

CITY OF ANKENY, IOWA  
OFFER TO PURCHASE RIGHT-OF-WAY AND/OR EASEMENTS

To Seller:     TKG-StorageMart  
Partners Portfolio, LLC  
1901 S. Ankeny Blvd.  
Ankeny, IA 50023

1. Property Description. The City of Ankeny, Iowa, intends to acquire the right-of-way owned by you situated in Ankeny, Iowa, and legally described on the attached Exhibit(s), and is, by this reference, made a part hereof.
2. Price. The City of Ankeny agrees to pay \$6.50 per square foot, in cash, calculated as follows, and other good and valuable consideration:

TYPE	AMOUNT	PRICE	%	TOTAL
Fee Title	1,232 s.f.	\$6.50	100%	\$ 8,008.00
Permanent Easement	800 s.f.	\$6.50	100%	\$ 5,200.00
Temporary Easement	8,507.76 s.f.	\$6.50	8%	\$ 4,424.03
TOTAL				\$17,632.03
<b>TOTAL COMPENSATION</b>				<b>\$17,600.00</b>

3. Purpose of the Acquisition. Right-of-way is being acquired for the purpose of roadway grading and street right-of-way for constructing the South Ankeny Boulevard and SE Shurfine Drive / SW Prairie Trail Parkway Intersection Improvements.
4. Real Estate Taxes. The acquisition of right-of-way shall not affect the liability of the Sellers for payment of real estate taxes against the right-of-way, when due.
5. Possession. Possession shall be upon receipt of funds.
6. Conveyance. Upon payment of the purchase price, Sellers shall convey the right-of-way to the City of Ankeny, Iowa, in accordance with the form provided by the city.
7. Time is of the Essence. Time is of the essence in this contract.
8. Contract Binding on Successors-in-Interest. This contract shall apply to and bind the successors-in-interest of the Sellers, and Sellers agree to warrant good and sufficient title.

Names and addresses of lienholders are:

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9. Construction. Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender, according to the context.
10. Execution of Offer. This Offer is executed in behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Sellers.

Dated at Ankeny, Iowa, this 25th day of January, 2019.

FOR THE CITY OF ANKENY, IOWA

By: [Signature]  
Snyder & Associates, Inc.

THIS OFFER IS ACCEPTED on this 1<sup>st</sup> day of April, 2019.

TKG-StorageMart Partners Portfolio, LLC

[Signature]  
Michael G. Burnam, CEO

**SELLER'S ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF Missouri }  
COUNTY OF Boone } ss:

On this 1<sup>st</sup> day of April, A.D. 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael G. Burnam, CEO of TKG-StorageMart Partners Portfolio, LLC

☒ to me personally known  
or ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL)

[Signature] (Sign in Ink)  
Amy C Grover (Print Name)  
Notary Public in and for the State of

AMY C. GROVER  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Commissioned for Boone County  
My Commission Expires: September 15, 2021  
Commission ID # 13536569

**CAPACITY CLAIMED BY SIGNER:**

☐ INDIVIDUAL  
☒ CORPORATE  
Title(s) of Corporate Officer(s):

CEO  
☐ Corporate Seal is affixed  
☐ No Corporate Seal procured  
☐ PARTNER(s):  
☐ Limited Partnership  
☐ General Partnership  
☐ ATTORNEY-IN-FACT  
☐ EXECUTOR(s) or TRUSTEE(s)  
☐ GUARDIAN(s) or CONSERVATOR(s)  
☐ OTHER:

**SIGNER IS REPRESENTING:**

List name(s) of entity (ies) or person(s)  
VERIDIAN CREDIT UNION

Approved by the City Council of the City of Ankeny on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Resolution No. \_\_\_\_\_.

By: \_\_\_\_\_  
Gary Lorenz, Mayor

Attest: \_\_\_\_\_  
Debra Arend, Deputy City Clerk  
of the City of Ankeny, Iowa

Prepared by: Amy S. Beattie – 6701 Westown Parkway # 100 West Des Moines, IA 50266  
For: City of Ankeny, 410 W. 1st St. Ankeny, IA 50023  
Return to: City Clerk – 410 W. 1st St. Ankeny, IA 50023

(515) 274-1450  
(515)-965-6400

### **PARTIAL RELEASE OF MORTGAGE**

The undersigned Mortgagee is the present owner(s) of the mortgage executed by **TKG-StorageMart Partners Portfolio, L.L.C.** (“Grantor”) dated **December 20, 2018**, recorded in the Polk County Recorder's Office, State of Iowa, as **BK:17193 PG: 311** (the “Mortgage”). For valuable consideration, receipt of which is hereby acknowledged, pursuant to the terms of the Mortgage, the Mortgagee hereby releases only the property hereinafter described (the “Released Property”) from the lien and operation of the Mortgage, and that the lien of the Mortgage on the remainder of the Property (as defined in the Mortgage) continues in full force and effect:

The “Released Property” includes that the following described real estate situated in Polk County, Iowa, as described on Exhibit A attached hereto and by this reference made a part hereof.

Nothing herein contained shall in anywise impair, alter or diminish the effect, lien, or encumbrance of the Mortgage on the remaining part of the Property not hereby released therefrom or any rights and remedies of the holder thereof.

This partial release (this “Partial Release”) is made without representation or warranty by Mortgagee. Other than with respect to the Released Property, the obligations of Grantor pursuant to the Mortgage remain outstanding. For avoidance or doubt, this Partial Release relates solely to the Released Property and does not in any way affect any other Property or the liens of any mortgage or deed of trust encumbering any other properties securing the obligations secured by the Mortgage. Nothing contained in this Partial Release shall be deemed to release Grantor from any covenants, obligations or liabilities under the Loan Documents (as defined in the Mortgage), except to the extent relating to the Released Property, but only to the extent such covenants, obligations or liabilities are expressly stated not to survive, or by their terms are not intended to survive, the release of the Released Property.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural, and as masculine, feminine, or neuter gender according to the context.



Dated MARCH 21, 2019

**MORTGAGEE:**

WILMINGTON TRUST, NATIONAL  
ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT  
OF THE REGISTERED HOLDERS OF CITIGROUP  
COMMERCIAL MORTGAGE TRUST 2019-SMRT,  
COMMERCIAL MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2019-SMRT.

By: Midland Loan Services, a division of PNC Bank,  
National Association, its Master Servicer and  
Attorney-in-Fact

By: [Signature]  
Name: Alan H. Torgler  
Title: Vice President  
Servicing Officer

STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

On this 21 day of March, 2019, before me, a Notary Public in and for the State of  
Kansas, duly commissioned and sworn, personally appeared  
Alan H. Torgler, personally known to me (or proved to me on the basis  
of satisfactory evidence), to be the Vice President of Midland Loan Services, a  
Division of PNC Bank, National Association, master servicer and attorney-in-fact on behalf of Wilmington  
Trust, National Association as Trustee for the registered holders of Tricon American Homes 2017-SFR2  
Trust Single-Family Rental Pass-Through Certificates, who executed the within and foregoing instrument,  
and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and  
purposes therein mentioned.

GIVEN UNDER my hand and official seal hereto affixed the day and year in this certificate first  
above written.

[Signature]  
(Signature of Notary)

VIRGINIA L. UMSCHIED  
(Print or stamp name of Notary)

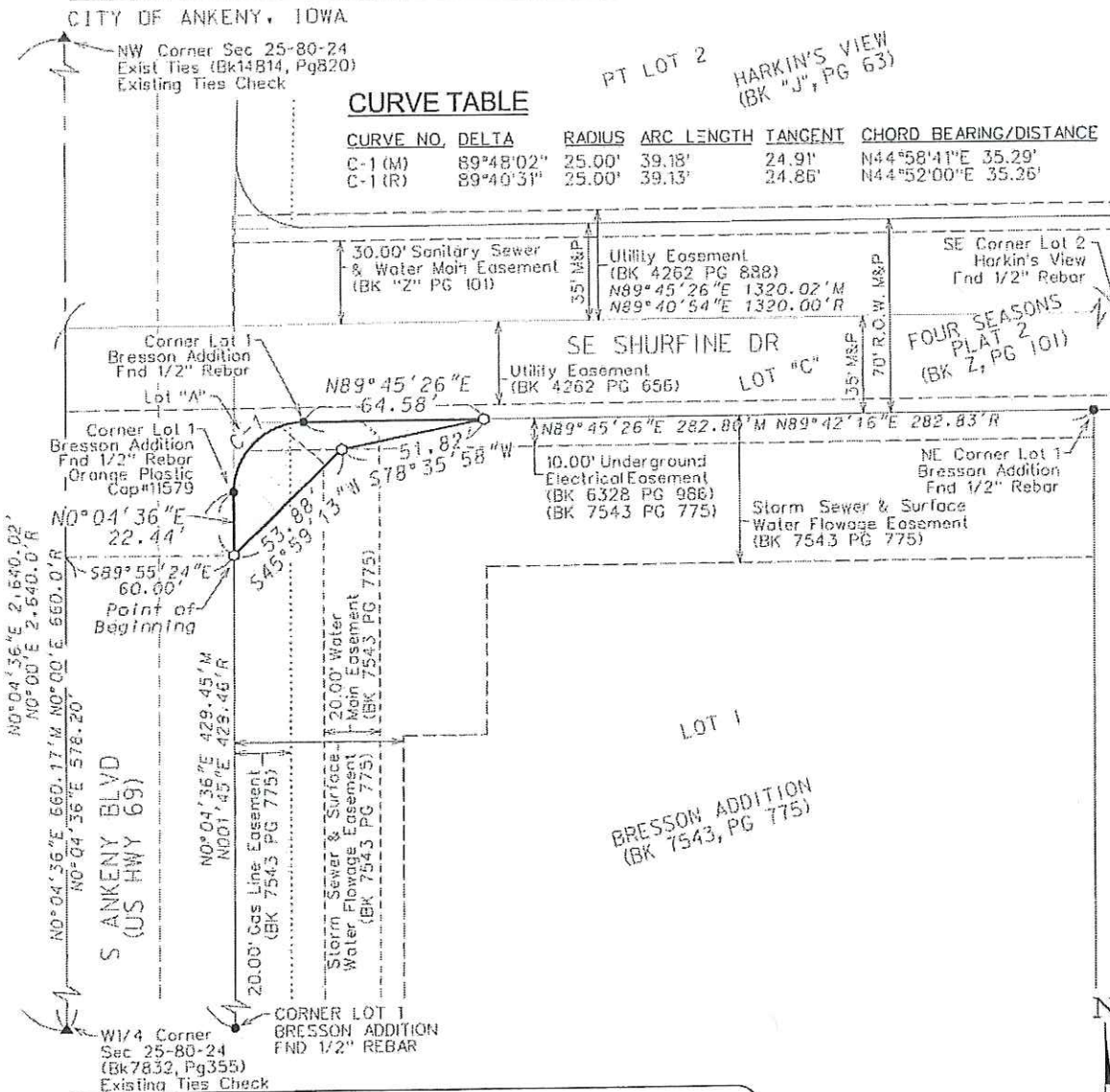


NOTARY PUBLIC in and for the State of Kansas,  
residing at 5419 Vista KCKS  
My appointment expires: 5-7-2020

EXHIBIT A  
RELEASED PROPERTY

# ACQUISITION PLAT EXHIBIT "A"

COUNTY POLK STATE CONTROL NO.                       
PROJECT NO. S&A 117.1073.01A PARCEL NO. 9  
SECTION                      TOWNSHIP 80 NORTH RANGE 24 WEST  
ROW-FEE 1,232 S.F. AC EASE                      AC EXCESS-FEE                      AC  
ACCESS RIGHTS ACQUIRED - STA                      STA                      MAIN LINE                      SIDE                       
ACCESS RIGHTS ACQUIRED - STA                      STA                      SIDE ROAD                      SIDE                       
ACQUIRED FROM TKG CENTRAL LLC



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

Terry Coady 11-3-2018  
TERRY COADY DATE:  
License number 18643  
My License Renewal Date is December 31, 2019  
Pages covered by this seal: EXHIBIT "A" ONLY

**TERRY COADY**  
18643  
IOWA

- ▲ FOUND SECTION CORNER
- FOUND RIGHT OF WAY RAIL
- SET 1/2" REBAR YELLOW PLASTIC CAP #18643
- FOUND IDOT ALUM. CAP (UNLESS OTHERWISE NOTED)
- + CALCULATED CORNER

0' 25' 50'

DATE REVISED NOVEMBER 03, 2018

DATE DRAWN OCTOBER 23, 2018

SCALE 1" = 50'

DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 9

POLK COUNTY

PROJECT NO. 117.1073.01A

A PART OF LOT 1 OF, BRESSON ADDITION, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M.; THENCE NORTH 00°04'36" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 578.20 FEET; THENCE SOUTH 89°55'24" EAST, 60.00 FEET TO THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF S ANKENY BOULEVARD AND TO THE POINT OF BEGINNING; THENCE NORTH 00°04'36" EAST ALONG SAID WEST LINE, 22.44 FEET TO A CORNER ON SAID WEST LINE; THENCE NORTHERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.18 FEET AND WHOSE CHORD BEARS NORTH 44°58'41" EAST, 35.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SE SHURFINE DRIVE; THENCE NORTH 89°45'26" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 64.58 FEET; THENCE SOUTH 78°35'58" WEST, 51.82 FEET; THENCE SOUTH 45°59'13" WEST, 53.88 FEET AND TO THE POINT OF BEGINNING AND CONTAINING 0.03 AC. (1,232 S.F.).

NOTE:

THE WEST LINE OF THE NW 1/4 OF SECTION 25-80-24 ASSUMED TO BEAR NORTH 0°04'36" EAST.