

RESOLUTION

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 8 TO THE 1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN IN THE CITY OF ANKENY, STATE OF IOWA

WHEREAS, by Resolution No. 62-89, adopted April 17, 1989, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the 1989 Ankeny Economic Development Urban Renewal Plan (the "Plan") for the Ankeny Economic Development Urban Renewal Area (the "Ankeny Economic Development Urban Renewal Area" or "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Polk County; and

WHEREAS, by Resolution No. 32-94, adopted February 7, 1994, the City approved and adopted Amendment No. 1 to the Plan; and

WHEREAS, by Resolution No. 2003-195, adopted May 19, 2003, the City approved and adopted Amendment No. 2 to the Plan; and

WHEREAS, by Resolution No. 2003-356, adopted November 17, 2003, the City approved and adopted Amendment No. 3 to the Plan; and

WHEREAS, by Resolution No. 2005-408, adopted September 6, 2005, the City approved and adopted an Amendment No. 4 to the Plan; and

WHEREAS, by Resolution No. 2012-376, adopted September 17, 2012, the City approved and adopted an Amendment No. 5 to the Plan; and

WHEREAS, by Resolution No. 2015-183, adopted April 6, 2015, the City approved and adopted an Amendment No. 6 to the Plan; and

WHEREAS, by Resolution No. 2017-132, adopted March 6, 2017, this City Council approved and adopted an Amendment No. 7 to the Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

Beginning at the North quarter corner of Section 19, T80N, R23W; thence South to the South line of the North 2 of the Northeast 1/4 of Section 19; T80N, R23W; thence East to the center of the Northeast 1/4 of Section 19, T80N, R23W; thence South to the South quarter corner of the Northeast 1/4 of Section 19, T80N, R23W; thence West to a point 264 feet West of the center of Section 19, T80N, R23W;;

thence South 495 feet; thence East to a point 495 feet South of the center of Section 19, T80N, R23W; thence South to the South quarter corner of Section 19, T80N, R23W; thence West to the East right-of-way line of Interstate 35; thence Southerly along said right-of-way to the North line of the South 2 of the Southwest quarter of Section 30, T80N, R23W; thence East to the West line of the Southeast 1/4 of Section 30, T80N, R23W; thence South to the centerline of S.E. Oralabor Road; thence West to the Southeast corner of the SW-1/4 of the SW-1/4 of Section 30, T80N, R28W; thence South 890.35 feet; thence Northeasterly to a point 1,217 feet West of and 630 feet South of the North quarter corner of Section 31, T80N, R23W; thence East 626.6 feet; thence North 562.04 feet; thence East 419.21 feet; thence North 17.96 feet; thence East 171.55 feet to a point 50 feet South of the North quarter corner of Section 31, T80N, R23W; thence South along the North/South centerline of said Section 31, T80N, R23W to the Southeast corner of the NE-1/4 of the SW-1/4 of Section 31, T80N, R23W; thence West along the South line of the N-1/2 of the SW-1/4 of Section 31, T80N, R23W; to the West right-of-way line of S.E. Delaware Avenue; thence North 596.85 feet along said right-of-way line; thence West 903.78 feet; thence South 596.85 feet; thence West 1,642 feet to a point 50 feet East of the Southwest corner of the NW-1/4 of the SE-1/4 of Section 36, T80N, R24W; thence Northerly to a point 89 feet East of the center of Section 36, T80N, R24W; thence East 1,231 feet; thence North along the North/South centerline of the Northeast 1/4 of Section 36, T80N, R24W to the centerline of Oralabor Road; thence West to a point 480 feet East of the North quarter corner of the Northwest 1/4 of Section 36, T80N, R24W; thence South 867.5 feet; thence West 480 feet; thence North to the centerline of Southeast Oralabor Road; thence West to the intersection of South Ankeny Boulevard and Southeast Oralabor Road; thence West to the East right-of-way line of N.W. Polk City Road; thence North along said right-of-way to the North line of Section 27, T80N, R24W; thence West to the Northwest corner of Section 27, T80N, R24W; thence North along the West line of Section 22, T80N, R24W to the North right-of-way line of S.W. 3rd Street; thence East along the North right-of-way line of S.W. 3rd Street to its intersection with the East right-of-way line of S.W. State Street; thence South along said East right-of-way line to its intersection with the North line of the South 2 of Section 23, T80N, R24W; thence East to the East right-of-way line of South Ankeny Boulevard; thence South along said right-of-way line to the North right-of-way line of S.E. Magazine Road; thence East to the West right-of-way line of Interstate 35; thence North along said line to the centerline of E. 1st Street; thence East to the point of beginning.

AMENDMENT NO. 1 AREA

Beginning at the south 1/4 corner of Section 19, T80N, R23W; thence east to the east line of the west 14 acres of the NW 1/4 of the NE 1/4 of Section 30, T80N, R23W; thence south to the north line of the SW 1/4 of the NE 1/4 of Section 30, T80N, R23W; thence east to the east line of the SW 1/4 of the NE 1/4 of Section 30, T80N, R23W; thence south along said line to a point 1319.43' E and 431.12' N of the S 1/4 corner of Section 30; thence N 89E 39' 54" W, 12.86'; thence S 00E 20'

06" W, 33.22'; thence S 89E 41' 23" W, 135.80'; thence S 03E 29' 07" W, 43.21'; thence N 89E 48' 56" W, 269.48'; thence S 01E 28' 18" E, 355.09' to the S line of Section 30; thence westerly along said line to the west line of the E 15.36 acres of the NW 1/4 of the NE 1/4 of Section 31, thence S to the S line of the NW 1/4 of the NE 1/4 of Section 31; thence easterly to the E line of Section 31; thence S along said E Section line 1840.72'; thence N 89E 55' 58" W, 813.52'; thence S 00E 00' 00" E, 5285.02'; thence N 88E 37' 53" W, 1,010.29'; thence N 00E 00' 00" E, 763.43'; thence N 88E 21' 58" W, 835.19'; thence N 00E 08' 03" E, 415.28'; thence westerly to the E ROW line of I-35; thence northerly along said ROW line to the S line of the N 2 of the SW 1/4 of Section 31; thence east to the southeast corner of the NE 1/4 of the SW 1/4 of Section 31; thence north along the centerline of section 31, T80N, R23W to the north line of the south 2 of the SW 1/4 of Section 30; thence west to the east ROW line of I-35; thence northerly along said ROW to the north line of Section 30; thence east along said north line to the P.O.B.

AND

The NE 1/4 of the SE 1/4 of the SE 1/4, and the west 60 acres of the south 2 of the SE 1/4, and the SE 1/4 of the SE 1/4 of the SE 1/4, all in Section 36, Township 80 North, Range 24 West of the 5th P.M., Polk County, Iowa, and Lot 1 in Carney Acres an official plat in Polk County, Iowa and the abandoned railroad right-of-way lying east of and adjacent to the east line of said Lot 1 in Carney Acres, and;

Beginning at a point on the East line of said SE 1/4 of Section 36 being 725.61 feet South of the East 1/4 corner of said Section 36; thence continuing South 00E 00' East, along said East line 596.85 feet to the SE 1/4 corner of the North 2 of said SE 1/4, Section 36; thence South 89E 46' 31" West, along the South line of the North 2 of the SE 1/4 said Section 36, 948.78 feet; thence North 00E 00' East, 596.85 feet; thence North 89E 46' 31" East, 948.78 feet to the point of beginning.

AND

Beginning at a point at the intersection of the north and west lines of Oralabor Cemetery; thence south to the south line of Oralabor Cemetery; thence east to the west ROW of the Chicago and Northwestern Railroad; thence southerly along said ROW to a point 613' north of the south line of the NW 1/4 of Section 36; thence west 1256'; thence south to the south line of the NW 1/4 of Section 36; thence east to the west ROW line of the Chicago and Northwestern R.R.; thence southwestly along said ROW to the intersection of a line parallel to and 625' south of the north line of the south 2 of Section 32; thence west 2010.36'; thence north along the west line of Section 36 to the NW corner of Section 36; thence west to the west ROW line of S. Ankeny Blvd.; thence south along said ROW 350'; thence west 260'; thence south 142'; thence south along said ROW line to the south line of NE 1/4; thence west to the center of said section; thence north to the south ROW line of SW Ankeny Road; thence southwestly along said ROW line to a point on the south line of the NW 1/4 of Section 35; thence west along said line to the west ROW line

Final

of SW Ankeny Road; thence S 56E 26' 00" W, 509.6'; thence southwesterly 605.4' on an 828.9' radius curve concave southeasterly, the cord for which bears S 35E 30' 30" W and has a length of 592.1'; thence S 79E 02' 00" W, 48.8'; thence N 10E 58' 00" W, 779.9' to the N line of the SE 1/4 of Section 34; thence west along said line to a point being the west ROW line of NW Polk City Dr.; thence north along said ROW line to a point on the north line of Section 34; thence east along the north Section line of Section 34 to a point on the north Section line of Section 36, T80N, R24W being the point of beginning.

AMENDMENT NO. 2 AREA

Area A

Clark

Polk County Geo Parcel Number: 8023-30-451-012

Polk County Geo Parcel Number: 8023-30-451-013

Lauridsen

Polk County Geo Parcel Number: 8023-30-476-013

Polk County Geo Parcel Number: 8023-30-476-014

Polk County Geo Parcel Number: 8023-30-476-015

Polk County Geo Parcel Number: 8023-30-476-016

Polk County Geo Parcel Number: 8023-30-476-017

Polk County Aviation Authority

Polk County Geo Parcel Number: 8023-31-200-006

Polk County Geo Parcel Number: 8023-31-200-007

Polk County Geo Parcel Number: 8023-31-200-011

Robert Johnson and Kathryn Zimmer

Polk County Geo Parcel Number: 8023-31-200-010

Polk County Geo Parcel Number: 8023-32-101-002

Area B

Polk County Aviation Authority

Polk County Geo Parcel Number: 8023-31-400-029

Mc Dermott

Polk County Geo Parcel Number: 8023-31-400-026

Polk County Geo Parcel Number: 8023-31-400-027

Wangsness

Polk County Geo Parcel Number: 8023-31-400-023

Area C

Sheldahl & Associates, Incorporated

A PART OF THE SOUTHEAST 1/4 OF SECTION 28 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 27, ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 0° 21' 52" EAST, 214.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW ORALABOR ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 88° 15' 58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 111.62 FEET; THENCE SOUTH 84° 50' 56" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 302.85 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 11,564.12 FEET, WHOSE ARC LENGTH IS 2.08 FEET AND WHOSE CHORD BEARS SOUTH 85° 02' 22" WEST, 2.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW WOODBURY LANE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.14 FEET AND WHOSE CHORD BEARS NORTH 50° 06' 51" WEST, 35.26 FEET; THENCE NORTH 5° 15' 45" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 186.57 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND

A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 525.00 FEET, WHOSE ARC LENGTH IS 8.47 FEET AND WHOSE CHORD BEARS NORTH 5° 42'56" WEST, 8.47 FEET; THENCE NORTH 84° 50' 57" EAST, 600.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF IRVINEDALE DRIVE; THENCE SOUTH 2° 34' 59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 236.40 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF ORALABOR ROAD; THENCE SOUTH 88° 15' 58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 127.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.99 ACRES (130,416 SF).

Warren Mgr Inc.

Polk County Geo Parcel Number: 8024-34-103-003

Warren Transport Inc.

Polk County Geo Parcel Number: 8024-34-103-005

William C. Knapp

Polk County Geo Parcel Number: 8024-34-103-004
(Lot 50, Tradition Greens Plat 1)

Polk County Geo Parcel Number: 8024-34-102-017
(Lot 51, Tradition Greens Plat 1)

AMENDMENT NO. 3 AREA

EX BEG 510.3F E OF NW COR THN S650F W30F S250F E 480F N 900F W 450F TO POB- NE FRL 1/4 LESS RR & RD SEC 1-79-24 Polk County Geo Parcel: 7924-01-200-004

AND

EX E 478.5F- N 2 NE 1/4 LESS RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-200-001

AND

EX BEG 1327.15F E & 789.08F N OF S 1/4 COR SECTION 6 THN W 845.02F NE 556.12F E 763.21F S 531.62F TO POB- SW 1/4 SE 1/4 LESS 1.77 A RY & RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-021

AND

EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE 515.22F SE 231.44F SE 330.78F SE 507.37F W500.63F TO POB- NW FRL 1/4 LYG E OF RR ROW & E OF I-35 & N OF S LN OF N33A OF S 2 LESS RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-100-008

AND

EX 1 SQUARE A NW COR & PARCEL F BK 8529 PG 964 BEG 884.67F E OF NW COR THN E 435F S 545F W 435F N 545F TO POB & BEG 1314.2F N OF W 1/4 COR OF SEC THN N 258F ALNG W LN E 100F S 258F W 100F TO POB- NW 1/4 NW 1/4 LESS 2.24A RD SEC 8-79-23 Polk County Geo Parcel: 7923-08-100-009

AND

1 SQUARE A NW COR NW 1/4 NW 1/4 LESS .458A RD SEC 8-79-23

Polk County Geo Parcel: 7923-08-100-001

AND

PARCEL D S1039.5F W1155F SW 1/4 SW 1/4 LESS 2.94A RD SEC 5-79-23

Polk County Geo Parcel: 7923-05-300-008

AND

EX S 1065.15F- W 757F S OF RR LESS RD SW 1/4 SEC 5-79-23

Polk County Geo Parcel: 7923-05-300-001

AND

EX W 60F RD- BEG 1040.15F N OF SW COR THN E 1155F THN N TO PT 330F S OF N LN THN W TO PT 1584F W OF E LN THN N TO S LN RR THN SWLY ALNG RR TO PT 757F E OF W LN & 1064.5F N OF S LN THN W 757F TO W LN THN S 25F TO POB SW 1/4 SEC 5-79-23 Polk County Geo Parcel: 7923-05-300-002

AND

EX PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR SECTION 6 THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR TOW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB- NW 1/4 SE1/4 LYG S OF RR ROW & -EX E 60F RD EAS- & -EX PAR A N 334.38F S 540.54F E 316.23F SE 1/4- & -EX S 206.16F E 316.23F SE 1/4- & -EX BEG SE COR THN W TO SW COR N 430F SE 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N OF SE COR E 314.5F S240F TO POB- E 2 SE 1/4 LYG SE OF RR ROW SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-020

AND

EX S 240F E 316.23F- & -EX PAR A N334.38F S 540.54F E 316.23F SE 1/4- & -EX S 33F EAS- BEG SE COR THN W TO SW COR N 430F SELY 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N OF SE COR E 314.5F S240F TO POB SE 1/4 SE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-014

AND

EX PAR B 8629 BEING THE W 250.07F ON S LINE & W 250.14F ON N LINE- BEG SE COR THN W 800.48F N 563.75F E 798.65F S 560.1F TO POB NE 1/4 LESS .84A RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-200-016

AND

EX E 60F RD EAS- & -EX W OF LN BEG 550.3F W OF E 1/4 CORNER SECTION 6 THN S 373.99F TO N LN RR ROW- SE 1/4 LYG N OF RR ROW SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-017

AND

EX W 322.5F N 270.15F S 642F & PARCEL L BK 8797 PG 822 BEG NW COR THN E 1293.41F TO W ROW LN I-35 S 436.39F W 1302.23F TO W LN N 436.34F TO POB- SW 1/4 SW FRL 1/4 LESS .64A RD EAS & 4A I-35 SEC 31-80-23

Polk County Geo Parcel: 8023-31-300-013

AND

PARCEL K BK 8651 PG 594 BEG NW COR THN E 1342.64F TO W ROW LN I-35 S 422.26F W 1339.52F TO W LN N 422.26F TO POB NW FRL 1/4 LESS .48A RD EAS SEC 6-79-23 Polk County Geo Parcel: 7923-06-100-011

AND

PARCEL L BK 8797 PG 822 BEG NW COR THN E 1293.41F TO W ROW LN I-35 S 436.39F W 1302.23F TO W LN N 436.34F TO POB SW 1/4 SW FRL 1/4 LESS .45A RD EAS SEC 31-80-23 Polk County Geo Parcel: 8023-31-300-012

AND

PARCEL J BOOK 8651 PG 594 BEG 422.26F S OF NW COR THN E 1339.52F TO WLY ROW LN I-35 S 126.59F SLY 407.62F W 963.8F N 310.15F W 370F TO W LN N 219.31F TO POB NW FRL 1/4 LESS .25A RD EAS SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-012

AND

PAR F 8629-418 BEG CENTER OF SECTION 6 THN E 606.31F S 822.47F SW ALONG N RR ROW LN 302.68F NW 50F SW 403.9F N 1193.67F TO POB SE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-015

AND

PAR D 8629-416 BEG AT CENTER OF SECTION 6 THN N 572.06F E 605.16F S 566.44F W 606.31F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-013

AND

PAR H 8629-420 COMMENCING AT S 1/4 COR SECTION 6 THN E 1327.16F N 1320.7F W 763.27F TO POB THN W 406.9F TO S RR ROW LN NE ALONG RR ROW 555.08F S 8.26F SW 322.06F TO POB SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-018

AND

S 2 NE 1/4 LESS 1.81A RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-200-003

AND

N 2 SE 1/4 LESS 1.81A RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-400-001

AND

NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23 Polk County Geo Parcel: 7923-07-300-011

AND

SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-400-002

AND

S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23

Polk County Geo Parcel: 7923-07-100-009

AND

N 2 NW FRL 1/4 LYG BET RY ROW & I-35 & S OF NE 62ND AVE SEC 7-79-23

Polk County Geo Parcel: 7923-07-100-005

AND

NW 1/4 NE 1/4 & N 2 NW 1/4 LYNG E INTST LESS RD SEC 18-79-23

Polk County Geo Parcel: 7923-18-200-001

AND

E 2 S 2 SW 1/4 LESS 1 A RD & LESS 8.1 A INTST =35 SEC 7-79-23

Polk County Geo Parcel: 7923-07-300-006

AND

EX PAR H 8629-420 COMMENCING AT S 1/4 COR SECTION 6 THN E 1327.16F N 1320.7F W 763.27F TO POB THN W 406.9F TO S RR ROW LN NE ALONG RR ROW 555.08F S 8.26F SW 322.06F TO POB- PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR ROW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-019

AND

PAR E 8629-417 BEG 606.31F E OF CENTER OF SECTION 6 THN E 230.09F S 194.88F E 1010.21F N 194.97F E 250.07F S 373.99F SWLY ALONG N LN RR ROW 1210.85F N 822.47F TO POB SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-016

AND

BEG 1327.15F E & 789.08F N OF S 1/4 COR SECTION 6 THN W 845.02F NE 556.12F E 763.21F S 531.62F TO POB SW 1/4 SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-022

AND

PARCEL L BK 8716 PG 84 BEG 560.01F N & 548.49F W OF E 1/4 COR OF SEC THN W 250.14F N 1493.02F E 249.55F S 1499.83F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-011

AND

BEG 540.15F W OF NE COR THN S 912.22F W 249.55F N 912.22F E 249.25F TO POB NE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-200-017

AND

PAR B 8629-414 BEG 550.3F W OF E 1/4 COR SECTION 6 THN W 250.07F N 563.79F E 250.14F S 562.59F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-015

AND

PAR C 8629-415 BEG 606.31F E OF CENTER OF SECTION 6 THN N 569.44F E 229.97F S 568.44F W 230.09F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-014

AND

BEG 1033.1F E & 55.7F N OF SW COR THN E 624F NE 394.1F NELY 355.7F N 773.6F W 1001.6F SW 1275.2F TO POB SW 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-007

AND

ALL OF THE RAILROAD RIGHT OF WAY LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

ALL OF THE RAILROAD RIGHT OF WAY LYING EAST OF INTERSTATE 35 AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

BEG NW COR THN E1040.31F SW 26.15F SE 68F SWLY ALNG WLY ROW LN I-35 785.25F NW 448.83F W 514.9F N 158.54F W 193.65F N 291.59F TO POB N 2 SW FRL 1/4 LESS RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-300-001

AND

S 16.5F SW1/4 NW FRL 1/4 LYG W INTST SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-008

AND

EX N 282F W 463.4F- & -EX S 16.5F- S 19.98A W 31A S 62.99A NW FRL 1/4 LESS RD LESS 4.8A INTST 35 SEC 6-79-23 Polk County Geo Parcel: 7923-06-100-007

AND

THE ADJACENT 2 RIGHT-OF-WAY OF NE 70th AVENUE, NE 66th AVENUE, NE 62nd AVENUE, NE 54th AVENUE, NE 22nd STREET, NE 29th STREET, INTERSTATE 80 AND INTERSTATE 35 LYING SOUTH OF NE 62ND AVENUE.

AND

THE ADJACENT FULL RIGHT OF WAY OF INTERSTATE 35 LYING NORTH OF NE 62ND AVENUE.

AND

W 322.5F N 270.15F S 642F SW FRL 1/4 LESS .274 A RD SEC 31-80-23

Polk County Geo Parcel: 8023-31-300-003

AND

S 310F N 951.7F W 370F NW 1/4 NW 1/4 LESS 0.178A RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-002

AND

N 2 OF FOLLOWING PARCEL W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 LESS RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-003

AND

N 8 RDS W 20 RDS OF S 19.98 A W 31 A S 62.99 A LESS RD -EX S 1 A RD- NW FRL 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-005

AND

N 132 F E 133.4 F W 463.4 F & S 150 F N 282 F W 463.4 F S 19.98 A W 31 A S 62.99 A NW FRL 1/4 LESS RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-100-006

AND

EX BEG NW COR THN E 1040.31F SW 26.15F SE 68F SWLY ALNG WLY ROW LN I-35 785.25F NW 448.83F W 514.9F N 158.54F W 193.65F N 291.59F TO POB- N 2 SW FRL 1/4 LYG W OF I-35 LESS RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-002

AND

EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-300-008

AND

BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-009

AND

E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-010

AND

EX S 33F & E60F RD EAS- S 206.16F E 316.23F SE 1/4 SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-006

AND

PARCEL A N334.38F S540.54F E316.23F SE 1/4 LESS .46A RD EAS SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-012

AND

LOTS 2 & 3 FRIENDLY HILLS Polk County Geo Parcel: 7924-01-200-002

AND

LOT 1 FRIENDLY HILLS Polk County Geo Parcel: 7924-01-200-003

AND

W 308F N 924F LESS 1.06A RD S 2 SW FRL 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-003

AND

EX S 240F NLY 1154.12F E 110F- E 478.5F N 2 NE 1/4 LESS RD SEC 7-79-23

Polk County Geo Parcel: 7923-07-200-004

AND

EX BEG 540.15F W OF NE COR OF SEC THN S 912.22F W 249.55F N 912.22F E 249.25F TO POB & W 3101.85F MEAS ON S LN & S & E OF LN BEG 77.01F S OF NE COR THN W 46.29F SELY 529.29F TO PT ON E LN 603.52F S OF NE COR- N 912.37F E OF I-35 N 1/4 LESS 2.47A RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-018

AND

E 20A S 2 N OF RR & -EX BEG 1384.73F E & 1.8F S OF NW COR SW 1/4 THN
NE 17.04F SW 11.04F NW 16.89F NE6.4F TO POB- N 2 E OF I-35 & N OF RR
SW FRL 1/4 & E 31.97A S 62.97A NW FRL 1/4 SEC 6-79-23
Polk County Geo Parcel: 7923-06-300-013

AMENDMENT NO. 4 AREA

LOTS, 11, 12, 13 AND 14 OF JOHN DEERE PLACE BEING AN OFFICIAL
PLAT IN THE, CITY OF ANKENY, POLK COUNTY, IOWA; AND

PART OF THE SOUTHEAST 1/4 OF SECTION 22 AND A PART OF THE
SOUTH 2 OF SECTION 23 AND A PART OF SECTION 27 AND A PART OF
THE NORTH 2 OF SECTION 26 ALL BEING IN TOWNSHIP 80 NORTH,
RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY,
IOWA AND DESCRIBED AS FOLLOWS:

AREA 1

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE SOUTH 0°10'58" WEST ALONG THE WEST LINE OF THE
NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°57'08" EAST, 220.00 FEET TO A POINT ON THE EAST
RIGHT-OF-WAY LINE OF SW IRVINEDALE DRIVE AND BEING A POINT
ON THE SOUTHERLY LINE OF JOHN DEERE ACRES, BEING AN
OFFICIAL PLAT IN THE CITY OF
ANKENY, AND SAID POINT ALSO BEING THE POINT OF BEGINNING OF
AREA 1; THENCE NORTH 89°57'08" EAST ALONG THE SOUTHERLY LINE
OF SAID JOHN DEERE ACRES, 2100.20 FEET TO THE NORTHWEST
CORNER OF LOT 11 OF SAID JOHN DEERE PLACE; THENCE SOUTH
0°02'52" EAST ALONG THE WEST LINE OF SAID LOT 11, 2050.77 FEET;
THENCE SOUTH 48°09'39" EAST ALONG THE SOUTHERLY LINE OF SAID
LOT 11, AND THE SOUTHWESTERLY LINE OF LOT 13, AND THE
WESTERLY LINE OF LOT 14, OF SAID JOHN
DEERE PLACE, 913.70 FEET; THENCE SOUTH 0°02'52" EAST ALONG THE
WEST LINE OF SAID LOT 14, A DISTANCE OF 1081.20 FEET TO THE
SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°56'12" EAST
ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 1409.90 FEET
TO THE SOUTHEAST CORNER OF SAID LOT 14 AND BEING A POINT ON
THE
WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET; THENCE
CONTINUING SOUTH 89°56'12" EAST ALONG SAID WESTERLY RIGHT-
OF-WAY LINE, 102.76 FEET; THENCE SOUTHEASTERLY CONTINUING
ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE
CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2934.79 FEET, WHOSE
ARC LENGTH IS 313.64 FEET AND WHOSE CHORD BEARS SOUTH
13°20'49" EAST, 313.49

FEET; THENCE SOUTH 16°24'31" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 321.33 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1839.86 FEET, WHOSE ARC LENGTH IS 651.63 FEET AND WHOSE CHORD BEARS SOUTH 6°15'44" EAST, 648.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW ORALABOR ROAD; THENCE NORTH 88°05'30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 2164.81 FEET; THENCE NORTH 89°26'00" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 866.90 FEET; THENCE SOUTH 86°38'47" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 351.25 FEET; THENCE NORTH 85°57'15" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 387.58 FEET; THENCE NORTH 70°52'24" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 123.18 FEET; THENCE NORTH 58°26'07" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 154.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW IRVINEDALE DRIVE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1834.90 FEET, WHOSE ARC LENGTH IS 163.16 FEET AND WHOSE CHORD BEARS NORTH 38°07'29" WEST, 163.11 FEET; THENCE NORTH 22°46'27" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 450.74 FEET; THENCE NORTH 12°38'22" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 333.88 FEET; THENCE NORTH 10°21'47" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 111.64 FEET; THENCE NORTH 10°25'39" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 88.96 FEET; THENCE SOUTH 6°10'01" WEST, 20.03; THENCE SOUTH 11°49'01" WEST, 520.50 FEET; THENCE SOUTH 11°48'17" WEST, 64.80 FEET; THENCE SOUTH 85°37'19" WEST, 52.70 FEET; THENCE NORTH 3°56'02" WEST, 572.26 FEET; THENCE NORTH 4°23'59" WEST, 10.10 FEET; THENCE NORTH 3°48'59" WEST, 1160.30 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89°52'59" EAST ALONG SAID NORTH LINE, 415.10 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SW IRVINEDALE DRIVE. THENCE NORTH 6°05'38" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 478.25 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 608.50 FEET, WHOSE ARC LENGTH IS 323.15 FEET AND WHOSE CHORD BEARS NORTH 9°06'49" WEST, 319.37 FEET; THENCE NORTH 24°24'48" WEST CONTINUING ALONG SAID EASTERLY RIGHT-

OF-WAY LINE, 801.38 FEET; THENCE NORTH 0°34'44" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 636.12 FEET; THENCE NORTH 9°30'41" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 431.58 FEET TO THE POINT OF BEGINNING AND AREA 1 CONTAINING 316.02 AC (13,765,669 S.F.); AND

AREA 2

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 27 POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 89°59'39" EAST ALONG THE NORTH LINE OF SAID LOT 12 AND ALONG THE SOUTH LINE OF JOHN DEERE ACRES, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, 2363.45 FEET TO THE SOUTHEAST CORNER OF SAID JOHN DEERE ACRES; THENCE NORTH 0°00'21" WEST ALONG THE EAST LINE OF SAID JOHN DEERE ACRES, 1147.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET; THENCE SOUTH 25°32'25" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 33.87 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2221.83 FEET, WHOSE ARC LENGTH IS 1599.52 FEET AND WHOSE CHORD BEARS SOUTH 4°54'59" EAST, 1565.20 FEET; THENCE SOUTH 15°42'27" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2111.09 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 2934.79 FEET, WHOSE ARC LENGTH IS 172.99 FEET AND WHOSE CHORD BEARS SOUTH 14°01'08" WEST, 172.96 FEET; THENCE NORTH 89°52'59" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 118.11 FEET TO THE NORTHEAST CORNER OF LOT 14 OF SAID JOHN DEERE PLACE; THENCE CONTINUING NORTH 89°52'59" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 1345.20 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID JOHN DEERE PLACE; THENCE NORTH 48°09'39" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 601.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 13 AND BEING A POINT ON THE EAST LINE OF LOT 11 OF SAID JOHN DEERE PLACE; THENCE NORTH 0°19'06" EAST ALONG THE EAST LINE OF SAID LOT 11 AND BEING THE WEST LINE OF SAID LOT 12, A DISTANCE OF 2238.79 FEET TO THE POINT OF BEGINNING AND AREA 2 CONTAINING 139.93 AC (6,095,411 S.F.); AND

AREA 3

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89°49'23" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH LINE OF NORTH HOPE, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY AND SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF S. ANKENY BLVD (HWY 69) AND BEING THE POINT OF BEGINNING OF AREA 3; THENCE CONTINUING SOUTH 89°49'23" WEST ALONG THE NORTH LINE OF SAID NORTH HOPE AND ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2579.73 FEET TO THE CENTER OF SAID SECTION 26; THENCE SOUTH 89°49'48" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 2652.19 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 89°52'59" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 242.13 FEET; THENCE SOUTH 0°15'30" WEST, 2415.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW ORALABOR ROAD; THENCE NORTH 88°05'30" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 117.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW STATE STREET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1979.86 FEET, WHOSE ARC LENGTH IS 696.39 FEET AND WHOSE CHORD BEARS NORTH 6°19'56" WEST, 692.80 FEET; THENCE NORTH 16°24'31" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 321.33 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 2794.79 FEET, WHOSE ARC LENGTH IS 1566.57 FEET AND WHOSE CHORD BEARS NORTH 0°21'02" WEST, 1546.14 FEET; THENCE NORTH 15°42'27" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 2111.09 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2361.83 FEET, WHOSE ARC LENGTH IS 1700.31 FEET AND WHOSE CHORD BEARS NORTH 4°54'59" WEST, 1663.83 FEET; THENCE NORTH 25°32'25" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 291.82 TO A POINT ON THE SOUTH LINE OF LOT 3 OF JOHN DEERE PLACE PLAT 2, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY; THENCE NORTH 54°03'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 948.27 FEET; THENCE NORTH 89°57'25" EAST ALONG THE SOUTH LINE OF LOTS 3, 6, 7, 9B, 10B, 12, 13 AND 14 OF SAID JOHN DEERE PLACE PLAT 2, A DISTANCE OF 4092.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SW ORDNANCE ROAD; THENCE SOUTH 32°42'42" EAST ALONG SAID SOUTHWESTERLY

RIGHT-OF-WAY LINE, 394.91 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 905.00 FEET, WHOSE ARC LENGTH IS 509.70 FEET AND WHOSE CHORD BEARS SOUTH 15°46'29" EAST 502.99 FEET; THENCE SOUTH 0°21'35" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 130.20 FEET; THENCE SOUTH 37°03'40" EAST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 477.22 FEET TO A POINT THE WEST RIGHT-OF-WAY LINE OF SAID S. ANKENY BLVD (HWY 69); THENCE SOUTH 0°21'35" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 661.06 FEET; THENCE NORTH 89°59'16" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE SOUTH 0°08'29" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 2640.18 FEET TO THE POINT OF BEGINNING AND AREA 3 CONTAINING 575.20 AC (25,055,657 S.F.)

TOTAL BOUNDARY FOR AREA=S 1, 2 AND 3 CONTAINS 1031.15 AC (44,916,737 S.F.) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AMENDMENT NO. 5 AREA

DLE Seven, LC

Polk County Geo Parcel: 7923-06-100-015

Legal: -EX COM W 1/4 COR OF SEC THN E 1246.93F ALNG S LN TO CONSTRUCTION CNT LN I-35 NE 596.6F, NW 137F TO WLY ROW LN I-35 TO POB THN W 500.78F NELY 776.84F E 182.38F TO WLY ROW LN I-35 SW 666.44F TO POB- S 1/2 OF FOLLOWING PARCEL W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 LESS RD SEC 6-79-23, Polk County, Iowa

Containing: 12.908 Acres

City of Ankeny

Polk County Geo Parcel: 7924-01-426-003

Legal: S 297F W 297F E 347F NE 1/4 SE 1/4 SEC 1-79-24, Polk County, Iowa

Containing: 2.030 Acres

Farrell Rental Property

Polk County Geo Parcel: 7924-01-476-001

Legal: -EX E 150F- LTS 1,2,3 & ALL LT 4 FARRELL PLACE, Polk County, Iowa

Containing: 17.570 Acres

Polk County Geo Parcel: 7924-01-476-002

Legal: E 150F LT 1 FARRELL PLACE, Polk County, Iowa

Containing: 0.570 Acres

Polk County Geo Parcel: 7924-01-476-003

Legal: E 150F LT 2 FARRELL PLACE, Polk County, Iowa

Containing: 0.520 Acres

Polk County Geo Parcel: 7924-01-476-004

Legal: E 150F LT 3 FARRELL PLACE, Polk County, Iowa

Containing: 0.620 Acres

Farrell-Magady Family Farm LLC

Polk County Geo Parcel: 7924-01-476-005

Legal: S 1/2 SE 1/4 SE 1/4 LESS 0.758A RD SEC 1-79-24, Polk County, Iowa

Containing: 19.242 Acres

Silver Land Company, LC

Polk County Geo Parcel: 7923-07-400-003

Legal: SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23, Polk County, Iowa

Containing: 37.560 Acres

AMENDMENT NO. 6 AREA

Amendment No. 6 did not add or remove land.

AMENDMENT NO. 7 AREA

Amendment No. 7 did not add or remove land.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 8 to the Plan ("Amendment No. 8" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to remove undeveloped property from the Area (and add right of way necessary to retain a contiguous area) and add and/or confirm the list of proposed projects to be undertaken within the Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 8 to the Urban Renewal Plan removes land from the Area, as follows:

Property Removed from Amendment No. 1 Subarea by Amendment No. 8

EX S 10F E 282F- LOT 1 CARNEY ACRES Geo Parcel ID: **8024-36-377-001**
AND
PARCEL F BEG 50F E OF S 1/4 COR OF SEC THN N 1321.25F E 262.8F SW
289.09F S 1083F W 100F TO POB S 1/2 SE 1/4 LESS .092A RD SEC 36-80-24
Geo Parcel ID: **8024-36-400-013**
AND
LT 2 CARNEY INDUSTRIAL PLAT 2 Geo Parcel ID: **8024-36-400-032**
AND
LT 1 CARNEY INDUSTRIAL PLAT 2 Geo Parcel ID: **8024-36-400-033**
AND
PARCEL A BK 10158 PG 677 BEG NW COR THN S 490.57F ALNG W LN
TO ROW LN SE RIO CT SLY 97.7F TO SW CORE 122.47F ALNG S LN N
571.18F TO N LN W 157.02F TO POB LT 5 CARNEY INDUSTRIAL PLAT 1
Geo Parcel ID: **8024-36-400-028**
AND
EX PARCEL A BK 10158 PG 677- & -EX PARCEL B BK 15488 PG 862- LT 5
CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-039**
AND
PARCEL B BK 15488 PG 862 BEG SW COR LT 5 AKA SW COR PARCEL A
THN E 122.48F TO SE COR PARCEL A THNN 411F E 305F S 418F W
431.12F TO W LN LT 4 THNNELY 7.89F TO POB LTS 4 & 5 CARNEY
INDUSTRIAL PLAT
Geo Parcel ID: **8024-36-400-040**

AND

EX PARCEL B BK 15488 PG 862- LOTS 3 & 4 CARNEY INDUSTRIAL PLAT 1

Geo Parcel ID: **8024-36-400-041**

And

EX E 20F- LOT 1 LAKEVILLE REALTY PLAT 1

Geo Parcel ID: **8024-36-400-037**

And

EX BEG NE COR THN S 614.88F SWLY 47.02F W 24.98F NELY 54.86F N 609.96F E 20F TO POB- LOT 1 CIRCUIT CITY PLAT 1 Geo Parcel ID: **8024-36-400-034**

And

LOT 1 CHICAGO TUBE AND IRON PLAT 1 Geo Parcel ID: **8024-36-400-010**

And

S 298.23F MEAS PERPENDICULAR TO S LN LT 1 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-027**

And

EX S 298.23F MEAS PERPENDICULAR TO S LN- LT 1 & S 148.5F LT 2 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-031**

And

-EX S 148.5F MEAS PERPENDICULAR TO S LN- LOT 2 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-030**

And

PARCEL K BEG 1320.3F S & 420.66F W OF NE COR THN SW 1224.22F N 865.78F E 879.65F TO POB SW 1/4 SEC 31-80-23 Geo Parcel ID: **8023-31-300-008**

And

BEG 1320.3F S & 267.93F W OF NE COR THN SW 1436.78F N 150.32F NE 1224.22F TO S LN METRO NORTH E 152.73F TO POB SE 1/4 SW 1/4 LESS .05A RD SEC 31-80-23

Geo Parcel ID: **8023-31-300-022**

And

EX PARCEL K BEG 1320.3F S & 420.66F W OF NE COR SW 1/4 THN SW 1224.22F N 865.78F E 879.65F TO POB- & -EX BEG 1320.3F S & 267.93F W OF NE COR THN SW 1436.78F N 150.32F NE 1224.22F TO S LN METRO NORTH E 152.73F TO POB- E 1300.18F LYG E OF I-35 SE 1/4 SW 1/4 LESS RD SEC 31-80-23

Geo Parcel ID: **8023-31-300-023**

And

That part of SE Delaware Ave right-of-way within Section 36, Township 80 North, Range 24 West of the 5th P.M.

Property Removed from Amendment No. 3 (06) Subarea by Amendment No. 8

LOT 2 SAMS CLUB SUBDIVISION Geo Parcel ID: **8023-31-351-001**

And

LOT 1 SAMS CLUB SUBDIVISION Geo Parcel ID: **8023-31-351-002**

And

EX SAMS CLUB SUBDIVISION- & -EX BEG NW COR PARCEL M BOOK 10622 PAGE 478 THN E 50F ALNG N LN PARCEL M S 245.74F TO PT ON WLY LN PARCEL M W

50.01F N 244.32F TO POB- PARCEL M BOOK 10622 PAGE 478 COM SW COR SEC 31 THN N 642F ALNG W LN TO BEG THN N 244.32F TO SW COR PARCEL L BOOK 8797 PAGE 822 E 1302.23F ALNG S LN PARCEL L TO SE COR PARCEL L S 363.63F ALNG WLY ROW INTST HWY 35 SE 161.51F W 1008.86F N 270.15F NW 322.5F TO POB SW

1/4 SW FRL 1/4 SEC 31-80-23 Geo Parcel ID: **8023-31-300-024**

And

EX W 50.02F- W 322.5F N 270.15F S 642F SW FRL 1/4 SEC 31-80-23

Geo Parcel ID: **8023-31-300-020**

And

EX BEG SW COR THN N 372.53F E 50.01F S 371.13F W 50F TO POB- PARCEL N BOOK 10622 PAGE 478 BEG SW COR THN N 371.85F ELY 1331.36F TO WLY ROW LN INTST HWY 35 SELY 363.66F TO NE COR PARCEL K BOOK 8651 PAGE 594 W 1342.64F ALNG N LN PARCEL K TO POB SW 1/4 SW FRL 1/4 SEC 31-80-23

Geo Parcel ID: **8023-31-300-021**

And

That part of SE Delaware Ave right-of-way within in Section 31, Township 80 North, Range 23 West of the 5th P.M.

Property Removed from Amendment No. 3 (08) Subarea by Amendment No. 8

West Side of I-35

LOT 1 FRIENDLY HILLS Geo Parcel ID: **7924-01-200-003**

And

LOTS 2 & 3 FRIENDLY HILLS Geo Parcel ID: **7924-01-200-002**

And

EX W 50F - & -EX N 40F RD EASM- NE 1/4 LYING W OF FRIENDLY HILLS SEC 1-79-24 Geo Parcel ID: **7924-01-200-008**

And

LOT 1 CORPORATE WOODS INDUSTRIAL PARK PLAT 2 Geo Parcel ID: **7924-01-200-012**

And

LOT 2 CORPORATE WOODS INDUSTRIAL PARK PLAT 2 Geo Parcel ID: **7924-01-251-001**

And

LOT 1 CORPORATE WOODS INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7924-01-200-011**

And

THAT PART NE FRL 1/4 LYING S OF FRIENDLY HILLS & LYING S OF CHAPMAN BROTHERS FARM PLAT 1 & LYING NE OF PARCEL "H" BK

15388 PG 273 & LYING NE OF CORPORATE WOODS INDUSTRIAL PARK
PLAT 1 LESS RD SEC 1-79-24

Geo Parcel ID: **7924-01-200-010**

And

PARCEL K BK 8651 PG 594 BEG NW COR THN E1342.64F TO W ROW LN
I-35 S 422.26F W 1339.52F TO W LN N 422.26F TO POB NW FRL 1/4 LESS
.48A RD EAS SEC 6-79-23 Geo Parcel ID: **7923-06-100-011**

And

EX BEG 1330.82F E OF NW COR THN E 8.61F TO WLY ROW LN INTER I-
35 S 126.38F SLY 407.56F TO SE COR W 42.03F NE 535.11F TO POB-
PARCEL J BOOK 8651 PG

594 BEG 422.26F S OF NW COR THN E 1339.52F TO WLY ROW LN I-35
S126.59F SLY 407.62F W 963.8F N 310.15F W 370F TO W LN N 219.31F TO
POB NW FRL 1/4 LESS .25A RD EAS SEC 6-79-23 Geo Parcel ID: **7923-06-
100-013**

And

EX W 50F- S 310F N 951.7F W 370F NW 1/4 NW FRL 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-100-002**

And

EX COM NW COR OF SEC THN S 1611.35F ALNG W LN E 1109.48F TO
POB THN NE 440.32F NE 249.82F E 42.03F TO PRESENT WLY ROW LN I-
35 S 403.31F ALNG WLY ROW LN SWLY 258.55F W 182.38F TO POB- & -
EX W 50F- N 1/2 W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A
NW FRL 1/4 SEC 6-79-23 SEC 6-79-23

Geo Parcel ID: **7923-06-100-016**

And

N 8 RDS W 20 RDS OF S 19.98 A W 31 A S 62.99 A LESS RD -EX S 1 A RD-
NW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-100-005**

And

EX W OF LN BEG 454.78F N & 112.46F ELY OF SW COR THN S 149.8F TO
S LN- N 132F E 133.4F W 463.4F & S 150F N 282F W 463.4F S 19.98A W 31A
S 62.99A NW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-100-017**

And

BEG 304.98F N & 50F E OF SW COR THN E 414.01F N 281.8F E 232.16F SW
208.06F S 286.9F SW 567.25F N 226.42F TO POB SW 1/4 NW FRL 1/4 SEC 6-
79-23

Geo Parcel ID: **7923-06-100-024**

And

BEG 292.56F S & 50F E OF W 1/4 CORNER OF SEC 6-79-23 THN E 143.6F S
90F W 143.6F N 90F TO POB SW 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-
300-019**

And

LOT 1 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-
001**

And

LOT 2 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-002**

And

LOT 3 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-003**

And

LOT 4 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-004**

And

LOT 11 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-001**

And

LOT 10 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-002**

And

LOT 9 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-003**

And

LOT 8 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-351-001**

And

LOT 7 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-351-002**

And

That part of SE Delaware Ave right-of-way within Section 1, Township 79 North, Range 24 West.

And

All right-of-way within in Section 6, Township 79 North, Range 23 West lying West of Interstate 35 Centerline.

East Side of I-35

W 3101.85F MEAS ON S LN N 912.37F N 1/4 LYG E OF I-35 SEC 6-79-23
Geo Parcel ID: **7923-06-200-019**

And

BEG 540.15F W OF NE COR THN S 912.22F W 249.55F N 912.22F E 249.25F
TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-017**

And

EX BEG 540.15F W OF NE COR OF SEC THN S 912.22F W 249.55F N
912.22F E 249.25F TO POB & W 3101.85F MEAS ON S LN & S & E OF LN
BEG 77.01F S OF NE COR THN W 46.29F SELY 529.29F TO PT ON E LN
603.52F S OF NE COR- N 912.37F E OF I-35 N 1/4 LESS 2.47A RD SEC 6-79-
23 Geo Parcel ID: **7923-06-200-018**

And

EX COM SW COR THN E 1246.93F NE 970.08F E 138.28F TO BEG THN NE
144.42F NELY 1245.44F N 999.71F NE 15.32F SE 735.22F S 1010.13F S
338.1F SE 318.65F W 228.11F TO POB- BEG 572.26F N OF CNTR OF SEC

THN N 415.28F W 1354.98F NLY 1024.7F TO N LN E 1991.85F S 1462.98F W 735.15F TO POB N 1/2 SEC 6-79-23

Geo Parcel ID: **7923-06-100-018**

And

BEG 572.26F N & 735.15F E OF SW COR THN N 1462.98F E 1110F S 1493.02F W 1110.45F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-006**

And

PARCEL L BK 8716 PG 84 BEG 560.01F N & 548.49F W OF E 1/4 COR OF SEC THN W 250.14F N 1493.02F E 249.55F S 1499.83F TO POB NE 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-200-011**

And

OUTLOT X CORPORATE WOODS BUSINESS PARK PLAT 2

Geo Parcel ID: **7923-06-176-001**

And

PARCEL B BOOK 12441 PAGE 542 OUTLOT W CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-177-001**

And

LOT 1 CORPORATE WOODS BUSINESS PARK PLAT 2 Geo Parcel ID: **7923-06-176-002**

And

OL Z CORPORATE WOODS BUSINESS PARK PLAT 3 Geo Parcel ID: **7923-06-177-002**

And

LOT 1 CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-100-023**

And

PAR C 8629-415 BEG 606.31F E OF CENTER OF SECTION 6 THN N 569.44F E 229.97F S 568.44F W 230.09F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-014**

And

BEG 800.48F W OF SE COR THN N 563.75F W 1010.41F S 568.43F TO S LN E TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-009**

And

PAR B 8629-414 BEG 550.3F W OF E 1/4 COR SECTION 6 THN W 250.07F N 563.79F E 250.14F S 562.59F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-015**

And

EX PAR B BK 8629 PG 414 BEING THE W 250.07F ON S LN & W 250.14F ON N LN- BEG SE COR THN W 800.48F N 563.75F E 798.65F S 560.1F TO POB NE 1/4 LESS

.84A RD SEC 6-79-23 Geo Parcel ID: **7923-06-200-016**

And

PAR E 8629-417 BEG 606.31F E OF CENTER OF SECTION 6 THN E 230.09F
S 194.88F E 1010.21F N 194.97F E 250.07F S 373.99F SWLY ALONG N LN
RR ROW 1552.98F

N 822.47F TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-016**

And

BEG 800.48F W OF NE COR THN S 195F W 1010.29F N 195F E TO POB SE
1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-001**

And

EX E 60F RD EAS- & -EX W OF LN BEG 550.3F W OF E 1/4 CORNER
SECTION 6 THN S 373.99F TO N LN RR ROW- SE 1/4 LYG N OF RR ROW
SEC 6-79-23

Geo Parcel ID: **7923-06-400-017**

And

PARCEL G BK 8854 PG 242 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC
6 THN N 541.67F W 761.81F NE 310.09F N 19.97F TO S LN RR ROW NELY
ALNG RR ROW 358.13F NW 50F NELY 523.7F NE 696.57F S 501.35F SE
876.36F W 904.99F TO POB SE 1/4 SEC 6-79-23 RR ROW 912.86F NW 50F
NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4 SEC 6-79-
23 Geo Parcel ID: **7923-06-400-019**

And

PRT PAR I BK 8629 PG 421 LYG NE OF CORPORATE WOODS DR SW 1/4
SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-028**

And

EX PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR SECTION 6
THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR ROW
912.86F NW 50F NELY

1220.27F S 501.35F SE 876.36F W 904.99F TO POB- NW 1/4 SE 1/4 LYG S OF
RR ROW & -EX E 60F RD EAS- & -EX PAR A N 334.38F S 540.54F E
316.23F SE 1/4-

& -EX S 206.16F E 316.23F SE 1/4- & -EX BEG SE COR THN W TO SW COR
N 430F SE 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N
OF SE COR E

314.5F S 240F TO POB- E 1/2 SE 1/4 LYG SE OF RR ROW SEC 6-79-23

Geo Parcel ID: **7923-06-400-020**

And

BEG 202.7F N OF SE COR THN NWLY 771.51F NW 37.31F E TO E LN S TO
POB SW 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-026**

And

EX S 240F E 316.23F- & -EX PAR A BK 7359 PG 636-& -EX BEG 316.33F W
SE COR THN W 1010.88F N 202.7F SELY ALNG CUR 603.59F E 440.6F S TO
POB-BEG 316.23F E OF SE COR THN W TO SW COR N 430F SELY 1010F
TO PT 385F N OF S LN THN S TO POB SE

1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-027**

And

PARCEL A N 334.38F S 540.54F E 316.23F SE 1/4 LESS .46A RD EAS SEC 6-
79-23

Geo Parcel ID: **7923-06-400-012**

And

EX S 33F & E60F RD EAS- S 206.16F E 316.23F SE 1/4 SE 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-400-006**

And

LOT 1 4 MILE DRIVE INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7923-05-351-003**

And

OUTLOT Z 4 MILE DRIVE INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7923-05-351-004**

And

OUTLOT X SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-300-022**

And

OUTLOT Z SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: 7923-06-300-023

And

OUTLOT Y SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-300-024**

And

EX COM SW COR OF SEC THN E 1041.8F ALNG S LN N55F TO N ROW LN NE 62ND AV & POB THN NE 623.25F NE 651.55F ALNG EXISTING ROW LN I-35 E 197.44F SW

423.04F SW 888.62F TO N ROW LN NE 62ND AV W TO POB- BEG 1033.1F E & 55.7F N OF SW COR OF SEC THN E 624F NE 394.1F NELY 355.7F N 773.6F W 1001.6F SW 1275.2F TO POB SW 1/4 SEC 6-79-23 Geo Parcel ID:

7923-06-300-017

And

N 1/2 NW FRL 1/4 LYG BET RY ROW & I-35 & S OF NE 62ND AVE SEC 7-79-23

Geo Parcel ID: **7923-07-100-005**

And

EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC 6-79-23 Geo Parcel ID: **7923-06-300-008**

And

BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-009**

And

E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23 Geo Parcel ID: **7923-06-300-010**

And

EX PARCEL I BK 8629 PG 421 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN W 845.01F NE 566.28F E 761.81F S 541.67F TO POB- SW 1/4 SE 1/4 LYING SW OF CORPORATE WOODS DR LESS RY & RD SEC 6-79-23

Geo Parcel ID: **7923-06-400-025**

And

EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE 515.22F SE 231.44F SE 330.78F SE 507.37F W500.63F TO POB- NW FRL 1/4 LYG E OF RR ROW & E OF I-35 & N OF S LN OF N33A OF S 1/2 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-100-008**

And

N 1/2 NE 1/4 LYING W OF SE CROSSWINDS DR LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-006**

And

EX COM NE COR SEC 7 THN W ALNG N LN 478.64F S50.01F TO POB THN S 1264.58F TO S LN OF NE 1/4 NE 1/4 THN W 34.45F N 1264.66F TO S LN OF ROW THN E 34.45F TO POB- & EX E 478.5F- N 1/2 NE 1/4 LYG E OF SE CROSSWINDS DR LESS RD SEC 7-79-23 Geo Parcel ID: **7923-07-200-009**

And

PARCEL I COM NE COR SEC 7 THN W ALNG N LN 478.64F S 50.01F TO POB THN S 1264.58F TO S LN OF NE 1/4 NE 1/4 THN W 34.45F N 1264.66F TO S LN OF ROW THN

E 34.45F TO POB NE 1/4 NE 1/4 SEC 7-79-23 Geo Parcel ID: **7923-07-200-010**

And

EX S 240F NLY 1154.12F E 110F- E 478.5F N 1/2 NE 1/4 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-005**

And

S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23 Geo Parcel ID: **7923-07-100-009**

And

NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23 Geo Parcel ID: **7923-07-300-011**

And

E 1/2 S 1/2 SW 1/4 LESS 1 A RD & LESS 8.1 A INTST=35 SEC 7-79-23

Geo Parcel ID: **7923-07-300-006**

And

S & W OF LN COM E 1/4 COR SEC 7 THN S 171.2F S 247.89F TO BEG THN W 60F TO EXISTING W RD ROW LN N 25.89F NW 70.6F WLY 7.42F ALNG CRV W 571.89F NW

285.63F W 427.09F WLY 121.83F ALNG CRV SW 61.24F SLY 19.46F ALNG CRV SE 10F SW 81.04F NLY 32.77F ALNG CRV NW 64.1F WLY 19.04F ALNG CRV WLY 9.81F

ALNG CRV NW 80.5F ELY 31.24F ALNG CRV NE 64.35F NLY 17.66F ALNG CRV NW 1298.41F NLY 263.87F ALNG CRV TO N LN SW 1/4 NE 1/4 BNG NE 1/4 LESS RD SEC

7-79-23 Geo Parcel ID: **7923-07-400-004**

And

N & E OF A LN COM E 1/4 COR SEC 7 THN S 171.2F TO BEG THN W 60F TO EXISTING W RD ROW LN SW 65.78F SWLY 91.26F ALNG CRV WLY 1216.29F SWLY 103.8F

ALNG CRV SWLY 7.44F ALNG CRV NW 67.92F NWLY 92.33F ALNG CRV
NW 1220.48F NELY 250.75F ALNG CRV TO N LN SW 1/4 NE 1/4 BNG NE
1/4 LESS RD SEC 7-79-23 Geo Parcel ID: **7923-07-200-008**

And

SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-002**

And

NW 1/4 NE 1/4 & N 1/2 NW 1/4 LYNG E INTST LESS RD SEC 18-79-23
Geo Parcel ID: **7923-18-200-001**

And

THAT PART FORMERLY DESCRIBED AS 1 SQUARE A NW COR NW 1/4
NW 1/4 SEC 8-79-23 LOT 1 NORTHSTAR POWER PLAT 1 Geo Parcel ID:
7923-08-101-001

And

EX THAT PART FORMERLY DESCRIBED AS 1 SQUARE A NW COR NW
1/4 NW 1/4 SEC 8-79-23- LOT 1 NORTHSTAR POWER PLAT 1 Geo Parcel
ID: **7923-08-101-002**

And

LOT 2 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-001**

And

LOT 4 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-002**

And

OUTLOT X NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-004**

And

OUTLOT Y NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-005**

And

All right-of-way within in Section 6, Township 79 North, Range 23 West lying East
of Interstate 35 centerline

And

That part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 79 North,
Range 23 West described as a triangular piece beginning 149.47 feet south and 60
west of the northeast corner, thence 143.85 feet northwesterly to a point that is 50
feet south of the north line, thence east to a point that is 60 feet west of the east line,
thence south to the point of beginning.

Property Removed from Amendment No. 5 Subarea by Amendment No. 8

SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-003**

And

EX COM W 1/4 COR OF SEC THN E 1246.93F ALNG S LN TO
CONSTRUCTION CNT LN I-35 NE 596.6F NW 137F TO WLY ROW LN I-35
TO POB THN W 500.78F NELY 776.84F

E 182.38F TO WLY ROW LN I-35 SW 666.44F TO POB- S 1/2 OF
FOLLOWING PARCEL W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S
62.99A NW FRL 1/4 LESS

RD SEC 6-79-23 Geo Parcel ID: **7923-06-100-015**

WHEREAS, this proposed Amendment No. 8 to the Urban Renewal Plan adds land to the Area to maintain a contiguous area as follows:

Right of Way added by Amendment No. 8

All of SE Delaware Avenue right-of-way lying South of the North line of Lakeville Realty Plat 1 extended Easterly to the Easterly right of way line of SE Delaware Avenue as it currently exists and lying North of the South line of Section 1, Township 79 North, Range 24 West and the South line of Section 6, Township 79 North, Range 23 West.

And

SE Corporate Woods Drive right-of-way lying west of the easterly right-of-way line of SE Convenience Blvd extended southwesterly to the South right-of-way line of SE Corporate Woods Drive as it currently exists

And

All of SE Convenience Blvd right-of-way

And

The west half of NE 29th Street within Section 6, Township 79 North, Range 23 West lying North of the South line of the Union Pacific Railroad right-of-way.

And

SE Four Mile Drive right-of-way lying South of the South line of the Union Pacific Railroad right-of-way in Section 6, Township 79 North, Range 23 West and lying North of the South line of Old Dominion Freight Line Plat 1 extended westerly to the West right-of-way line of SE Four Mile Drive as it currently exists.

And

SE Four Mile Drive right-of-way lying south of the North right-of-way line of SE Northstar Drive extended westerly to the west right-of-way line of SE Four Mile Drive and lying North of the south line of Northstar Power Plat 1 extended westerly to the west right-of-way line of SE Four Mile Drive.

And

The west half of NE 29th Street/SE Four Mile Drive lying south of the south line of Northstar Power Play 1 extended westerly to the west right of way line of NE 29th Street and lying north of the South right-of-way line of SE 77th Street extended easterly to the centerline of NE 29th Street/SE Four Mile Drive.

And

That part of the SE 72nd Street right-of-way that lies between the westerly and easterly right-of-way lines of SE Moyer Drive extended southerly to the south right-of-way line of SE 72nd Street.

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications

to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ANKENY, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on February 26, 2018, in the Council Chambers, City Hall, 410 West First Street, Ankeny, Iowa, at 2:00 P.M., and the Economic Development Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF ANKENY, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 8 TO THE 1989 ANKENY
ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN FOR
THE CITY OF ANKENY, STATE OF IOWA

The City of Ankeny, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 2:00 P.M. on February 26, 2018, in the Council Chambers, City Hall, 410 West First Street, Ankeny, Iowa concerning a proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Director, or his delegate, as the designated representative of the City of Ankeny, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 19th day of February, 2018.

City Clerk, City of Ankeny, State of Iowa

(End of Notice)

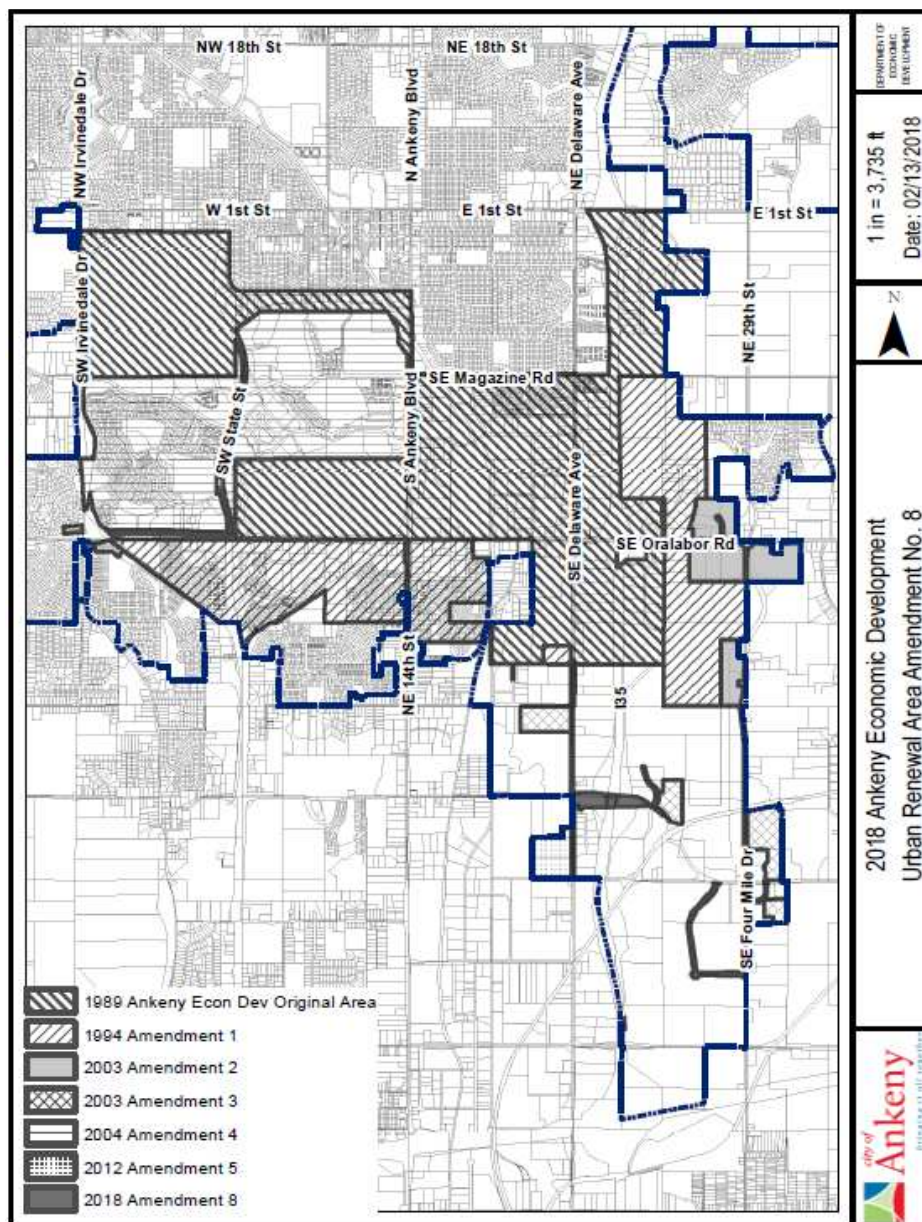
Section 3. That a public hearing shall be held on the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan before the City Council at its meeting which commences at 5:30 P.M. on March 19, 2018, in the Council Chambers, City Hall, 410 West First Street, Ankeny, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 8 TO THE 1989 ANKENY
ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN FOR AN
URBAN RENEWAL AREA IN THE CITY OF ANKENY, STATE OF
IOWA

The City Council of the City of Ankeny, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on March 19, 2018 in the Council Chambers, City Hall, 410 West First Street, Ankeny, Iowa, to consider adoption of a proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Ankeny, State of Iowa, which is depicted in the following map:



A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Ankeny, Iowa.

The City of Ankeny, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment, and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan, as amended, and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 8 removes undeveloped property from the Area (and adds right of way to retain a contiguous area) and adds and/or confirms the list of proposed projects to be undertaken within the Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Ankeny, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 19th day of February, 2018.

City Clerk, City of Ankeny, State of Iowa

Published in the Des Moines Register on the 2nd day of March, 2018.

(End of Notice)

Final

Section 5. That the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 19th day of February, 2018.

Mayor

ATTEST:

City Clerk

AMENDMENT NO. 8

1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN

CITY OF ANKENY, IOWA

Original Area Adopted – 1989

Amendment No. 1 – 1994

Amendment No. 2 – 2003

Amendment No. 3 – 2003

Amendment No. 4 – 2005

Amendment No. 5 – 2012

Amendment No. 6 – 2015

Amendment No. 7 – 2017

Amendment No. 8 - 2018

AMENDMENT NO. 8
to
1989 ANKENY ECONOMIC DEVELOPMENT
URBAN RENEWAL PLAN
CITY OF ANKENY, IOWA

INTRODUCTION

The 1989 Ankeny Economic Development Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the 1989 Ankeny Economic Development Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1989, and amended in 1994, twice in 2003, and again in 2005, 2012, 2015, and 2017, is being further amended to remove undeveloped property (and add right of way necessary to retain a contiguous area) and add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area by this Amendment No. 8 ("Amendment No. 8" or "Amendment").

The material changes by this Amendment include the following:

1. Remove undeveloped property (and add right of way necessary to retain a contiguous area).
2. Add proposed eligible urban renewal projects (Amendment No. 8).
3. Update financial data.

Except as modified by this Amendment, the provisions of the original 1989 Ankeny Economic Development Urban Renewal Plan, as amended by Amendment Nos. 1, 2, 3, 4, 5, 6, and 7, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsections not mentioned in this Amendment shall continue to apply to the Plan.

BASE VALUE

The property included in the original Plan, adopted in 1989, the property added by each amendment, and the property removed by this Amendment No. 8, all depicted in Exhibit C, may be referred to as "Subareas" in this Amendment. The property included in the original Plan, adopted in 1989, is called the "Original Subarea". The property removed and right of way added by this Amendment is called the "Amendment No. 8 Subarea." The Subareas make up the total Urban Renewal Area. The "base valuation" of the Urban Renewal Area will be reduced by this Amendment because a portion of the Area is being removed. Nothing in this Amendment otherwise affects other already established frozen base values for any other portion of the remaining Urban Renewal Area or any Subarea thereof.

DESCRIPTION OF AREA

The legal description of the property being removed from the Urban Renewal Area by this Amendment No. 8 (as well as a description of the right of way being added to connect remaining

parcels in the Area) is attached hereto as Exhibit A. A legal description of each Subarea is set out in Exhibit B, and a depiction of the Area, including all Subareas, is set out in Exhibit C.

AREA DESIGNATION

The Urban Renewal Area has previously been designated as a mixed use area for both the promotion of economic development, commercial and industrial development, and blight remediation. That designation is not changed by this Amendment.

DEVELOPMENT PLAN/ZONING

The City of Ankeny has a general plan for the physical development of the City as a whole outlined in the City's Comprehensive Plan passed by Resolution on September 7, 2010 and last updated February 20, 2017. The goals and objectives of this Urban Renewal Plan, as amended, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

The Urban Renewal Area is zoned a mix of uses. This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development and blight remediation within the Area. The following objectives relate to future land use plans, the need for improved traffic, public utilities, community facilities, and other public improvements within the Areas.

More specific objectives for the development, redevelopment and rehabilitation within the 1989 Ankeny Economic Development Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial, residential and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.

4. To eliminate blighting influences and promote revitalization.
5. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
6. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
7. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To improve recreational, tourism, cultural, and educational opportunities.
10. To enhance the Ankeny community by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage orderly development of the Areas, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa. Activities may include:

- New, rehabilitated, converted, or expanded industrial uses within the Area.
- New, rehabilitated, converted, or expanded commercial uses within the Area.
- Blight remediation

General development activities in the 1989 Ankeny Economic Development Urban Renewal Area may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To finance programs that will directly benefit blight remediation efforts.

4. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
5. To borrow money and to provide security therefor.
6. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
7. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
8. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
9. To undertake the demolition and clearance of existing development.
10. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
11. To use tax increment financing for a number of urban renewal projects, including but not limited to achieving a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure;
12. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment; and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

ELIGIBLE URBAN RENEWAL PROJECT(S) (Amendment No. 8)

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the 1989 Ankeny Economic Development Urban Renewal Plan, as previously amended, the Eligible Urban Renewal Projects under this Amendment include:

1. Public Improvements, including Blight Remediation activities

Public infrastructure improvements are necessary to continue to support economic development and blight remediation in order to attract investment and reinvestment. The costs listed below include but are not limited to the costs associated with infrastructure development, streets, driveways, signals, lighting, streetscapes, sidewalks and trails, water, sanitary sewer, storm water management and related items to enhance and create opportunity in the Original Subarea subsequent Subareas added by amendment. The projects listed in the chart below are likely to be completed in phases over one to five years.

Blight Remediation Improvements

Blight remediation improvements are necessary within the Original Urban Renewal Plan Area, defined further within Amendment #4 and locally known as Prairie Trail. This area included an old landfill and treatment plant site; an ordnance plant and site operated by a contractor for the Department of Defense and sold to other entities; and a field location for Iowa State University research among other past uses. Projects to date have included remediation of the landfill and treatment plant site, removal of several ordnance plant buildings, site remediation and the construction of public improvements including water, sanitary sewer, storm water management, streets, public facilities and parks to encourage the infilling of this area to enhance its reuse as a mixed use new urbanist neighborhood. Anticipated projects to continue these activities are identified in the chart below. Blight remediation projects not only include projects that demolish and clean up blighted properties, but also must include the second half of blight remediation, which is the redevelopment or construction of new buildings or new uses and infrastructure for the blighted area.

Urban Renewal Project Description	Estimated Time Period	Estimated Cost to be reimbursed by tax increment financing	Rationale
SW Plaza Parkway and SW College Avenue Extension	2018-2022	\$2,460,000 – \$4,920,000	Continuation of blight elimination by providing important infrastructure connections to support continued investment.
SW Des Moines Street Trunk Sewer - SW Magazine Road to SW Elm Street	2018-2022	\$414,000 - \$828,000	Continuation of blight elimination by providing important infrastructure connections to support continued investment.
SW Des Moines Street - SW Prairie Trail Parkway to SW Magazine Road – multiple phases	2018-2022	\$5,300,000 - \$10,600,000	Continuation of blight elimination by providing important infrastructure

			connections to support continued investment.
The District at Prairie Trail - SW Market Street	2018-2022	\$1,240,000 - \$2,480,000	Continuation of blight elimination by providing important infrastructure connections to support continued investment.
SW Prairie Trail Parkway Sidewalk Improvements	2018-2022	\$125,000 - \$250,000	Continuation of blight elimination by providing a desirable amenity for prospective new businesses.
SW State Street and SW Magazine Road Intersection Improvements	2018-2022	\$650,000 - \$1,300,000	Continuation of blight elimination by providing important infrastructure connections to support continued investment.
SE Creekview Drive Drainage and Paving Improvements - multiple phases	2018-2022	\$1,350,000 - \$2,700,000	Continuation of blight elimination by upgrading infrastructure to support new commercial development.
SE Hulsizer Road Realignment – multiple phases	2018-2022	\$1,799,000 - \$3,598,000	Redesigning roadway to improve safety and support business retention and commercial development.
Total		Not to exceed - \$13,338,000 to \$26,676,000	

Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.

2. **Tax Rebate or other Development Agreements**

Development Agreements: The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax

rebates, infrastructure assistance and other incentives. The City Council has in the past generally considered incentives such as property tax rebates ranging from 50% to 100% of the property tax increment generated from the increased assessed valuation by the construction of the eligible project. However, the City has discretion to change the use of incentives at any time without notice, depending on the facts and circumstances. Certain tax levies are not included as part of the property tax increment rebates, such as debt service levies, certain school levies, and other levies as may be determined by the legislature. The City's use of property tax increment rebates as an incentive for a project is also impacted by a project's use of or eligibility for tax abatement under the City's industrial tax abatement ordinance (Iowa Code Chapter 427.B) or other incentives. In Amendment No. 5, the cost of development agreements was separately estimated for the various Business Parks or commercial/industrial development areas within the Area. With Amendment No. 6, the City estimated the total costs to be funded or reimbursed from tax increment for all types of incentives described above within the entire Area. Consistent with the approach adopted in Amendment No. 6 and utilized again in Amendment No. 7, in this Amendment No. 8 the City estimates that the costs of such development agreements in this Area going forward will not exceed \$30,000,0000, unless the Plan is amended at a future time.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Costs associated with attorney and bond counsel review of urban renewal activities and development agreements, economic planning and engineering related studies, and other administrative costs.	Market or program driven as need arises.	Not to exceed \$500,000

FINANCIAL DATA

1.	July 1, 2017 constitutional debt limit:	\$245,580,138
2.	Current outstanding general obligation debt:	\$129,162,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 8) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues	\$43,838,000 to \$57,176,000 for future projects (Amendment No. 8). This total does not include financing costs related to debt issuance, which

	from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	will be incurred over the life of the Area.
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URBAN RENEWAL FINANCING

The City of Ankeny intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Ankeny has the statutory authority to use a variety of tools to finance physical improvements within the Areas. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements or economic development incentives associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development, redevelopment or other Urban Renewal projects. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

Notwithstanding prior plan provisions, the City will follow any and all applicable requirements for the acquisition and disposition of property upon terms and conditions in the discretion of the City Council.

Notwithstanding prior plan provisions, the City will enter into development agreements and other agreements with developers upon terms and conditions in the discretion of the City Council.

RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

URBAN RENEWAL PLAN AMENDMENTS

The Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The City Council may amend the Plan in accordance with applicable state law.

EFFECTIVE PERIOD

The Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, ordinance or any other document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The Original 1989 Urban Renewal Area and Plan was adopted in March of 1989 and debt was certified thereafter. The Original Plan contained no sunset and none was required by law at the time of adoption; accordingly, the Original Subarea has no sunset. Amendment No. 1 to the 1989 Urban Renewal Area and Plan was adopted in February of 1994, and debt was certified shortly thereafter. The City self-imposed a sunset date as to the Amendment No. 1 Subarea that was not required by statute. The self-imposed sunset was June 30, 2004 and effective "thereafter for so long as necessary for incremental taxes pursuant to Section 403.19, Code of Iowa, 1993, or successor provisions, to fully pay all loans, monies advanced or indebtedness incurred by the City of Ankeny, Iowa, to finance or refinance the Urban Renewal Project". The City has certified for incremental taxes continuously since Amendment No. 1 was adopted in order to pay for loans,

monies advanced or indebtedness incurred by the City so the Amendment No. 1 self-imposed sunset has not expired. In Amendment No. 5, the City eliminated this self-imposed sunset and elected the same sunset for the Amendment No. 1 Subarea as is applicable to the Amendment No. 2 Subarea, or Fiscal Year 2023/2024. The Amendment No. 2 Subarea was approved by the City Council on May 19, 2003, and debt was certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 2 Subarea. The Amendment No. 3 Subarea was approved by the City Council on November 17, 2003, and debt certified in 2003; therefore fiscal year 2023/2024 is the last year that tax increment can be collected in the Amendment No. 3 Subarea. Amendment No. 4 designated property within the Original Subarea as appropriate for blight remediation. Notwithstanding any inconsistent document, no sunset exists for an Urban Renewal Area that contains blight, so the Amendment No. 4 Subarea has no sunset. The Amendment No. 5 Subarea was approved by the City Council in 2012, and debt certified in 2012; therefore fiscal year 2032/2033 is the last year that tax increment can be collected in the Amendment No. 5 Subarea. Amendment No. 6 and 7 did not add land so no sunset date applies. Likewise, no sunset applies to the Amendment No. 8 Subarea because Amendment No. 8 primarily removes property, and the property added by Amendment No. 8 is public right of way and no increment will be collected therefrom.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan or this Amendment not determined to be invalid or unconstitutional.

EXHIBIT A

Legal Description of the Amendment No. 8 Subarea

Property Removed from Amendment No. 1 Subarea by Amendment No. 8

EX S 10F E 282F- LOT 1 CARNEY ACRES Geo Parcel ID: **8024-36-377-001**

AND

PARCEL F BEG 50F E OF S 1/4 COR OF SEC THN N 1321.25F E 262.8F SW 289.09F S
1083F W 100F TO POB S 1/2 SE 1/4 LESS .092A RD SEC 36-80-24

Geo Parcel ID: **8024-36-400-013**

AND

LT 2 CARNEY INDUSTRIAL PLAT 2 Geo Parcel ID: **8024-36-400-032**

AND

LT 1 CARNEY INDUSTRIAL PLAT 2 Geo Parcel ID: **8024-36-400-033**

AND

PARCEL A BK 10158 PG 677 BEG NW COR THN S 490.57F ALNG W LN TO ROW LN SE
RIO CT SLY 97.7F TO SW CORE 122.47F ALNG S LN N 571.18F TO N LN W 157.02F TO
POB LT 5 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-028**

AND

EX PARCEL A BK 10158 PG 677- & -EX PARCEL B BK 15488 PG 862- LT 5 CARNEY
INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-039**

AND

PARCEL B BK 15488 PG 862 BEG SW COR LT 5 AKA SW COR PARCEL A THN E
122.48F TO SE COR PARCEL A THNN 411F E 305F S 418F W 431.12F TO W LN LT 4
THNNELY 7.89F TO POB LTS 4 & 5 CARNEY INDUSTRIAL PLAT

Geo Parcel ID: **8024-36-400-040**

AND

EX PARCEL B BK 15488 PG 862- LOTS 3 & 4 CARNEY INDUSTRIAL PLAT 1

Geo Parcel ID: **8024-36-400-041**

And

EX E 20F- LOT 1 LAKEVILLE REALTY PLAT 1

Geo Parcel ID: **8024-36-400-037**

And

EX BEG NE COR THN S 614.88F SWLY 47.02F W 24.98F NELY 54.86F N 609.96F E 20F
TO POB- LOT 1 CIRCUIT CITY PLAT 1 Geo Parcel ID: **8024-36-400-034**

And

LOT 1 CHICAGO TUBE AND IRON PLAT 1 Geo Parcel ID: **8024-36-400-010**

And

S 298.23F MEAS PERPENDICULAR TO S LN LT 1 CARNEY INDUSTRIAL PLAT 1 Geo
Parcel ID: **8024-36-400-027**

And

EX S 298.23F MEAS PERPENDICULAR TO S LN- LT 1 & S 148.5F LT 2 CARNEY
INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-031**

And

-EX S 148.5F MEAS PERPENDICULAR TO S LN- LOT 2 CARNEY INDUSTRIAL PLAT 1
Geo Parcel ID: **8024-36-400-030**

And

PARCEL K BEG 1320.3F S & 420.66F W OF NE COR THN SW 1224.22F N 865.78F E 879.65F TO POB SW 1/4 SEC 31-80-23 Geo Parcel ID: **8023-31-300-008**

And

BEG 1320.3F S & 267.93F W OF NE COR THN SW 1436.78F N 150.32F NE 1224.22F TO S LN METRO NORTH E 152.73F TO POB SE 1/4 SW 1/4 LESS .05A RD SEC 31-80-23

Geo Parcel ID: **8023-31-300-022**

And

EX PARCEL K BEG 1320.3F S & 420.66F W OF NE COR SW 1/4 THN SW 1224.22F N 865.78F E 879.65F TO POB- & -EX BEG 1320.3F S & 267.93F W OF NE COR THN SW 1436.78F N 150.32F NE 1224.22F TO S LN METRO NORTH E 152.73F TO POB- E 1300.18F LYG E OF I-35 SE 1/4 SW 1/4 LESS RD SEC 31-80-23

Geo Parcel ID: **8023-31-300-023**

And

That part of SE Delaware Ave right-of-way within Section 36, Township 80 North, Range 24 West of the 5th P.M.

Property Removed from Amendment No. 3 (06) Subarea by Amendment No. 8

LOT 2 SAMS CLUB SUBDIVISION Geo Parcel ID: **8023-31-351-001**

And

LOT 1 SAMS CLUB SUBDIVISION Geo Parcel ID: **8023-31-351-002**

And

EX SAMS CLUB SUBDIVISION- & -EX BEG NW COR PARCEL M BOOK 10622 PAGE 478 THN E 50F ALNG N LN PARCEL M S 245.74F TO PT ON WLY LN PARCEL M W 50.01F N 244.32F TO POB- PARCEL M BOOK 10622 PAGE 478 COM SW COR SEC 31 THN N 642F ALNG W LN TO BEG THN N 244.32F TO SW COR PARCEL L BOOK 8797 PAGE 822 E 1302.23F ALNG S LN PARCEL L TO SE COR PARCEL L S 363.63F ALNG WLY ROW INTST HWY 35 SE 161.51F W 1008.86F N 270.15F NW 322.5F TO POB SW 1/4 SW FRL 1/4 SEC 31-80-23 Geo Parcel ID: **8023-31-300-024**

And

EX W 50.02F- W 322.5F N 270.15F S 642F SW FRL 1/4 SEC 31-80-23

Geo Parcel ID: **8023-31-300-020**

And

EX BEG SW COR THN N 372.53F E 50.01F S 371.13F W 50F TO POB- PARCEL N BOOK 10622 PAGE 478 BEG SW COR THN N 371.85F ELY 1331.36F TO WLY ROW LN INTST HWY 35 SELY 363.66F TO NE COR PARCEL K BOOK 8651 PAGE 594 W 1342.64F ALNG N LN PARCEL K TO POB SW 1/4 SW FRL 1/4 SEC 31-80-23

Geo Parcel ID: **8023-31-300-021**

And

That part of SE Delaware Ave right-of-way within in Section 31, Township 80 North, Range 23 West of the 5th P.M.

Property Removed from Amendment No. 3 (08) Subarea by Amendment No. 8

West Side of I-35

LOT 1 FRIENDLY HILLS Geo Parcel ID: **7924-01-200-003**

And

LOTS 2 & 3 FRIENDLY HILLS Geo Parcel ID: **7924-01-200-002**

And

EX W 50F - & -EX N 40F RD EASM- NE 1/4 LYING W OF FRIENDLY HILLS SEC 1-79-24

Geo Parcel ID: **7924-01-200-008**

And

LOT 1 CORPORATE WOODS INDUSTRIAL PARK PLAT 2 Geo Parcel ID: **7924-01-200-012**

And

LOT 2 CORPORATE WOODS INDUSTRIAL PARK PLAT 2 Geo Parcel ID: **7924-01-251-001**

And

LOT 1 CORPORATE WOODS INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7924-01-200-011**

And

THAT PART NE FRL 1/4 LYING S OF FRIENDLY HILLS & LYING S OF CHAPMAN BROTHERS FARM PLAT 1 & LYING NE OF PARCEL "H" BK 15388 PG 273 & LYING NE OF CORPORATE WOODS INDUSTRIAL PARK PLAT 1 LESS RD SEC 1-79-24

Geo Parcel ID: **7924-01-200-010**

And

PARCEL K BK 8651 PG 594 BEG NW COR THN E1342.64F TO W ROW LN I-35 S 422.26F W 1339.52F TO W LN N 422.26F TO POB NW FRL 1/4 LESS .48A RD EAS SEC 6-79-23

Geo Parcel ID: **7923-06-100-011**

And

EX BEG 1330.82F E OF NW COR THN E 8.61F TO WLY ROW LN INTER I-35 S 126.38F SLY 407.56F TO SE COR W 42.03F NE 535.11F TO POB- PARCEL J BOOK 8651 PG 594 BEG 422.26F S OF NW COR THN E 1339.52F TO WLY ROW LN I-35 S126.59F SLY 407.62F W 963.8F N 310.15F W 370F TO W LN N 219.31F TO POB NW FRL 1/4 LESS .25A RD EAS SEC 6-79-23 Geo Parcel ID: **7923-06-100-013**

And

EX W 50F- S 310F N 951.7F W 370F NW 1/4 NW FRL 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-100-002**

And

EX COM NW COR OF SEC THN S 1611.35F ALNG W LN E 1109.48F TO POB THN NE 440.32F NE 249.82F E 42.03F TO PRESENT WLY ROW LN I-35 S 403.31F ALNG WLY ROW LN SWLY 258.55F W 182.38F TO POB- & -EX W 50F- N 1/2 W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 SEC 6-79-23 SEC 6-79-23

Geo Parcel ID: **7923-06-100-016**

And

N 8 RDS W 20 RDS OF S 19.98 A W 31 A S 62.99 A LESS RD -EX S 1 A RD- NW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-100-005**

And

EX W OF LN BEG 454.78F N & 112.46F ELY OF SW COR THN S 149.8F TO S LN- N 132F E 133.4F W 463.4F & S 150F N 282F W 463.4F S 19.98A W 31A S 62.99A NW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-100-017**

And

BEG 304.98F N & 50F E OF SW COR THN E 414.01F N 281.8F E 232.16F SW 208.06F S 286.9F SW 567.25F N 226.42F TO POB SW 1/4 NW FRL 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-100-024**

And

BEG 292.56F S & 50F E OF W 1/4 CORNER OF SEC 6-79-23 THN E 143.6F S 90F W 143.6F N 90F TO POB SW 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-019**

And

LOT 1 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-001**

And

LOT 2 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-002**

And

LOT 3 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-003**

And

LOT 4 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-004**

And

LOT 11 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-001**

And

LOT 10 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-002**

And

LOT 9 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-003**

And

LOT 8 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-351-001**

And

LOT 7 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-351-002**

And

That part of SE Delaware Ave right-of-way within Section 1, Township 79 North, Range 24 West.

And

All right-of-way within in Section 6, Township 79 North, Range 23 West lying West of Interstate 35 Centerline.

East Side of I-35

W 3101.85F MEAS ON S LN N 912.37F N 1/4 LYG E OF I-35 SEC 6-79-23 Geo Parcel ID: **7923-06-200-019**

And

BEG 540.15F W OF NE COR THN S 912.22F W 249.55F N 912.22F E 249.25F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-017**

And

EX BEG 540.15F W OF NE COR OF SEC THN S 912.22F W 249.55F N 912.22F E 249.25F TO POB & W 3101.85F MEAS ON S LN & S & E OF LN BEG 77.01F S OF NE COR THN W 46.29F SELY 529.29F TO PT ON E LN 603.52F S OF NE COR- N 912.37F E OF I-35 N 1/4 LESS 2.47A RD SEC 6-79-23 Geo Parcel ID: **7923-06-200-018**

And

EX COM SW COR THN E 1246.93F NE 970.08F E 138.28F TO BEG THN NE 144.42F NELY 1245.44F N 999.71F NE 15.32F SE 735.22F S 1010.13F S 338.1F SE 318.65F W 228.11F TO POB- BEG 572.26F N OF CNTR OF SEC THN N 415.28F W 1354.98F NLY 1024.7F TO N LN E 1991.85F S 1462.98F W 735.15F TO POB N 1/2 SEC 6-79-23

Geo Parcel ID: **7923-06-100-018**

And

BEG 572.26F N & 735.15F E OF SW COR THN N 1462.98F E 1110F S 1493.02F W 1110.45F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-006**

And

PARCEL L BK 8716 PG 84 BEG 560.01F N & 548.49F W OF E 1/4 COR OF SEC THN W 250.14F N 1493.02F E 249.55F S 1499.83F TO POB NE 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-200-011**

And

OUTLOT X CORPORATE WOODS BUSINESS PARK PLAT 2

Geo Parcel ID: **7923-06-176-001**

And

PARCEL B BOOK 12441 PAGE 542 OUTLOT W CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-177-001**

And

LOT 1 CORPORATE WOODS BUSINESS PARK PLAT 2 Geo Parcel ID: **7923-06-176-002**

And

OL Z CORPORATE WOODS BUSINESS PARK PLAT 3 Geo Parcel ID: **7923-06-177-002**

And

LOT 1 CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-100-023**

And

PAR C 8629-415 BEG 606.31F E OF CENTER OF SECTION 6 THN N 569.44F E 229.97F S 568.44F W 230.09F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-014**

And

BEG 800.48F W OF SE COR THN N 563.75F W 1010.41F S 568.43F TO S LN E TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-009**

And

PAR B 8629-414 BEG 550.3F W OF E 1/4 COR SECTION 6 THN W 250.07F N 563.79F E 250.14F S 562.59F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-015**

And

EX PAR B BK 8629 PG 414 BEING THE W 250.07F ON S LN & W 250.14F ON N LN- BEG SE COR THN W 800.48F N 563.75F E 798.65F S 560.1F TO POB NE 1/4 LESS .84A RD SEC 6-79-23 Geo Parcel ID: **7923-06-200-016**

And

PAR E 8629-417 BEG 606.31F E OF CENTER OF SECTION 6 THN E 230.09F S 194.88F E 1010.21F N 194.97F E 250.07F S 373.99F SWLY ALONG N LN RR ROW 1552.98F N 822.47F TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-016**

And

BEG 800.48F W OF NE COR THN S 195F W 1010.29F N 195F E TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-001**

And

EX E 60F RD EAS- & -EX W OF LN BEG 550.3F W OF E 1/4 CORNER SECTION 6 THN S 373.99F TO N LN RR ROW- SE 1/4 LYG N OF RR ROW SEC 6-79-23

Geo Parcel ID: **7923-06-400-017**

And

PARCEL G BK 8854 PG 242 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN N 541.67F W 761.81F NE 310.09F N 19.97F TO S LN RR ROW NELY ALNG RR ROW 358.13F NW 50F NELY 523.7F NE 696.57F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4

SEC 6-79-23 RR ROW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-019**

And

PRT PAR I BK 8629 PG 421 LYG NE OF CORPORATE WOODS DR SW 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-028**

And

EX PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR SECTION 6 THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR ROW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB- NW 1/4 SE 1/4 LYG S OF RR ROW & - EX E 60F RD EAS- & -EX PAR A N 334.38F S 540.54F E 316.23F SE 1/4- & -EX S 206.16F E 316.23F SE 1/4- & -EX BEG SE COR THN W TO SW COR N 430F SE 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N OF SE COR E 314.5F S 240F TO POB- E 1/2 SE 1/4 LYG SE OF RR ROW SEC 6-79-23

Geo Parcel ID: **7923-06-400-020**

And

BEG 202.7F N OF SE COR THN NWLY 771.51F NW 37.31F E TO E LN S TO POB SW 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-026**

And

EX S 240F E 316.23F- & -EX PAR A BK 7359 PG 636-& -EX BEG 316.33F W SE COR THN W 1010.88F N 202.7F SELY ALNG CUR 603.59F E 440.6F S TO POB-BEG 316.23F E OF SE COR THN W TO SW COR N 430F SELY 1010F TO PT 385F N OF S LN THN S TO POB SE 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-027**

And

PARCEL A N334.38F S540.54F E316.23F SE 1/4 LESS .46A RD EAS SEC 6-79-23

Geo Parcel ID: **7923-06-400-012**

And

EX S 33F & E60F RD EAS- S 206.16F E 316.23F SE 1/4 SE 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-400-006**

And

LOT 1 4 MILE DRIVE INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7923-05-351-003**

And

OUTLOT Z 4 MILE DRIVE INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7923-05-351-004**

And

OUTLOT X SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-300-022**

And

OUTLOT Z SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-300-023**

And

OUTLOT Y SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-300-024**

And

EX COM SW COR OF SEC THN E 1041.8F ALNG S LN N55F TO N ROW LN NE 62ND AV & POB THN NE 623.25F NE 651.55F ALNG EXISTING ROW LN I-35 E 197.44F SW

423.04F SW 888.62F TO N ROW LN NE 62ND AV W TO POB- BEG 1033.1F E & 55.7F N
OF SW COR OF SEC THN E 624F NE 394.1F NELY 355.7F N 773.6F W 1001.6F SW
1275.2F TO POB SW 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-017**

And

N 1/2 NW FRL 1/4 LYG BET RY ROW & I-35 & S OF NE 62ND AVE SEC 7-79-23

Geo Parcel ID: **7923-07-100-005**

And

EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC
6-79-23 Geo Parcel ID: **7923-06-300-008**

And

BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL
1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-009**

And

E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23 Geo Parcel ID: **7923-06-300-010**

And

EX PARCEL I BK 8629 PG 421 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN W
845.01F NE 566.28F E 761.81F S 541.67F TO POB- SW 1/4 SE 1/4 LYING SW OF
CORPORATE WOODS DR LESS RY & RD SEC 6-79-23

Geo Parcel ID: **7923-06-400-025**

And

EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE
515.22F SE 231.44F SE 330.78F SE 507.37F W 500.63F TO POB- NW FRL 1/4 LYG E OF RR
ROW & E OF I-35 & N OF S LN OF N33A OF S 1/2 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-100-008**

And

N 1/2 NE 1/4 LYING W OF SE CROSSWINDS DR LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-006**

And

EX COM NE COR SEC 7 THN W ALNG N LN 478.64F S 50.01F TO POB THN S 1264.58F
TO S LN OF NE 1/4 NE 1/4 THN W 34.45F N 1264.66F TO S LN OF ROW THN E 34.45F TO
POB- & EX E 478.5F- N 1/2 NE 1/4 LYG E OF SE CROSSWINDS DR LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-009**

And

PARCEL I COM NE COR SEC 7 THN W ALNG N LN 478.64F S 50.01F TO POB THN S
1264.58F TO S LN OF NE 1/4 NE 1/4 THN W 34.45F N 1264.66F TO S LN OF ROW THN
E 34.45F TO POB NE 1/4 NE 1/4 SEC 7-79-23 Geo Parcel ID: **7923-07-200-010**

And

EX S 240F NLY 1154.12F E 110F- E 478.5F N 1/2 NE 1/4 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-005**

And

S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23 Geo Parcel ID: **7923-07-100-009**

And

NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23 Geo Parcel ID: **7923-07-300-011**

And

E 1/2 S 1/2 SW 1/4 LESS 1 A RD & LESS 8.1 A INTST=35 SEC 7-79-23

Geo Parcel ID: **7923-07-300-006**

And

S & W OF LN COM E 1/4 COR SEC 7 THN S 171.2F S 247.89F TO BEG THN W 60F TO EXISTING W RD ROW LN N 25.89F NW 70.6F WLY 7.42F ALNG CRV W 571.89F NW 285.63F W 427.09F WLY 121.83F ALNG CRV SW 61.24F SLY 19.46F ALNG CRV SE 10F SW 81.04F NLY 32.77F ALNG CRV NW 64.1F WLY 19.04F ALNG CRV WLY 9.81F ALNG CRV NW 80.5F ELY 31.24F ALNG CRV NE 64.35F NLY 17.66F ALNG CRV NW 1298.41F NLY 263.87F ALNG CRV TO N LN SW 1/4 NE 1/4 BNG NE 1/4 LESS RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-004**

And

N & E OF A LN COM E 1/4 COR SEC 7 THN S 171.2F TO BEG THN W 60F TO EXISTING W RD ROW LN SW 65.78F SWLY 91.26F ALNG CRV WLY 1216.29F SWLY 103.8F ALNG CRV SWLY 7.44F ALNG CRV NW 67.92F NWLY 92.33F ALNG CRV NW 1220.48F NELY 250.75F ALNG CRV TO N LN SW 1/4 NE 1/4 BNG NE 1/4 LESS RD SEC 7-79-23 Geo Parcel ID: **7923-07-200-008**

And

SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-002**

And

NW 1/4 NE 1/4 & N 1/2 NW 1/4 LYNG E INTST LESS RD SEC 18-79-23

Geo Parcel ID: **7923-18-200-001**

And

THAT PART FORMERLY DESCRIBED AS 1 SQUARE A NW COR NW 1/4 NW 1/4 SEC 8-79-23 LOT 1 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-101-001**

And

EX THAT PART FORMERLY DESCRIBED AS 1 SQUARE A NW COR NW 1/4 NW 1/4 SEC 8-79-23- LOT 1 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-101-002**

And

LOT 2 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-001**

And

LOT 4 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-002**

And

OUTLOT X NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-004**

And

OUTLOT Y NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-005**

And

All right-of-way within in Section 6, Township 79 North, Range 23 West lying East of Interstate 35 centerline

And

That part of the Northeast ¼ of the Northeast ¼ of Section 7, Township 79 North, Range 23 West described as a triangular piece beginning 149.47 feet south and 60 west of the northeast corner, thence 143.85 feet northwesterly to a point that is 50 feet south of the north line, thence east to a point that is 60 feet west of the east line, thence south to the point of beginning.

Property Removed from Amendment No. 5 Subarea by Amendment No. 8

SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-003**

And

EX COM W 1/4 COR OF SEC THN E 1246.93F ALNG S LN TO CONSTRUCTION CNT LN I-35 NE 596.6F NW 137F TO WLY ROW LN I-35 TO POB THN W 500.78F NELY 776.84F E 182.38F TO WLY ROW LN I-35 SW 666.44F TO POB- S 1/2 OF FOLLOWING PARCEL W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 LESS RD SEC 6-79-23 Geo Parcel ID: **7923-06-100-015**

Right of Way added by Amendment No. 8

All of SE Delaware Avenue right-of-way lying South of the North line of Lakeville Realty Plat 1 extended Easterly to the Easterly right of way line of SE Delaware Avenue as it currently exists and lying North of the South line of Section 1, Township 79 North, Range 24 West and the South line of Section 6, Township 79 North, Range 23 West.

And

SE Corporate Woods Drive right-of-way lying west of the easterly right-of-way line of SE Convenience Blvd extended southwesterly to the South right-of-way line of SE Corporate Woods Drive as it currently exists

And

All of SE Convenience Blvd right-of-way

And

The west half of NE 29th Street within Section 6, Township 79 North, Range 23 West lying North of the South line of the Union Pacific Railroad right-of-way.

And

SE Four Mile Drive right-of-way lying South of the South line of the Union Pacific Railroad right-of-way in Section 6, Township 79 North, Range 23 West and lying North of the South line of Old Dominion Freight Line Plat 1 extended westerly to the West right-of-way line of SE Four Mile Drive as it currently exists.

And

SE Four Mile Drive right-of-way lying south of the North right-of-way line of SE Northstar Drive extended westerly to the west right-of-way line of SE Four Mile Drive and lying North of the south line of Northstar Power Plat 1 extended westerly to the west right-of-way line of SE Four Mile Drive.

And

The west half of NE 29th Street/SE Four Mile Drive lying south of the south line of Northstar Power Play 1 extended westerly to the west right of way line of NE 29th Street and lying north of the South right-of-way line of SE 77th Street extended easterly to the centerline of NE 29th Street/SE Four Mile Drive.

And

That part of the SE 72nd Street right-of-way that lies between the westerly and easterly right-of-way lines of SE Moyer Drive extended southerly to the south right-of-way line of SE 72nd Street.

EXHIBIT B

Legal Description of the Areas and Amendment Areas

ORIGINAL SUBAREA

Beginning at the North quarter corner of Section 19, T80N, R23W; thence South to the South line of the North 2 of the Northeast 1/4 of Section 19; T80N, R23W; thence East to the center of the Northeast 1/4 of Section 19, T80N, R23W; thence South to the South quarter corner of the Northeast 1/4 of Section 19, T80N, R23W; thence West to a point 264 feet West of the center of Section 19, T80N, R23W; thence South 495 feet; thence East to a point 495 feet South of the center of Section 19, T80N, R23W; thence South to the South quarter corner of Section 19, T80N, R23W; thence West to the East right-of-way line of Interstate 35; thence Southerly along said right-of-way to the North line of the South 2 of the Southwest quarter of Section 30, T80N, R23W; thence East to the West line of the Southeast 1/4 of Section 30, T80N, R23W; thence South to the centerline of S.E. Oralabor Road; thence West to the Southeast corner of the SW-1/4 of the SW-1/4 of Section 30, T80N, R28W; thence South 890.35 feet; thence Northeasterly to a point 1,217 feet West of and 630 feet South of the North quarter corner of Section 31, T80N, R23W; thence East 626.6 feet; thence North 562.04 feet; thence East 419.21 feet; thence North 17.96 feet; thence East 171.55 feet to a point 50 feet South of the North quarter corner of Section 31, T80N, R23W; thence South along the North/South centerline of said Section 31, T80N, R23W to the Southeast corner of the NE-1/4 of the SW-1/4 of Section 31, T80N, R23W; thence West along the South line of the N-1/2 of the SW-1/4 of Section 31, T80N, R23W; to the West right-of-way line of S.E. Delaware Avenue; thence North 596.85 feet along said right-of-way line; thence West 903.78 feet; thence South 596.85 feet; thence West 1,642 feet to a point 50 feet East of the Southwest corner of the NW-1/4 of the SE-1/4 of Section 36, T80N, R24W; thence Northerly to a point 89 feet East of the center of Section 36, T80N, R24W; thence East 1,231 feet; thence North along the North/South centerline of the Northeast 1/4 of Section 36, T80N, R24W to the centerline of Oralabor Road; thence West to a point 480 feet East of the North quarter corner of the Northwest 1/4 of Section 36, T80N, R24W; thence South 867.5 feet; thence West 480 feet; thence North to the centerline of Southeast Oralabor Road; thence West to the intersection of South Ankeny Boulevard and Southeast Oralabor Road; thence West to the East right-of-way line of N.W. Polk City Road; thence North along said right-of-way to the North line of Section 27, T80N, R24W; thence West to the Northwest corner of Section 27, T80N, R24W; thence North along the West line of Section 22, T80N, R24W to the North right-of-way line of S.W. 3rd Street; thence East along the North right-of-way line of S.W. 3rd Street to its intersection with the East right-of-way line of S.W. State Street; thence South along said East right-of-way line to its intersection with the North line of the South 2 of Section 23, T80N, R24W; thence East to the East right-of-way line of South Ankeny Boulevard; thence South along said right-of-way line to the North right-of-way line of S.E. Magazine Road; thence East to the West right-of-way line of Interstate 35; thence North along said line to the centerline of E. 1st Street; thence East to the point of beginning.

AMENDMENT NO. 1 SUBAREA

Beginning at the south 1/4 corner of Section 19, T80N, R23W; thence east to the east line of the west 14 acres of the NW 1/4 of the NE 1/4 of Section 30, T80N, R23W; thence south to the north line of the SW 1/4 of the NE 1/4 of Section 30, T80N, R23W; thence east to the east line of the SW 1/4 of the NE 1/4 of Section 30, T80N, R23W; thence south along said line to a point 1319.43' E and 431.12' N of the S 1/4 corner of Section 30; thence N 89E 39' 54" W, 12.86'; thence S 00E 20' 06" W, 33.22'; thence S 89E 41' 23" W, 135.80'; thence S 03E 29' 07" W, 43.21'; thence N 89E 48' 56" W, 269.48'; thence S 01E 28' 18" E, 355.09' to the S line of Section 30; thence westerly along said line to the west line of the E 15.36 acres of the NW 1/4 of the NE 1/4 of Section 31, thence S to the S line of the NW 1/4 of the NE 1/4 of Section 31; thence easterly to the E line of Section 31; thence S along said E Section line 1840.72'; thence N 89E 55' 58" W, 813.52'; thence S 00E 00' 00" E, 5285.02'; thence N 88E 37' 53" W, 1,010.29'; thence N 00E 00' 00" E, 763.43'; thence N 88E 21' 58" W, 835.19'; thence N 00E 08' 03" E, 415.28'; thence westerly to the E ROW line of I-35; thence northerly along said ROW line to the S line of the N 2 of the SW 1/4 of Section 31; thence east to the southeast corner of the NE 1/4 of the SW 1/4 of Section 31; thence north along the centerline of section 31, T80N, R23W to the north line of the south 2 of the SW 1/4 of Section 30; thence west to the east ROW line of I-35; thence northerly along said ROW to the north line of Section 30; thence east along said north line to the P.O.B.

AND

The NE 1/4 of the SE 1/4 of the SE 1/4, and the west 60 acres of the south 2 of the SE 1/4, and the SE 1/4 of the SE 1/4 of the SE 1/4, all in Section 36, Township 80 North, Range 24 West of the 5th P.M., Polk County, Iowa, and Lot 1 in Carney Acres an official plat in Polk County, Iowa and the abandoned railroad right-of-way lying east of and adjacent to the east line of said Lot 1 in Carney Acres, and;

Beginning at a point on the East line of said SE 1/4 of Section 36 being 725.61 feet South of the East 1/4 corner of said Section 36; thence continuing South 00E 00' East, along said East line 596.85 feet to the SE 1/4 corner of the North 2 of said SE 1/4, Section 36; thence South 89E 46' 31" West, along the South line of the North 2 of the SE 1/4 said Section 36, 948.78 feet; thence North 00E 00' East, 596.85 feet; thence North 89E 46' 31" East, 948.78 feet to the point of beginning.

AND

Beginning at a point at the intersection of the north and west lines of Oralabor Cemetery; thence south to the south line of Oralabor Cemetery; thence east to the west ROW of the Chicago and Northwestern Railroad; thence southerly along said ROW to a point 613' north of the south line of the NW 1/4 of Section 36; thence west 1256'; thence south to the south line of the NW 1/4 of Section 36; thence east to the west ROW line of the Chicago and Northwestern R.R.; thence southwesterly along said ROW to the intersection of a line parallel to and 625' south of the north line of the south 2 of Section 32; thence west 2010.36'; thence north along the west line of

Final

Section 36 to the NW corner of Section 36; thence west to the west ROW line of S. Ankeny Blvd.; thence south along said ROW 350'; thence west 260'; thence south 142'; thence south along said ROW line to the south line of NE 1/4; thence west to the center of said section; thence north to the south ROW line of SW Ankeny Road; thence southwesterly along said ROW line to a point on the south line of the NW 1/4 of Section 35; thence west along said line to the west ROW line of SW Ankeny Road; thence S 56E 26' 00" W, 509.6'; thence southwesterly 605.4' on an 828.9' radius curve concave southeasterly, the cord for which bears S 35E 30' 30" W and has a length of 592.1'; thence S 79E 02' 00" W, 48.8'; thence N 10E 58' 00" W, 779.9' to the N line of the SE 1/4 of Section 34; thence west along said line to a point being the west ROW line of NW Polk City Dr.; thence north along said ROW line to a point on the north line of Section 34; thence east along the north Section line of Section 34 to a point on the north Section line of Section 36, T80N, R24W being the point of beginning.

EXCEPT FOR THE FOLLOWING PARCELS REMOVED BY AMENDMENT NO. 8:

EX S 10F E 282F- LOT 1 CARNEY ACRES Geo Parcel ID: **8024-36-377-001**

AND

PARCEL F BEG 50F E OF S 1/4 COR OF SEC THN N 1321.25F E 262.8F SW 289.09F S 1083F W 100F TO POB S 1/2 SE 1/4 LESS .092A RD SEC 36-80-24

Geo Parcel ID: **8024-36-400-013**

AND

LT 2 CARNEY INDUSTRIAL PLAT 2 Geo Parcel ID: **8024-36-400-032**

AND

LT 1 CARNEY INDUSTRIAL PLAT 2 Geo Parcel ID: **8024-36-400-033**

AND

PARCEL A BK 10158 PG 677 BEG NW COR THN S 490.57F ALNG W LN TO ROW LN SE RIO CT SLY 97.7F TO SW CORE 122.47F ALNG S LN N 571.18F TO N LN W 157.02F TO POB LT 5 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-028**

AND

EX PARCEL A BK 10158 PG 677- & -EX PARCEL B BK 15488 PG 862- LT 5 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-039**

AND

PARCEL B BK 15488 PG 862 BEG SW COR LT 5 AKA SW COR PARCEL A THN E 122.48F TO SE COR PARCEL A THNN 411F E 305F S 418F W 431.12F TO W LN LT 4 THNNELY 7.89F TO POB LTS 4 & 5 CARNEY INDUSTRIAL PLAT

Geo Parcel ID: **8024-36-400-040**

AND

EX PARCEL B BK 15488 PG 862- LOTS 3 & 4 CARNEY INDUSTRIAL PLAT 1

Geo Parcel ID: **8024-36-400-041**

And

EX E 20F- LOT 1 LAKEVILLE REALTY PLAT 1

Geo Parcel ID: **8024-36-400-037**

And

EX BEG NE COR THN S 614.88F SWLY 47.02F W 24.98F NELY 54.86F N 609.96F E 20F TO POB- LOT 1 CIRCUIT CITY PLAT 1 Geo Parcel ID: **8024-36-400-034**

And

LOT 1 CHICAGO TUBE AND IRON PLAT 1 Geo Parcel ID: **8024-36-400-010**

And

S 298.23F MEAS PERPENDICULAR TO S LN LT 1 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-027**

And

EX S 298.23F MEAS PERPENDICULAR TO S LN- LT 1 & S 148.5F LT 2 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-031**

And

-EX S 148.5F MEAS PERPENDICULAR TO S LN- LOT 2 CARNEY INDUSTRIAL PLAT 1 Geo Parcel ID: **8024-36-400-030**

And

PARCEL K BEG 1320.3F S & 420.66F W OF NE COR THN SW 1224.22F N 865.78F E 879.65F TO POB SW 1/4 SEC 31-80-23 Geo Parcel ID: **8023-31-300-008**

And

BEG 1320.3F S & 267.93F W OF NE COR THN SW 1436.78F N 150.32F NE 1224.22F TO S LN METRO NORTH E 152.73F TO POB SE 1/4 SW 1/4 LESS .05A RD SEC 31-80-23 Geo Parcel ID: **8023-31-300-022**

And

EX PARCEL K BEG 1320.3F S & 420.66F W OF NE COR SW 1/4 THN SW 1224.22F N 865.78F E 879.65F TO POB-& -EX BEG 1320.3F S & 267.93F W OF NE COR THN SW 1436.78F N 150.32F NE 1224.22F TO S LN METRO NORTH E 152.73F TO POB- E 1300.18F LYG E OF I-35 SE 1/4 SW 1/4 LESS RD SEC 31-80-23

Geo Parcel ID: **8023-31-300-023**

And

That part of SE Delaware Ave right-of-way within Section 36, Township 80 North, Range 24 West of the 5th P.M.

AMENDMENT NO. 2 SUBAREA

Area A

Clark

Polk County Geo Parcel Number: 8023-30-451-012

Polk County Geo Parcel Number: 8023-30-451-013

Lauridsen

Polk County Geo Parcel Number: 8023-30-476-013

Polk County Geo Parcel Number: 8023-30-476-014

Polk County Geo Parcel Number: 8023-30-476-015

Polk County Geo Parcel Number: 8023-30-476-016

Polk County Geo Parcel Number: 8023-30-476-017

Polk County Aviation Authority

Polk County Geo Parcel Number: 8023-31-200-006

Polk County Geo Parcel Number: 8023-31-200-007

Polk County Geo Parcel Number: 8023-31-200-011

Robert Johnson and Kathryn Zimmer

Polk County Geo Parcel Number: 8023-31-200-010

Polk County Geo Parcel Number: 8023-32-101-002

Area B

Polk County Aviation Authority

Polk County Geo Parcel Number: 8023-31-400-029

Mc Dermott

Polk County Geo Parcel Number: 8023-31-400-026

Polk County Geo Parcel Number: 8023-31-400-027

Wangsness

Polk County Geo Parcel Number: 8023-31-400-023

Area C

Sheldahl & Associates, Incorporated

A PART OF THE SOUTHEAST 1/4 OF SECTION 28 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 27, ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 0° 21' 52" EAST, 214.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW ORALABOR ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 88° 15' 58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 111.62 FEET; THENCE SOUTH 84° 50' 56" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 302.85 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 11,564.12 FEET, WHOSE ARC LENGTH IS 2.08 FEET AND WHOSE CHORD BEARS SOUTH 85° 02' 22" WEST, 2.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW WOODBURY LANE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.14 FEET AND WHOSE CHORD BEARS NORTH 50° 06' 51" WEST, 35.26 FEET; THENCE NORTH 5° 15' 45" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 186.57 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 525.00 FEET, WHOSE ARC LENGTH IS 8.47 FEET AND WHOSE CHORD BEARS NORTH 5° 42' 56" WEST, 8.47 FEET; THENCE NORTH 84° 50' 57" EAST, 600.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF IRVINEDALE DRIVE; THENCE SOUTH 2° 34' 59" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 236.40 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF ORALABOR ROAD; THENCE SOUTH 88° 15' 58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 127.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.99 ACRES (130,416 SF).

Warren Mgr Inc.

Polk County Geo Parcel Number: 8024-34-103-003

Warren Transport Inc.

Polk County Geo Parcel Number: 8024-34-103-005

William C. Knapp

Polk County Geo Parcel Number: 8024-34-103-004
(Lot 50, Tradition Greens Plat 1)

Polk County Geo Parcel Number: 8024-34-102-017
(Lot 51, Tradition Greens Plat 1)

AMENDMENT NO. 3 SUBAREA

EX BEG 510.3F E OF NW COR THN S650F W30F S250F E 480F N 900F W 450F TO POB-
NE FRL 1/4 LESS RR & RD SEC 1-79-24 Polk County Geo Parcel: 7924-01-200-004
AND

EX E 478.5F- N 2 NE 1/4 LESS RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-200-001
AND
EX BEG 1327.15F E & 789.08F N OF S 1/4 COR SECTION 6 THN W 845.02F NE 556.12F E 763.21F S 531.62F TO POB- SW 1/4 SE 1/4 LESS 1.77 A RY & RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-021
AND
EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE 515.22F SE 231.44F SE 330.78F SE 507.37F W 500.63F TO POB- NW 1/4 LYG E OF RR ROW & E OF I-35 & N OF S LN OF N33A OF S 2 LESS RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-100-008
AND
EX 1 SQUARE A NW COR & PARCEL F BK 8529 PG 964 BEG 884.67F E OF NW COR THN E 435F S 545F W 435F N 545F TO POB & BEG 1314.2F N OF W 1/4 COR OF SEC THN N 258F ALNG W LN E 100F S 258F W 100F TO POB- NW 1/4 NW 1/4 LESS 2.24A RD SEC 8-79-23 Polk County Geo Parcel: 7923-08-100-009
AND
1 SQUARE A NW COR NW 1/4 NW 1/4 LESS .458A RD SEC 8-79-23 Polk County Geo Parcel: 7923-08-100-001
AND
PARCEL D S1039.5F W1155F SW 1/4 SW 1/4 LESS 2.94A RD SEC 5-79-23 Polk County Geo Parcel: 7923-05-300-008
AND
EX S 1065.15F- W 757F S OF RR LESS RD SW 1/4 SEC 5-79-23 Polk County Geo Parcel: 7923-05-300-001
AND
EX W 60F RD- BEG 1040.15F N OF SW COR THN E 1155F THN N TO PT 330F S OF N LN THN W TO PT 1584F W OF E LN THN N TO S LN RR THN SWLY ALNG RR TO PT 757F E OF W LN & 1064.5F N OF S LN THN W 757F TO W LN THN S 25F TO POB SW 1/4 SEC 5-79-23 Polk County Geo Parcel: 7923-05-300-002
AND
EX PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR SECTION 6 THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR TOW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB- NW 1/4 SE 1/4 LYG S OF RR ROW & - EX E 60F RD EAS- & -EX PAR A N 334.38F S 540.54F E 316.23F SE 1/4- & -EX S 206.16F E 316.23F SE 1/4- & -EX BEG SE COR THN W TO SW COR N 430F SE 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N OF SE COR E 314.5F S240F TO POB- E 2 SE 1/4 LYG SE OF RR ROW SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-020
AND
EX S 240F E 316.23F- & -EX PAR A N334.38F S 540.54F E 316.23F SE 1/4- & -EX S 33F EAS- BEG SE COR THN W TO SW COR N 430F SELY 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N OF SE COR E 314.5F S240F TO POB SE 1/4 SE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-014
AND

EX PAR B 8629 BEING THE W 250.07F ON S LINE & W 250.14F ON N LINE- BEG SE COR THN W 800.48F N 563.75F E 798.65F S 560.1F TO POB NE 1/4 LESS .84A RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-200-016

AND

EX E 60F RD EAS- & -EX W OF LN BEG 550.3F W OF E 1/4 CORNER SECTION 6 THN S 373.99F TO N LN RR ROW- SE 1/4 LYG N OF RR ROW SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-017

AND

EX W 322.5F N 270.15F S 642F & PARCEL L BK 8797 PG 822 BEG NW COR THN E 1293.41F TO W ROW LN I-35 S 436.39F W 1302.23F TO W LN N 436.34F TO POB- SW 1/4 SW FRL 1/4 LESS .64A RD EAS & 4A I-35 SEC 31-80-23

Polk County Geo Parcel: 8023-31-300-013

AND

PARCEL K BK 8651 PG 594 BEG NW COR THN E1342.64F TO W ROW LN I-35 S 422.26F W 1339.52F TO W LN N 422.26F TO POB NW FRL 1/4 LESS .48A RD EAS SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-011

AND

PARCEL L BK 8797 PG 822 BEG NW COR THN E1293.41F TO W ROW LN I-35 S 436.39F W 1302.23F TO W LN N 436.34F TO POB SW 1/4 SW FRL 1/4 LESS .45A RD EAS SEC 31-80-23 Polk County Geo Parcel: 8023-31-300-012

AND

PARCEL J BOOK 8651 PG 594 BEG 422.26F S OF NW COR THN E 1339.52F TO WLY ROW LN I-35 S 126.59F SLY 407.62F W 963.8F N 310.15F W 370F TO W LN N 219.31F TO POB NW FRL 1/4 LESS .25A RD EAS SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-012

AND

PAR F 8629-418 BEG CENTER OF SECTION 6 THN E 606.31F S 822.47F SW ALONG N RR ROW LN 302.68F NW 50F SW 403.9F N 1193.67F TO POB SE 1/4 SEC 6-79-23 Polk

County Geo Parcel: 7923-06-400-015

AND

PAR D 8629-416 BEG AT CENTER OF SECTION 6 THN N 572.06F E 605.16F S 566.44F W 606.31F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-013

AND

PAR H 8629-420 COMMENCING AT S 1/4 COR SECTION 6 THN E 1327.16F N 1320.7F W 763.27F TO POB THN W 406.9F TO S RR ROW LN NE ALONG RR ROW 555.08F S 8.26F SW 322.06F TO POB SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-018

AND

S 2 NE 1/4 LESS 1.81A RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-200-003

AND

N 2 SE 1/4 LESS 1.81A RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-400-001

AND

NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23 Polk County Geo Parcel: 7923-07-300-011

AND

SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23 Polk County Geo Parcel: 7923-07-400-002

AND

S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23

Polk County Geo Parcel: 7923-07-100-009

AND

N 2 NW FRL 1/4 LYG BET RY ROW & I-35 & S OF NE 62ND AVE SEC 7-79-23

Polk County Geo Parcel: 7923-07-100-005

AND

NW 1/4 NE 1/4 & N 2 NW 1/4 LYNG E INTST LESS RD SEC 18-79-23

Polk County Geo Parcel: 7923-18-200-001

AND

E 2 S 2 SW 1/4 LESS 1 A RD & LESS 8.1 A INTST =35 SEC 7-79-23

Polk County Geo Parcel: 7923-07-300-006

AND

EX PAR H 8629-420 COMMENCING AT S 1/4 COR SECTION 6 THN E 1327.16F N 1320.7F W 763.27F TO POB THN W 406.9F TO S RR ROW LN NE ALONG RR ROW 555.08F S 8.26F SW 322.06F TO POB- PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR ROW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-400-019

AND

PAR E 8629-417 BEG 606.31F E OF CENTER OF SECTION 6 THN E 230.09F S 194.88F E 1010.21F N 194.97F E 250.07F S 373.99F SWLY ALONG N LN RR ROW 1210.85F N 822.47F TO POB SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-016

AND

BEG 1327.15F E & 789.08F N OF S 1/4 COR SECTION 6 THN W 845.02F NE 556.12F E 763.21F S 531.62F TO POB SW 1/4 SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-022

AND

PARCEL L BK 8716 PG 84 BEG 560.01F N & 548.49F W OF E 1/4 COR OF SEC THN W 250.14F N 1493.02F E 249.55F S 1499.83F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-011

AND

BEG 540.15F W OF NE COR THN S 912.22F W 249.55F N 912.22F E 249.25F TO POB NE 1/4 SEC 6-79-23 Polk County Geo Parcel: 7923-06-200-017

AND

PAR B 8629-414 BEG 550.3F W OF E 1/4 COR SECTION 6 THN W 250.07F N 563.79F E 250.14F S 562.59F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-015

AND

PAR C 8629-415 BEG 606.31F E OF CENTER OF SECTION 6 THN N 569.44F E 229.97F S 568.44F W 230.09F TO POB NE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-014

AND

BEG 1033.1F E & 55.7F N OF SW COR THN E 624F NE 394.1F NELY 355.7F N 773.6F W
1001.6F SW 1275.2F TO POB SW 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-007

AND

ALL OF THE RAILROAD RIGHT OF WAY LOCATED IN THE SOUTH HALF OF
SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK
COUNTY, IOWA

AND

ALL OF THE RAILROAD RIGHT OF WAY LYING EAST OF INTERSTATE 35 AND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH,
RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

BEG NW COR THN E1040.31F SW 26.15F SE 68F SWLY ALNG WLY ROW LN I-35
785.25F NW 448.83F W 514.9F N 158.54F W 193.65F N 291.59F TO POB N 2 SW FRL 1/4
LESS RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-300-001

AND

S 16.5F SW1/4 NW FRL 1/4 LYG W INTST SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-008

AND

EX N 282F W 463.4F- & -EX S 16.5F- S 19.98A W 31A S 62.99A NW FRL 1/4 LESS RD
LESS 4.8A INTST 35 SEC 6-79-23 Polk County Geo Parcel: 7923-06-100-007

AND

THE ADJACENT 2 RIGHT-OF-WAY OF NE 70th AVENUE, NE 66th AVENUE, NE 62nd
AVENUE, NE 54th AVENUE, NE 22nd STREET, NE 29th STREET, INTERSTATE 80 AND
INTERSTATE 35 LYING SOUTH OF NE 62ND AVENUE.

AND

THE ADJACENT FULL RIGHT OF WAY OF INTERSTATE 35 LYING NORTH OF NE
62ND AVENUE.

AND

W 322.5F N 270.15F S 642F SW FRL 1/4 LESS .274 A RD SEC 31-80-23

Polk County Geo Parcel: 8023-31-300-003

AND

S 310F N 951.7F W 370F NW 1/4 NW 1/4 LESS 0.178A RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-002

AND

N 2 OF FOLLOWING PARCEL W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A
NW FRL 1/4 LESS RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-003

AND

N 8 RDS W 20 RDS OF S 19.98 A W 31 A S 62.99 A LESS RD -EX S 1 A RD- NW FRL 1/4
SEC 6-79-23

Polk County Geo Parcel: 7923-06-100-005

AND

N 132 F E 133.4 F W 463.4 F & S 150 F N 282 F W 463.4 F S 19.98 A W 31 A S 62.99 A NW
FRL 1/4 LESS RD SEC 6-79-23 Polk County Geo Parcel: 7923-06-100-006

AND

EX BEG NW COR THN E 1040.31F SW 26.15F SE 68F SWLY ALNG WLY ROW LN I-35
785.25F NW 448.83F W 514.9F N 158.54F W 193.65F N 291.59F TO POB- N 2 SW FRL 1/4
LYG W OF I-35 LESS RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-002

AND

EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC
6-79-23 Polk County Geo Parcel: 7923-06-300-008

AND

BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL
1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-009

AND

E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-010

AND

EX S 33F & E60F RD EAS- S 206.16F E 316.23F SE 1/4 SE 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-006

AND

PARCEL A N334.38F S540.54F E316.23F SE 1/4 LESS .46A RD EAS SEC 6-79-23

Polk County Geo Parcel: 7923-06-400-012

AND

LOTS 2 & 3 FRIENDLY HILLS Polk County Geo Parcel: 7924-01-200-002

AND

LOT 1 FRIENDLY HILLS Polk County Geo Parcel: 7924-01-200-003

AND

W 308F N 924F LESS 1.06A RD S 2 SW FRL 1/4
SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-003

AND

EX S 240F NLY 1154.12F E 110F- E 478.5F N 2 NE 1/4 LESS RD SEC 7-79-23

Polk County Geo Parcel: 7923-07-200-004

AND

EX BEG 540.15F W OF NE COR OF SEC THN S 912.22F W 249.55F N 912.22F E 249.25F
TO POB & W 3101.85F MEAS ON S LN & S & E OF LN BEG 77.01F S OF NE COR THN W
46.29F SELY 529.29F TO PT ON E LN 603.52F S OF NE COR- N 912.37F E OF I-35 N 1/4
LESS 2.47A RD SEC 6-79-23

Polk County Geo Parcel: 7923-06-200-018

AND

E 20A S 2 N OF RR & -EX BEG 1384.73F E & 1.8F S OF NW COR SW 1/4 THN NE 17.04F
SW 11.04F NW 16.89F NE6.4F TO POB- N 2 E OF I-35 & N OF RR SW FRL 1/4 & E 31.97A
S 62.97A NW FRL 1/4 SEC 6-79-23

Polk County Geo Parcel: 7923-06-300-013

EXCEPT FOR THE FOLLOWING PARCELS REMOVED BY AMENDMENT NO. 8:

Property Removed from Amendment No. 3 (06) Subarea by Amendment No. 8

LOT 2 SAMS CLUB SUBDIVISION Geo Parcel ID: **8023-31-351-001**

And

LOT 1 SAMS CLUB SUBDIVISION Geo Parcel ID: **8023-31-351-002**

And

EX SAMS CLUB SUBDIVISION- & -EX BEG NW COR PARCEL M BOOK 10622 PAGE 478 THN E 50F ALNG N LN PARCEL M S 245.74F TO PT ON WLY LN PARCEL M W 50.01F N 244.32F TO POB- PARCEL M BOOK 10622 PAGE 478 COM SW COR SEC 31 THN N 642F ALNG W LN TO BEG THN N 244.32F TO SW COR PARCEL L BOOK 8797 PAGE 822 E 1302.23F ALNG S LN PARCEL L TO SE COR PARCEL L S 363.63F ALNG WLY ROW INTST HWY 35 SE 161.51F W 1008.86F N 270.15F NW 322.5F TO POB SW 1/4 SW FRL 1/4 SEC 31-80-23 Geo Parcel ID: **8023-31-300-024**

And

EX W 50.02F- W 322.5F N 270.15F S 642F SW FRL 1/4 SEC 31-80-23

Geo Parcel ID: **8023-31-300-020**

And

EX BEG SW COR THN N 372.53F E 50.01F S 371.13F W 50F TO POB- PARCEL N BOOK 10622 PAGE 478 BEG SW COR THN N 371.85F ELY 1331.36F TO WLY ROW LN INTST HWY 35 SELY 363.66F TO NE COR PARCEL K BOOK 8651 PAGE 594 W 1342.64F ALNG N LN PARCEL K TO POB SW 1/4 SW FRL 1/4 SEC 31-80-23

Geo Parcel ID: **8023-31-300-021**

And

That part of SE Delaware Ave right-of-way within in Section 31, Township 80 North, Range 23 West of the 5th P.M.

Property Removed from Amendment No. 3 (08) Subarea by Amendment No. 8

West Side of I-35

LOT 1 FRIENDLY HILLS Geo Parcel ID: **7924-01-200-003**

And

LOTS 2 & 3 FRIENDLY HILLS Geo Parcel ID: **7924-01-200-002**

And

EX W 50F - & -EX N 40F RD EASM- NE 1/4 LYING W OF FRIENDLY HILLS SEC 1-79-24

Geo Parcel ID: **7924-01-200-008**

And

LOT 1 CORPORATE WOODS INDUSTRIAL PARK PLAT 2 Geo Parcel ID: **7924-01-200-012**

And

LOT 2 CORPORATE WOODS INDUSTRIAL PARK PLAT 2 Geo Parcel ID: **7924-01-251-001**

And

LOT 1 CORPORATE WOODS INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7924-01-200-011**

And

THAT PART NE FRL 1/4 LYING S OF FRIENDLY HILLS & LYING S OF CHAPMAN BROTHERS FARM PLAT 1 & LYING NE OF PARCEL "H" BK 15388 PG 273 & LYING NE OF CORPORATE WOODS INDUSTRIAL PARK PLAT 1 LESS RD SEC 1-79-24

Geo Parcel ID: **7924-01-200-010**

And

PARCEL K BK 8651 PG 594 BEG NW COR THN E1342.64F TO W ROW LN I-35 S 422.26F W 1339.52F TO W LN N 422.26F TO POB NW FRL 1/4 LESS .48A RD EAS SEC 6-79-23
Geo Parcel ID: **7923-06-100-011**

And

EX BEG 1330.82F E OF NW COR THN E 8.61F TO WLY ROW LN INTER I-35 S 126.38F SLY 407.56F TO SE COR W 42.03F NE 535.11F TO POB- PARCEL J BOOK 8651 PG 594 BEG 422.26F S OF NW COR THN E 1339.52F TO WLY ROW LN I-35 S126.59F SLY 407.62F W 963.8F N 310.15F W 370F TO W LN N 219.31F TO POB NW FRL 1/4 LESS .25A RD EAS SEC 6-79-23 Geo Parcel ID: **7923-06-100-013**

And

EX W 50F- S 310F N 951.7F W 370F NW 1/4 NW FRL 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-100-002**

And

EX COM NW COR OF SEC THN S 1611.35F ALNG W LN E 1109.48F TO POB THN NE 440.32F NE 249.82F E 42.03F TO PRESENT WLY ROW LN I-35 S 403.31F ALNG WLY ROW LN SWLY 258.55F W 182.38F TO POB- & -EX W 50F- N 1/2 W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 SEC 6-79-23 SEC 6-79-23

Geo Parcel ID: **7923-06-100-016**

And

N 8 RDS W 20 RDS OF S 19.98 A W 31 A S 62.99 A LESS RD -EX S 1 A RD- NW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-100-005**

And

EX W OF LN BEG 454.78F N & 112.46F ELY OF SW COR THN S 149.8F TO S LN- N 132F E 133.4F W 463.4F & S 150F N 282F W 463.4F S 19.98A W 31A S 62.99A NW FRL 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-100-017**

And

BEG 304.98F N & 50F E OF SW COR THN E 414.01F N 281.8F E 232.16F SW 208.06F S 286.9F SW 567.25F N 226.42F TO POB SW 1/4 NW FRL 1/4 SEC 6-79-23

Geo Parcel ID: **7923-06-100-024**

And

BEG 292.56F S & 50F E OF W 1/4 CORNER OF SEC 6-79-23 THN E 143.6F S 90F W 143.6F N 90F TO POB SW 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-019**

And

LOT 1 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-001**

And

LOT 2 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-002**

And

LOT 3 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-003**

And

LOT 4 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-301-004**

And

LOT 11 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-001**

And

LOT 10 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-002**

And

LOT 9 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-302-003**

And
LOT 8 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-351-001**
And
LOT 7 CORPORATE WOODS POINTE PLAT 1 Geo Parcel ID: **7923-06-351-002**
And
That part of SE Delaware Ave right-of-way within Section 1, Township 79 North, Range 24 West.
And
All right-of-way within in Section 6, Township 79 North, Range 23 West lying West of Interstate
35 Centerline.

East Side of I-35

W 3101.85F MEAS ON S LN N 912.37F N 1/4 LYG E OF I-35 SEC 6-79-23 Geo Parcel ID:
7923-06-200-019

And
BEG 540.15F W OF NE COR THN S 912.22F W 249.55F N 912.22F E 249.25F TO POB NE
1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-017**

And
EX BEG 540.15F W OF NE COR OF SEC THN S 912.22F W 249.55F N 912.22F E 249.25F
TO POB & W 3101.85F MEAS ON S LN & S & E OF LN BEG 77.01F S OF NE COR THN W
46.29F SELY 529.29F TO PT ON E LN 603.52F S OF NE COR- N 912.37F E OF I-35 N 1/4
LESS 2.47A RD SEC 6-79-23 Geo Parcel ID: **7923-06-200-018**

And
EX COM SW COR THN E 1246.93F NE 970.08F E 138.28F TO BEG THN NE 144.42F NELY
1245.44F N 999.71F NE 15.32F SE 735.22F S 1010.13F S 338.1F SE 318.65F W 228.11F TO
POB- BEG 572.26F N OF CNTR OF SEC THN N 415.28F W 1354.98F NLY 1024.7F TO N LN
E 1991.85F S 1462.98F W 735.15F TO POB N 1/2 SEC 6-79-23
Geo Parcel ID: **7923-06-100-018**

And
BEG 572.26F N & 735.15F E OF SW COR THN N 1462.98F E 1110F S 1493.02F W 1110.45F
TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-006**

And
PARCEL L BK 8716 PG 84 BEG 560.01F N & 548.49F W OF E 1/4 COR OF SEC THN W
250.14F N 1493.02F E 249.55F S 1499.83F TO POB NE 1/4 SEC 6-79-23
Geo Parcel ID: **7923-06-200-011**

And
OUTLOT X CORPORATE WOODS BUSINESS PARK PLAT 2
Geo Parcel ID: **7923-06-176-001**

And
PARCEL B BOOK 12441 PAGE 542 OUTLOT W CORPORATE WOODS BUSINESS PARK
PLAT 1 Geo Parcel ID: **7923-06-177-001**

And
LOT 1 CORPORATE WOODS BUSINESS PARK PLAT 2 Geo Parcel ID: **7923-06-176-002**

And
OL Z CORPORATE WOODS BUSINESS PARK PLAT 3 Geo Parcel ID: **7923-06-177-002**
And

LOT 1 CORPORATE WOODS BUSINESS PARK PLAT 1 Geo Parcel ID: **7923-06-100-023**

And

PAR C 8629-415 BEG 606.31F E OF CENTER OF SECTION 6 THN N 569.44F E 229.97F S 568.44F W 230.09F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-014**

And

BEG 800.48F W OF SE COR THN N 563.75F W 1010.41F S 568.43F TO S LN E TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-009**

And

PAR B 8629-414 BEG 550.3F W OF E 1/4 COR SECTION 6 THN W 250.07F N 563.79F E 250.14F S 562.59F TO POB NE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-200-015**

And

EX PAR B BK 8629 PG 414 BEING THE W 250.07F ON S LN & W 250.14F ON N LN- BEG SE COR THN W 800.48F N 563.75F E 798.65F S 560.1F TO POB NE 1/4 LESS .84A RD SEC 6-79-23 Geo Parcel ID: **7923-06-200-016**

And

PAR E 8629-417 BEG 606.31F E OF CENTER OF SECTION 6 THN E 230.09F S 194.88F E 1010.21F N 194.97F E 250.07F S 373.99F SWLY ALONG N LN RR ROW 1552.98F N 822.47F TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-016**

And

BEG 800.48F W OF NE COR THN S 195F W 1010.29F N 195F E TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-001**

And

EX E 60F RD EAS- & -EX W OF LN BEG 550.3F W OF E 1/4 CORNER SECTION 6 THN S 373.99F TO N LN RR ROW- SE 1/4 LYG N OF RR ROW SEC 6-79-23 Geo Parcel ID: **7923-06-400-017**

And

PARCEL G BK 8854 PG 242 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN N 541.67F W 761.81F NE 310.09F N 19.97F TO S LN RR ROW NELY ALNG RR ROW 358.13F NW 50F NELY 523.7F NE 696.57F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4 SEC 6-79-23 RR ROW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-019**

And

PRT PAR I BK 8629 PG 421 LYG NE OF CORPORATE WOODS DR SW 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-028**

And

EX PAR G 8629-419 BEG 1327.15F E & 779.03F N OF S 1/4 COR SECTION 6 THN N 541.67F W 1170.17F TO S LN RR ROW NE ALONG RR ROW 912.86F NW 50F NELY 1220.27F S 501.35F SE 876.36F W 904.99F TO POB- NW 1/4 SE 1/4 LYG S OF RR ROW & - EX E 60F RD EAS- & -EX PAR A N 334.38F S 540.54F E 316.23F SE 1/4- & -EX S 206.16F E 316.23F SE 1/4- & -EX BEG SE COR THN W TO SW COR N 430F SE 1010F TO PT 385F N OF S LN THN S TO PT 314.5F W & 240F N OF SE COR E 314.5F S 240F TO POB- E 1/2 SE 1/4 LYG SE OF RR ROW SEC 6-79-23

Geo Parcel ID: **7923-06-400-020**

And

BEG 202.7F N OF SE COR THN NWLY 771.51F NW 37.31F E TO E LN S TO POB SW 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-026**

And

EX S 240F E 316.23F- & -EX PAR A BK 7359 PG 636-& -EX BEG 316.33F W SE COR THN W 1010.88F N202.7F SELY ALNG CUR 603.59F E 440.6F S TO POB-BEG 316.23F E OF SE COR THN W TO SW COR N 430FSELY 1010F TO PT 385F N OF S LN THN S TO POB SE 1/4 SE 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-400-027**

And

PARCEL A N334.38F S540.54F E316.23F SE 1/4 LESS .46A RD EAS SEC 6-79-23
Geo Parcel ID: **7923-06-400-012**

And

EX S 33F & E60F RD EAS- S 206.16F E 316.23F SE 1/4 SE 1/4 SEC 6-79-23
Geo Parcel ID: **7923-06-400-006**

And

LOT 1 4 MILE DRIVE INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7923-05-351-003**

And

OUTLOT Z 4 MILE DRIVE INDUSTRIAL PARK PLAT 1 Geo Parcel ID: **7923-05-351-004**

And

OUTLOT X SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK
PLAT 1 Geo Parcel ID: **7923-06-300-022**

And

OUTLOT Z SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK
PLAT 1 Geo Parcel ID: 7923-06-300-023

And

OUTLOT Y SUBJ TO WETLAND & HWY EAS CORPORATE WOODS BUSINESS PARK
PLAT 1 Geo Parcel ID: **7923-06-300-024**

And

ALL OF THE RAILROAD RIGHT OF WAY LOCATED IN THE SOUTH HALF OF
SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK
COUNTY, IOWA

And

ALL OF THE RAILROAD RIGHT OF WAY LYING EAST OF INTERSTATE 35 AND
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH,
RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

And

EX COM SW COR OF SEC THN E 1041.8F ALNG S LN N55F TO N ROW LN NE 62ND AV
& POB THN NE 623.25F NE 651.55F ALNG EXISTING ROW LN I-35 E 197.44F SW
423.04F SW 888.62F TO N ROW LN NE 62ND AV W TO POB- BEG 1033.1F E & 55.7F N
OF SW COR OF SEC THN E 624F NE 394.1F NELY 355.7F N 773.6F W 1001.6F SW
1275.2F TO POB SW 1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-017**

And

N 1/2 NW FRL 1/4 LYG BET RY ROW & I-35 & S OF NE 62ND AVE SEC 7-79-23
Geo Parcel ID: **7923-07-100-005**

And

EX E 210F S 416F & W 150F E 360F S 367F- SW FRL 1/4 LYG S & E OF RY LESS RD SEC
6-79-23 Geo Parcel ID: **7923-06-300-008**

And

BEG 50F N & 210F W OF SE COR THN N 317F W 150F S 317F E 150F TO POB SW FRL
1/4 SEC 6-79-23 Geo Parcel ID: **7923-06-300-009**

And

E 210F S 416F SW FRL 1/4 LESS RD SEC 6-79-23 Geo Parcel ID: **7923-06-300-010**

And

EX PARCEL I BK 8629 PG 421 BEG 1327.15F E & 779.03F N OF S 1/4 COR SEC 6 THN W
845.01F NE 566.28F E 761.81F S 541.67F TO POB- SW 1/4 SE 1/4 LYING SW OF
CORPORATE WOODS DR LESS RY & RD SEC 6-79-23

Geo Parcel ID: **7923-06-400-025**

And

EX COM W 1/4 COR THN E 1299.81F NW 845.77F E 113.55F TO BEG THN NW 557F NE
515.22F SE 231.44F SE 330.78F SE 507.37F W500.63F TO POB- NW FRL 1/4 LYG E OF RR
ROW & E OF I-35 & N OF S LN OF N33A OF S 1/2 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-100-008**

And

N 1/2 NE 1/4 LYING W OF SE CROSSWINDS DR LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-006**

And

EX COM NE COR SEC 7 THN W ALNG N LN 478.64F S50.01F TO POB THN S 1264.58F
TO S LN OF NE 1/4 NE 1/4 THN W 34.45F N 1264.66F TO S LN OF ROW THN E 34.45F TO
POB- & EX E 478.5F- N 1/2 NE 1/4 LYG E OF SE CROSSWINDS DR LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-009**

And

PARCEL I COM NE COR SEC 7 THN W ALNG N LN 478.64F S 50.01F TO POB THN S
1264.58F TO S LN OF NE 1/4 NE 1/4 THN W 34.45F N 1264.66F TO S LN OF ROW THN
E 34.45F TO POB NE 1/4 NE 1/4 SEC 7-79-23 Geo Parcel ID: **7923-07-200-010**

And

EX S 240F NLY 1154.12F E 110F- E 478.5F N 1/2 NE 1/4 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-005**

And

S 54.25A NW FRL 1/4 E OF I 35 SEC 7-79-23 Geo Parcel ID: **7923-07-100-009**

And

NE 1/4 SW FRL 1/4 E OF I 35 SEC 7-79-23 Geo Parcel ID: **7923-07-300-011**

And

E 1/2 S 1/2 SW 1/4 LESS 1 A RD & LESS 8.1 A INTST=35 SEC 7-79-23

Geo Parcel ID: **7923-07-300-006**

And

S & W OF LN COM E 1/4 COR SEC 7 THN S 171.2F S 247.89F TO BEG THN W 60F TO
EXISTING W RD ROW LN N 25.89F NW 70.6F WLY 7.42F ALNG CRV W 571.89F NW
285.63F W 427.09F WLY 121.83F ALNG CRV SW 61.24F SLY 19.46F ALNG CRV SE 10F
SW 81.04F NLY 32.77F ALNG CRV NW 64.1F WLY 19.04F ALNG CRV WLY 9.81F
ALNG CRV NW 80.5F ELY 31.24F ALNG CRV NE 64.35F NLY 17.66F ALNG CRV NW
1298.41F NLY 263.87F ALNG CRV TO N LN SW 1/4 NE 1/4 BNG NE 1/4 LESS RD SEC
7-79-23 Geo Parcel ID: **7923-07-400-004**

And

N & E OF A LN COM E 1/4 COR SEC 7 THN S 171.2F TO BEG THN W 60F TO EXISTING
W RD ROW LN SW 65.78F SWLY 91.26F ALNG CRV WLY 1216.29F SWLY 103.8F
ALNG CRV SWLY 7.44F ALNG CRV NW 67.92F NWLY 92.33F ALNG CRV NW 1220.48F
NELY 250.75F ALNG CRV TO N LN SW 1/4 NE 1/4 BNG NE 1/4 LESS RD SEC 7-79-23

Geo Parcel ID: **7923-07-200-008**

And

SW 1/4 SE 1/4 LESS 1 A RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-002**

And

NW 1/4 NE 1/4 & N 1/2 NW 1/4 LYNG E INTST LESS RD SEC 18-79-23

Geo Parcel ID: **7923-18-200-001**

And

THAT PART FORMERLY DESCRIBED AS 1 SQUARE A NW COR NW 1/4 NW 1/4 SEC 8-
79-23 LOT 1 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-101-001**

And

EX THAT PART FORMERLY DESCRIBED AS 1 SQUARE A NW COR NW 1/4 NW 1/4
SEC 8-79-23- LOT 1 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-101-002**

And

LOT 2 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-001**

And

LOT 4 NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-002**

And

OUTLOT X NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-004**

And

OUTLOT Y NORTHSTAR POWER PLAT 1 Geo Parcel ID: **7923-08-102-005**

And

All right-of-way within in Section 6, Township 79 North, Range 23 West lying East of Interstate
35 centerline

And

That part of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 79 North, Range 23 West
described as a triangular piece beginning 149.47 feet south and 60 west of the northeast corner,
thence 143.85 feet northwesterly to a point that is 50 feet south of the north line, thence east to a
point that is 60 feet west of the east line, thence south to the point of beginning.

AMENDMENT NO. 4 SUBAREA

LOTS, 11, 12, 13 AND 14 OF JOHN DEERE PLACE BEING AN OFFICIAL PLAT IN THE,
CITY OF ANKENY, POLK COUNTY, IOWA; AND

PART OF THE SOUTHEAST 1/4 OF SECTION 22 AND A PART OF THE SOUTH 2 OF
SECTION 23 AND A PART OF SECTION 27 AND A PART OF THE NORTH 2 OF
SECTION 26 ALL BEING IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH
P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

AREA 1

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 0°10'58" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°57'08" EAST, 220.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW IRVINEDALE DRIVE AND BEING A POINT ON THE SOUTHERLY LINE OF JOHN DEERE ACRES, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, AND SAID POINT ALSO BEING THE POINT OF BEGINNING OF AREA 1; THENCE NORTH 89°57'08" EAST ALONG THE SOUTHERLY LINE OF SAID JOHN DEERE ACRES, 2100.20 FEET TO THE NORTHWEST CORNER OF LOT 11 OF SAID JOHN DEERE PLACE; THENCE SOUTH 0°02'52" EAST ALONG THE WEST LINE OF SAID LOT 11, 2050.77 FEET; THENCE SOUTH 48°09'39" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 11, AND THE SOUTHWESTERLY LINE OF LOT 13, AND THE WESTERLY LINE OF LOT 14, OF SAID JOHN DEERE PLACE, 913.70 FEET; THENCE SOUTH 0°02'52" EAST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 1081.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°56'12" EAST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 1409.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14 AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET; THENCE CONTINUING SOUTH 89°56'12" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 102.76 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2934.79 FEET, WHOSE ARC LENGTH IS 313.64 FEET AND WHOSE CHORD BEARS SOUTH 13°20'49" EAST, 313.49 FEET; THENCE SOUTH 16°24'31" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 321.33 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1839.86 FEET, WHOSE ARC LENGTH IS 651.63 FEET AND WHOSE CHORD BEARS SOUTH 6°15'44" EAST, 648.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW ORALABOR ROAD; THENCE NORTH 88°05'30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 2164.81 FEET; THENCE NORTH 89°26'00" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 866.90 FEET; THENCE SOUTH 86°38'47" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 351.25 FEET; THENCE NORTH 85°57'15" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 387.58 FEET; THENCE NORTH 70°52'24" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 123.18 FEET; THENCE NORTH 58°26'07" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 154.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SW IRVINEDALE DRIVE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1834.90 FEET, WHOSE ARC LENGTH IS 163.16 FEET AND WHOSE CHORD BEARS NORTH 38°07'29" WEST, 163.11 FEET; THENCE NORTH 22°46'27" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 450.74 FEET; THENCE NORTH 12°38'22"

WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 333.88 FEET;
THENCE NORTH 10°21'47" WEST
CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 111.64 FEET; THENCE
NORTH 10°25'39" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY
LINE, 88.96 FEET; THENCE SOUTH 6°10'01" WEST, 20.03; THENCE SOUTH 11°49'01"
WEST, 520.50 FEET; THENCE SOUTH 11°48'17" WEST, 64.80 FEET; THENCE SOUTH
85°37'19" WEST, 52.70 FEET; THENCE
NORTH 3°56'02" WEST, 572.26 FEET; THENCE NORTH 4°23'59" WEST, 10.10 FEET;
THENCE NORTH 3°48'59" WEST, 1160.30 FEET TO THE NORTH LINE OF THE
SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89°52'59" EAST ALONG SAID
NORTH LINE, 415.10 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF
SW IRVINEDALE DRIVE. THENCE NORTH 6°05'38" EAST ALONG SAID EASTERLY
RIGHT-OF-WAY LINE, 478.25 FEET; THENCE
NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE
AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 608.50
FEET, WHOSE ARC LENGTH IS 323.15 FEET AND WHOSE CHORD BEARS NORTH
9°06'49" WEST, 319.37 FEET; THENCE NORTH 24°24'48" WEST CONTINUING ALONG
SAID EASTERLY RIGHT-OF-WAY LINE, 801.38 FEET; THENCE NORTH 0°34'44" EAST
CONTINUING ALONG SAID EASTERLY
RIGHT-OF-WAY LINE, 636.12 FEET; THENCE NORTH 9°30'41" EAST CONTINUING
ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 431.58 FEET TO THE POINT OF
BEGINNING AND AREA 1 CONTAINING 316.02 AC (13,765,669 S.F.); AND

AREA 2

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 27 POINT ALSO BEING
THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 89°59'39" EAST
ALONG THE NORTH LINE OF SAID LOT 12 AND ALONG THE SOUTH LINE OF JOHN
DEERE ACRES, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, 2363.45 FEET
TO THE SOUTHEAST CORNER OF SAID JOHN DEERE ACRES; THENCE NORTH
0°00'21" WEST ALONG THE EAST LINE OF SAID
JOHN DEERE ACRES, 1147.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SW
STATE STREET; THENCE SOUTH 25°32'25" EAST ALONG SAID WESTERLY RIGHT-
OF-WAY LINE, 33.87 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID
WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY
WHOSE RADIUS IS 2221.83 FEET, WHOSE
ARC LENGTH IS 1599.52 FEET AND WHOSE CHORD BEARS SOUTH 4°54'59" EAST,
1565.20 FEET; THENCE SOUTH 15°42'27" WEST CONTINUING ALONG SAID
WESTERLY RIGHT-OF-WAY LINE, 2111.09 FEET; THENCE SOUTHWESTERLY
CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A
CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS
IS 2934.79 FEET, WHOSE ARC LENGTH IS 172.99 FEET AND WHOSE CHORD BEARS
SOUTH 14°01'08" WEST, 172.96 FEET; THENCE NORTH 89°52'59" WEST CONTINUING
ALONG SAID WESTERLY RIGHT-OF-WAY LINE 118.11 FEET TO THE NORTHEAST
CORNER OF LOT 14 OF SAID JOHN DEERE PLACE; THENCE CONTINUING NORTH

89°52'59" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 1345.20 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID JOHN DEERE PLACE; THENCE NORTH 48°09'39" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 601.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 13 AND BEING A POINT ON THE EAST LINE OF LOT 11 OF SAID JOHN DEERE PLACE; THENCE NORTH 0°19'06" EAST ALONG THE EAST LINE OF SAID LOT 11 AND BEING THE WEST LINE OF SAID LOT 12, A DISTANCE OF 2238.79 FEET TO THE POINT OF BEGINNING AND AREA 2 CONTAINING 139.93 AC (6,095,411 S.F.); AND

AREA 3

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 89°49'23" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH LINE OF NORTH HOPE, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY AND SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF S. ANKENY BLVD (HWY 69) AND BEING THE POINT OF BEGINNING OF AREA 3; THENCE CONTINUING SOUTH 89°49'23" WEST ALONG THE NORTH LINE OF SAID NORTH HOPE AND ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2579.73 FEET TO THE CENTER OF SAID SECTION 26; THENCE SOUTH 89°49'48" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 2652.19 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 89°52'59" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 242.13 FEET; THENCE SOUTH 0°15'30" WEST, 2415.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW ORALABOR ROAD; THENCE NORTH 88°05'30" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 117.71 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW STATE STREET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1979.86 FEET, WHOSE ARC LENGTH IS 696.39 FEET AND WHOSE CHORD BEARS NORTH 6°19'56" WEST, 692.80 FEET; THENCE NORTH 16°24'31" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 321.33 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 2794.79 FEET, WHOSE ARC LENGTH IS 1566.57 FEET AND WHOSE CHORD BEARS NORTH 0°21'02" WEST, 1546.14 FEET; THENCE NORTH 15°42'27" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 2111.09 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 2361.83 FEET, WHOSE ARC LENGTH IS 1700.31 FEET AND WHOSE CHORD BEARS NORTH 4°54'59" WEST, 1663.83 FEET; THENCE NORTH 25°32'25" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 291.82 TO A POINT ON THE SOUTH LINE OF LOT 3 OF JOHN DEERE PLACE PLAT 2, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY;

THENCE NORTH 54°03'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 948.27 FEET; THENCE NORTH 89°57'25" EAST ALONG THE SOUTH LINE OF LOTS 3, 6, 7, 9B, 10B, 12, 13 AND 14 OF SAID JOHN DEERE PLACE PLAT 2, A DISTANCE OF 4092.40 FEET TO A POINT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SW ORDNANCE ROAD; THENCE SOUTH 32°42'42" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 394.91 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 905.00 FEET, WHOSE ARC LENGTH IS 509.70 FEET AND WHOSE CHORD BEARS SOUTH 15°46'29" EAST 502.99 FEET; THENCE SOUTH 0°21'35" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 130.20 FEET; THENCE SOUTH 37°03'40" EAST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 477.22 FEET TO A POINT THE WEST RIGHT-OF-WAY LINE OF SAID S. ANKENY BLVD (HWY 69); THENCE SOUTH 0°21'35" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 661.06 FEET; THENCE NORTH 89°59'16" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE SOUTH 0°08'29" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 2640.18 FEET TO THE POINT OF BEGINNING AND AREA 3 CONTAINING 575.20 AC (25,055,657 S.F.)

TOTAL BOUNDARY FOR AREA'S 1, 2 AND 3 CONTAINS 1031.15 AC (44,916,737 S.F.) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AMENDMENT NO. 5 SUBAREA

DLE Seven, LC

Polk County Geo Parcel: 7923-06-100-015

Legal: -EX COM W 1/4 COR OF SEC THN E 1246.93F ALNG S LN TO CONSTRUCTION CNT LN I-35 NE 596.6F, NW 137F TO WLY ROW LN I-35 TO POB THN W 500.78F NELY 776.84F E 182.38F TO WLY ROW LN I-35 SW 666.44F TO POB- S 1/2 OF FOLLOWING PARCEL W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 LESS RD SEC 6-79-23, Polk County, Iowa

Containing: 12.908 Acres

City of Ankeny

Polk County Geo Parcel: 7924-01-426-003

Legal: S 297F W 297F E 347F NE 1/4 SE 1/4 SEC 1-79-24, Polk County, Iowa

Containing: 2.030 Acres

Farrell Rental Property

Final

Polk County Geo Parcel: 7924-01-476-001

Legal: -EX E 150F- LTS 1, 2, 3 & ALL LT 4 FARRELL PLACE, Polk County, Iowa

Containing: 17.570 Acres

Polk County Geo Parcel: 7924-01-476-002

Legal: E 150F LT 1 FARRELL PLACE, Polk County, Iowa

Containing: 0.570 Acres

Polk County Geo Parcel: 7924-01-476-003

Legal: E 150F LT 2 FARRELL PLACE, Polk County, Iowa

Containing: 0.520 Acres

Polk County Geo Parcel: 7924-01-476-004

Legal: E 150F LT 3 FARRELL PLACE, Polk County, Iowa

Containing: 0.620 Acres

Farrell-Magady Family Farm LLC

Polk County Geo Parcel: 7924-01-476-005

Legal: S 1/2 SE 1/4 SE 1/4 LESS 0.758A RD SEC 1-79-24, Polk County, Iowa

Containing: 19.242 Acres

Silver Land Company, LC

Polk County Geo Parcel: 7923-07-400-003

Legal: SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23, Polk County, Iowa

Containing: 37.560 Acres

EXCEPT FOR THE FOLLOWING PARCELS REMOVED BY AMENDMENT NO. 8

SE 1/4 SE 1/4 LESS 2.44A RD SEC 7-79-23 Geo Parcel ID: **7923-07-400-003**

And

EX COM W 1/4 COR OF SEC THN E 1246.93F ALNG S LN TO CONSTRUCTION CNT LN
I-35 NE 596.6F NW 137F TO WLY ROW LN I-35 TO POB THN W 500.78F NELY 776.84F

E 182.38F TO WLY ROW LN I-35 SW 666.44F TO POB- S 1/2 OF FOLLOWING PARCEL
W 32.94A S 62.94A N 125.88A & N 11.02A W 31A S 62.99A NW FRL 1/4 LESS
RD SEC 6-79-23 Geo Parcel ID: **7923-06-100-015**

AMENDMENT NO. 8 SUBAREA

Right of Way added by Amendment No. 8

All of SE Delaware Avenue right-of-way lying South of the North line of Lakeville Realty Plat 1 extended Easterly to the Easterly right of way line of SE Delaware Avenue as it currently exists and lying North of the South line of Section 1, Township 79 North, Range 24 West and the South line of Section 6, Township 79 North, Range 23 West.

And

SE Corporate Woods Drive right-of-way lying west of the easterly right-of-way line of SE Convenience Blvd extended southwesterly to the South right-of-way line of SE Corporate Woods Drive as it currently exists

And

All of SE Convenience Blvd right-of-way

And

The west half of NE 29th Street within Section 6, Township 79 North, Range 23 West lying North of the South line of the Union Pacific Railroad right-of-way.

And

SE Four Mile Drive right-of-way lying South of the South line of the Union Pacific Railroad right-of-way in Section 6, Township 79 North, Range 23 West and lying North of the South line of Old Dominion Freight Line Plat 1 extended westerly to the West right-of-way line of SE Four Mile Drive as it currently exists.

And

SE Four Mile Drive right-of-way lying south of the North right-of-way line of SE Northstar Drive extended westerly to the west right-of-way line of SE Four Mile Drive and lying North of the south line of Northstar Power Plat 1 extended westerly to the west right-of-way line of SE Four Mile Drive.

And

The west half of NE 29th Street/SE Four Mile Drive lying south of the south line of Northstar Power Play 1 extended westerly to the west right of way line of NE 29th Street and lying north of the South right-of-way line of SE 77th Street extended easterly to the centerline of NE 29th Street/SE Four Mile Drive.

And

That part of the SE 72nd Street right-of-way that lies between the westerly and easterly right-of-way lines of SE Moyer Drive extended southerly to the south right-of-way line of SE 72nd Street.

EXHIBIT C-1
MAP OF URBAN RENEWAL AREA FOLLOWING ADOPTION OF AMENDMENT NO. 8

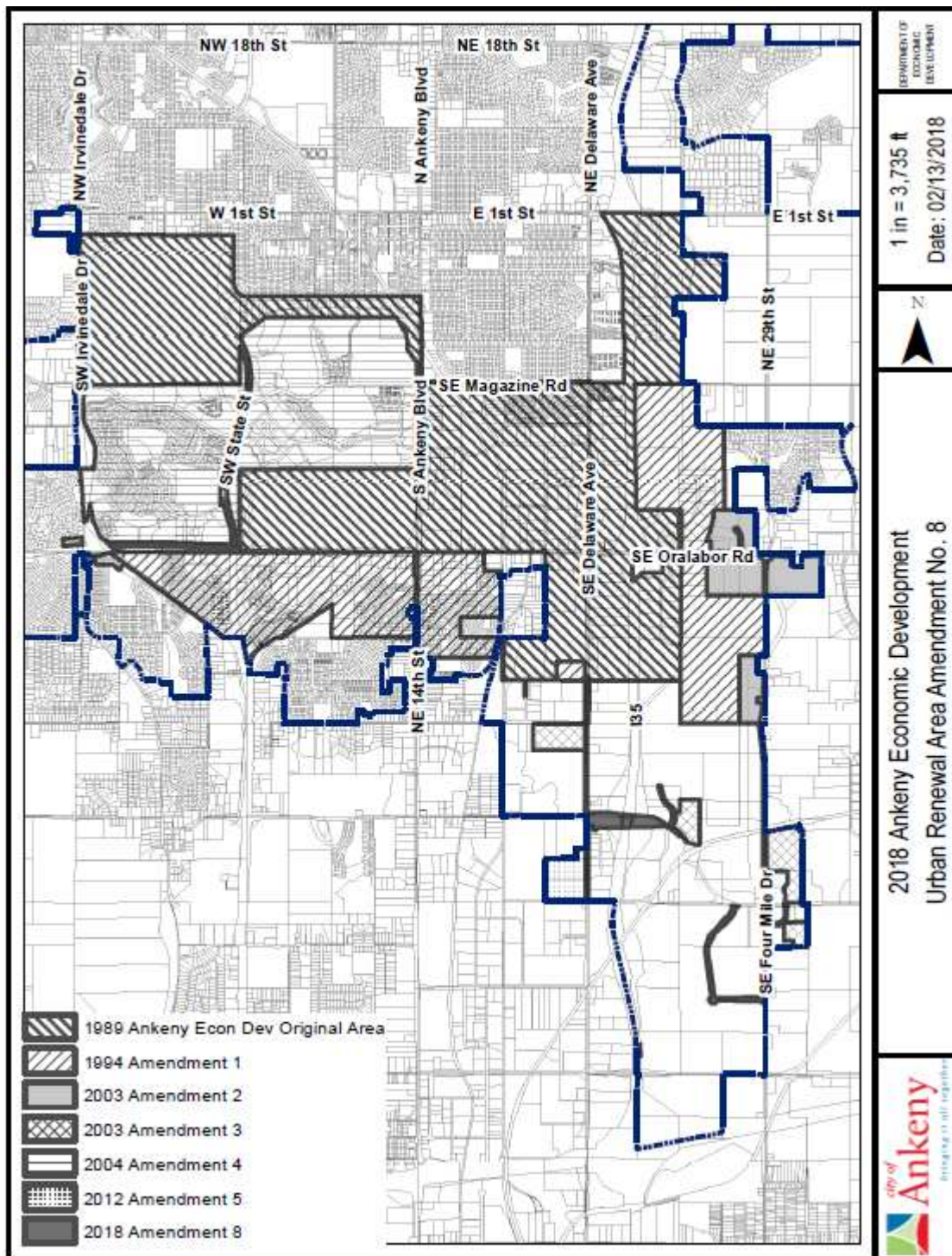
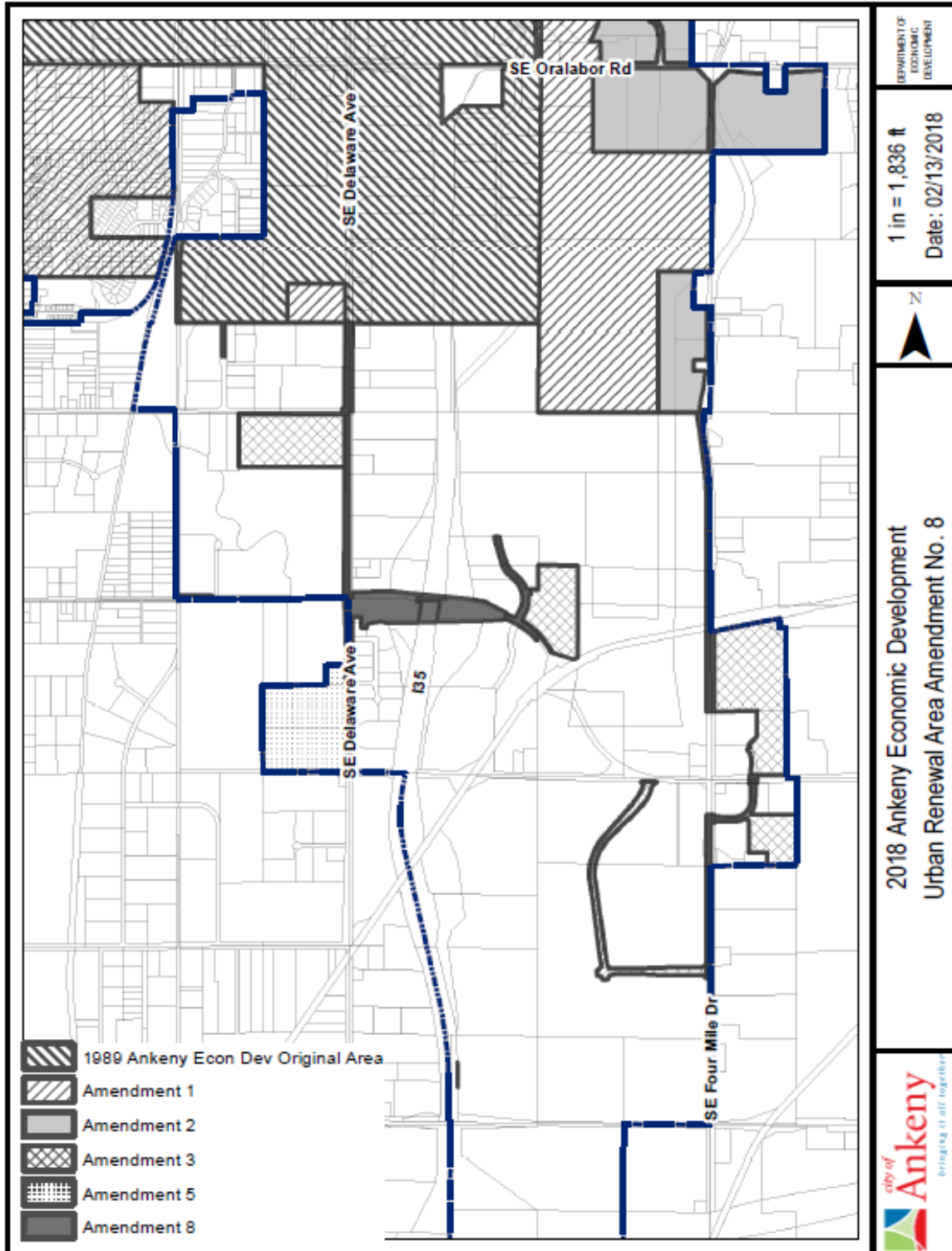


EXHIBIT C-2
 DETAILED MAP OF PORTION OF AREA IMPACTED BY AMENDMENT NO. 8 AND
 RIGHT-OF-WAY ADDED BY AMENDMENT NO. 8



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