

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

To Seller: Greenview Crossing Master Association, Inc.
319 7th St, Suite 500
Des Moines, IA 50309

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 \$ 2.50 per square foot, in cash, calculated as follows, and other good and valuable consideration:

Street right-of-way	<u>134</u> s.f. x \$ <u>2.50</u> per s.f.=	\$ <u>335.00</u>
Permanent Easement	<u> </u> s.f. x \$ <u> </u> per s.f.=	\$ <u>N/A</u>
Temporary Easement	<u>1,406</u> s.f. x \$ <u>2.50</u> per s.f. X 8% X 1.17 Yr=	\$ <u>330.00</u>
Landscaping and Amenities		\$ <u>7,355.00</u>
For a total sum of		\$ <u>8,020.00</u>

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 NE 36th Street Reconstruction - Phase 2.
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:

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 23 day of August, 2016.

FOR THE CITY OF ANKENY, IOWA

By: May Ann Carver
Snyder & Associates, Inc.

THIS OFFER IS ACCEPTED on this 13 day of Sept, 2016

GREENVIEW CROSSING MASTER ASSOCIATION, INC.

Signed Gregory J. Dick

Signed _____

Print Name and Title Gregory J. Dick, President

Name and Title _____

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 13 day of September, A.D. 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory J. Dick

_____ 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) Mary Ann Carnock (Sign in Ink)
MARY ANN CARNOCK (Print Name)

Notary Public in and for the State of Iowa

CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s): _____
- 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: PRESIDENT OF ASSOCIATION

SIGNER IS REPRESENTING:

List name(s) of entity (ies) or person(s) _____



Approved by the City Council of the City of Ankeny on the _____ day of _____, _____, by Resolution No. _____.

By: _____
Gary Lorenz, Mayor

Attest: _____
Pamela DeMouth, City Clerk