

**SPACE ABOVE THIS LINE FOR RECORDER**

**Parksite Dedication Agreement**

**Whereas**, Par Partners, LLC, 317 S. Ankeny Blvd., Ankeny, IA 50023 is the developer of Willow Run Plat 1 in Ankeny, Iowa; and

**Whereas**, in order to satisfy the park site dedication requirement of the City of Ankeny as specified in Section 200.35(1)(A) (Criteria for Requiring Park Land Dedication), Par Partners, LLC requests that the City of Ankeny accept cash in lieu of land; and

**Whereas**, Par Partners, LLC is aware of the litigation brought by the Homebuilders Association concerning cash in lieu of land, but requests that Par Partners, LLC be allowed to pay cash in lieu of conveyance of real property; and

**Whereas**, Par Partners, LLC requests that the acreage to be dedicated be valued at \$4,848.30 based on \$12,000 per acre and that \$4,848.30 be accepted by the City of Ankeny in fulfillment of the park site dedication requirement.

**It is therefore agreed** by Par Partners, LLC to pay the sum of \$4,848.30 in fulfillment of the park site dedication requirements for Willow Run Plat 1. Further, Par Partners, LLC agrees to waive any right it may have, now or in the future, to challenge the validity of said park site improvements as it applies to Willow Run Plat 1 subdivision.

Dated the 30<sup>th</sup> day of Oct, 2017.

Par Partners, LLC

By: [Signature]

Print Name/ Title: Tom Davies

**STATE OF IOWA, COUNTY OF POLK, ss:**

On the 30<sup>th</sup> day of October, 2017, before me, the undersigned, a Notary Public in and for the said State, personally appeared Tom Davies to me personally known, who being by me duly sworn, did say that he is the Manager of Par Partners, LLC, an Iowa Limited Liability Company; that the instrument was signed on behalf of the limited liability company by authority of its members; and that he as Manager acknowledges execution of the instrument to be the voluntary act and deed of the limited liability company by it and be him/her voluntarily executed.

Brenda Fuglsang  
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



# PARK SITE DEDICATION CALCULATION

## WILLOW RUN PLAT 1

August 25, 2017

Single Family Min. Lot is 11601 SQ. FT. > 8000 SQ. FT. (5% OF TOTAL LAND)

Townhome Min. Lot is 3150 SQ. FT. < 8000 SQ. FT. (10% OF TOTAL LAND)

LOT	AREA (SQ FT)	
1	13,734	
2	14,360	
3	14,658	
4	11,601	
5	11,290	
6	12,777	
7	11,787	
8	14,644	
9	23,306	
10	19,528	
11	11,232	158,917
12	3,150	
13	3,150	
14	3,150	
15	3,150	
16	3,150	
17	3,150	
18	3,150	
19	3,150	
20	3,150	
21	3,150	
22	3,150	
23	3,150	
24	3,150	
25	3,150	
26	3,150	
27	3,150	
28	3,150	
29	3,150	
30	3,920	
31	3,150	
32	3,150	
33	3,675	
34	3,150	
35	3,150	
36	3,150	
37	3,150	
38	3,150	
39	3,150	89,495
<b>TOTAL</b>	<b>248,412</b>	<b>SQ. FT.</b>

### DEDICATION CALCULATION:

#### Single Family Lots

$$158,917 / 43,560 \text{ (SQ FT/AC)} = 3.65 \text{ AC}$$

$$3.65 \text{ Ac} \times 5\% = 0.18 \text{ AC}$$

$$\text{Parkland Required Single Family Lots} = 0.18 \text{ AC}$$

#### Townhome Lots

$$89,495.0 / 43,560 \text{ (SQ FT/AC)} = 2.05 \text{ AC}$$

$$2.05 \text{ Ac} \times 10\% = 0.21 \text{ AC}$$

$$\text{Parkland Required Townhome Lots} = 0.21 \text{ AC}$$

$$\text{TOTAL PARKLAND REQUIRED PLAT 1} = 0.39 \text{ AC}$$

### FEE INLIEU THEREOF:

$$\$ 12,500.00 / \text{ACRE} \times 0.39 = \$ 4,848.30$$