

ORDINANCE NO. 1943

AN ORDINANCE AMENDING ORDINANCE NOS. 1039, 1189, 1423, 1446, AND 1741, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED 1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA , IN THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF ANKENY, COUNTY OF POLK, ANKENY COMMUNITY SCHOOL DISTRICT, SAYDEL COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE AMENDED 1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA (AMENDMENT NO. 8 TO THE 1989 ANKENY ECONOMIC DEVELOPMENT URBAN RENEWAL PLAN)

WHEREAS, the City Council of the City of Ankeny, State of Iowa, has heretofore, in Ordinance Nos. 1039, 1189, 1423, 1446, and 1741, provided for the division of taxes within the 1989 Ankeny Economic Development Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, territory now has been removed from the Urban Renewal Area and certain right of way added to the Urban Renewal Area, to maintain a contiguous area, through the adoption of Amendment No. 8 to the 1989 Ankeny Economic Development Urban Renewal Plan; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Urban Renewal Area, and the continuing needs of redevelopment within the amended Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Ordinance Number(s) 1039, 1189, 1423, 1446, and 1741 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Original Area means that portion of the City of Ankeny, State of Iowa, described in the Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area approved by Resolution No. 62-89 on the 17th day of April, 1989, which Original Area includes the lots and parcels located within the area legally described as follows:

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.

b) Amendment No. 1 Area means that portion of the City of Ankeny, State of Iowa, described in Amendment No. 1 to the Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area approved by Resolution No. 32-94 on the 7th day of February, 1994, which Amendment No. 1 Area includes the lots and parcels located within the area legally described as follows:

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 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 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,

LESS THE PROPERTY REMOVED BY AMENDMENT NO. 8 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.

c) Amendment No. 2 Area means that portion of the City of Ankeny, State of Iowa, described in Amendment No. 2 to the Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area approved by Resolution No. 2003-195 on the 19th day of May, 2003, which Amendment No. 2 Area includes the lots and parcels located within the area legally described as follows:

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)

d) Amendment No. 3 Area means that portion of the City of Ankeny, State of Iowa, described in Amendment No. 3 to the Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area approved by Resolution No. 2003-356 on

the 17th day of November, 2003, which Amendment No. 3 Area includes the lots and parcels located within the area legally described as follows:

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 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

LESS THE PROPERTY REMOVED BY AMENDMENT NO. 8 AS FOLLOWS:

**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- NWFRL1/4 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 32.77FALNG CRV NW 64.1F WLY 19.04F ALNG CRV WLY 9.81F

ALNG CRV NW 80.5F ELY 31.24F ALNG CRV NE 64.35FNLY 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.

e) Amendment No. 4 Area did not add or remove land.

f) Amendment No. 5 Area means that portion of the City of Ankeny, State of
Iowa, described in Amendment No. 5 to the Urban Renewal Plan for the 1989 Ankeny
Economic Development Urban Renewal Area approved by Resolution No. 2012-376 on
the 17th day of September, 2012, which Amendment No. 5 Area includes the lots and
parcels located within the area legally described as follows:

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

LESS THE PROPERTY REMOVED BY AMENDMENT NO. 8 AS FOLLOWS:

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**

g) Amendment No. 6 Area did not add or remove land.

h) Amendment No. 7 Area did not add or remove land.

i) Amendment No. 8 Area means that portion of the City of Ankeny, State of Iowa, described in Amendment No. 8 to the Urban Renewal Plan for the 1989 Ankeny Economic Development Urban Renewal Area approved by Resolution No. _____ on the 19th day of March, 2018, which Amendment No. 8 removes property from other Amendment Areas as detailed above and adds to the Urban Renewal Area the right of way legally described 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.

j) Amended Area means that portion of the City of Ankeny, State of Iowa, included within the Original Area and Amendment Areas (legally described in Subsections (a)-(i)).

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Polk, Iowa, Ankeny Community School District, Saydel Community School District, and all other taxing

districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Original Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Area upon the total sum of the assessed value of the taxable property in the Original Area as shown on the assessment roll as of January 1, 1988, being January 1 of the calendar year preceding the effective date of Ordinance No. 1039, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Amendment No. 1 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1993 for the Amendment No. 1 Area (less the 1993 assessed value of the property removed by Amendment No. 8), being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1189.

As to Amendment No. 2 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2002 for the Amendment No. 2 Area, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1423.

As to Amendment No. 3 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2002 for the Amendment No. 3 Area (less the 2002 assessed value of the property removed by Amendment No. 8), being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1446.

As to Amendment No. 4 Area, no new property was added.

As to Amendment No. 5 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2011 for the Amendment No. 5 Area (less the 2011 assessed value of the property removed by Amendment No. 8), being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1741.

As to Amendment No. 6 Area, no new property was added.

As to Amendment No. 7 Area, no new property was added.

As to Amendment No. 8 Area, no new taxable property was added.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance,

shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Ankeny, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Ankeny, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Ankeny, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance Nos. 1039, 1189, 1423, 1446, and 1741, and to fully implement the provisions of Section 403.19 of the Code of Iowa with respect to the division of taxes from property within the Amended Area as described above. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Amended Area to the maximum period of time allowed by Section 403.19 of the Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2018

Read Second Time: _____, 2018

Read Third Time: _____, 2018

PASSED AND APPROVED: _____, 2018.

I, _____, City Clerk of the City of Ankeny, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2018, signed by the Mayor on _____, 2018, and published in the Des Moines Register on _____, 2018.

City Clerk, City of Ankeny, State of Iowa

(SEAL)