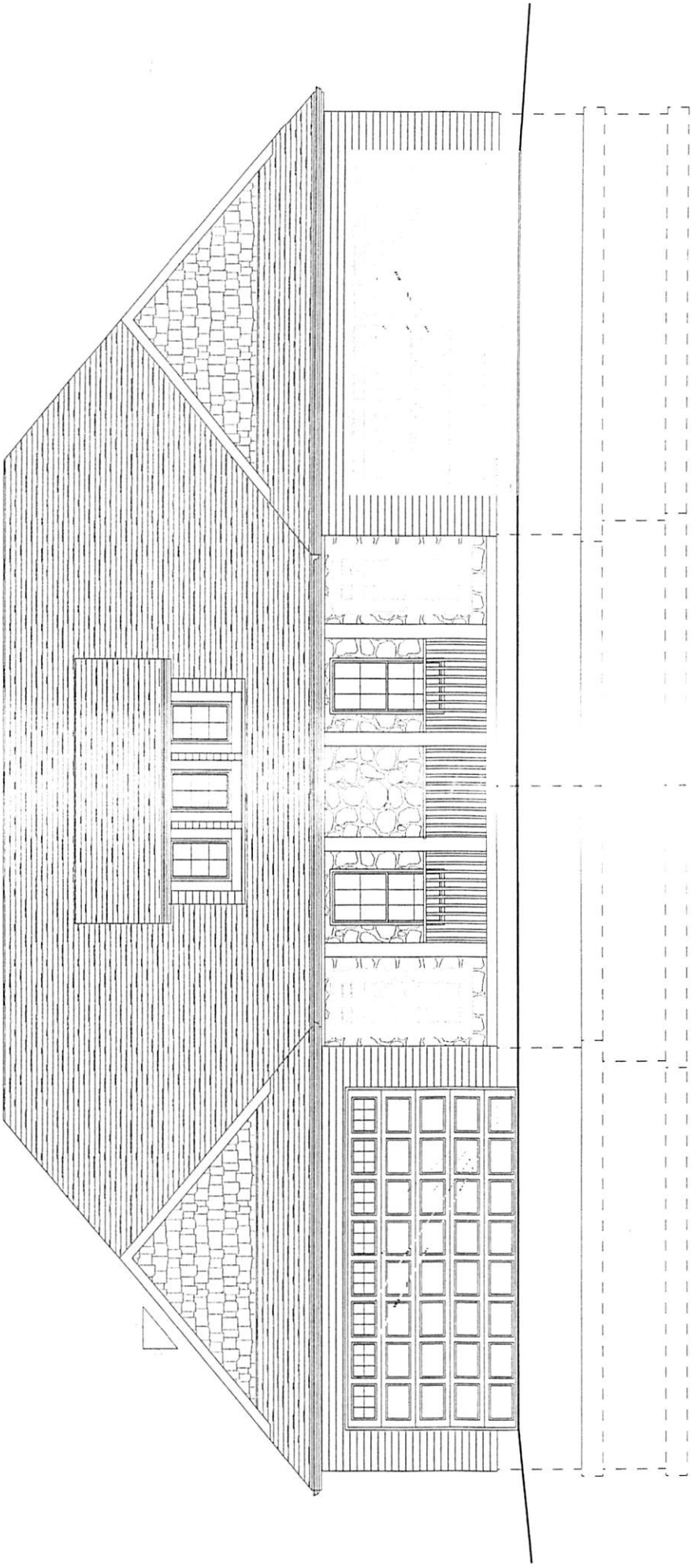
Dated at Muscatine, Iowa, this 11th day of April, 2006.

A handwritten signature in black ink, appearing to read 'S. Boka', written over a horizontal line.

Steven Boka, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa



TYPICAL BUILDING NO. 2 - FRONT ELEVATION



TYPICAL BUILDING NO. 1 - FRONT ELEVATION

Boka, Steve

From: Boka, Steve
Sent: Thursday, April 13, 2006 3:04 PM
To: Johnson, AJ
Cc: Donelson, Fran
Subject: Agenda Item #2 for 4.20.06

Attached hereto is the resolution approving the Final Development Plan for Aspen Villas Development, a residential townhouse development at the southeast intersection of Tipton Road with US Bypass 61. The attachment also includes a Certificate of Acceptance of the Final Development Plan, a Certificate of the Planning and Zoning Commission, a Dedication document, and a Certificate of True Copy.

The Planning Commission unanimously approved the Final Development Plan for Aspen Villas during their meeting on April 11th.

The resolution should appear on the agenda following the third and final reading of the ordinance to change the zoning of this property from R-1 to RL, Large Scale Residential.

Fran, I will bring you a hard copy of this material and a copy of the final plans for distribution to the City Council.



ASPENVILLASD
OPMENTFINALF

Please place this item on the agenda for City Council consideration during the April 20th meeting.

Thanks,

Steve