

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
Building (2,000 sq. ft.)	Concrete Slab	Building	Demolish
Parking Lot (8,650 sq. ft.)	Asphalt	Parking Lot	Demolish
Steel Advertising Sign 6x6(SE Corner of Parcel)	Steel Pole	Advertising Sign	Demolish

Approximate location of parcel See address above 2630 Correctionville Road Sioux City, IA 51106 (northside of road).

Comments	2630 Correctionville Rd - Watterson's Auto Sales Water has been shut off and the meter has been removed March 5, 2026, by Sioux City (Frank Post -(712) 898-0895). Electric and gas have been turned off and prepped for demolition by MidAmerican Energy see below from Matt's notes.
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Sioux City Requirements:

1. The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor
2. Utility Disconnect Permit fees are \$175.00 for each sewer, water, and storm
3. ROW permits are required through engineering for traffic impacts
4. Water service is disconnected at the corporation stop.
5. Sanitary sewer is disconnected within 5 ft of the property line
6. Storm sewer disconnects at the point of connection
7. An inspection from City Utilities is required before a demo permit is issued.

The billboard on the west edge of property line should not be disturbed and remain in place.

Backfill, grade, and seed the lot once demolition is complete. building has a steel and masonry frame. The exterior walls consist of stone veneer, painted wood siding, and stucco.

2/24/2026 1:15 pm Matt B. called the Sioux City water department at 712-279-6132 to schedule a time to get the water meters pulled. Parcel 40 (Watterson) is scheduled for March 5 at 10:45 am. Parcel 41 is scheduled for March 5 at noon. I talked with Kayla.

1:30 pm Matt B. called MidAmerican Energy at 888-427-5632 to get the gas and electric prepped for demolition. Renee transferred me to Business Advantage 800-329-6261 for commercial properties. In the Business Advantage department, I talked to Kiesha. Both parcels will be prepped for demolition after March 15, 2026.

Location of well (if known) ☒ N/A

Location of septic system (if known) ☒ N/A City sewer. Will need capped at demolition.

Utilities have been notified. Yes ☒ No ☐ N/A ☐

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required. Yes ☐ No ☒

Buildings to be boarded or secured? Yes ☒ No ☐

Tanks were secure upon possession. Yes ☐ No ☐ N/A ☒

By copy of this memo, we are also requesting an asbestos inspection.

cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jessica Felix, District 3 Engineer
Shane Tymkowicz, Assistant District 3 Engineer
Jason Klemme, District 3 Construction Engineer
Justin Pottorff, District 3 Transportation Engineer
John Newell-Mat Gogerty, Property Manager
Stacy Ryan, Contracts Bureau
Mustafa Qaisi, Contracts Bureau
Parcel File

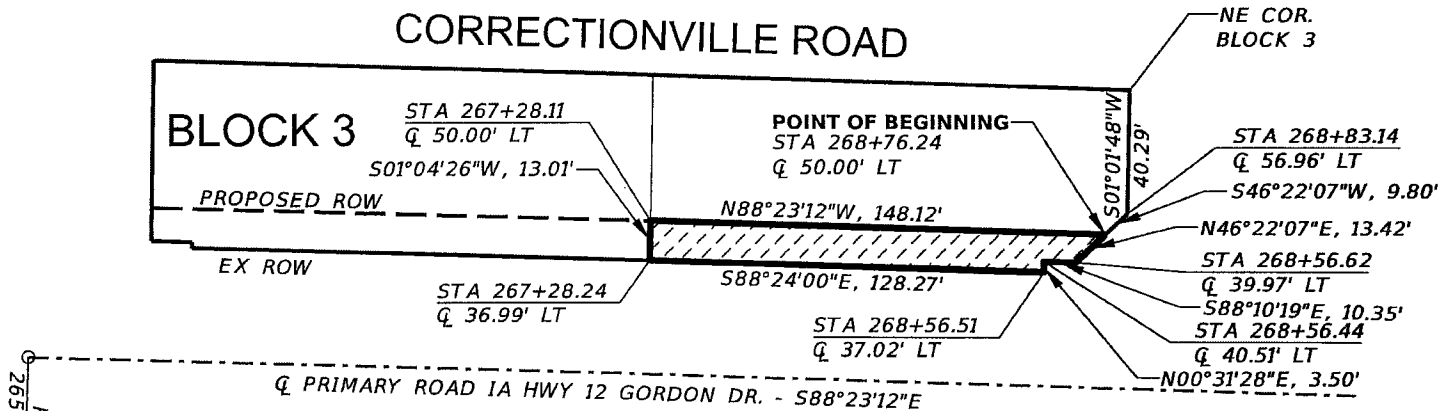


IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

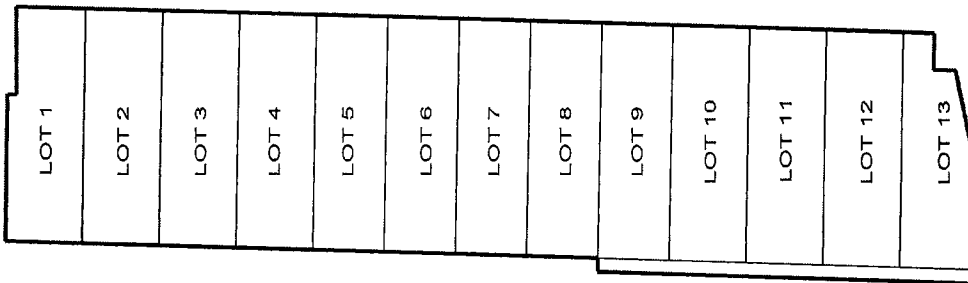
IOWA | DOT

COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 40
SECTION 34 TOWNSHIP 89 NORTH RANGE 47 WEST
ROW - FEE _____ EASE 1,811 SQ FT* QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
ACQUIRED FROM _____

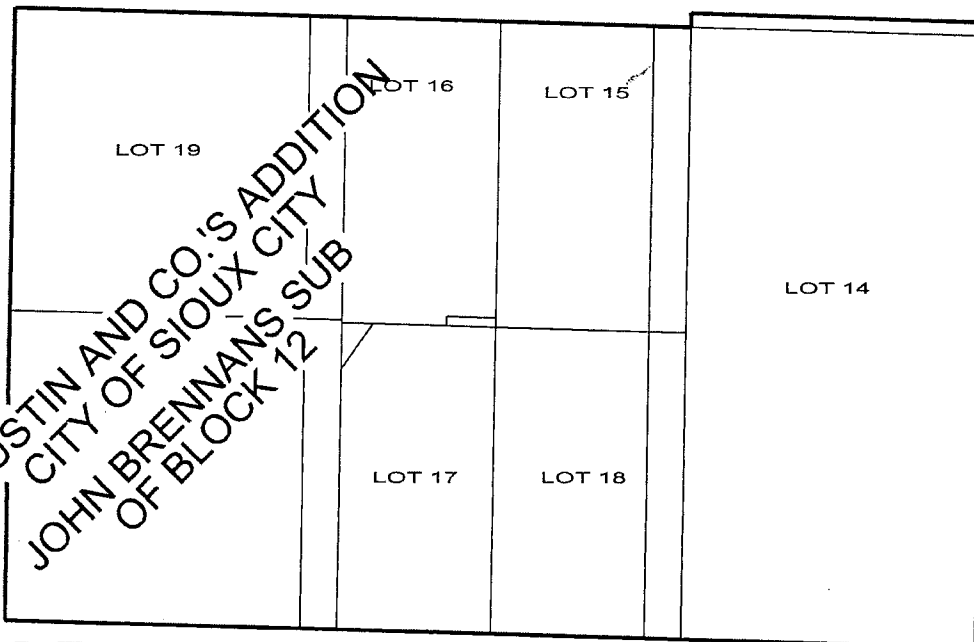
*EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES



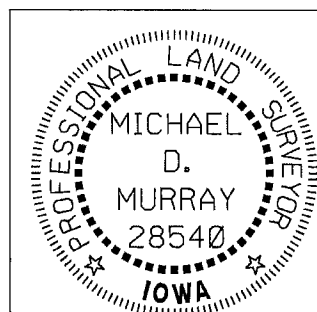
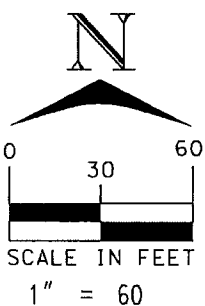
LINN STREET



S. FAIRMOUNT STREET



CB RUSTIN AND CO.'S ADDITION
CITY OF SIOUX CITY
JOHN BRENNANS SUB
OF BLOCK 12



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Michael D. Murray 8/18/2025
Michael D. Murray License No. 28540 Date

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal: THIS SHEET ONLY.

DATE DRAWN KCB 03/17/2025

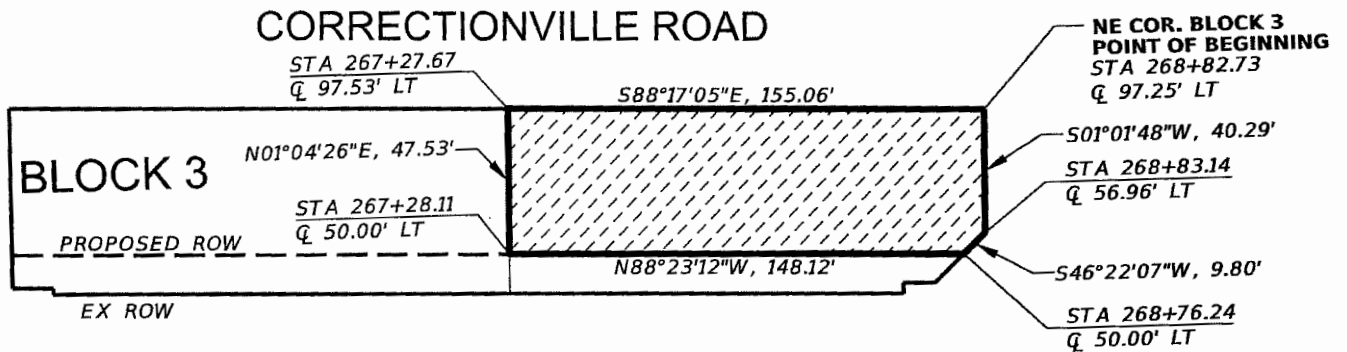
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IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"

IOWA DOT

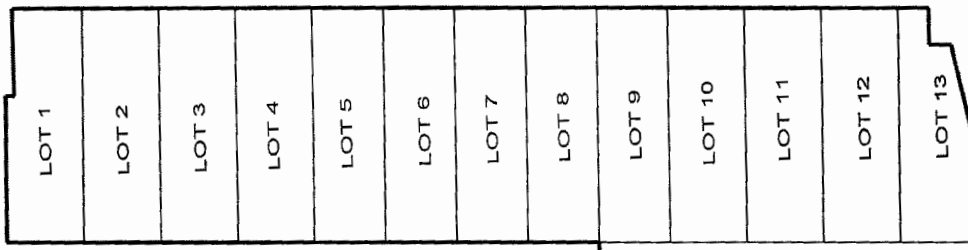
COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 40
SECTION 34 TOWNSHIP 89 NORTH RANGE 47 WEST
ROW - FEE _____ EASE 7,325 SQ FT* QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____
*EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES
ACQUIRED IN THE NAME OF THE CITY OF SIOUX CITY.



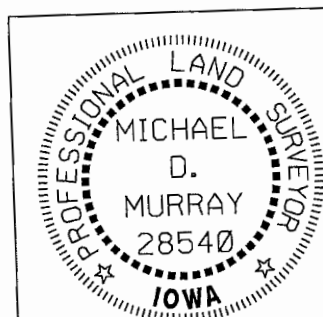
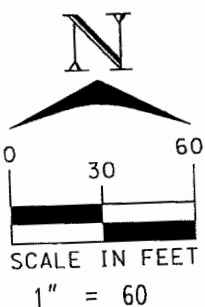
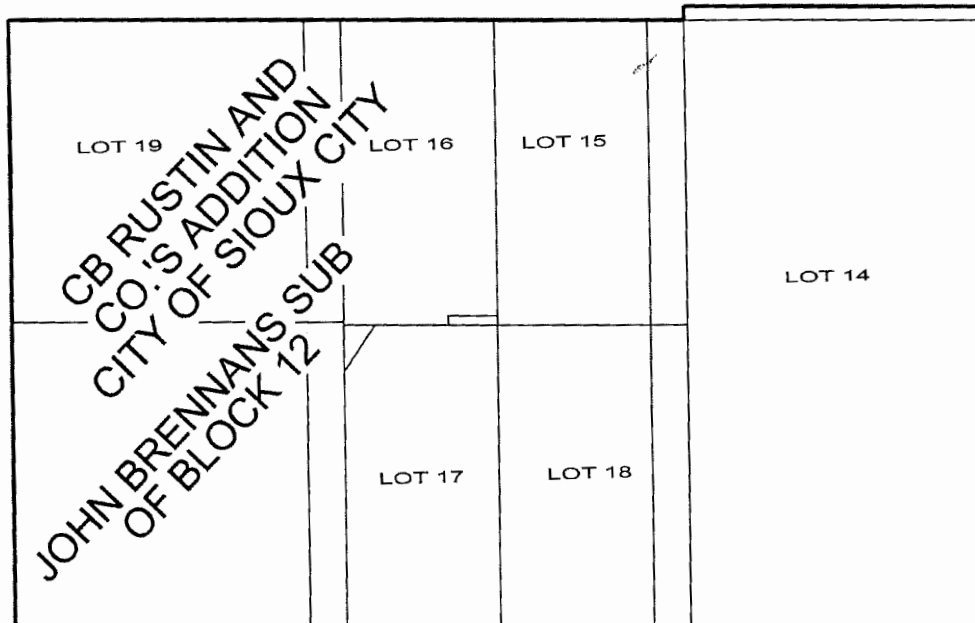
PT
265+27.18

Q PRIMARY ROAD IA HWY 12 GORDON DR. - S88°23'12"E

LINN STREET



S. FAIRMOUNT STREET



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Michael D. Murray 8/18/2025
Michael D. Murray License No. 28540 Date

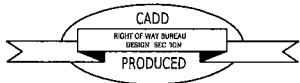
My license renewal date is December 31, 2026.

Pages or sheets covered by this seal: THIS SHEET ONLY.

DATE DRAWN KCB 03/17/2025

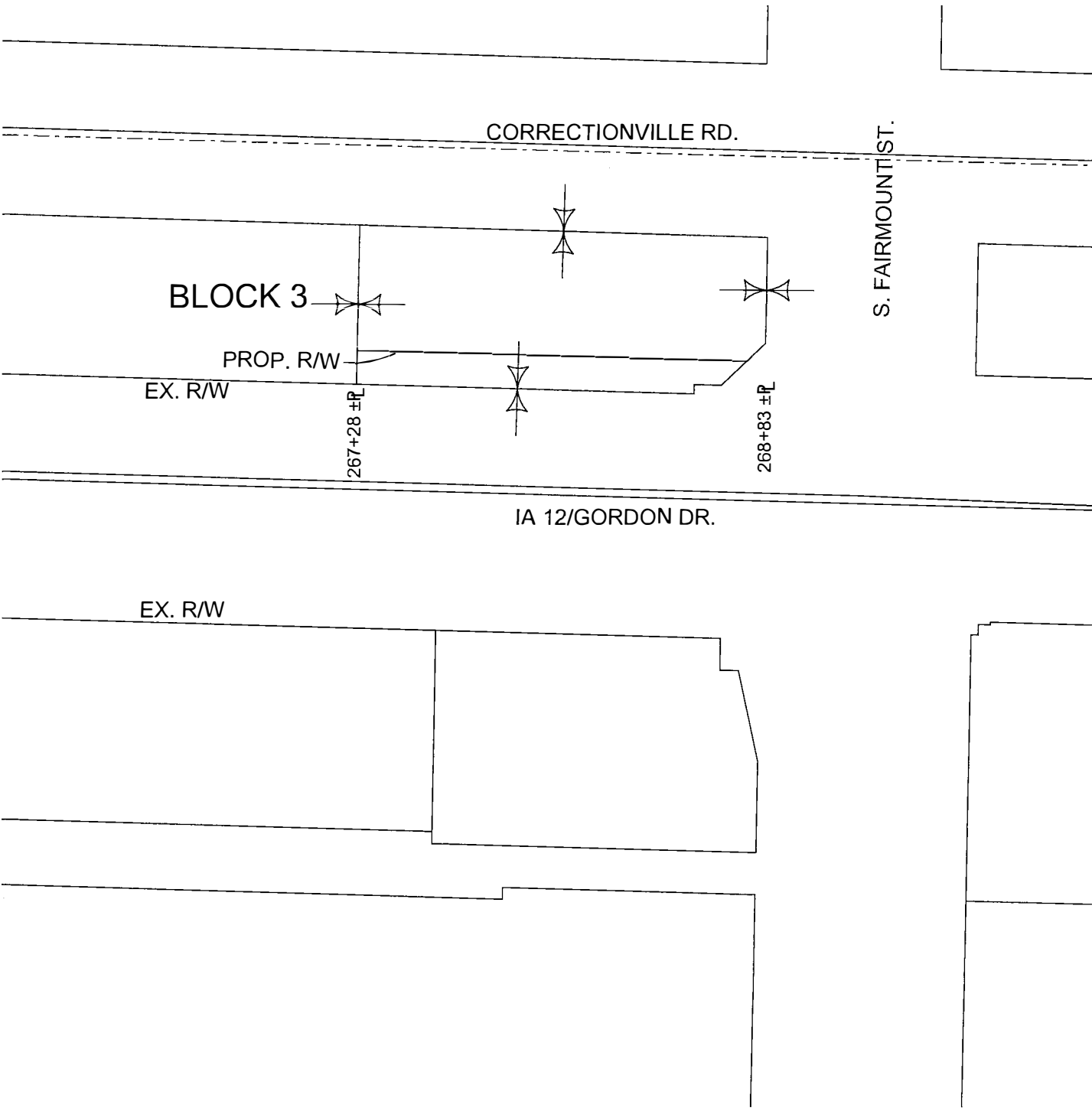
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IOWA DEPARTMENT OF TRANSPORTATION
GRAPHIC EXHIBIT "A"



COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 40
SECTION 34 TOWNSHIP 89N RANGE 47W
ROW-FEE _____ AC, EASE _____ AC, BORROW _____ AC, EXCESS-FEE _____ AC
ACQUIRED ACCESS RIGHTS FROM STA. 267+28 ±P TO STA. 268+83 ±P MAIN LINE LT SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM LARRY N & DEBRA R WATTERSON

SIoux CITY ACCESS CONTROL ONLY
C.B. RUSTIN & CO ADDITION



Parcel I. The East 116 feet of Block 3, EXCEPT that part of the North 33 feet thereof which is used for public highway, C. B. Rustin and Co's Addition to Sioux City, Out Lots, in the County of Woodbury and State of Iowa, and also EXCEPT that part described as follows:

Commencing at the Southeast corner of said Block 3; thence West along the South line of said Block 3 a distance of 20.0 feet; thence Northeasterly to a point on the East line of said Block 3 said point being 20.0 feet North of the said Southeast corner; thence South along the said East line of Block 3 a distance of 20.0 feet to the point of beginning.

Parcel II. The West 38 feet of the East 154 feet of Block 3 EXCEPT the North 33 feet thereof, C. B. Rustin and Co's Addition to Sioux City, Out Lots, in the County of Woodbury and State of Iowa. AND EXCEPT A parcel of land located in a part of the East 154 feet of Block 3 of C. B. Rustin and Company's Addition to the City of Sioux City, Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof and more particularly described as follows: Commencing at the Southwest Corner of the East 154 feet of said Block 3; thence South $87^{\circ}28'58''$ East, 128.15 feet along the existing North right of way line of Primary Road No. IA 12 (Gordon Drive) to the Point of Beginning, thence continuing South $87^{\circ}28'58''$ East, 6.89 feet along said existing North right of way line; thence North $47^{\circ}13'56''$ East, 4.93 feet along said existing North right of way line; thence North $87^{\circ}28'58''$ West, 10.35 feet; thence South $02^{\circ}31'02''$ West, 3.50 feet to the Point of Beginning, containing 30 square feet.

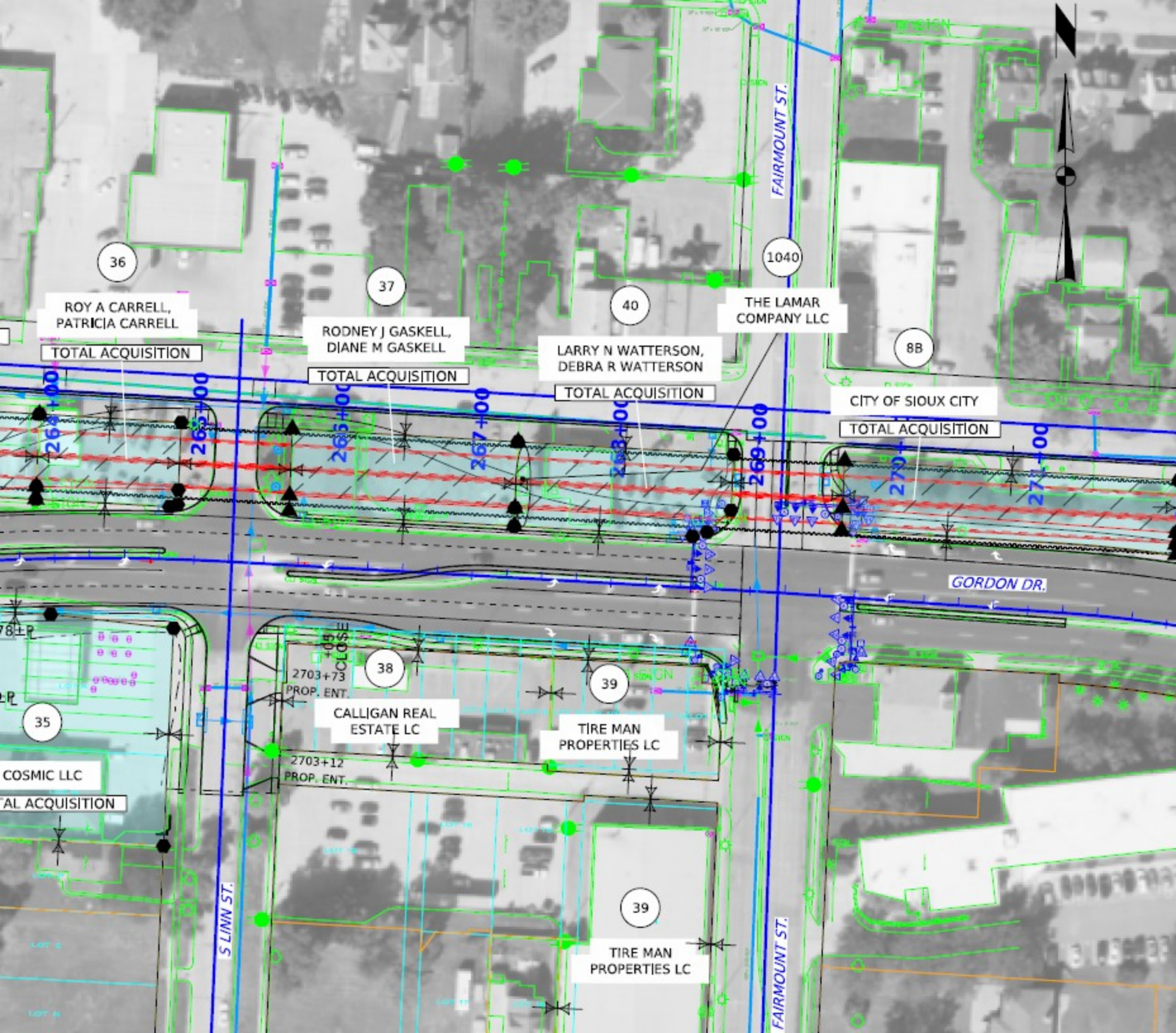
Correctionville Rd

Parcel 40 - Watterson Auto

Gordon Dr

Linn St

S Fairmount St



Demo Photos & Aerials - NHSN-012-1(39)--2R-97 Parcel 40
2630 Correctionville Road
Sioux City, IA 51106

