

215A WAUKEE UNIFIED URBAN RENEWAL PLAN, AMENDMENT NO. 10

WHEREAS, the City Council of the City of Waukee, State of Iowa, has heretofore, in Ordinance Nos. 1-10-89, 2156, 2204, 2334, 2344, 2388, 2398, 2409, 2475, 2604, 2693, 2703, 2746, 2775, 2792, 2833, 2889, and 2941 provided for the division of taxes within the Waukee Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Section 403.19, Code of Iowa; and

WHEREAS, territory now has been removed from the Urban Renewal Area through the adoption of Amendment No. 10 to the Waukee Unified Urban Renewal Plan; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Urban Renewal Area, and the continuing needs of redevelopment within the amended Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAUKEE, STATE OF IOWA, THAT:

Ordinance Numbers 1-10-89, 2156, 2204, 2334, 2344, 2388, 2398, 2409, 2475, 2604, 2693, 2703, 2746, 2775, 2792, 2833, 2889, and 2941 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Original Area means those portions of the City of Waukee, State of Iowa, described in the Resolutions adopted on the dates shown below, which consist of the following subareas and which have been combined into one urban renewal area called the Waukee Unified Urban Renewal Area:

- (1) Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 93 on the 13th day of December, 1988, which Area includes the lots and parcels located within the area legally described as follows:

Waukee Urban Renewal Area (1988)

The Northwest Quarter (NW ¼) of Section Thirty-five (35), Township Seventy-nine (79) North, Range Twenty-six (26) West, Fifth P.M., City of Waukee, Dallas County, Iowa.

- (2) Waukee Southwest Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 197 on the 15th day

of June, 1992, which Area includes the lots and parcels located within the area legally described as follows:

Waukee Southwest Urban Renewal Area (1992)

A tract of land of portions of Government Lot 4 and Government Lot 5, all in Section 5, Township 78 North, Range 26 West of the 5th Principal Meridian in and forming a part of the City of Waukee, Dallas County, Iowa, and more particularly described as follows:

Commencing at the northwest corner of said Section 5, Township 78 North, Range 26 West with the west line of said section having an assumed true bearing of S 0° 00' 00" W, with all subsequent bearings referenced therefrom; thence N 89° 55' 04" E, a distance of forty (40) feet; thence S 0° 00' 00" W, a distance of nine hundred eighty-nine and forty-one hundredths (989.41) feet to the point of beginning; thence N 89° 57' E, a distance of five hundred two and sixty hundredths (502.60) feet; thence S 58° 34' 31" E, a distance of three hundred fifty-one and two tenths (351.2) feet; thence N 89° 56' 16" E, a distance of four hundred seventy and twenty hundredths (470.20) feet to a point on the east line of Government Lot 4; thence S 0° 08'31"W, a distance of one thousand six hundred fifty-nine and twenty-eight hundredths (1,659.28) feet; thence S83° 22' 09"W, a distance of one thousand two hundred seventy-six and twenty-six hundredths (1,276.26) feet; thence N 0° 00' 00" E, a distance of five hundred twenty-nine and thirty-four hundredths (529.34) feet; thence N 83° 11" E, a distance of ninety-seven and seventy-two hundredths (97.72) feet; thence N 0° 00' 00" E, a distance of one hundred fifty-seven (157) feet; thence S 83° 11' W, a distance of ninety-seven and seventy-two hundredths (97.72) feet; thence N 0° 00' 00" E, a distance of twenty-five (25) feet; thence N 83° 11' E, a distance of five and four hundredths (5.04) feet; thence N 0° 00' 00" E, a distance of eight hundred fifty-three and thirty hundredths (853.30) feet; thence S 83° 11' W, a distance of five and four hundredths (5.04) feet; thence N 0° 00' 00" E, a distance of four hundred twenty-three and seventy-five hundredths (423.75) feet to the point of beginning. The above described parcel containing fifty-two and seventy-nine hundredths (52.79) acres, more or less.

- (3) Enterprise Business Park Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 335 on the 20th day of March, 1995, which Area includes the lots and parcels located within the area legally described as follows:

Enterprise Business Park Urban Renewal Area (1995)

A parcel of land located in Section 27 and Section 28, Township 79 North, Range 26 West of the fifth principal meridian, City of Waukee, Dallas

County, Iowa, being described as follows:

Beginning at the southwest corner of said Section 27, thence north 90°00'00" west, 50.00 feet; thence north 00°27'01" east, 1,402.56 feet; thence north 90°00'00" east, 100.00 feet; thence south 00°27'01" west, 130.00 feet; thence north 90°00'00" east, 723.42 feet; thence southeasterly, 109.02 feet along the arc of a curve concave southwesterly and having a central angle of 31°13'58", a radius of 200.00 feet and a chord that bears south 74°23'01" east, 107.68 feet;

Thence south 58°46'02" east, 502.59 feet;

Thence southeasterly, 205.14 feet along the arc of a curve concave southwesterly and having a central angle of 58°46'02", a radius of 200.00 feet and a chord that bears south 29°23'01" east, 196.26 feet;

Thence south 00°00'00" east, 811.92 feet to the south line of said Section 27;

Thence north 90°00'00" west, 1,413.18 feet along the south line of said Section 27 to the point of beginning containing 40.55 acres more or less.

A permanent 100.00 foot wide storm sewer and surface flowage easement located in the southeast quarter of Section 28, Township 79 North, Range 26 West of the Fifth Principal Meridian, City of Waukee, Dallas County, Iowa, whose centerline is described as follows:

Commencing at the southeast corner of said Section 28,

Thence north 00°27'01" east, 1,196.42 feet along the east line of said section 27 to the point of beginning of said centerline;

Thence north 57°15'16" west, 690.09 feet; thence north 89°58'52" west, 406.00 feet; thence north 35°58'52" west, 185.00 feet; thence north 05°36'48" east, 329.00 feet; thence north 34°51'17" east, 349.00 feet;

Thence north 12°01'08" east, 318.37 feet more or less to the north line of the southeast quarter of said Section 28 and the point of termination of said centerline. The edges of the easement are to be extended or shortened to terminate at the east and north lines of the southeast quarter of said Section 28. The easement contains 5.23 acres more or less. This includes 0.09 acres more or less of road right-of-way. The bearing on the east side of Section 28 is assumed.

- (4) Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 00-226 on the 18th day of

December, 2000, which Area includes the lots and parcels located within the area legally described as follows:

Waukee Urban Renewal Area (2000)

Walnut TWP, T79N, R26W

The SW $\frac{1}{4}$ and SE $\frac{1}{4}$ Section 28.

The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 33, consisting of 5 acres.

The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33 of those City blocks that form the Downtown Business District including: Lots 13 through 18, Block 9, Waukee 1st Addition, Lots 21 through 26 and vacated street right-of-way north of Lot 26, Block 10, Waukee 1st Addition; Block 9, Waukee Original Town; Lots 11 through 22, Block 11, Waukee 1st Addition; Blocks 7 and 8, Waukee Original Town and parcels north of Blocks 7 and 8 and south of railroad right-of-way; Blocks 9, 10, and 11, Waukee Original Town.

W $\frac{1}{2}$ of Lot 3, Candleridge Park, an official plat in the NE $\frac{1}{4}$ or Section 33.

The SE $\frac{1}{4}$ of Section 27.

A parcel of land in Section 27, more particularly described as follows:

Beginning at the southwest corner of said Section 27; thence North 90°00'00" West, 50.00 feet; thence North 00°27'01" East, 1,402.56 feet; thence North 90°00'00" East, 100.00 feet; thence South 00°27'01" West, 130.00 feet; thence North 90°00'00" East, 723.42 feet; thence Southeasterly 109.02 feet along the arc of a curve concave southwesterly and having a central angle of 31°13'58", a radius of 200.00 feet and a chord that bears South 74°23'01" East, 107.68 feet; thence South 58°46'02" East, 502.59 feet; thence Southeasterly 205.14 feet along the arc of a curve concave southwesterly and having a central angle of 58°46'02", a radius of 200.00 feet and a chord that bears South 29°23'01" East, 196.26 feet; thence South 00°00'00" East, 811.92 feet the south line of said Section 27; thence North 90°00'00" West, 1,413.18 feet along the south line of said Section 27 to the point of beginning containing 40.55 acres, more or less.

A parcel of land located in Section 27, being described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 27; thence North 90°00'00" West, 1,224.51 feet; thence North 00°00'00" West, 811.92 feet; thence northwesterly, 59.31 feet along the arc of a curve concave

southwesterly and having a central angle of 16°59'32", a radius of 150.00 feet and a chord that bears North 08°29'46" West, 59.10 feet; thence North 31°13'58" East, 236.60 feet; thence southeasterly 70.92 feet along the arc of a curve concave northeasterly and having a central angle of 12°18'47", a radius of 330.00 feet and a chord that bears south 75°38'24" East, 70.78 feet; thence North 00°00'00" West, 1,581.10 feet, to a point on the north line of the Southwest ¼ of said Section 27; thence South 89°59'30" East, 1,065.15 feet, along the north line of Southwest ¼ of said Section 27, to center of said Section 27; thence South 00°30'12" West, 2,636.17 feet along the west line of the Southwest ¼ of said Section 27, to the point of beginning containing 68.00 acres, more or less.

The E ½ of the NE ¼ and E ½ of the SE ¼ of Section 34.

The W ½ of the NE ¼ of Section 35 except those properties which are located outside the corporate City limits of Waukee. The W ½ of the SW ¼ of Section 35. The NW ¼ of the Section 35.

The SW ¼ of SW ¼ of Section 26.

A parcel of land located in Section 26, being described as follows:

Beginning at a point on the east line of SW ¼ of Section 26, with said point being one thousand thirty-four and five tenths (1,034.5) feet north of the south line of said Section 26; thence easterly three hundred (300.0) feet; thence southerly four hundred ninety-four and five tenths (494.5); thence southeasterly three hundred eighty-seven and thirty-three hundredths (387.33) feet more or less; thence southerly two hundred ninety-five (295.0) feet to a point on the south line of said Section 26 six hundred (600) feet to the southeast corner of SW ¼ of the SW ¼ of said Section 26; thence northerly along the east line of SW ¼ of the SW ¼ of said Section 26 to the point of beginning.

Boone TWP, T78N, R26W

Those properties which are located within the corporate limits of City of Waukee more particularly described as follows:

NE ¼ of SE ¼ of Section 7, and the E 15 Ac. of NW ¼ of SE ¼ of Section 7.

The NW ¼ of the SW ¼ of Section 8, N of I-80 except Leonard's Subdivision, an official plat, and except the N 450 feet of E 500 lying S of Leonard's Subdivision.

The E ½ of SW ¼ of Section 8, N of I-80, and the SE ¼ of the NW ¼ of

Section 8, except Lot 1, Sugar Creek Estates, an official plat, and Except an irregular parcel of 2.62 acres in the SE ¼ of NW ¼, and 3.029 acres of NE ¼ of SW ¼ of Section 8.

The W ½ of SE ¼ of Section 8 N of I-80, and the SW ¼ of the NE ¼ of Section 8, except Sugar Creek Estates, an official plat and Replat of Oakwood Estates, an official plat.

The SE ¼ of SE ¼ of Section 8 N of I-80 except irregular parcel lying north of Sugar Creek.

The SW ¼ of SW ¼ of Section 9 N of I-80.

The E ½ of NW ¼, and the E ½ of SW ¼ of Section 9, N of I-80.

The W ½ of NE 1/4, and the W ½ of SE ¼ of Section 9, N of I-80.

The NE ¼ of NE ¼ of Section 9.

The W ½ of NW ¼ of Section 10 N of I-80. The SE ¼ of NW ¼ of Section 10 N of I-80.

The N 568 feet of the W 480 feet of the NE ¼ of NW ¼ of Section 10.

The W ½ of W1/2 of Section 3, W of centerline of Waco Place

The E ½ of E ½ of Section 4.

The E ½ of the E ½ of the W ½ of the SE ¼ of Section 4.

The G.L. 2, G.L. 7 and G.L. 10 of Section 4.

Street Right of Way

The City of Waukee Urban Renewal Area includes the full right of way or half right of way of streets which form the boundary of the area. Streets within the Urban Renewal Area include the following:

N ½ of University Avenue between Waukee east corporate limits and centerline of Waco Place. Full right of way of University Avenue between centerline of Waco Place and W right of way of Warrior Lane. Full right of way between W right of way of Warrior Lane and E right of way of Ute Avenue (R-22).

Full right of way width of Hickman Road (Highway 6) between east right of way line of Tenth Street and east corporate limits extending N and S

across Hickman Road and from that point S ½ of right of way to easterly corporate limits.

Full right of way width of Alice's Road between S right of way line of Hickman Road to N right of way line of University Avenue, and full right of way between N right of way line of Hickman Road to N line of SE ¼ of SE ¼ of Section 27, T79N, R26W; the W ½ of right of way from N line of S ¼ of SE ¼ of Section 27, T79N, R26W, to N line of S ¼ of said Section 27.

Full right of way width of Warrior Lane between N line of SW ¼ of Section 27, T79N, R26W, and N right of way line of University Avenue.

Full right of way width of LA Grant Parkway between S right of way line of University Avenue and S line G.L. 5 of Section 4, T78N, R26W.

Full right-of-way width of Sixth Street (Ute Avenue) from N line of S ½ of SW ¼ of Section 28 T79N, R26W to the N right-of-way line of I-80.

The E ½ right-of-way of Tenth Street from the N line of SW ¼ of Section 28, T79N, R26W to N line of S 420 feet of NE ¼ of SE ¼ of Section 28, and full right of way of Tenth Street from the N line of S 420 feet of N ¼ of SE ¼ of Section 28 to the N right of way line of Hickman Road.

The E ½ right-of-way of U place between N line of SW ¼ of SW ¼ of Section 7 T78N, R26W to N line of I-80.

The W ½ right-of-way of Wace Place from N line of Section 3, T78W, R26W, to S line of said Section 3.

- (5) Addendum to Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 01-58 on the 15th day of April, 2001, which Area includes the lots and parcels located within the area legally described as follows:

Addendum to Waukee Urban Renewal Area (2001)

Walnut TWP, T79N, R26W

Add the following:

The S 879.53 feet of the W 1,671.75 feet of SW ¼ of Section 34 including Centennial Park, a public park;

The E 390.94 feet of the S 922.34 feet of the SE ¼ of the SW ¼ of Section 33.

Windfield Commercial Plat 1, an official plat, except Lot 11 of said plat;

That part of the Southeast Quarter of Section 36, Township 79 North, Range 26 West of the Fifth P.M., Waukee, Dallas County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of Section 36, Township 79 North, Range 26 West of the Fifth P.M.; thence N 89°59'46" W along the South line of the SE ¼ of said Section 36 for 262.60 feet; thence N 00°00'14" E for 60.00 feet to a point on the Northerly right-of-way line of University Avenue and being the point-of-beginning; thence N 00°22'23" E for 265.91 feet to a point on the Southerly line of Country Club Meadows, an official plat in Clive, Dallas County, Iowa; thence S 89°59'01" W along the Southerly line of said plat for 300.08 feet; thence S 00°23'23" W for 265.80 feet to a point on the Northerly right-of-way line of University Avenue; thence S 89°59'46" E along said right-of-way line for 300.16 feet to the point-of-beginning. This parcel contains 1.83 acres.

Boone TWP, T78N, R26W

Add the following:

The S ½ of the S ½ of Section 7, and the SW ¼ of the SW ¼ of Section 8, and part of Section 18 all located N of I-80 and within the Van Meter Community School District.

Street Right-of-Way

Add the following:

Full right-of-way width of Ashworth Drive except that portion of the right-of-way currently included in the Urban Renewal Area;

Laurel Street between Ninth Street and Tenth Street; Maple Street between Seventh Street and Tenth Street; Walnut Street except that portion or the right-of-way currently included in the Urban Renewal Area; Locust Street between Ashworth Drive and Ninth Street; Cherry Street between Fifth Street and Eighth Street; School Street; Denlee Drive; Bell Aire Drive between Third Street and Warrior Lane; Waukee Avenue between First Street and Third Street; Christopher Avenue between First Street and Third Street; Corene Avenue between First Street and Third Street;

Tenth Street between Maple Street and Hickman Road (Highway 6); Ninth Street between Locust Street and Ashworth Drive; Eighth Street between Cherry Street and Ashworth drive; Seventh Street; Fifth Street between

Cherry Street and Locust Street;

Fourth Street between south lot line of Lot 1, Estates Plat 1, on official plat and Ashworth Drive; Third Street between Northview Drive and Ashworth Drive; Kaylin Drive between Northview Drive and Ashworth Drive; Second Street between Corene Avenue and Ashworth Drive; First Street between Corene Avenue and Northview Drive.

Delete the following:

Full right-of-way width of Ute Avenue (R22) located within unincorporated area of Dallas County between 312th Place and the North line of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 8, T78N, R26W, of the 5th Principal Meridian; and a segment of Ute Avenue located within the unincorporated area of Dallas County between a point 339.6 feet south of the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, T79N, R26W of the 5th Principal Meridian and a point 397.8 feet North of the Northwest Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8.

- (6) Addition to Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 02-139 on the 23rd day of September 2002, which Area includes the lots and parcels located within the area legally described as follows:

Addition to Waukee Urban Renewal Area (2002)

Lots 29 and 30, Parkview Crossing Plat 2 Replat, City of Waukee, Dallas County, Iowa

- (7) Amendment to the Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 03-10 on the 6th day of January, 2003, which Area includes the lots and parcels located within the area legally described as follows:

Amendment to the Waukee Urban Renewal Area (2003)

Additions

Charles Edward Shaffer ETAL

SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, (consisting of approximately 27 acres)

And

Government Lot 15 and E $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the West $\frac{3}{8}$ ^{ths} of the SE $\frac{1}{4}$

in Section 4 in Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, (consisting of approximately 140 acres)

Stephen R Grubb

Hawthorne Ridge Plat 1 Lot 1 (consisting of approximately 3.53 acres)

Deletion

Granquist

Enterprise Business Park Plat 4 except Lots 12 and 13 (consisting of approximately 4.63 acres)

- (8) R-22 Addition to the Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 03-98 on the 21st day of April, 2003, which Area includes the lots and parcels located within the area legally described as follows:

R-22 Addition to the Waukee Urban Renewal Area (2003)

A tract of land in parts of Sections 5, 6, and 8, Township 78 North, Range 26 West of the 5th Principal Meridian, Dallas County, Iowa, currently existing by easement or right-of-way and referred to as County Road R-22 and Ute Avenue, with said tract of land being south of 300th Street and North of Interstate 80, as previously described in Book 442, page 496 of Dallas County Recorder's Office.

- (9) Addition to the Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 04-159 on the 12th day of July, 2004, which Area includes the lots and parcels located within the area legally described as follows:

Addition to the Waukee Urban Renewal Area (2004)

Added:

The property which is being added to the Urban Renewal Area is legally described as:

Certain real property situated in the City of Waukee, County of Dallas, State of Iowa, more particularly described as:

Hickory Commercial, Plat 1
Section 33
Township 79

Range 26

Koethe Addition, Lot 1
Section 33
Township 79
Range 26

Parcel A E ½ of NE ¼
Section 33
Township 79
Range 26

Candleridge Park
Lot 3, Ex Parcel A
Section 33
Township 79
Range 26

Park View Crossing, Lot 56 Lot 57
Section 4
Township 78
Range 26

Park View Crossing, Plat 4, Lot 1
Section 4
Township 78
Range 26

S420' N ½ SE LYG E of RR
Section 29
Township 79
Range 26

SE SE/EX RR & EX 100' x 153'/except Northern Natural Gas
Section 29
Township 79
Range 26

SW SE/EX RR
Section 29
Township 79
Range 26

Deleted:

Certain real property situated in the City of Waukee, County of Dallas,

State of Iowa, particularly described as:

Williams Pointe, Plat 5, Lot 2
Section 35
Township 79
Range 26

Outlots B, C, D, E, F of the SW
Section 27
Township 79
Range 26

- (10) Amendment to Consolidate Urban Renewal Areas: Hickman West (original Waukee Urban Renewal Area), Enterprise Business Park, and Waukee Urban Renewal Areas means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 04-272 on the 20th day of December, 2004, which Area includes the lots and parcels located within the area legally described as follows:

Amendment to Consolidate Urban Renewal Areas: Hickman West (original Waukee Urban Renewal Area), Enterprise Business Park, and Waukee Urban Renewal Areas (2004)

A tract of land located in an irregular shaped parcel of land being a part of the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 34, Township 79 North, Range 26 West of the 5th P.M. as recorded in Book 840 on page 694 in the Dallas County Recorder's Office, Iowa.

Said Tract being more particularly described as follows:

Commencing as a point of reference at the Southeast Corner of said Section 34; thence North 00°21'43" East (all bearings referenced to Grid North Iowa State Plane Coordinate System South Zone), a distance of 528.57 feet along the east line of said E ½ of the SE ¼; thence North 89°38'17" West, a distance of 50.00 feet to the west right-of-way line of Alice's Road, said point of beginning; thence South 00°21'43" West, recorded as (S00°04'00"E), a distance of 416.30 feet along said west right-of-way; thence South 45°14'20" West, a distance of 74.39 feet (recorded as S 45°12'21" W 74.35 feet), to the north right of way line of University Avenue; thence North 89° 53'04" West (recorded as S89° 41'53"W), a distance of 131.05 feet along said north right-of-way line to the north line of Union Pacific Railroad right-of-way; thence North 62°48'28" West (recorded as N 63°13'31" W), a distance of 43.17 feet along said railroad right-of-way; thence South 89°49'52" East, a distance of 61.31 feet to a point of curvature; thence northeasterly a distance of 36.65 feet along a curve concave to the northwest having a central angle of 70°00'00", a

radius of 30.00 feet, a chord bearing of North 55°10'08" East and a chord distance of 34.41 feet; thence North 20°10'08" East, a distance of 96.62 feet; thence North 27°00'42" East, a distance of 83.93 feet; thence North 20°10'08" East, a distance of 92.37 feet to a point of curvature; thence northeasterly a distance of 180.80 feet along a curve concave to the northwest having a central angle of 19°48'25", a radius of 523.00 feet, a chord bearing or North 10°15'56" East, and a chord distance of 179.90 feet to the point of beginning. Containing 27,830 square feet, more or less. (Note: This is all right of way)

- (11) Addition to the Waukee Urban Renewal Area means that portion of the City of Waukee, State of Iowa, approved by Resolution No. 07-95 on the 21st day of May, 2007, which Area includes the lots and parcels located within the area legally described as follows:

Addition to the Waukee Urban Renewal Area (2007)

The right-of-way of V Avenue from 312th Place to Ashworth Road

Lots Fourteen (14), Fifteen (15), and Sixteen (16) in Block Twelve (12) in the First Addition to the Town, now City of Waukee, in Dallas County, Iowa;

AND

That portion of the Southwest Quarter of Section 33 lying west of 6th Street in Waukee, all in Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa;

AND

Government Lot 3, Section 4, Township 78 North, Range 26 West of the Fifth Principal Meridian, City of Waukee, Dallas County, Iowa.

- b) Amendment No. 1 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 1 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 11-80 on the 23rd day of May, 2011, which Amendment No. 1 Area includes the lots and parcels located within the area legally described as follows:

Amendment No. 1 to the Waukee Unified Urban Renewal Area

The right-of-way of Cedar Street, Spruce Street and 8th Street, legally described as Lot A of Southview Estates, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Booth Avenue, legally described as Lot C of Parkview Crossing, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Primrose Lane, legally described as Lot E of Parkview Crossing, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Rosenkranz Drive, legally described as Lot D of Parkview Crossing, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Florence Drive, legally described as Lot H of Parkview Crossing, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Prairie Park Lane, legally described as Lot A of Parkview Crossing Plat 6, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Woodcreek Drive, legally described as Lot B of Parkview Crossing Plat 6, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Parkview Crossing Drive, legally described as Lot C of Parkview Crossing Plat 6, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Pleasant View Drive, legally described as Lot A of Parkview Crossing Plat 7, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Pleasant View Drive, legally described as Lot C of Parkview Crossing Plat 3, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Prairie Creek Drive, legally described as Lot E of Parkview Crossing Plat 3, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Prairie Park Lane, legally described as Lot D of Parkview Crossing Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Florence Drive, legally described as Lot C of Parkview Crossing Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Prairie Creek Drive, legally described as Lot E of Parkview Crossing Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa; and

The right-of-way of SE Pleasant View Drive, legally described as Lot B of Parkview Crossing Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa;

and

The North half of Hickman Road Right of Way from the east right of way line of N. 10th Street to the SW Corner of the Southeast ¼ of Section 29, Township 79, Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa; and

The right-of-way of SE LA Grant Parkway (V Avenue) from the southwest corner of Lot 31 of Replat of Parkview Crossing Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa to the South right-of-way line of 312th Place (SE Westtown Parkway, City of Waukee, Dallas, County, Iowa; and

The NW ¼ of the NW ¼ of Section 5, Township 78 Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa.

The Area includes the right of way of all streets forming the boundary of the Urban Renewal Area.

c) Amendment No. 2 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 2 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 11-224 on the 5th day of December, 2011, which Amendment No. 2 Area includes the lots and parcels located within the Area legally described as follows:

Lots 11, 12 and 13 of Block 10 of the First Addition to the Town of Waukee, City of Waukee, Dallas County, Iowa and locally designated as 355 7th Street

All streets adjacent to the above property

d) Amendment No. 3 to the Waukee Unified Urban Renewal Area added no real property to the Area.

e) Amendment No. 4 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 4 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 13-256 on the 21st day of October, 2013, which Amendment No. 4 Area removes the lots and parcels located within the Area legally described as follows:

Amendment No. 4 Area to the Waukee Unified Urban Renewal Area

Area Removed from Waukee Urban Renewal Area (1988)

Lot 1 of Williams Pointe Plat 12, an Official Plat, City of Waukee, Iowa and the adjacent SE Brick Drive Right of Way and the adjacent SE Laurel Street Right of Way (Parcel # 12-35-153-001), and

Lots 1 and 2 of Williams Pointe Plat 13, an Official Plat, City of Waukee, Iowa and the adjacent SE Brick Drive Right of Way and the adjacent SE Laurel Street

Right of Way and the adjacent SE Waco Place Right of Way (Parcel # 12-35-127-001 and Parcel # 12-35-127-002), and

Lot 1 of Williams Pointe Plat 11, an Official Plat, City of Waukee, Iowa and the adjacent SE Laurel Street Right of Way and the adjacent SE Waco Place Right of Way (Parcel # 12-35-102-001), and

All of Waukee Family Townhomes Plat 1, an Official Plat, City of Waukee, Iowa and the adjacent SE Brick Drive Right of Way and the adjacent SE Laurel Street Right of Way (Parcel #'s 12-35-179-001 through 12-35-179-091), and

All of Williams Pointe Plat 10, an Official Plat, City of Waukee, Iowa (Parcel #'s 12-35-176-001 through 12-35-176-012, Parcel #'s 12-35-177-001 through 12-35-177-029, Parcel #'s 12-35-178-001 through 12-35-178-024).

Area Removed from Waukee Urban Renewal Area (2000)

A parcel of land located in the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 79 North, Range 26 West of the 5th P.M., more particularly described as Beginning at the East $\frac{1}{4}$ corner of Section 27, Township 79 North, Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa, thence S89°41'56"W along the North line of the SE $\frac{1}{4}$ of said section 27, 560.00 feet to a point; thence S00°15'02"W, 460.00 feet to a point; thence N89°41'56"E, 560.00 feet to a point on the east line of said SE $\frac{1}{4}$; thence N00°15'02"E along said east line, 460.00 feet to the point of beginning (Parcel # 12-27-400-007), and

The South 733 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 79 North, Range 26 West of the 5th P.M. (Parcel # 12-26-300-005), and

A parcel of land within the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 79 North, Range 26 West of the 5th P.M. beginning at the Southwest corner and extending 600 feet to the East, then 295 feet North, then diagonally Northwest to a point 300 feet West and 245 feet North, then 494.5 feet North, then 300 feet west, then 1034.5 feet South to a starting point at the Southwest corner (Parcel # 12-26-300-007), and

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 79 North, Range 26 West of the 5th P.M. (Parcel # 12-34-200-006 and Parcel # 12-34-200-005), and

Lots 1 and 2 of Williams Pointe Plat 7, an Official Plat, City of Waukee, Iowa (Parcel # 12-35-302-001 and Parcel # 12-35-301-001), and

Parcel A of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ all within Section 8, Township 78 North, Range 26 West of the 5th P.M. (Parcel # 16-07-400-009), and

All of Painted Woods Plat 1, an Official Plat, City of Waukee, Iowa except the Right of Way for Route R-2-2- (Ute Avenue) (Parcel #'s 16-08-176-001, 16-08-176-002, 16-08-176-003, 16-08-176-004, 16-08-176-005, 16-08-176-006, 16-08-176-007, 16-08-176-008, 16-08-176-009, 16-08-176-010, 16-08-176-011, 16-08-176-054, 16-08-176-014, 16-08-176-015, 16-08-176-061, 16-08-176-018, 16-08-176-019, 16-08-176-020, 16-08-176-021, 16-08-176-022, 16-08-176-056, 16-08-176-049, 16-08-176-050, 16-08-176-055, 16-08-176-045, 16-08-176-046, 16-08-176-043, 16-08-176-044, 16-08-176-042, 16-08-176-041, 16-08-176-058, 16-08-176-057, 16-08-176-059, 16-08-176-060, 16-08-176-025, 16-08-176-026, 16-08-176-027, 16-08-176-028, 16-08-176-029, 16-08-176-030, 16-08-176-031, 16-08-176-032), and

All of Painted Woods Plat 2, an Official Plat, City of Waukee, Iowa except the Right of Way for Route R-22 (Ute Avenue) (Parcel #'s 16-08-301-001, 16-08-301-002, 16-08-301-003, 16-08-301-004, 16-08-301-005, 16-08-301-006, 16-08-301-007, 16-08-301-008, 16-08-301-011, 16-08-301-012, 16-08-301-013, 16-08-301-014, 16-08-301-030, 16-08-301-029, 16-08-301-017, 16-08-301-018, 16-08-301-019, 16-08-301-020, 16-08-301-021, 16-08-301-022, 16-08-301-023, 16-08-301-024, 16-08-301-001-025, 16-08-301-026, 16-08-301-027, 16-08-302-001, 16-08-302-002, 16-08-302-003, 16-08-302-004, 16-08-302-005, 16-08-302-006, 16-08-302-007, 16-08-302-008, 16-08-302-009, 16-08-302-010, 16-08-302-011, 16-08-302-012, 16-08-302-013, 16-08-302-014, 16-08-302-015, 16-08-302-016), and

All of Painted Woods Plat 3, an Official Plat, City of Waukee, Iowa (Parcel #'s 16-08-401-001, 16-08-401-002, 16-08-401-003, 16-08-401-004, 16-08-401-005, 16-08-401-006, 16-08-401-007, 16-08-401-008, 16-08-401-009, 16-08-401-010, 16-08-401-028, 16-08-401-013, 16-08-401-014, 16-08-401-015, 16-08-401-016, 16-08-401-017, 16-08-401-020, 16-08-401-021, 16-08-401-022, 16-08-401-023, 16-08-401-024, 16-08-401-025, 16-08-401-026, 16-08-401-027, 16-08-402-001, 16-08-402-002, 16-08-402-003, 16-08-402-004, 16-08-402-005, 16-08-402-006, 16-08-402-007, 16-08-402-008, 16-08-402-009, 16-08-402-010, 16-08-402-011, 16-08-402-012, 16-08-402-013, 16-08-402-014, 16-08-402-015, 16-08-402-016), and

Parcel B of Lot 2 of Hunsberger Proprietor Plat 1, an Official Plat, City of Waukee, Iowa (Parcel #16-08-300-013), and

Outlot Y of Prairie Bluff Plat 1, an Official Plat, City of Waukee, Iowa (Parcel #16-08-376-002), and

Tract B of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 78 North, Range 26 West of the 5th P.M. (Parcel # 16-08-400-015), and

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, lying North of Interstate 80, EXCEPT

the area lying 15.00 feet in width on each side of the following described line or line extended: Commencing as a point of reference at the Southwest corner of said Section 9; thence North 00°39'25" East (all bearings referenced to Grid North Iowa State Plane Coordinate System South Zone), a distance of 998.10 feet along the West line of said SW ¼ SW ¼; thence South 89°20'35" East, a distance of 869.89 feet to a point on the North line of an existing sanitary sewer easement, said point being the point of beginning; thence North 28°09'10" East, a distance of 14.49 feet; thence North 68°42'06" East, a distance of 375.00 feet; thence North 00°55'58" East, a distance of 308.23 feet to the North line of said SW ¼ SW ¼. (Parcel # 16-09-300-015), and

The Southeast ¼ of the Southwest ¼ of Section 9, Township 78 North, Range 26 West of the 5th P.M. lying North of Interstate 80 (Parcel # 16-09-300-007), and

The South 35 acres of the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼ all within Section 9, Township 78 North, Range 26 West of the 5th P.M., EXCEPT the area lying 15.00 feet in width on each side of the following described line or line extended: Commencing as a point of reference at the West ¼ corner of said Section 9; thence South 00°39'25" West (all bearings referenced to Grid North Iowa State Plane Coordinate System South Zone), a distance 892.50 feet along the West line of NW ¼ SW ¼ of said Section 9; thence South 89°20'35" East, a distance of 1,308.61 feet to a point on the West line of said NE ¼ SW ¼, said point being the point of beginning; thence North 36°09'50" East, a distance of 262.58 feet; thence North 69°25'13" East, a distance of 435.00 feet; thence North 34°26'08" West, a distance of 165.00 feet; thence North 05°00'03" East, a distance of 210.00 feet; thence North 46°19'55" East, a distance of 170.00 feet; thence North 36°39'43" East, a distance of 252.00 feet; thence North 31°32'07" East, a distance of 392.00 feet; thence South 89°27'15" East, a distance of 360.00 feet; thence North 77°24'35" East, a distance of 125.87 feet to the West line of an Acquisition Plat Exhibit "A" recorded in Annexation Book 14 Page 268 in said Dallas County Recorder's Office and EXCEPT the Alice's Road Right of Way (Parcel # 16-09-200-003 and Parcel # 16-09-100-013 and Parcel # 16-09-300-005), and

The Northwest ¼ of the Southeast ¼ of Section of Section 9, Township 78 North, Range 26 West of the 5th P.M. located north of Interstate 80 EXCEPT the Alice's Road Right of Way (Parcel # 16-09-400-001), and

The Northeast ¼ of the Northwest ¼ of Section 9, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way (Parcel # 16-09-100-007), and

The Northwest ¼ of the Northeast ¼ and the North 5 acres of the Southwest ¼ of the Northeast ¼ all within Section 9, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way and the adjacent SE Vermillion Court Right of Way EXCEPT the Alice's Road Right of Way (Parcel

16-09-200-001), and

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way and the adjacent SE Vermillion Court Right of Way (Parcel # 16-09-200-002), and

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way (Parcel # 16-10-100-001), and

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 78 North, Range 26 West of the 5th P.M., located north of Interstate 80 (Parcel # 16-10-100-007), and

Parcel A of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 78 North Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way (Parcel #16-10-100-010), and

All of Dolmage Estates Plat 1, an Official Plat, City of Waukee, Iowa and adjacent SE Ashworth Road Right of Way (Parcel # 16-04-478-011 and Parcel # 16-04-478-010 and Parcel # 16-04-478-009 and Parcel # 16-04-478-008 and Parcel # 16-04-478-007 and Parcel # 16-04-477-009 and Parcel # 16-04-477-008 and Parcel # 16-04-477-007 and Parcel # 16-04-477-006 and Parcel # 16-04-477-005 and Parcel # 16-04-451-005 and Parcel # 16-04-451-006 and Parcel # 16-04-451-007), and

All of Dolmage Estates Plat 2, an Official Plat, City of Waukee, Iowa (Parcel # 16-04-477-001 and Parcel # 16-04-477-002 and Parcel # 16-04-477-003 and Parcel # 16-04-477-001 and Parcel # 16-04-451-001 and Parcel # 16-04-451-002 and Parcel # 16-04-451-003 and Parcel # 16-04-451-004 and Parcel # 16-04-476-002 and Parcel # 16-04-476-003 and Parcel # 16-04-476-004 and Parcel # 16-04-476-005 and Parcel # 16-04-476-006 and Parcel # 16-04-478-001 and Parcel # 16-04-478-002 and Parcel # 16-04-478-003 and Parcel #16-04-478-004), and

The East 10 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 78 North, Range 26 West of the 5th P.M., except Dolmage Estates Plat 1, an Official Plat, City of Waukee, Iowa and except Dolmage Estates Plat 2, an Official Plat, City of Waukee, Iowa (Parcel # 16-04-478-006 and Parcel # 16-04-476-001), and

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way and the adjacent SE Waco Place Right of Way (Parcel #16-03-300-004 and Parcel # 16-03-300-005 and Parcel # 16-03-300-006 and Parcel # 16-03-300-007 and Parcel # 16-03-300-008 and Parcel # 16-03-300-009), and

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the East 10 acres of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 78 North, Range 26 West of the 5th P.M.

EXCEPT the Alice's Road Right of Way(Parcel # 16-04-426-001), and

The Northwest ¼ of the Southwest ¼ of Section 3, Township 78 North, Range 26 West of the 5th P.M. and the adjacent west half of the SE Waco Place Right of Way (Parcel # 16-03-300-013 and Parcel # 16-03-300-015 and Parcel # 16-03-300-014), and

Government Lot 9 of Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-009), and

Government Lot 16 of Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-010), and

Government Lot 5 of Section 3, Township 78 North, Range 26 West of the 5th P.M. (Parcel # 16-03-100-034) and adjacent west half of the SE Waco Place Right of Way, and

Government Lot 12 of Section 3, Township 78 North, Range 26 West of the 5th P.M. and the adjacent west half of the SE Waco Place Right of Way (Parcel # 16-03-100-006) and,

Government Lot 7 and Government Lot 10, Except Parcel "B" thereof, all in Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-011 and Parcel # 16-04-200-013 and Parcel # 16-04-200-002), and

Outlot X of Grant Park 2, an Official Plat, City of Waukee, Iowa (Parcel # 16-04-200-014), and

Government Lot 2 of Section 4, Township 78 North, Range 26 West of the 5th P.M., (Parcel # 16-04-200-001 and Parcel # 16-04-200-006) EXCEPT the Alice's Road Right of Way, and

Government Lot 8 of Section 4, Township 78 North, Range 26 West of the 5th P.M., EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-008), and

Government Lot 1 of Section 4, Township 78 North, Range 26 West of the 5th P.M. and adjacent SE University Avenue Right of Way (Parcel # 16-04-200-007 and Parcel # 16-04-200-006), and

Government Lot 4 of Section 3, Township 78 North, Range 26 West of the 5th P.M. located west of the centerline of SE Waco Place Right of Way and the adjacent SE University Avenue Right of Way (Parcel # 16-03-100-001 and Parcel # 16-03-501-003 and Parcel # 16-03-100-013 and Parcel # 16-03-100-002 and Parcel # 16-03-100-012), and

Lots 6-18 and Lots 20-23 and Lot C of Legacy Pointe at Waukee Plat 1, an Official Plat, City of Waukee, Iowa and adjacent SE Golden Harvest Drive Right of Way and adjacent SE Silver Pointe Drive Right of Way (Parcel #'s 12-35-210-006, 12-35-211-001, 12-35-215-000, 12-35-216-000, 12-35-217-000, 12-35-16-03-300-004 and Parcel # 16-03-300-005 and Parcel # 16-03-300-006 and Parcel # 16-03-300-007 and Parcel # 16-03-300-008 and Parcel # 16-03-300-009), and

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the East 10 acres of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-426-001), and

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 78 North, Range 26 West of the 5th P.M. and the adjacent west half of the SE Waco Place Right of Way (Parcel # 16-03-300-013 and Parcel # 16-03-300-015 and Parcel # 16-03-300-014), and

Government Lot 9 of Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-009), and

Government Lot 16 of Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-010), and

Government Lot 5 of Section 3, Township 78 North, Range 26 West of the 5th P.M. (Parcel # 16-03-100-034) and adjacent west half of the SE Waco Place Right of Way, and

Government Lot 12 of Section 3, Township 78 North, Range 26 West of the 5th P.M. and the adjacent west half of the SE Waco Place Right of Way (Parcel # 16-03-100-006) and,

Government Lot 7 and Government Lot 10, Except Parcel "B" thereof, all in Section 4, Township 78 North, Range 26 West of the 5th P.M. EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-011 and Parcel # 16-04-200-013 and Parcel # 16-04-200-002), and

Outlot X of Grant Park 2, an Official Plat, City of Waukee, Iowa (Parcel # 16-04-200-014), and

Government Lot 2 of Section 4, Township 78 North, Range 26 West of the 5th P.M., (Parcel # 16-04-200-001 and Parcel # 16-04-200-006) EXCEPT the Alice's Road Right of Way, and

Government Lot 8 of Section 4, Township 78 North, Range 26 West of the 5th P.M., EXCEPT the Alice's Road Right of Way (Parcel # 16-04-200-008), and

Government Lot 1 of Section 4, Township 78 North, Range 26 West of the 5th

P.M. and adjacent SE University Avenue Right of Way (Parcel # 16-04-200-007 and Parcel # 16-04-200-006), and

Government Lot 4 of Section 3, Township 78 North, Range 26 West of the 5th P.M. located west of the centerline of SE Waco Place Right of Way and the adjacent SE University Avenue Right of Way (Parcel # 16-03-100-001 and Parcel # 16-03-501-003 and Parcel # 16-03-100-013 and Parcel # 16-03-100-002 and Parcel # 16-03-100-012), and

Lots 6-18 and Lots 20-23 and Lot C of Legacy Pointe at Waukee Plat 1, an Official Plat, City of Waukee, Iowa and adjacent SE Golden Harvest Drive Right of Way and adjacent SE Silver Pointe Drive Right of Way (Parcel #'s 12-35-210-006, 12-35-211-001, 12-35-215-000, 12-35-216-000, 12-35-217-000, 12-35-218-000, 12-35-219-000, 12-35-220-000, 12-35-221-000, 12-35-222-000, 12-35-251-000, 12-35-252-000, 12-35-253-000, 12-35-212-000, 12-35-223-000, 12-35-224-000, 12-35-225-000, 12-35-211-010), and

Outlot B of Legacy Pointe at Waukee Plat 2, an Official Plat, City of Waukee, Iowa (Parcel # 12-35-200-037), and

All of Legacy Pointe at Waukee Plat 3, an Official Plat, City of Waukee, Iowa (Parcel #'s 12-35-254-001 through 12-35-254-011, 12-35-258-001 through 12-35-258-018, 12-35-210-007, 12-35-258-019, 12-35-257-001 through 12-35-257-023, 12-35-256-001 through 12-35-256-025, 12-35-255-001, 12-35-255-002, 12-35-255-006, 12-35-255-007), and

Lots 1-10 of Legacy Pointe at Waukee Plat 4, an Official Plat, City of Waukee, Iowa and adjacent SE Greenbriar Circle Right of Way (Parcel #'s 12-35-261-000, 12-35-267-000, 12-35-268-000, 12-35-255-011, 12-35-263-000, 12-35-262-000, 12-35-264-000, 12-35-266-000, 12-35-265-000, 12-35-260-000), and

Lots 1-7 of Legacy Pointe at Waukee Plat 5, an Official Plat, City of Waukee, Iowa and adjacent SE Laurel Street Right of Way (Parcel #'s 12-35-259-001 through 12-35-259-007), and

Lot 1 of Legacy Pointe at Waukee Plat 6, an Official Plat, City of Waukee, Iowa and adjacent SE Laurel Street Right of Way (Parcel # 12-35-214-003).

Area Removed from Addendum to the Waukee Urban Renewal Area (2001)

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 78 North, Range 26 West of the 5th P.M. and Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 78 North, Range 26 West of the 5th P.M. located north of Interstate 80 (Parcel # 16-07-400-007).

Area Removed from Amendment to the Waukee Urban Renewal Area (2003)

The Southeast 1/4 of the Northeast 1/4 of Section 9, Township 78 North, Range 26 West of the 5th P.M., except the 11 acres for Interstate 80 and the adjacent SE Vermillion Court Right of Way (Parcel # 16-09-200-004), and

The East 1/4 of the Southwest 1/4 of Section 4, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way (Parcel # 16-04-300-004), and

Government Lot 15 of Section 4, Township 78 North, Range 26 West of the 5th P.M., EXCEPT that portion, more particularly described as follows: Beginning at the Northeast corner of said Lot 15; thence South 00° 27' 28" West, 1,322.50 Feet along the East line of said Lot 15 to the Southeast corner of said Lot 15; thence South 83° 57' 21" West, 88.10 Feet along the South line of Said Lot 15; thence Northerly a distance of 9.98 feet along the arc of a non-tangent curve concave westerly with a central angle of 00° 24' 17", a radius of 1412.50 feet and a chord that bears North 00° 39' 36" east, 9.98 feet, thence North 00° 27' 28" East, 1,148.51 feet; thence North 47° 50' 23" West, 135.00 feet; thence North 07° 38' 52" West, 62.02 feet to the North line of said Lot 15, thence North 83° 51' 45" EAST, 198.35 feet along the North line of said Lot 15 to the POINT OF BEGINNING, containing 127,390 square feet or 2.92 acres more or less (Alice's Road Right of Way)(Parcel # 16-04-200-005), and

The West 3/8ths of the Southeast Quarter of Section 4, Township 78 North, Range 26 West of the 5th P.M. and the adjacent SE Ashworth Road Right of Way EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE NORTH 00°34' 03" EAST, 60.39 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE NORTH 84°02' 42" EAST, 410.33 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 42° 13' 00" EAST, 147.09 FEET; THENCE NORTH 00°34' 03" EAST, 216.57 FEET; THENCE NORTH 04°22' 53" EAST, 52.62 FEET; THENCE NORTH 00°34' 03" EAST, 370.04 FEET; THENCE NORTHERLY A DISTANCE OF 1,115.99 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY WITH A CENTRAL ANGLE OF 40°16' 42", A RADIUS OF 1,587.50 FEET AND A CHORD THAT BEARS NORTH 20°42' 23" EAST, 1,093.16 FEET; THENCE NORTHEASTERLY A DISTANCE OF 158.73 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A CENTRAL ANGLE OF 06°26' 19", A RADIUS OF 1,412.50 FEET AND A CHORD THAT BEARS NORTH 37° 37' 35" EAST, 158.65 FEET TO THE EAST LINE OF THE WEST 3/8THS OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00° 31' 12" WEST, 286.15 FEET ALONG THE EAST LINE OF THE WEST 3/8THS OF THE SOUTHEAST QUARTER OF SAID SECTION 4 SAID LINE BEING NON-TANGENT TO THE AFORESAID CURVE; THENCE

SOUTHWESTERLY A DISTANCE OF 933.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY WITH A CENTRAL ANGLE OF 37°51' 14", A RADIUS OF 1,412.50 FEET AND A CHORD THAT BEARS SOUTH 19° 29' 39" WEST, 916.32 FEET; THENCE SOUTH 00°34' 03" WEST, 618.13 FEET; THENCE SOUTH 47°47' 00" EAST, 132.40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE NORTH 84°02' 42" EAST, 200.87 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE EAST LINE OF THE WEST 3/8THS OF THE SOUTHEAST QUARTER OF SAID SECTION 4 ; THENCE SOUTH 00°31' 12" WEST, 60.39 FEET ALONG THE EAST LINE OF THE WEST 3/8THS OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 84°02' 42" WEST, 988.87 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO THE POINT OF BEGINNING, CONTAINING 390,340 SQUARE FEET OR 8.96 ACRES INCLUDING 59,330 SQUARE FEET OR 1.36 ACRES OF EXISTING ROAD RIGHT-OF-WAY MORE OR LESS. (Alice's Road Right of Way) (Parcel # 16-04-401-001), and

Area Removed from Addition to the Waukee Urban Renewal Area (2007)

Government Lot 3 of Section 4, Township 78 North, Range 26 West of the 5th P.M., (Parcel # 16-04-100-006); and

f) Amendment No. 5 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 5 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 14-321 on the 17th day of November, 2014, which Amendment No. 5 Area removes the lots and parcels located within the Area legally described as follows:

**Amendment No. 5 Area to the Waukee Unified Urban Renewal Area
(removes land)**

Area Removed from Waukee Urban Renewal Area (2000)

Lots 2, 3 and Outlot A of Williams Pointe Plat 9, an Official Plat, City of Waukee, Iowa and adjacent SE University Avenue Right of Way, SE Alice's Road Right of Way and SE Brick Drive Right of Way (Parcel #'s 12-35-351-004, 12-35-351-001 and 12-35-351-002); and

g) Amendment No. 6 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 6 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 15-349 on the 19th day of October, 2015, which Amendment No. 6 Area removes the lots and parcels located within the Area legally described as follow:

Amendment No. 6 Area to the Waukee Unified Urban Renewal Area
(removes land)

Area Removed from Waukee Urban Renewal Area (2000)

Lot 1, Outlot Z and Lot A of Prairie Crossing Plat 1, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-404-003, 12-27-404-004 and 12-27-404-004); and,

Lots 1 – 14, Outlot X, Lot A, Lot B, Lot C and Lot D of Prairie Crossing Plat 2, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-406-006, 12-27-406-005, 12-27-406-004, 12-27-406-003, 12-27-406-002, 12-27-406-001, 12-27-405-001, 12-27-405-002, 12-27-405-003, 12-27-405-004, 12-27-405-009, 12-27-405-008, 12-27-405-007, 12-27-405-006, 12-27-405-005 and 12-27-405-011); and,

Lots 1 -3 and Outlot Z of Prairie Crossing Plat 3, an Official Plat, City of Waukee, Iowa and the adjacent NE Westgate Drive right of way (Parcel # 12-27-410-004, 12-27-410-003, 12-27-410-002, and 12-27-410-001); and,

Lots 1 – 55. Lot A, Lot B and Lot C of Prairie Crossing Plat 4, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-407-002, 12-27-407-003, 12-27-407-004, 12-27-407-005, 12-27-407-006, 12-27-407-007, 12-27-407-008, 12-27-407-009, 12-27-407-010, 12-27-407-011, 12-27-407-012, 12-27-407-013, 12-27-407-014, 12-27-408-001, 12-27-408-002, 12-27-408-003, 12-27-408-004, 12-27-408-005, 12-27-408-006, 12-27-408-007, 12-27-408-008, 12-27-408-009, 12-27-408-010, 12-27-408-011, 12-27-408-012, 12-27-408-013, 12-27-408-014, 12-27-408-015, 12-27-408-016, 12-27-408-017, 12-27-408-018, 12-27-408-019, 12-27-408-020, 12-27-408-021, 12-27-408-022, 12-27-408-023, 12-27-408-024, 12-27-408-025, 12-27-408-026, 12-27-408-027, 12-27-409-001, 12-27-409-002, 12-27-409-003, 12-27-409-004, 12-27-409-005, 12-27-409-006, 12-27-409-007, 12-27-409-008, 12-27-409-009, 12-27-409-010, 12-27-409-011, 12-27-409-012, 12-27-409-013, 12-27-409-014, 12-27-409-015, and 12-27-408-028); and,

Lots 1 – 30, Lot A, Lot B, Lot C, Lot D, Outlot X, Outlot Y and Outlot Z of Prairie Crossing Plat 5, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-411-001, 12-27-411-002, 12-27-411-003, 12-27-411-004, 12-27-412-001, 12-27-412-002, 12-27-412-003, 12-27-412-004, 12-27-412-005, 12-27-412-006, 12-27-412-007, 12-27-412-008, 12-27-412-009, 12-27-412-010, 12-27-412-011, 12-27-412-012, 12-27-412-013, 12-27-412-014, 12-27-412-015, 12-27-413-001, 12-27-413-002, 12-27-413-003, 12-27-413-004, 12-27-413-005, 12-27-413-006, 12-27-413-007, 12-27-413-008, 12-27-413-009, 12-27-413-010, 12-27-413-011, 12-27-413-012, 12-27-413-013, 12-27-411-005, 12-27-427-002, and 12-27-427-001.

h) Amendment No. 7 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 7 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 16-489

on the 21st day of November, 2016, which Amendment No. 7 Area removes the lots and parcels located within the Area legally described as follows:

**Amendment No. 7 Area to the Waukee Unified Urban Renewal Area
(removes land)**

Area Removed from Waukee Urban Renewal Area (2000)

Outlot B of The Point Plat 1, an Official Plat, City of Waukee, Iowa (Parcel #12-27-378-006);

and,

The South One-half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section twenty-nine (29) in Township Seventy-nine (79) North, Range Twenty-six (26), West of the 5th P.M., Dallas County, Iowa, EXCEPT the right of way of the Minneapolis & St. Louis Railroad Co., formerly Des Moines Valley railroad Co. and the right of way of the Chicago, Milwaukee & St. Paul railroad Company, formerly Des Moines Adel and Western Railroad Company (Parcel # 12-29-400-012, 12-29-400-013, 12-29-400-005) and the adjoining Hickman Road (U.S. Highway 6) Right of Way.

i) Amendment No. 8 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 8 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 18-126 on the 2nd day of April, 2018, which Amendment No. 8 Area removes the lots and parcels located within the Area legally described as follows:

Area removed from Waukee Urban Renewal Area (2000)

The North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 79 North, Range 26 West of the 5th P.M. (Parcel 12-28-300-001, 12-28-300-014); and,

The East three fourths (E $\frac{3}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28 Township 79 North, Range 26 West of the 5th P.M. except Lot 1 of Waukee Development Plat 1, Parcel C of Lot 3 of Waukee Development Plat 1, Parcel A of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 79 North, Range 26 West of the 5th P.M. and Parcel Z as recorded in Book 2011 Page 16803 in the Dallas County Recorder's Office, Dallas County, Iowa(Parcel 12-28-300-038); and,

Lot C in Glynn Village Plat 1, an Official Plat, City of Waukee, Iowa (Parcel 16-05-202-039); and,

The East 390.94 feet of the South 922.34 feet of the Southeast Quarter (SE $\frac{1}{4}$) of

the Southwest Quarter (SW ¼) of Section 33, Township 79 North, Range 26 West of the 5th P.M. (Parcel 12-33-376-004, 12-33-376-003); and,

Lot C of Windsor West, an Official Plat, City of Waukee, Iowa; and

Lot D of Corene Acres Plat 12, an Official Plat, City of Waukee, Iowa.

Area removed from the Amendment No. 1 Area to the Waukee Unified Urban Renewal Area

Lots A, B and C in Section 5, Township 78 North, Range 26 West of the 5th P.M. (Parcel 16-05-100-001); and,

The Raccoon River Valley Trail right of way located directly north of Highway 6 within the South half (S ½) of the Southeast Quarter (SE ¼) of Section 29, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa (Parcel 12-29-400-014).

j) Amendment No. 9 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 9 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 19-401 on the 4th day of November, 2019, which Amendment No. 9 Area removes the lots and parcels located within the area legally described as follows:

Area to be removed from Enterprise Business Park Urban Renewal Area (1995)

Lots 1-5, Lots 6 and 7 except the north 50 feet and Street Lots B and C of Enterprise Business Park Plat 1, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel No. 12-27-351-003, 12-27-351-005, 12-27-351-006, 12-27-351-008, 12-27-351-009, 12-27-352-001 through 12-27-352-004); and,

Lots 1-3, 6, 7 and Street Lot A of Enterprise Business Park Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel No. 12-27-351-009, 12-27-354-002, 12-27-354-004, 12-27-355-001, 12-27-355-004); and,

Lots 1 and 2 of Enterprise Business Park Plat 5, an Official Plat, City of Waukee, Dallas county, Iowa (Parcel 12-27-361-001, 12-27-361-002); and,

Lot 1 of Enterprise Business Park Plat 6, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-27-362-001).

Area to be removed from Waukee Urban Renewal Area (2000)

Lots 1 and 2 of Westgate Business Park Plat 3, an Official Plat, City of Waukee, Dallas County, Iowa, also known as Pro-Line Commercial Building Units 814, 818 and 822 (Parcel 12-34-481-001, 12-34-481-002, 12-34-481-003) and Pro-Line Commercial Building II Units 1-6 (Parcel 12-34-482-001, 12-34-482-002,

12-34-482-003, 12-34-482-004, 12-34-482-005, 12-34-482-006); and,

Lots 1 and 2 of Westgate Business Park Plat 4, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-34-480-001, 12-34-480-002); and,

Lots 1 and 3 of Prairie Crossing Plat 6, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-27-477-001, 12-27-477-003); and,

Lots 1 through 4, Outlot Y and Outlot Z of Prairie Crossing Plat 7, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-27-451-005, 12-27-451-006, 12-27-451-002, 12-27-451-003, 12-27-451-004, 12-27-451-001); and,

Parcel 18-134 of the Survey of part of Outlot Y in Prairie Crossing Plat 3, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa, as shown in Book 2018, Page 18245 in the Office of the Recorder of Dallas County, Iowa (Parcel 12-27-410-011); and,

Lots 1-39, Outlot Z and Street Lots A and B of Indi Run Plat 1, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-28-426-001 through 12-28-426-003, 12-28-427-001 through 12-28-427-015, 12-28-428-001 through 12-28-428-022, 12-28-429-001); and,

Lots 1-38, Outlots V, W, X, Y, Z and Street Lots A and B of Indi Run Plat 2, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-28-430-001 through 12-28-430-021, 12-28-431-001 through 12-28-431-011, 12-28-432-001 through 12-28-432-012); and,

Lot 1 of Waukee Greenway Park Plat 1, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-28-477-001); and,

Parcel 18-144, Parcel 18-145, Parcel 18-146, Parcel 18-147 and Parcel 18-148 of a Plat of Survey located within the City of Waukee, Dallas County, Iowa as recorded in Book 2018 Page 23747 in the Office of the Recorder of Dallas County, Iowa (Parcel 12-28-400-017 through 12-28-400-21); and,

The SE ¼ of Section 28, Township 79 North, Range 26 West of the 5th P.M. lying north of the recreational trail deeded to the State of Iowa in deeds recorded in Book 1999 Page 385 and Book 1999 Page 386 of the records of Dallas County, Iowa except property previously platted as Indi Run Plat 1, Indi Run Plat 2, Waukee YMCA Plat 1, Waukee Greenway Park Plat 1, and property included within the Plat of Survey recorded in Book 2018 Page 23747 (Parcel 12-28-400-006, 12-28-400-015, 12-28-400-016, 12-28-400-022, 12-28-400-023).

k) Additional Amendment No. 9 Area to the Waukee Unified Urban Renewal Area (the following property was removed from the Urban Renewal Area by Amendment No. 9 but was erroneously omitted from the Amendment No. 9 Area in Ordinance No. 2941), means that portion

of the City of Waukee, State of Iowa, described in Amendment No. 9 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. 19-401 on the 4th day of November, 2019, which Additional Amendment No. 9 Area removes the lots and parcels located within the area legally described as follows:

Area to be removed from Enterprise Business Park Urban Renewal Area (1995)

The North 50 feet of Lots 6 and 7 of Enterprise Business Park Plat 1, an Official Plat, City of Waukee, Dallas County, Iowa (Parcel 12-27-351-007)

l) Amendment No. 10 Area to the Waukee Unified Urban Renewal Area means that portion of the City of Waukee, State of Iowa, described in Amendment No. 10 to the Urban Renewal Plan for the Waukee Unified Urban Renewal Area approved by Resolution No. ____ on the 2nd day of November, 2020, which Amendment No. 10 Area removes the lots and parcels located within the area legally described as follows:

Area to be removed from Waukee Urban Renewal Area (2000)

The West 400 feet of Lot 6 in Waukee Development Plat No. 1, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa, except the South 75 feet of the West 400 feet thereof. (Parcel 12-28-300-028)

m) Amended Area means that portion of the City of Waukee, State of Iowa, included within the Original Area and subareas (described in subsection (a) (1-11) above); Amendment No. 1 Area (described in subsection (b) above); and the Amendment No. 2 Area (described in subsection (c) above); less the Amendment No. 4 Area (described in subsection (e) above); less the Amendment No. 5 Area (described in subsection (f) above); less the Amendment No. 6 Area (described in subsection (g) above); less the Amendment No. 7 Area (described in subsection (h) above); less the Amendment No. 8 Area (described in subsection (i) above); less the Amendment No. 9 Area (described in subsection (j) above); less the Additional Amendment No. 9 Area (described in subsection (k) above); and less the Amendment No. 10 Area (described in subsection (l) above).

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Dallas, Iowa, Waukee Community School District, Van Meter Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Original Area, base period taxes will remain the same: The Waukee Urban Renewal Area (1988) base period taxes are that portion of the taxes which would be produced by the rate at which taxes are levied each year by or for each of the taxing districts upon the sum total of the assessed value of the taxable property in the urban renewal area, as shown on the assessment roll as of January 1, 1988, the January 1st prior to the effective date of Ordinance 1-10-89 (less the assessed value of the area removed by Amendment No. 4). Such taxes shall be allocated to and when collected be paid into the fund for the respective taxing

district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to the Waukee Southwest Urban Renewal Area (1992), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1991, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2156.

As to the Enterprise Business Park Urban Renewal Area (1995), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1994, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2204 (less the assessed value of the area removed by Amendment No. 9).

As to the Waukee Urban Renewal Area (2000), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1999, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2334 (less the assessed value of the area removed by Amendment No. 4, Amendment No. 5, Amendment No. 6, Amendment No. 7, Amendment No. 8, Amendment No. 9, and Amendment No. 10).

As to the Addendum to Waukee Urban Renewal Area (2001), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2344 (less the assessed value of the area removed by Amendment No. 4).

As to the Addition to Waukee Urban Renewal Area (2002), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2001, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2388.

As to the Amendment to the Waukee Urban Renewal Area (2003), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2002, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2398 (less the assessed value of the area removed by Amendment No. 4).

As to the R-22 Addition to the Waukee Urban Renewal Area (2003), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2002, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2409.

As to the Addition to the Waukee Urban Renewal Area (2004), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2003, being the assessment roll applicable to property in such area as of January 1 of

the calendar year preceding the effective date of Ordinance No. 2475.

As to the Amendment to Consolidate Urban Renewal Areas: Hickman West (original Waukee Urban Renewal Area), Enterprise Business Park, and Waukee Urban Renewal Areas (2004) which added certain property, there are no base period taxes because the property added was all right-of-way.

As to the Addition to the Waukee Urban Renewal Area (2007), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2604 (less the assessed value of the area removed by Amendment No. 4).

As to Amendment No. 1 to the Waukee Unified Urban Renewal Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2693 (less the assessed value of the Area removed by Amendment No. 8).

As to Amendment No. 2 to the Waukee Unified Urban Renewal Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2010, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2703.

As to Amendment No. 3 Area, there was no base year as no property was added.

As to Amendment No. 4 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-areas.

As to Amendment No. 5 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-area.

As to Amendment No. 6 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-area.

As to Amendment No. 7 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-area.

As to Amendment No. 8 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-areas.

As to Amendment No. 9 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-areas.

As to the Additional Amendment No. 9 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-areas.

As to the Amendment No. 10 Area to the Waukee Unified Urban Renewal Area, base values will be reduced as noted above due to the removal of property from the above sub-areas.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Waukee, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12, Code of Iowa, incurred by the City of Waukee, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Waukee, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Amended Area under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance Nos. 1-10-89, 2156, 2204, 2334, 2344, 2388, 2398, 2409, 2475, 2604, 2693, 2703, 2746, 2775, 2792, 2833, 2889, and 2941, and to fully implement the provisions of Section 403.19 of the Code of Iowa with respect to the division of taxes from property within the Amended Area as described above. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Area to the maximum period of time allowed by Section 403.19 of the Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions

of Section 403.19 of the Code of Iowa with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

May 23, 2011 – Ordinance 2693
December 5, 2011 – Ordinance 2703
October 21, 2013 – Ordinance 2746
December 15, 2014 – Ordinance 2775
November 16, 2015 – Ordinance 2792
December 19, 2016 – Ordinance 2833
May 7, 2018 – Ordinance 2889
November 18, 2019 – Ordinance 2941
November 16, 2020 – Ordinance 2975