

Parcel 21

WHEN RECORDED RETURN TO:

City of Ankeny
Attn: City Clerk
410 West First Street
Ankeny, IA 50023

Preparer Information: Amy S. Beattie, Brick Gentry, P.C., 6701 Westown Parkway, Suite 100, West Ankeny, IA 50266 (515) 963-3541

**TEMPORARY EASEMENT FOR CONSTRUCTION AND
CONSTRUCTION-RELATED ACTIVITIES**

Grand Capital, LC (hereinafter referred to as the "Grantor"), in consideration of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00), to be paid by the City of Ankeny, Iowa, upon final approval and acceptance of this Easement, does hereby convey unto the State of Iowa (hereinafter referred to as the "State"), a Temporary Easement for Construction under, over, through and across the following described property:

See Acquisition Plat attached hereto as Exhibit "A"

(hereinafter referred to as the "Easement Area"). Said Easement allows the State, its agents, contractors and employees, and other permitted parties including but not limited to electric, cable and telecommunications utilities and their respective agents, contractors and employees, a right of entry in, upon and onto the above described Easement Area for the IA 160/SE Oralabor Road and SE Delaware Avenue Roadway and Traffic Signal Improvements Project, which purpose includes any and all construction-related activities.

It is understood that, upon completion of this project, the State shall restore the Easement Area to its original condition as reasonably possible, including but not limited to restoration of lawns by sodding or seeding, replacement of concrete or asphalt driveways removed for grading or access purposes, and replacement of fences or other structures that may be removed or damaged by the State and/or permitted parties during the course of construction, except that the following items shall not be restored by the State or permitted parties but are instead compensated for the consideration paid for in this Easement as set forth above. (List items below or state "none"):

Landscaping within Easement including approximately 7 trees and 18 shrubs.

It is further understood that the consideration set forth in this Easement shall constitute full and adequate compensation for damages to the above listed items.

It is further understood that the foregoing Easement and release shall be null and void and of no effect whatsoever unless accepted by the City of Ankeny and shall be subject to the following

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terms and conditions to which the State, upon acceptance of this instrument, shall be deemed and to have stipulated and agreed:

1. **DURATION.** It is understood and agreed that this Easement allowing entry in, upon and onto the Easement Area described shall be in effect beginning on the date that the Grantor signs this document until completion of construction of this improvement above described and the State's performance of its obligation hereunder. This Easement shall be binding on Grantor and on Grantor's successors and assigns during construction of this improvement.
2. **GRANTOR'S REPRESENTATION AS TO TENANTS.**

The Grantor states and warrants that there are no tenants on the property where the Property Interests are located, except as listed below:

Walgreens

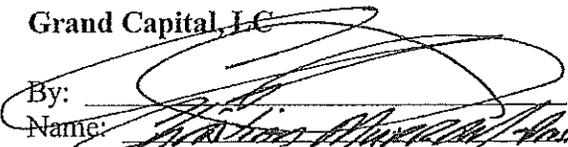
Furthermore, Grantor shall convey the Property free and clear of leasehold interests and leasehold claims and shall indemnify State against any such claims as a result of this project, unless the claim is due to State's gross negligence.

3. **REMOVAL OF EQUIPMENT.** It is further understood and agreed that the State and/or permitted parties will remove all of said materials and equipment from the above described premises within 10 days after the above described project has been completed.
4. **SPECIAL PROVISIONS.** The property owner has the right to renegotiate construction or maintenance damages in accordance to Iowa Code Section 6B.52.

Signed this 14th day of September, 2016.

GRANTOR:

Grand Capital, LLC

By: 

Name: Donny Howell

Title: CEO Donny Howell Company, LLC Manager
Grand Capital, LLC

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DONATION (OPTIONAL)

It is the understanding of the Grantor that, although the City will provide compensation for the granting of this easement, it is the Grantor's wish to **donate** this temporary easement and **not** receive said compensation, and Grantor waives any and all rights to compensation.

ACCEPTANCE BY CITY:

I, Pamela DeMouth, City Clerk of the City of Ankeny, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Ankeny by Resolution and Roll Call No. _____, passed on the _____ day of _____, 20____, and this certificate is made pursuant to authority contained in said Resolution.

Pamela DeMouth
City Clerk of the City of Ankeny, Iowa