

**CITY OF ANKENY, IOWA
OFFER TO PURCHASE**

To Seller: DLE Seven, L.L.C.
2401 SE Tones Drive, Suite 17
Ankeny, IA 50021

1. **Property Description.** The City of Ankeny, Iowa, intends to acquire Right-of-Way in Fee Simple Title and an easement on property owned by you situated in Ankeny, Iowa, and legally described on the attached easement exhibit(s), and is, by this reference, made a part hereof.

2. **Price.** The City of Ankeny agrees to pay \$350.00, calculated as follows:

Fee Title:	8.0 SF x \$6.00 / SF =	\$50.00
Permanent Easement:	0 SF x \$3.00 / SF =	\$0.00
Temporary Easement:	300 SF x \$0.48 / SF =	\$300.00
Other Considerations:	Cost to Cure =	\$0.00
Total Compensation:	(Rounded Up)	\$350.00

The City of Ankeny, Iowa will be responsible for all survey, abstracting (if any), recording, and other fees and expenses involved with this project.

3. **Purpose of the Acquisition.** The acquisition is for the improvement of the N Ankeny Boulevard and NW/NE Georgetown Boulevard Intersection Improvements.
4. **Real Estate Taxes.** The acquisition shall not affect the liability of the Seller for payment of real estate taxes when due.
5. **Possession.** Possession shall be upon receipt of funds.
6. **Conveyance.** Upon payment of the purchase price, Seller shall convey the easement 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 Seller, and Seller agrees to warrant good and sufficient title.
9. **Execution of Offer.** This Offer is executed on behalf of the City of Ankeny, Iowa, and is subject to ratification by the City Council upon its acceptance by Seller.

Dated at Ankeny, Iowa, this 26th day of February, 2019.

FOR THE CITY OF ANKENY, IOWA

By: 

JCG Land Services, Inc.

THIS OFFER IS ACCEPTED on this 26th day of February, 2019.

By: 

Print: Chad Eric Moseley

Title: Manager

By: _____

Print: _____

Title: _____

Approved by the City Council of the City of Ankeny on the _____ day of

_____, 20____, by Resolution No. _____.

By: _____

Gary Lorenz, Mayor

Attest: _____

Debra M. Arend, City Clerk