CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Setting Date of Consultation and Public Hearing for Amendment No.12 to the Amended and Restated Mills Parkway Urban Renewal Plan – City Initiated

Date: September 7, 2021

RESOLUTION: Establish Consultation Meeting date and Public Hearing date for the adoption of Amendment No. 12 to the Amended and Restated Mills Parkway Urban Renewal Plan.

FINANCIAL IMPACT: The City will be entering into an Infrastructure Agreement with Jordan Ridge, LLC to construct Stagecoach Drive from South Jordan Creek Parkway to South 78th Street. This project will cost approximately $4,400,000 and would be funded by monies from the Mills Parkway Tax Increment Financing (TIF) District. To be eligible for TIF funding, the Urban Renewal Plan (URP) must be amended to include Stagecoach Drive as a project in the Plan. In addition, the City is amending the URP to add Stagecoach Drive from South 78th Street to South 81st Street as a project that would be TIF eligible. The entire cost of those infrastructure improvements should not exceed $10,000,000.

BACKGROUND: The City was contacted by several developers about the development of the area south of Cascade Drive between South Jordan Creek Parkway and South 88th Street. After numerous meetings with staff, it has become clear that because of significant terrain issues and without the City's assistance in construction of Stagecoach Drive from South Jordan Creek Parkway and South 78th Street that development will not occur within this area. Because the potential project area was within the Mills Parkway Urban Renewal Area, a decision was made to amend the URP to add sections of Stagecoach Drive improvements from South Jordan Creek Parkway and South 81st Street as eligible projects.

An Infrastructure Agreement with Jordan Ridge, LLC, one of the developers in the area, is on tonight's agenda for consideration.

As required by law, the City will facilitate a consultation meeting with taxing entities regarding this proposed urban renewal plan amendment.

This Amendment was reviewed by the Finance and Administration City Council Subcommittee on August 18, 2021.

OUTSTANDING ISSUES: There are no outstanding issues regarding this proposed amendment to the Amended and Restated Mills Parkway Urban Renewal Plan.

RECOMMENDATION: Staff recommends that the City Council approve a resolution setting September 15, 2021 as the consultation meeting date and October 18, 2021 as the public hearing date for Amendment No.12 to the Amended and Restated Mills Parkway Urban Renewal Plan

Lead Staff Member: Clyde E. Evans, AICP

STAFF REVIEWS

Department Director	Clyde E. Evans, Director, Community and Economic Development
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	F&A		
Date Reviewed	August 18, 2021		
Recommendation	X Yes	☐ No	

ATTACHMENTS:

Exhibit I	Proposed Amendment No. 12 to the Amended and Restated Mills Parkway Urban Renewal Plan
Exhibit II	Resolution

EXHIBIT I

AMENDMENT NO. 12

TO THE

AMENDED AND RESTATED MILLS PARKWAY URBAN RENEWAL PLAN

CITY OF WEST DES MOINES, IOWA

Original Area Adopted – 1999
Amendment No. 1 – 2003
Amended and Restated Plan – 2007
Amendment No. 1 to the Amended and Restated Plan - 2008
Amendment No. 2 to the Amended and Restated Plan - 2008
Amendment No. 3 to the Amended and Restated Plan - 2012
Amendment No. 4 to the Amended and Restated Plan - 2013
Amendment No. 5 to the Amended and Restated Plan - 2014
Amendment No. 6 to the Amended and Restated Plan - 2018
Amendment No. 7 to the Amended and Restated Plan – 2018
Amendment No. 8 to the Amended and Restated Plan – 2020
Amendment No. 9 to the Amended and Restated Plan – 2020
Amendment No. 10 to the Amended and Restated Plan – 2020
Amendment No. 11 to the Amended and Restated Plan – 2021
Amendment No. 12 to the Amended and Restated Plan - 2021

AMENDMENT NO. 12
TO THE
AMENDED AND RESTATED
MILLS PARKWAY URBAN RENEWAL PLAN

CITY OF WEST DES MOINES, IOWA

INTRODUCTION AND HISTORY

The Mills Parkway Urban Renewal Plan for the Mills Parkway Urban Renewal Area ("Area" or "Urban Renewal Area") was originally adopted in 1999, and has been amended several times, including the adoption of an Amended and Restated Mills Parkway Urban Renewal Plan ("Plan" or "Urban Renewal Plan") in 2007, which Plan has been amended eleven times, most recently by Amendment No. 11 in 2021. The Urban Renewal Plan is being further amended by the adoption of this Amendment No. 12 to the Plan ("Amendment" or "Amendment No. 12") to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base values" or "base valuations" of the original Urban Renewal Area and any subareas added by prior amendments to the Plan will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

AREA DESIGNATION

The Urban Renewal Area continues to be an economic development area that is appropriate for the promotion of commercial and industrial development, as described in the Plan as previously amended.

DEVELOPMENT PLAN

The Urban Renewal Plan, as amended, and this Amendment are in conformity with the West Des Moines Comprehensive Plan, adopted September 20, 2010, which is the City of West Des Moines' ("City") general plan for the development of the City as a whole.

This Plan does not in any way replace or modify the City's current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan, as amended.

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 12)

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 12 include:

1. **Public Improvements:**

Urban Renewal Project Description	Estimated Date	Estimated Cost	Rationale
Stagecoach Drive from South Jordan Creek Parkway to South 78th Street – Public street construction, reconstruction, and/or widening and related activities including right-of-way acquisition, water main, related utilities and sewers, storm water conveyance structures, fiber conduit, bridges and culverts, signage, and related items. The City has entered or contemplates entering into an Infrastructure Agreement with Jordan Ridge, LLC (or a related entity) in which Jordan Ridge, LLC agrees to transfer to the City right-of-way for this project in exchange for the City completing this project, all conditioned on the inclusion of this project in this Amendment.	2021-2022	$6,000,000	Stagecoach Drive is an arterial street. The improvements to Stagecoach Drive will provide direct paved access to commercial and office development that may take place in the Area and facilitate said development.
Stagecoach Drive from South 78th Street to South 81st Street – Public street construction, reconstruction, and/or widening and related activities including right-of-way acquisition, water main, related utilities and sewers, storm water conveyance	2022-2025	$6,000,000	Stagecoach Drive is an arterial street. The improvements to Stagecoach Drive will provide direct paved access to commercial and office development that may take place in the Area and facilitate said development.

structures, fiber conduit, bridges and culverts, signage, and related items.			
Total		**$12,000,000**	

2. **Development Agreements:** The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed $5,000,000.

3. **Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed $50,000

FINANCIAL DATA

1.	July 1, 2021 constitutional debt limit:	$468,115,757
2.	Current outstanding general obligation debt:	$255,871,703
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 12) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the City's costs for the Eligible Urban Renewal Projects (Amendment No. 12) as described above will be approximately as stated in the next column:	$17,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

EFFECTIVE PERIOD

This Amendment No. 12 will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code.

Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

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RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 12 TO THE AMENDED AND RESTATED MILLS PARKWAY URBAN RENEWAL PLAN IN THE CITY OF WEST DES MOINES, STATE OF IOWA

WHEREAS, by action taken on July 26, 1999, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Mills Parkway Urban Renewal Plan for the Mills Parkway Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Mills Parkway Urban Renewal Plan was subsequently amended in 2003 and amended and restated in 2007 when the City adopted the Amended and Restated Mills Parkway Urban Renewal Plan (the "Amended and Restated Plan" or "Plan"), which Amended and Restated Plan has been subsequently amended several times, most recently by Amendment No. 11 to the Plan adopted April 5, 2021, and which Plan, as amended, is on file in the offices of the Dallas County Recorder and Polk County Recorder; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 17, TO THE EAST BOUNDARY LINE OF SOUTHWOODS EAST PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH, ALONG THE EAST BOUNDARY LINES OF SOUTHWOODS EAST PLAT 2, SOUTHWOODS EAST PLAT 1, SOUTHWOODS EAST PLAT 5, SOUTHWOODS EAST PLAT 6, SOUTHWOODS EAST PLAT 7 AND MEADOW VISTA, ALL OFFICIAL PLATS NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHEAST CORNER OF OUTLOT "G", SAID MEADOW VISTA; THENCE WESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID MEADOW VISTA, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED; THENCE NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HAWTHORNE DRIVE EXTENDED FROM THE WEST SIDE OF SOUTH 50TH STREET; THENCE WEST AND SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF HAWTHORNE DRIVE AND ITS EXTENSION, TO THE MOST SOUTHERLY CORNER OF LOT 1, WISTFUL VISTA PLAT 4, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHWEST, ALONG THE SOUTHWESTERLY LINE OF LOT 1, SAID WISTFUL VISTA PLAT 4, TO THE SOUTHWESTERLY CORNER OF LOT 1, SAID WISTFUL VISTA PLAT 4. SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35; THENCE NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, TO THE SOUTHWEST

CORNER OF LOT 15, WISTFUL VISTA PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, TO THE SOUTHEAST CORNER OF LOT 3, VILLAS OF BERKSHIRE HILLS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAS OF BERKSHIRE HILLS, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE VIEW DRIVE AS PRESENTLY ESTABLISHED; THENCE SOUTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE VIEW DRIVE, TO THE NORTH BOUNDARY LINE OF PONDEROSA VALLEY PLAT 4, AND OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PONDEROSA VALLEY PLAT 4, TO THE NORTHWESTERLY CORNER OF LOT 142, SAID PONDEROSA VALLEY PLAT 4; THENCE SOUTHWESTERLY, ALONG THE NORTHWEST BOUNDARY LINE OF PONDEROSA VALLEY PLAT 4, TO THE NORTHWEST CORNER OF LOT 136, SAID PONDEROSA VALLEY PLAT 4; THENCE SOUTHERLY, ALONG THE WEST BOUNDARY LINE OF PONDEROSA VALLEY PLAT 4, TO THE SOUTHEAST CORNER OF LOT 99, PONDEROSA VALLEY PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PONDEROSA VALLEY PLAT 2, TO THE SOUTHWEST CORNER OF LOT 107, SAID PONDEROSA VALLEY PLAT 2; THENCE NORTH, ALONG WEST BOUNDARY LINE OF SAID PONDEROSA VALLEY PLAT 2 AND THE WEST BOUNDARY LINE OF PONDEROSA VALLEY PLAT 3, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHEAST CORNER OF LOT 14, WESTRIDGE ESTATES PLAT 4, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE SOUTH BOUNDARY LINE OF WESTRIDGE ESTATES PLAT 4, TO THE WEST LINE OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 18, TO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 24, TO A POINT 428.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE WEST, A DISTANCE OF 270 FEET; THENCE SOUTH, A DISTANCE OF 163 FEET; THENCE WEST, A DISTANCE OF 178 FEET; THENCE SOUTH, A DISTANCE OF 559 FEET, TO THE CENTERLINE OF SOUTH 60TH STREET AS PRESENTLY ESTABLISHED; THENCE NORTH 51° 41' EAST (ASSUMED), A DISTANCE OF 569.3 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 24, TO THE CENTERLINE OF BOONEVILLE ROAD AS PRESENTLY ESTABLISHED; THENCE WESTERLY, ALONG THE CENTERLINE OF SAID BOONEVILLE ROAD, TO THE EAST LINE OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE CONTINUING WESTERLY, ALONG THE CENTERLINE OF SAID BOONEVILLE ROAD, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23. SAID POINT BEING THE NORTHEAST CORNER, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SAID SECTION 23; THENCE

WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SAID SECTION 23, TO THE NORTHEAST CORNER, OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE EAST 14 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 14 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE EAST 14 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 14 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO THE SOUTHWEST CORNER OF THE EAST 14 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 27, TO THE CENTERLINE INTERSECTION OF DALLAS COUNTY HIGHWAY F90 AS PRESENTLY ESTABLISHED; THENCE EASTERLY, ALONG THE CENTERLINE OF SAID DALLAS COUNTY HIGHWAY F90, TO A POINT ON THE WEST LINE OF SECTION 25, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 25, TO THE CENTER OF THE RACCOON RIVER; THENCE EASTERLY, ALONG THE CENTER OF THE RACCOON RIVER, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, TO THE HIGHWATER MARK ON THE NORTH BANK OF THE RACCOON RIVER; THENCE EASTERLY, ALONG THE HIGHWATER MARK ON THE NORTH BANK OF THE RACCOON RIVER, TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35; THENCE NORTH, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE, TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED; THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, TO THE SOUTHEAST CORNER OF LOT 4, GRAND TRACE, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE EAST, TO THE SOUTHWEST CORNER OF LOT 4, OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE SOUTHEASTERLY, ALONG THE SOUTH LINE OF LOT 4, SAID OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP

78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, TO THE SOUTHEAST CORNER OF LOT 4, SAID OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE EAST LINE OF LOT 4, SAID OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND ITS EXTENSION, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE, TO THE SOUTHWEST CORNER OF LOT 46, QUAIL PARK PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHERLY, ALONG THE WEST BOUNDARY LINES OF QUAIL PARK PLAT 1, AND QUAIL PARK PLAT 2, OFFICIAL PLATS NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHWEST CORNER OF LOT 7, SAID QUAIL PARK PLAT 2; THENCE SOUTH, ALONG THE WEST LINE OF LOT 7, SAID QUAIL PARK PLAT 2, TO THE MOST SOUTHERLY CORNER OF LOT 5, QUAIL PARK WEST, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID QUAIL PARK WEST, TO THE MOST SOUTHERLY CORNER OF LOT 12, QUAIL MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHWESTERLY AND WESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID QUAIL MEADOWS, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED; THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, TO THE NORTHWEST CORNER OF LOT 1, SAID QUAIL MEADOWS; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID QUAIL MEADOWS, TO THE SOUTHWEST CORNER OF LOT 1, QUAIL PARK VISTA, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID QUAIL PARK VISTA, TO THE NORTHWEST CORNER OF LOT 4, SAID QUAIL PARK VISTA; THENCE EAST, ALONG THE NORTH LINE OF LOT 4, SAID QUAIL PARK VISTA, TO THE SOUTHWEST CORNER OF LOT 6, WESTERNWOODS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID WESTERNWOODS TO THE NORTHWEST CORNER OF LOT "B" (STREET), SAID WESTERNWOODS; THENCE EAST, ALONG THE NORTH LINE OF LOT "B" (STREET), SAID WESTERNWOODS, TO THE NORTHEAST CORNER OF LOT "B" (STREET), SAID WESTERNWOODS. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TO THE NORTH RIGHT-OF-WAY LINE OF FULLER ROAD AS PRESENTLY ESTABLISHED; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF FULLER ROAD, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GEORGE M. MILLS CIVIC PARKWAY AS PRESENTLY ESTABLISHED; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GEORGE M. MILLS CIVIC PARKWAY AND ITS EXTENSION, TO THE POINT OF BEGINNING;

but excluding:

A TRACT OF LAND IN SECTION 20, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINE OF SOUTH 50TH STREET AND THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF QUAIL MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH BOUNDARY OF SAID QUAIL MEADOWS NORTH, TO THE SOUTHWEST CORNER OF LOT 10, SAID QUAIL MEADOWS NORTH;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID QUAIL MEADOWS NORTH, TO THE SOUTH BOUNDARY OF QUAIL PARK MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH LINE OF SAID QUAIL PARK MEADOWS, TO THE SOUTHWEST CORNER OF LOT 34, SAID QUAIL PARK MEADOWS;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID QUAIL PARK MEADOWS, TO THE SOUTHWEST CORNER OF WESTERNWOODS PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID WESTERNWOODS PLAT 2, TO THE SOUTHEAST CORNER OF FIELDSTONE PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID FIELDSTONE PLAT 1, TO THE NORTHEAST CORNER OF SAID FIELDSTONE PLAT 1;

THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID FIELDSTONE PLAT 1, TO THE CENTER LINE OF SOUTH 50TH STREET;

THENCE SOUTH, ALONG THE CENTER LINE OF SOUTH 50TH STREET, TO THE POINT OF BEGINNING;

and excluding:

A TRACT OF LAND IN SECTION 20, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SOUTH 50TH STREET AND THE NORTH RIGHT-OF-WAY LINE (EXTENDED) OF GRAND AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE (EXTENDED) OF GRAND AVENUE TO THE SOUTHWEST CORNER OF LOT 46, QUAIL PARK PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHERLY, ALONG THE WEST BOUNDARY LINES OF QUAIL PARK PLAT 1, AND QUAIL PARK PLAT 2, OFFICIAL PLATS NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHWEST CORNER OF LOT 7, SAID QUAIL PARK PLAT 2;

THENCE SOUTH, ALONG THE WEST LINE OF LOT 7, SAID QUAIL PARK PLAT 2, TO THE MOST SOUTHERLY CORNER OF LOT 5, QUAIL PARK WEST, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID QUAIL PARK WEST, TO THE MOST SOUTHERLY CORNER OF LOT 12, QUAIL MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHWESTERLY AND WESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE AND ITS EXTENSION OF SAID QUAIL MEADOWS, TO THE CENTER LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED;

THENCE SOUTH, ALONG THE CENTER LINE OF SOUTH 50TH STREET, TO THE POINT OF BEGINNING;

and also excluding:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 83°50'48" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 A DISTANCE OF 1153.03 FEET; THENCE SOUTH 44°20'46" EAST 381.23 FEET; THENCE SOUTH 00°02'38" EAST 783.48 FEET TO THE NORTH LINE OF FUTURE RIGHT OF WAY OF GRAND AVENUE; THENCE SOUTH 89°57'15" WEST ALONG SAID NORTH LINE 1906.15 FEET; THENCE NORTH 00°43'42" EAST 880.04 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 83°35'34" EAST ALONG SAID NORTH LINE 484.52 FEET TO

THE POINT OF BEGINNING AND CONTAINING 41.95 ACRES (1,837,552 SQUARE FEET).

AND

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 83°19'19" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 2023.73 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 7, PAGE 483; THENCE SOUTH 1°10'11" EAST ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, 1308.37 FEET TO THE NORTH LINE OF RIGHT OF WAY OF FUTURE GRAND AVENUE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2917.50 FEET, WHOSE ARC LENGTH IS 22.37 FEET AND WHOSE CHARD BEARS NORTH 78°49'06" WEST, 22.37 FEET; THENCE NORTH 78°35'55" WEST CONTINUING ALONG SAID NORTH LINE, 763.47 FEET; THENCE WESTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 1287.50 FEET AND WHOSE CHORD BEARS SOUTH 83°41'24" WEST, 1267.09 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1917.50 FEET, WHOSE ARC LENGTH IS 802.39 FEET AND WHOSE CHORD BEARS SOUTH 77°57'59" WEST, 796.54 FEET; THENCE SOUTH 89°57'15" WEST ALONG SAID NORTH LINE, 174.64 FEET; THENCE NORTH 00°02'38" WEST, 1114.10 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 83°26'45" EAST ALONG SAID NORTH LINE, 953.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.02 ACRES (3,224,151 SQUARE FEET) EXCLUDING EXISTING ROAD RIGHT OF WAY.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

TAX INCREMENT SUBDISTRICT #1

A TRACT OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA, AND

THE NORTH TEN ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA, AND

THE NORTH TEN ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA.

TAX INCREMENT SUBDISTRICT #3

A TRACT OF LAND IN SECTIONS 14, 23 AND 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE CENTER LINE OF BOONEVILLE ROAD AND THE WEST BOUNDARY LINE (EXTENDED) OF LAKEVIEW HEIGHTS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHERLY, ALONG THE WEST BOUNDARY LINE OF SAID LAKEVIEW HEIGHTS, TO THE SOUTHWEST CORNER OF LOT 1, LAKEVIEW HEIGHTS PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF SAID LAKEVIEW HEIGHTS PLAT 2, TO A POINT ON THE SOUTH LINE OF THE NORTH TEN ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH TEN ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH TEN ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, TO THE EAST LINE OF SECTION 23; TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, TO THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 14, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE NORTH LINE OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 23, TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH, ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 23, TO THE CENTER OF SAID SECTION 23;

THENCE EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 23, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, TO THE CENTERLINE OF BOONEVILLE ROAD;

THENCE EASTERLY, ALONG THE CENTERLINE OF SAID BOONEVILLE ROAD, TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

THE SOUTH 748 FEET OF THE WEST 582 FEET OF THE EAST 15 CHAINS OF THE NORTH 19.3 CHAINS OF THE NORTHEAST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA

AND

THAT PORTION THEREOF LYING NORTH OF THE SOUTHERN BOUNDARY OF THE PUBLIC RIGHT-OF-WAY OF CASCADE AVENUE.

Note: Due to a parcel split issue, all of Lot 2 of Etzel Properties Plat 1, West Des Moines, Iowa, Dallas County is contained in Subdistrict #5 and no part of Lot 2 is within Subdistrict #3.

TAX INCREMENT SUBDISTRICT #4

A TRACT OF LAND IN SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA

TAX INCREMENT SUBDISTRICT #5

A TRACT OF LAND IN SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, DALLAS COUNTY IOWA;

THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE WEST, ALONG THE SOUTH LINE OF SECTION 14, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, TO THE POINT OF BEGINNING.

BUT EXCLUDING:

THAT PORTION THEREOF LYING NORTH OF THE SOUTHERN BOUNDARY OF THE PUBLIC RIGHT-OF-WAY OF CASCADE AVENUE.

Note: Due to a parcel split issue, all of Lot 2 of Etzel Properties Plat 1, West Des Moines, Iowa, Dallas County is contained in Subdistrict #5 and no part of Lot 2 is within Subdistrict #3.

TAX INCREMENT SUBDISTRICT #6

A PARCEL OF LAND IN THE SE1/4 OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., INCLUDING PARCEL 'A' RECORDED IN BOOK 835, PAGE 606 AND THE PROPERTY SHOWN IN THE BOUNDARY SURVEY RECORDED IN BOOK 2006, PAGE 20117, ALL IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT A, WELLS FARGO PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2004, PAGE 14993 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH JORDAN CREEK PARKWAY; THENCE S00°27'40"W 2034.46 FEET ALONG THE WEST LINE OF SAID LOT A AND SAID

WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1190.74 FEET AND A CHORD BEARING OF S01°51'33"W, AN ARC LENGTH OF 58.12 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE N44°32'20"W, 75.00 FEET TO A POINT; THENCE N89°32'20"W, 63.05 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 945.47 FEET AND A CHORD BEARING OF N86°19'27"W, AN ARC LENGTH OF 106.10 FEET TO A POINT; THENCE N76°25'02"W, 42.41 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 941.47 FEET AND A CHORD BEARING OF N66°11'35"W, AN ARC LENGTH OF 471.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 821.47 FEET AND A CHORD BEARING OF N57°48'07"W, AN ARC LENGTH OF 170.92 FEET TO A POINT; THENCE N26°14'14"E, 10.00 FEET TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 831.47 FEET AND A CHORD BEARING OF N80°16'05"W, AN ARC LENGTH OF 479.05 FEET TO A POINT OF TANGENCY; THENCE S83°13'36"W, 1223.41 FEET TO A POINT ON THE WEST LINE OF THE SW1/4 SE1/4 OF SAID SECTION 14; THENCE N00°09'34"E, 308.41 FEET ALONG SAID WEST LINE TO THE NW CORNER OF SAID SW1/4 SE1/4; THENCE N00°09'34"E, 1319.46 FEET ALONG THE WEST LINE OF THE NW1/4 SE1/4 OF SAID SECTION 14 TO THE CENTER OF SAID SECTION 14; THENCE N83°28'58"E, 1317.13 FEET ALONG THE NORTH LINE OF SAID NW1/4 SE1/4 TO THE NE CORNER OF SAID NW1/4 SE1/4; THENCE S00°24'24"W, 83.11 FEET ALONG THE EAST LINE OF SAID NW1/4 SE1/4 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AS IT IS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 2002, PAGE 15031 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N83°29'03"E, 1188.82 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S48°01'37"E, 46.75 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 99.679 ACRES INCLUDING 1.417 ACRES OF PUBLIC ROAD EASEMENT.

TAX INCREMENT SUBDISTRICT #7

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 83°50'48" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 A DISTANCE OF 1153.03 FEET; THENCE SOUTH 44°20'46" EAST 381.23 FEET; THENCE SOUTH 00°02'38" EAST 783.48 FEET TO THE NORTH LINE OF FUTURE RIGHT OF WAY OF GRAND AVENUE; THENCE SOUTH 89°57'15" WEST ALONG SAID NORTH LINE 1906.15 FEET; THENCE NORTH 00°43'42" EAST 880.04 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION

22; THENCE NORTH 83°35'34" EAST ALONG SAID NORTH LINE 484.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.95 ACRES (1,837,552 SQUARE FEET).

AND

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 83°19'19" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 2023.73 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 7, PAGE 483; THENCE SOUTH 1°10'11" EAST ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, 1308.37 FEET TO THE NORTH LINE OF RIGHT OF WAY OF FUTURE GRAND AVENUE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2917.50 FEET, WHOSE ARC LENGTH IS 22.37 FEET AND WHOSE CHARD BEARS NORTH 78°49'06" WEST, 22.37 FEET; THENCE NORTH 78°35'55" WEST CONTINUING ALONG SAID NORTH LINE, 763.47 FEET; THENCE WESTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 1287.50 FEET AND WHOSE CHORD BEARS SOUTH 83°41'24" WEST, 1267.09 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1917.50 FEET, WHOSE ARC LENGTH IS 802.39 FEET AND WHOSE CHORD BEARS SOUTH 77°57'59" WEST, 796.54 FEET; THENCE SOUTH 89°57'15" WEST ALONG SAID NORTH LINE, 174.64 FEET; THENCE NORTH 00°02'38" WEST, 1114.10 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 83°26'45" EAST ALONG SAID NORTH LINE, 953.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.02 ACRES (3,224,151 SQUARE FEET) EXCLUDING EXISTING ROAD RIGHT OF WAY.

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AMENDMENT NO. 4 AREA

First Part

REMOVAL OF ORIGINAL MILLS PARKWAY URBAN RENEWAL AREA
(WITH EXCEPTIONS AND ADDITIONS OF PUBLIC RIGHT-OF-WAY)

THE ORIGINAL URBAN RENEWAL PLAN FOR THE MILLS PARKWAY URBAN RENEWAL AREA APPROVED BY RESOLUTION NUMBER 99-06-14-05 ON JUNE 14, 1999, AND AMENDED BY RESOLUTION NUMBER 03-11-10-05 ON NOVEMBER 10, 2003, AS DESCRIBED BELOW IS BEING REMOVED SUBJECT TO EXCEPTIONS AND ADDITIONS AS NOTED:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 17, TO THE EAST BOUNDARY LINE OF SOUTHWOODS EAST PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH, ALONG THE EAST BOUNDARY LINES OF SOUTHWOODS EAST PLAT 2, SOUTHWOODS EAST PLAT 1, SOUTHWOODS EAST PLAT 5, SOUTHWOODS EAST PLAT 6, SOUTHWOODS EAST PLAT 7 AND MEADOW VISTA, ALL OFFICIAL PLATS NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHEAST CORNER OF OUTLOT "G", SAID MEADOW VISTA; THENCE WESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID MEADOW VISTA, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED; THENCE NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HAWTHORNE DRIVE EXTENDED FROM THE WEST SIDE OF SOUTH 50TH STREET; THENCE WEST AND SOUTHWESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF HAWTHORNE DRIVE AND ITS EXTENSION, TO THE MOST SOUTHERLY CORNER OF LOT 1, WISTFUL VISTA PLAT 4, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHWEST, ALONG THE SOUTHWESTERLY LINE OF LOT 1, SAID WISTFUL VISTA PLAT 4, TO THE SOUTHWESTERLY CORNER OF LOT 1, SAID WISTFUL VISTA PLAT 4. SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35; THENCE NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, TO THE SOUTHWEST CORNER OF LOT 15, WISTFUL VISTA PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, TO THE SOUTHEAST CORNER OF LOT 3, VILLAS OF BERKSHIRE HILLS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAS OF BERKSHIRE HILLS, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE VIEW DRIVE AS PRESENTLY ESTABLISHED; THENCE SOUTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE VIEW DRIVE, TO THE NORTH BOUNDARY LINE OF PONDEROSA VALLEY PLAT 4, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PONDEROSA VALLEY PLAT 4, TO THE NORTHWESTERLY CORNER OF LOT 142, SAID PONDEROSA VALLEY PLAT 4; THENCE SOUTHWESTERLY, ALONG THE NORTHWEST BOUNDARY LINE OF PONDEROSA VALLEY PLAT 4, TO THE NORTHWEST CORNER OF LOT 136, SAID PONDEROSA VALLEY PLAT 4; THENCE SOUTHERLY, ALONG THE WEST BOUNDARY LINE OF PONDEROSA VALLEY PLAT 4, TO THE SOUTHEAST CORNER OF LOT 99, PONDEROSA VALLEY PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PONDEROSA VALLEY PLAT 2, TO THE SOUTHWEST CORNER OF LOT 107, SAID PONDEROSA VALLEY PLAT 2; THENCE NORTH, ALONG WEST BOUNDARY LINE OF SAID PONDEROSA VALLEY PLAT 2 AND THE WEST BOUNDARY LINE OF PONDEROSA VALLEY

PLAT 3, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHEAST CORNER OF LOT 14, WESTRIDGE ESTATES PLAT 4, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE WEST, ALONG THE SOUTH BOUNDARY LINE OF WESTRIDGE ESTATES PLAT 4, TO THE WEST LINE OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 18, TO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 24, TO A POINT 428.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE WEST, A DISTANCE OF 270 FEET; THENCE SOUTH, A DISTANCE OF 163 FEET; THENCE WEST, A DISTANCE OF 178 FEET; THENCE SOUTH, A DISTANCE OF 559 FEET, TO THE CENTERLINE OF SOUTH 60TH STREET AS PRESENTLY ESTABLISHED; THENCE NORTH 51° 41' EAST (ASSUMED), A DISTANCE OF 569.3 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 24, TO THE CENTERLINE OF BOONEVILLE ROAD AS PRESENTLY ESTABLISHED; THENCE WESTERLY, ALONG THE CENTERLINE OF SAID BOONEVILLE ROAD, TO THE EAST LINE OF SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE CONTINUING WESTERLY, ALONG THE CENTERLINE OF SAID BOONEVILLE ROAD, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23. SAID POINT BEING THE NORTHEAST CORNER, OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SAID SECTION 23; THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SAID SECTION 23, TO THE NORTHEAST CORNER, OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE EAST 14 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 14 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE EAST 14 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 14 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO THE SOUTHWEST CORNER OF THE EAST 14 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 27, TO THE CENTERLINE INTERSECTION OF DALLAS COUNTY HIGHWAY F90 AS PRESENTLY ESTABLISHED; THENCE EASTERLY, ALONG THE CENTERLINE OF SAID DALLAS COUNTY HIGHWAY F90, TO A POINT ON

THE WEST LINE OF SECTION 25, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 25, TO THE CENTER OF THE RACCOON RIVER; THENCE EASTERLY, ALONG THE CENTER OF THE RACCOON RIVER, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, TO THE HIGHWATER MARK ON THE NORTH BANK OF THE RACCOON RIVER; THENCE EASTERLY, ALONG THE HIGHWATER MARK ON THE NORTH BANK OF THE RACCOON RIVER, TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35; THENCE NORTH, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, TO THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE, TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED; THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, TO THE SOUTHEAST CORNER OF LOT 4, GRAND TRACE, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE EAST, TO THE SOUTHWEST CORNER OF LOT 4, OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE SOUTHEASTERLY, ALONG THE SOUTH LINE OF LOT 4, SAID OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, TO THE SOUTHEAST CORNER OF LOT 4, SAID OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE EAST LINE OF LOT 4, SAID OFFICIAL PLAT OF THE NORTH HALF OF SECTION 29, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND ITS EXTENSION, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS PRESENTLY ESTABLISHED; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE, TO THE SOUTHWEST CORNER OF LOT 46, QUAIL PARK PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHERLY, ALONG THE WEST BOUNDARY LINES OF QUAIL PARK PLAT 1, AND QUAIL PARK PLAT 2, OFFICIAL PLATS NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHWEST CORNER OF LOT 7, SAID QUAIL PARK PLAT 2; THENCE SOUTH, ALONG THE WEST LINE OF LOT 7, SAID QUAIL PARK PLAT 2, TO THE MOST SOUTHERLY CORNER OF LOT 5, QUAIL PARK WEST, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID QUAIL PARK WEST, TO THE MOST SOUTHERLY CORNER OF LOT 12, QUAIL MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTHWESTERLY AND WESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID QUAIL MEADOWS, TO THE EAST

RIGHT-OF-WAY LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED; THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, TO THE NORTHWEST CORNER OF LOT 1, SAID QUAIL MEADOWS; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID QUAIL MEADOWS, TO THE SOUTHWEST CORNER OF LOT 1, QUAIL PARK VISTA, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID QUAIL PARK VISTA, TO THE NORTHWEST CORNER OF LOT 4, SAID QUAIL PARK VISTA; THENCE EAST, ALONG THE NORTH LINE OF LOT 4, SAID QUAIL PARK VISTA, TO THE SOUTHWEST CORNER OF LOT 6, WESTERNWOODS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID WESTERNWOODS TO THE NORTHWEST CORNER OF LOT "B" (STREET), SAID WESTERNWOODS; THENCE EAST, ALONG THE NORTH LINE OF LOT "B" (STREET), SAID WESTERNWOODS, TO THE NORTHEAST CORNER OF LOT "B" (STREET), SAID WESTERNWOODS. SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE NORTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TO THE NORTH RIGHT-OF-WAY LINE OF FULLER ROAD AS PRESENTLY ESTABLISHED; THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF FULLER ROAD, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GEORGE M. MILLS CIVIC PARKWAY AS PRESENTLY ESTABLISHED; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GEORGE M. MILLS CIVIC PARKWAY AND ITS EXTENSION, TO THE POINT OF BEGINNING;

but excluding:

A TRACT OF LAND IN SECTION 20, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINE OF SOUTH 50TH STREET AND THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF QUAIL MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH BOUNDARY OF SAID QUAIL MEADOWS NORTH, TO THE SOUTHWEST CORNER OF LOT 10, SAID QUAIL MEADOWS NORTH;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID QUAIL MEADOWS NORTH, TO THE SOUTH BOUNDARY OF QUAIL PARK MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH LINE OF SAID QUAIL PARK MEADOWS, TO THE SOUTHWEST CORNER OF LOT 34, SAID QUAIL PARK MEADOWS;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID QUAIL PARK MEADOWS, TO THE SOUTHWEST CORNER OF WESTERNWOODS PLAT 2, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID WESTERNWOODS PLAT 2, TO THE SOUTHEAST CORNER OF FIELDSTONE PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID FIELDSTONE PLAT 1, TO THE NORTHEAST CORNER OF SAID FIELDSTONE PLAT 1;

THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID FIELDSTONE PLAT 1, TO THE CENTER LINE OF SOUTH 50TH STREET;

THENCE SOUTH, ALONG THE CENTER LINE OF SOUTH 50TH STREET, TO THE POINT OF BEGINNING;

and excluding:

A TRACT OF LAND IN SECTION 20, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA. THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SOUTH 50TH STREET AND THE NORTH RIGHT-OF-WAY LINE (EXTENDED) OF GRAND AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE (EXTENDED) OF GRAND AVENUE TO THE SOUTHWEST CORNER OF LOT 46, QUAIL PARK PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHERLY, ALONG THE WEST BOUNDARY LINES OF QUAIL PARK PLAT 1, AND QUAIL PARK PLAT 2, OFFICIAL PLATS NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, TO THE SOUTHWEST CORNER OF LOT 7, SAID QUAIL PARK PLAT 2;

THENCE SOUTH, ALONG THE WEST LINE OF LOT 7, SAID QUAIL PARK PLAT 2, TO THE MOST SOUTHERLY CORNER OF LOT 5, QUAIL PARK WEST, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID QUAIL PARK WEST, TO THE MOST SOUTHERLY CORNER OF LOT 12, QUAIL MEADOWS, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHWESTERLY AND WESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE AND ITS EXTENSION OF SAID QUAIL MEADOWS, TO THE CENTER LINE OF SOUTH 50TH STREET AS PRESENTLY ESTABLISHED;

THENCE SOUTH, ALONG THE CENTER LINE OF SOUTH 50TH STREET, TO THE POINT OF BEGINNING;

and also excluding:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 83°50'48" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23 A DISTANCE OF 1153.03 FEET; THENCE SOUTH 44°20'46" EAST 381.23 FEET; THENCE SOUTH 00°02'38" EAST 783.48 FEET TO THE NORTH LINE OF FUTURE RIGHT OF WAY OF GRAND AVENUE; THENCE SOUTH 89°57'15" WEST ALONG SAID NORTH LINE 1906.15 FEET; THENCE NORTH 00°43'42" EAST 880.04 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 83°35'34" EAST ALONG SAID NORTH LINE 484.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.95 ACRES (1,837,552 SQUARE FEET).

AND

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 83°19'19" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 2023.73 FEET TO THE WEST LINE OF THE SURVEY RECORDED IN BOOK 7, PAGE 483; THENCE SOUTH 1°10'11" EAST, ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, 1308.37 FEET TO THE NORTH LINE OF RIGHT-OF-WAY OF FUTURE GRAND AVENUE; THENCE NORTHWESTERLY, ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2917.50 FEET, WHOSE ARC LENGTH IS 22.37 FEET AND WHOSE CHARD BEARS NORTH 78°49'06" WEST, 22.37 FEET; THENCE NORTH 78°35'55" WEST CONTINUING, ALONG SAID NORTH LINE, 763.47 FEET; THENCE WESTERLY ALONG SAID NORTH LINE

AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2082.50 FEET, WHOSE ARC LENGTH IS 1287.50 FEET AND WHOSE CHORD BEARS SOUTH 83°41'24" WEST, 1267.09 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1917.50 FEET, WHOSE ARC LENGTH IS 802.39 FEET AND WHOSE CHORD BEARS SOUTH 77°57'59" WEST, 796.54 FEET; THENCE SOUTH 89°57'15" WEST, ALONG SAID NORTH LINE, 174.64 FEET; THENCE NORTH 00°02'38" WEST, 1114.10 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 83°26'45" EAST, ALONG SAID NORTH LINE, 953.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.02 ACRES.

EXCEPTIONS

TRACTS OF ORIGINAL MILLS PARKWAY URBAN RENEWAL AREA WHICH WILL REMAIN IN EFFECT AND NOT BE REMOVED.

TWO TRACTS OF LAND IN SECTIONS 18 AND 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA, AND SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE AREA TO REMAIN IN THE ORIGINAL MILLS PARKWAY URBAN RENEWAL AREA, THESE TRACTS OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 (THIS TRACT IS ALL PUBLIC ROAD RIGHT-OF-WAY)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, TO THE EAST RIGHT-OF-WAY LINE EXTENDED OF SOUTH 60TH STREET;

THENCE SOUTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 60TH STREET, TO THE SOUTH LINE OF LOT 5, WESTVIEW COUNTY ESTATES REPLAT, A SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 5, TO A POINT 60.0 FEET EAST OF THE WEST LINE OF SAID SECTION 18 (THE WEST LINE OF SAID SECTION 18 IS THE CENTERLINE OF SOUTH 60TH STREET);

THENCE SOUTHERLY, ALONG A LINE 60.0 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF SOUTH 60TH STREET, TO THE WEST LINE OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE NORTHWESTERLY, ALONG A LINE NORMAL TO THE CENTERLINE OF SOUTH 60TH STREET, TO THE CENTERLINE OF SOUTH 60TH STREET;

THENCE NORTHEASTERLY AND NORTHERLY, ALONG THE CENTERLINE OF SOUTH 60TH STREET, TO THE WEST LINE OF SAID SECTION 19;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 19, TO THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 18, TO THE POINT OF BEGINNING.

TRACT 2 (THIS TRACT IS ALL PUBLIC OWNED PROPERTY)

COMMENCING AT NORTHEAST CORNER SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 24, TO A POINT 428.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, SAID POINT BEING THE POINT OF BEGINNING;

THENCE WEST, A DISTANCE OF 270 FEET;

THENCE SOUTH, A DISTANCE OF 163 FEET;

THENCE WEST, A DISTANCE OF 178 FEET;

THENCE SOUTH, A DISTANCE OF 559 FEET, TO THE CENTERLINE OF SOUTH 60TH STREET AS PRESENTLY ESTABLISHED;

THENCE NORTH 51° 41' EAST (ASSUMED BEARING), A DISTANCE OF 569.3 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 24;

THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 24, TO THE POINT OF BEGINNING.

TRACT 3 (THIS TRACT IS ALL PUBLIC ROAD RIGHT-OF-WAY)

A TRACT OF LAND THAT WILL BE ADDED BY AMENDMENT TO THE ORIGINAL MILLS PARKWAY URBAN RENEWAL AREA LEGAL DESCRIPTION.

A TRACT OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE AREA TO BE ADDED TO THE ORIGINAL MILLS PARKWAY URBAN RENEWAL AREA BY AMENDMENT, THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 13, TO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 24 (SAID SECTION LINE IS THE CENTERLINE OF SOUTH 60TH STREET), TO A POINT 428.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE WEST, TO A POINT 60.0 FEET WEST OF THE CENTERLINE OF SOUTH 60TH STREET;

THENCE NORTH, ALONG A LINE 60.0 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF SOUTH 60TH STREET, TO THE NORTH LINE OF SAID SECTION 24;

THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION 24, TO THE POINT OF BEGINNING.

Second Part

AMENDMENT NO. 1 TO SUBDISTRICT #7 (Added)

A TRACT OF LAND IN SECTION 22 AND 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN AMENDMENT NUMBER 1 TO THE SUB-DISTRICT SEVEN OF THE MILLS PARKWAY URBAN RENEWAL AREA, THIS TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS (THIS TRACT OF LAND IS COMPRISED ENTIRELY OF PUBLIC RIGHT-OF-WAY):

BEGINNING AT THE CENTERLINE INTERSECTION OF GRAND AVENUE AND SOUTH 88TH STREET;

THENCE WEST, ALONG THE CENTERLINE OF GRAND AVENUE, TO THE WEST RIGHT-OF-WAY LINE EXTENDED OF SOUTH 88TH STREET;

THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE EXTENDED AND THE WEST RIGHT-OF WAY LINE OF SOUTH 88TH STREET, TO THE SOUTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD;

THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE EXTENDED OF SOUTH 88TH STREET, TO THE CENTERLINE OF SUGAR CREEK DRIVE;

THENCE EAST, ALONG THE CENTERLINE OF SUGAR CREEK DRIVE, TO THE CENTERLINE OF SOUTH 88TH STREET;

THENCE SOUTH 89^{0} 27' 36" EAST (ASSUMED BEARING), A DISTANCE OF 60.0 FEET;

THENCE SOUTH 0^0 32' 24" WEST (ASSUMED BEARING), A DISTANCE OF 271.44 FEET, TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY, ALONG A 940.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 21^0 54' 44" EAST (ASSUMED BEARING), A DISTANCE OF 736.71 FEET, TO A POINT OF TANGENCY;

THENCE SOUTH 44^0 21' 51" EAST (ASSUMED BEARING), A DISTANCE OF 880.24 FEET;

THENCE SOUTH 44^0 21' 51" EAST (ASSUMED BEARING), TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD;

THENCE SOUTH, ACROSS BOONEVILLE ROAD, TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 88TH STREET;

THENCE SOUTH, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 88TH STREET, TO THE CENTERLINE OF GRAND AVENUE;

THENCE WEST, ALONG THE CENTERLINE OF GRAND AVENUE, TO THE POINT OF BEGINNING; and

AMENDMENT NO. 5

SUBDISTRICT #7 (MICROSOFT) AMENDMENT #2 AREA
(all in Dallas County)

AN IRREGULAR SHAPED TRACT OF LAND IN A PORTION OF SECTIONS 21 THRU 28 INCLUSIVE, AND SECTIONS 33, 34 AND 35, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, DALLAS COUNTY, IOWA, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 AND ALONG THE CORPORATE LIMIT LINE OF THE CITY OF WEST DES MOINES, IOWA, TO THE SOUTHWEST CORNER OF LOT 1 IN JOHNSON CREEK ADDITION TO DALLAS COUNTY, IOWA, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH ALONG THE WEST LINE OF SAID JOHNSON CREEK ADDITION AND ALONG THE WEST LINE OF SAID SECTION 21 AND ALONG THE CORPORATE LIMIT LINE OF THE CITY OF WEST DES MOINES TO THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 21 AND ALONG THE CORPORATE LIMIT LINE OF THE CITY OF WEST DES MOINES TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21 AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD THROUGH THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND THROUGH THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 TO THE WEST LINE OF STREET LOT 'W' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH ALONG THE WEST LINE OF SAID STREET LOT 'W' TO THE NORTHWEST CORNER OF SAID STREET LOT 'W'; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID STREET LOT "W' AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD TO THE NORTHEAST CORNER OF SAID STREET LOT 'W' AND TO THE SOUTHEAST CORNER OF STREET LOT 'K' IN SAID CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID STREET LOT 'K' AND ALONG THE WEST LINE OF PARCEL A IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22 AS SHOWN IN BOOK 777 AT PAGE 912 IN THE OFFICE OF THE DALLAS COUNTY RECORDER TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD TO THE NORTHWEST CORNER OF STREET LOT 'X' IN SAID CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID STREET LOT 'X' AND ALONG THE SOUTHERLY LINE OF STREET LOT 'Y' IN SAID CORRECTED MICHAEL'S LANDING PLAT 1 TO A POINT 60 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AS MEASURED PERPENDICULAR THERETO;

THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF S. 88th STREET AS IT IS PRESENTLY ESTABLISHED;

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. 88th STREET AND ALONG THE WESTERLY LINE OF THE MID-AMERICAN ENERGY COMPANY PROPERTY, LOCALLY KNOWN AS THE "WEST GRAND SUBSTATION" TO THE NORTH LINE OF LOT B IN RACCOON RIVER PLAT 1, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE WESTERLY ALONG THE NORTH LINE OF LOT B, OUTLOT Y AND LOT 1 IN SAID RACCOON RIVER PLAT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOT 1 IN SAID RACCOON RIVER PLAT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1 AND TO THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS IT IS PRESENTLY ESTABLISHED;

THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 IN SAID RACCOON RIVER PLAT 1 TO THE SOUTHWEST CORNER OF OUTLOT Y IN SAID RACCOON RIVER PLAT 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT Y AND ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID OUTLOT Y THROUGH LOT B IN SAID RACCOON RIVER PLAT 1 TO THE EAST LINE OF SAID LOT B;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GRAND AVENUE THROUGH THE SOUTH ONE-HALF OF THE SAID SECTION 23 TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AN IRREGULAR SHAPED TRACT OF LAND WITH A PARCEL IDENTIFICATION No. 1623400008 AND LOCALLY KNOWN AS 7460 BOONEVILLE ROAD, WEST DES MOINES, IOWA;

THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID PARCEL No. 1623400008 AND ALONG THE WESTERLY LINE OF SAID PARCEL No. 1623400008 AND ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID PARCEL No. 1623400008 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD THROUGH SAID SECTIONS 23 AND 24 TO THE SOUTHWEST CORNER OF LOT G IN THE AMENDED FINAL PLAT LAKEVIEW HEIGHTS, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT G TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 AND ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 25 TO THE CENTERLINE OF THE RACCOON RIVER AS IT IS PRESENTLY LOCATED IN SAID SECTION 25 AND TO THE CORPORATE LIMIT LINE OF THE CITY OF WEST DES MOINES, IOWA;

THENCE WESTERLY ALONG SAID RACCOON RIVER CENTERLINE AND SAID CORPORATE LIMIT LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE WESTERLY ALONG SAID CORPORATE LIMIT LINE AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE SOUTH ALONG SAID CORPORATE LIMIT LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE WEST ALONG SAID CORPORATE LIMIT LINE AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE CENTERLINE OF SAID RACCOON RIVER;

THENCE SOUTHERLY ALONG SAID CORPORATE LIMIT LINE AND ALONG SAID RACCOON RIVER CENTERLINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE WESTERLY ALONG SAID CORPORATE LIMIT LINE AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH ALONG SAID CORPORATE LIMIT LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO THE NORTHERLY LINE OF AMENDED RIVER OAKS, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA;

THENCE WESTERLY ALONG SAID CORPORATE LIMIT LINE AND ALONG THE NORTHERLY LINE OF SAID AMENDED RIVER OAKS TO THE NORTHEAST CORNER OF RIVER OAKS PLAT 2, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA;

THENCE WESTERLY ALONG SAID CORPORATE LIMIT LINE AND ALONG THE NORTHERLY LINE OF SAID RIVER OAKS PLAT 2 AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35 TO SAID RACCOON RIVER CENTERLINE;

THENCE WESTERLY ALONG SAID RACCOON RIVER CENTERLINE THROUGH THE NORTHEAST QUARTER OF SAID SECTION 34 AND THROUGH A PORTION OF THE SOUTH ONE-HALF OF SAID SECTION 27 TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 TO THE CENTERLINE OF SAID RACCOON RIVER;

THENCE SOUTHERLY ALONG SAID RACCOON RIVER CENTERLINE TO THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34 TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO SAID RACCOON RIVER CENTERLINE;

THENCE NORTHWESTERLY ALONG SAID RACCOON RIVER CENTERLINE TO THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE NORTHWEST CORNER OF SAID SECTION 28 AND TO THE POINT OF BEGINNING.

AND

SUBDISTRICT #8 AREA (GLENNAN SQUARE)

(all in Polk County)

AN IRREGULAR SHAPED TRACT OF LAND IN SECTIONS 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN THE PARTITION PLAT OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW.1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW.FRAC.1/4) OF SAID SECTION 18;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE WEST LINE OF THE NW.1/4 OF THE SW.FRAC.1/4 OF SAID SECTION 18, TO THE SOUTHWEST CORNER OF LOT "A" IN THE VILLAGE OF PONDEROSA, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST ALONG THE SOUTH LINE OF LOTS "A", 34, "G", 35, "I", AND 36, ALL IN SAID THE VILLAGE OF PONDEROSA, TO THE SOUTHEAST CORNER OF SAID LOT 36, SAID CORNER BEING ON THE WEST LINE OF LOT "D" IN WESTGLEN TOWN CENTER PLAT TWO, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "D" TO THE MOST NORTHERLY CORNER OF LOT "C" IN SAID WESTGLEN TOWN CENTER PLAT TWO;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT "C" TO THE NORTHWEST CORNER OF LOT "A" IN SAID WESTGLEN TOWN CENTER PLAT TWO;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "A" IN SAID WESTGLEN TOWN CENTER PLAT TWO TO THE NORTHEAST CORNER OF LOT "A" IN SAID WESTGLEN TOWN CENTER PLAT TWO;

THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MILLS CIVIC PARKWAY AS IT IS PRESENTLY ESTABLISHED, TO A POINT THAT IS TWO-HUNDRED FEET WEST OF THE CENTERLINE OF IOWA INTERSTATE No. 35 AS IT WAS ESTABLISHED AND SHOWN IN BOOK 3005 AT PAGE 618 IN THE OFFICE OF THE POLK COUNTY RECORDER;

THENCE SOUTH IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF OUTLOT "O" IN GLEN OAKS PLAT 2, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT "O" TO THE NORTHWEST CORNER OF SAID OUTLOT "O";

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID OUTLOT "O" TO THE INTERSECTION OF THE EASTERLY LINE OUTLOT "X" IN GLEN OAKS PLAT 4, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA AND THE SOUTH RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY;

THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY TO THE INTERSECTION OF THE WESTERLY LINE OF OUTLOT "X" IN SAID GLEN OAKS PLAT 4 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY TO THE EASTERLY LINE OF LOT 1 IN GLEN OAKS VILLAGE PLAT 1, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY AND ALONG A LINE PARALLEL WITH AND 7.50 FEET SOUTH OF THE NORTH LINE OF LOTS 1 THRU 7 INCLUSIVE IN SAID GLEN OAKS VILLAGE PLAT 1 TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MILLS CIVIC PARKWAY AND THE EAST LINE OF LOT 7 IN WESTVIEW COUNTRY ESTATES REPLAT, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 7 AND 6 IN SAID WESTVIEW COUNTRY ESTATES REPLAT TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 6 TO THE WEST LINE OF LOT "A" IN WESTVIEW COUNTRY ESTATES, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA; THENCE NORTH ALONG THE WEST LINE OF LOT "A" IN SAID WESTVIEW COUNTRY ESTATES TO THE NORTHWEST CORNER OF LOT "A" IN SAID WESTVIEW COUNTRY ESTATES AND TO THE POINT OF BEGINNING.

AND

SUBDISTRICT #9 AREA (West Grand Business Park)
(in Dallas and Polk Counties)

Legal Description for area in Dallas County:

AN IRREGULAR SHAPED TRACT OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24; AND A PORTION OF THE EASE ONE-HALF OF SECTION 25, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED;

THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD TO A POINT ON THE WEST LINE OF LOT "C" IN WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA, SAID POINT BEING 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT "C";

THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF SAID LOT "C" AND ALONG A LINE PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF LOT "E" IN SAID WEST GRAND BUSINESS PARK PLAT 1 AND ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD, TO THE NORTHEAST CORNER OF LOT 1A IN SAID WEST GRAND BUSINESS PARK PLAT 1 AND TO THE DALLAS COUNTY LINE;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 1A AND "B" IN SAID WEST GRAND BUSINESS PARK PLAT 1 AND ALONG THE DALLAS COUNTY LINE, TO THE NORTHEAST CORNER OF SAID SECTION 25;

THENCE SOUTH ALONG THE EAST LINE OF LOT "B" IN SAID WEST GRAND BUSINESS PARK PLAT 1 AND ALONG THE EAST LINE OF LOTS "A" AND 1 IN SAID WEST GRAND BUSINESS PARK PLAT 2 AND ALONG THE EAST LINE OF OUTLOT X IN WEST GRAND BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, WEST DES MOINES, DALLAS COUNTY, IOWA AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO THE CENTER OF THE RACCOON RIVER AS IT IS PRESENTLY LOCATED AND TO THE CITY OF WEST DES MOINES CORPORATE LIMINT LINE;

THENCE WESTERLY ALONG SAID CENTER OF THE RACCOON RIVER THROUGH THE SOUTHEAST QUARTER OF SAID SECTION 25 AND ALONG SAID CORPORATE LIMIT LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH ALONG THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 25 TO THE POINT OF BEGINNING.

AND

Legal Description for area in Polk County:

AN IRREGULAR SHAPED TRACT OF LAND IN A PORTION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19; A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30; AND A PORTION OF GOVERNMENT LOTS 3 AND 4 OF THE NORTHWEST FRACTIONAL

QUARTER OF SECTION 30, ALL IN TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT (GOV'T) LOT 4, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 19;

THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 19 TO THE NORTHWEST CORNER OF LOT 1B IN WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED;

THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 1B AND OUTLOT "Y" IN SAID WEST GRAND BUSINESS PARK PLAT 1 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD AND THE WEST LINE OF OUTLOT N IN GLEN OAKS PLAT 2, AN OFFICIAL PLAT, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EASTERLY AND SOUTHERLY ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD TO THE NORTH LINE OF GOV'T LOT 3 IN THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 30;

THENCE EAST ALONG THE NORTH LINE OF SAID GOV'T LOT 3 TO THE NORTHEAST CORNER OF SAID GOV'T LOT 3;

THENCE SOUTH ALONG THE EAST LINE OF SAID GOV'T LOT 3 TO THE INTERSECTION OF THE EAST LINE OF SAID GOV'T LOT 3 AND THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE AS IT IS PRESENTLY ESTABLISHED;

THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GRAND AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID GRAND AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF IOWA INTERSTATE HIGHWAY No. 35 AS IT IS PRESENTLY ESTABLISHED;

THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IOWA INTERSTATE HIGHWAY No. 35 TO THE NORTH LINE OF THE CHICAGO ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY AS IT IS PRESENTLY ESTABLISHED;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID CHICAGO ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO THE SOUTH LINE OF THE CHICAGO ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY AS IT IS PRESENTLY ESTABLSIHED;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID CHICAGO ROCK ISLAND & PACIFIC RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF GOV'T LOT 4 IN SAID SECTION 30;

THENCE SOUTH ALONG THE EAST LINE OF SAID GOV'T LOT 4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RACCOON RIVER DRIVE AS IT IS PRESENTLY ESTABLISHED;

THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RACCOON RIVER DRIVE TO THE WEST LINE OF SAID GOV'T LOT 4;

THENCE NORTH ALONG THE WEST LINE OF SAID GOV'T LOT 4 TO THE POINT OF BEGINNING.

Note: Together the Polk County and Dallas County legal descriptions above make up the **Legal Description of Subdistrict #9 Area**; and

AMENDMENT NO. 6
Removed land as follows:

A TRACT OF LAND IN SECTIONS 21 AND 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, IS TO BE INCLUDED IN THE WOODLAND HILLS TIF DISTRICT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STREET LOT 'Y', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTHEASTERLY, TO THE INTERSECTION OF THE PROJECTION SOUTH OF THE WEST LINE OF STREET LOT 'Y', CORRECTED MICHAEL'S LANDING PLAT l, AND THE SOUTH RIGHT OF WAYLINE OF BOONEVILLE ROAD;

THENCE SOUTHWESTERLY, ALONG THE SOUTH RIGHT OF WAY OF BOONEVILLE ROAD, TO THE CENTERLINE OF A VACATED ROAD TO THE SOUTH (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119);

THENCE SOUTH 00°09'02" EAST (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119), ALONG SAID CENTERLINE OF VACATED ROAD, A DISTANCE OF 503.32 FEET;

THENCE SOUTH 88°50'45" WEST (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119), A DISTANCE OF 355.30 FEET;

THENCE SOUTH 00°51'07" WEST (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119), A DISTANCE OF 101.00 FEET;

THENCE NORTH 87°29'50" WEST (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119), A DISTANCE OF 168.14 FEET;

THENCENORTH 73°39' 56" WEST (FROM SURVEY, BOOK 2018 PAGE3922 AND BOOK 3 PAGE 119), A DISTANCE OF 212.02 FEET;

THENCE SOUTH 75°03'47" WEST (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119), A DISTANCE OF 90.06 FEET;

THENCENORTH 45°56'21" WEST (FROM SURVEY, BOOK 2018 PAGE 3922 AND BOOK 3 PAGE 119), TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD;

THENCE SOUTHWESTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD, TO A POINT ON THE PROJECTION SOUTH OF THE SOUTHWEST LINE, AS SHOWN ON THE SURVEY IN BOOK 2002 PAGE 3962 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTHERLY, ON THE PROJECTION SOUTH OF THE SOUTHWEST LINE, AS SHOWN ON THE SAID SURVEY IN BOOK 2002 PAGE 3962, TO THE NORTH RIGHT OF WAY OF BOONEVILLE ROAD;

THENCE NORTHEASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF BOONEVILLE ROAD, TO THE SOUTHWEST CORNER OF OUTLOT 'Z', KINGS LANDING PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF BOONEVILLE ROAD, TO THE SOUTHEAST CORNER OF OUTLOT 'Q', KINGS LANDING PLAT 2;

THENCE NORTHERLY, ALONG THE EAST LINE OF OUTLOT 'Q', KINGS LANDING PLAT 2, TO THE NORTHWEST CORNER OF STREET LOT 'W', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF BOONEVILLE ROAD, AND THE NORTH LINE OF STREET LOT 'W', CORRECTED MICHAEL'S LANDING PLAT 1, TO A POINT ON THE WEST LINE OF LOT 38, CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE SOUTHERLY, ALONG THE WEST LINE OF LOT 38, CORRECTED MICHAEL'S LANDING PLAT I, TO THE SOUTHWEST CORNER OF LOT 38, CORRECTED MICHAEL'S LANDING PLAT 1, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF BOONEVILLE ROAD;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT 'W', CORRECTED MICHAEL'S LANDING PLAT I, TO THE SOUTHEAST CORNER OF OUTLOT 'HH' FOR PUBLIC GREENWAY AND TRAIL, CORRECTED MICHAEL'S LANDING PLAT 1, ALSO BEING THE NORTHWEST CORNER OF LOT 'E' STREET,

AND THE SOUTHWEST CORNER OF OUTLOT 'X', MICHAEL'S LANDING PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 'E', MICHAEL'S LANDING PLAT 3, TO THE SOUTHEAST CORNER OF LOT 41, AND THE NORTHEAST CORNER OF LOT 'E', MICHAEL'S LANDING PLAT 3;

THENCE NORTH, ALONG THE EAST LINE OF LOT 41, MICHAEL'S LAND PLAT 3, TO THE NORTHWEST CORNER OF STREET LOT 'X', ALSO BEING THE SOUTHWEST CORNER OF STREET LOT 'J', BOTH IN CORRECTED MICHAEL'S LANDING PLAT I;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT 'X', CORRECTED MICHAEL'S LANDING PLAT 1, TO THE SOUTHWEST CORNER OF OUTLOT 'S', CORRECTED MICHAEL'S LANDING PLAT I;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT 'X', CORRECTED MICHAEL'S LANDING PLAT I, TO THE POINT OF BEGINNING.

AMENDMENT NO. 7
Did not add or remove land

AMENDMENT NO. 8 AREA
Removed land as follows:

All of Mills Crossing Plat 1, an Official Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa,

AND All of Lot 7, Westview Country Estates Replat, an Official Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa,

AND Part of Lot 6 of said Westview Country Estates Replat more particularly described as follows: beginning at a point on the East line of said Lot 6, 49.50 feet South of the Northeast corner thereof and on the South right-of-way line of Mills Civic Parkway; thence South along said East line to the Southeast corner of said Lot 6; thence West along the South line of said Lot 6 to the East right-of-way line of South 60th Street; thence North along said East right-of-way line to the South right-of-way line of Mills Civic Parkway; thence East along said South right-of-way line to the point of beginning.

AMENDMENT NO. 9 AREA

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 19 TO THE WESTERLY RIGHT-OF-WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED;

THENCE NORTHERLY AND WESTERLY ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE WEST

LINE OF OUTLOT "N" OF GLEN OAKS PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MONES, POLK COUNTY, IOWA;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY ACQUISITION RECORDED IN A WARRANTY DEED IN BOOK 2016 ON PAGE 3211 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE NORTH TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY ACQUISITION RECORDED IN A WARRANTY DEED IN BOOK 2016 ON PAGE 2100 IN THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD;

THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE WEST LINE OF SAID OUTLOT "N" OF GLEN OAKS PLAT 2;

THENCE NORTH ALONG THE WEST LINE OF SAID OUTLOT "N" TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT "N" AND ALONG THE NORTH LINE OF PARCEL "A" AS SHOWN IN A RIGHT-OF-WAY ACQUISITION PLAT RECORDED IN BOOK 7117 ON PAGE 494 IN THE POLK COUNTY RECORDER'S OFFICE, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH ALONG THE EAST LINE OF PARCEL "A" TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19;

THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING.

AMENDMENT NO. 10
Did not add or remove land

AMENDMENT NO. 11
Removed:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 21 TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21;

THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALONG THE EAST LINES OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21 TO THE NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE EAST LINE OF SAID SECTION 21;

THENCE SOUTH ALONG SAID EAST LINE OF SECTION 21 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID BOONEVILLE ROAD;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE WEST LINE OF DAWSONS RIDGE PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID WEST LINE OF DAWSONS RIDGE PLAT 1 TO THE SOUTH LINE OF SAID DAWSONS RIDGE PLAT 1;

THENCE EAST ALONG SAID SOUTH LINE OF DAWSONS RIDGE PLAT 1 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID DAWSONS RIDGE PLAT 1 TO SAID SOUTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF PARCEL A OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22 AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN 699 ON PAGE 735 IN THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL A TO THE NORTHWEST CORNER OF RACCOON RIVER PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE WEST LINE OF SAID RACCOON RIVER PLAT 1 AND ALONG THE WEST LINE OF WEST DES MOINES PUBLIC SERVICE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DES MOINES PUBLIC SERVICE PLAT 1 TO THE EAST LINE OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG SAID EAST LINE OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF RACCOON RIVER DRIVE (ALSO KNOWN AS COUNTY HIGHWAY F90 AND 360TH STREET);

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RACCOON RIVER DRIVE (ALSO KNOWN AS COUNTY HIGHWAY F90 AND 360TH STREET) TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 TO SAID SOUTH RIGHT-OF-WAY LINE OF RACCOON RIVER DRIVE (ALSO KNOWN AS COUNTY HIGHWAY F90 AND 360TH STREET);

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 28 TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 21 TO THE POINT OF BEGINNING.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 12 to the Plan ("Amendment No. 12" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 12 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 12 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 12 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, STATE OF IOWA:

That the consultation on the proposed Amendment No. 12 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the September 15, 2021, in the Board Room, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, at 10:30 A.M., and the Community and Economic Development Director, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 12, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF WEST DES MOINES, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 12 TO THE AMENDED AND RESTATED MILLS PARKWAY URBAN RENEWAL PLAN FOR THE CITY OF WEST DES MOINES, STATE OF IOWA

The City of West Des Moines, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:30 A.M. on September 15, 2021, in the Board Room, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa concerning a proposed Amendment No. 12 to the Amended and Restated Mills Parkway Urban Renewal Plan for the Mills Parkway Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Community and Economic Development Director, or his delegate, as the designated representative of the City of West Des Moines, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 12 to the Amended and Restated Mills Parkway Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2021.

_____

City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

That a public hearing shall be held on the proposed Amendment No. 12 before the City Council at its meeting which commences at 5:30 P.M. on October 18, 2021, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa.

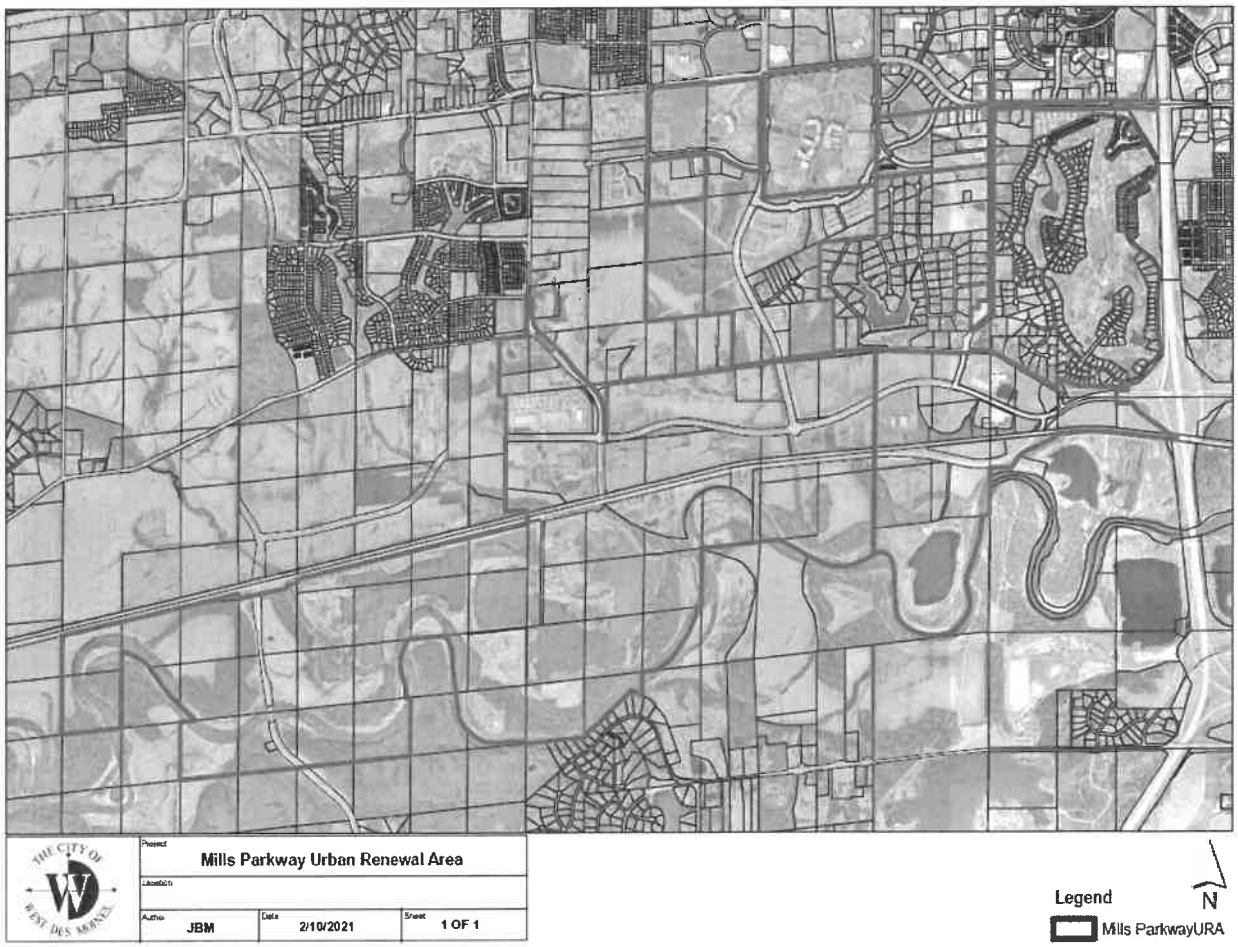
That the City Clerk is authorized and directed to publish notice of this public hearing in the Des Moines Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 12 TO THE AMENDED AND RESTATED MILLS PARKWAY URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF WEST DES MOINES, STATE OF IOWA

The City Council of the City of West Des Moines, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on October 18, 2021 in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider adoption of a proposed Amendment No. 12 to the Amended and Restated Mills Parkway Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of West Des Moines, State of Iowa.

The Urban Renewal Area, as amended, contains the land generally depicted in the following map:



A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of West Des Moines, Iowa.

The City of West Des Moines, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 12 would add and/or update the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2021.

_____

City Clerk, City of West Des Moines, State of Iowa

(End of Notice)

That the proposed Amendment No. 12, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 12 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 7th day of September 2021.

_____

Steven K. Gaer, Mayor

ATTEST:

_____

Ryan T. Jacobson, City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.