

City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

PLANNING, ZONING AND BUILDING SAFETY

Public Health,
Housing Inspections &
Inspection Services

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: August 31, 2010
Re: Request to Accept Donation of Property – HNI Corp

INTRODUCTION: The City is completing the process of acquiring temporary and permanent easements for Phase II of the Mad Creek Levee Improvement Project. The preparation the final plans & specifications for Phase II require all property for construction to be acquired and ready for construction.

BACKGROUND: The City has the responsibility for the acquisition of all property needed for the Mad Creek Levee Improvement Project as set out in the Cooperation Agreement with the US Army Corps of Engineers. The cost associated with this effort is credited to the City's obligation toward the Project.

RECOMMENDATION/RATIONALE: The attached Offer of Donation received from HNI Corporation related to 6 temporary & permanent easements (copies attached) is recommended for approval. The appraised value of the donation is \$25,000.00 and will be credited to the City portion of the project cost. It is recommended that City council approve the donation of temporary and permanent easements from HNI Corporation, as attached hereto.

BACKUP INFORMATION:

1. Donation Letter
2. Easement Plats

DONATION LETTER

Project Name: Two-Foot LFPP Raise, Phase II, Mad Creek, Mississippi River,
Muscatine, Muscatine County, Iowa

Owner's Name: HNI Corporation

Address: 505 Ford Avenue, Muscatine, IA, 52761

LEGAL DESCRIPTION: See attached
"TEMPORARY CONSTRUCTION EASEMENT" (TRACT #92-2 TE)
"PERMANENT EASEMENT FOR A FLOODWALL (TRACT #17-PE)
"PERMANENT RIGHT-OF-WAY LEVEE EASEMENTS" (TRACT
#63-PE, #68-PE, #70-PE, AND #92-1-PE)

We, HNI Corporation, understand that we have the right of an appraisal and compensation based on that appraisal for the property necessary for the City of Muscatine, Iowa, to construct facilities in association with the Two-Foot LFPP Raise, Phase II, Mad Creek, Mississippi River, Muscatine, Muscatine County, Iowa. We wish to donate the property with no compensation.

Glenn R. Stelzner
Corporate Facilities Manager

Date

TEMPORARY CONSTRUCTION EASEMENT PLAT

Prepared by Jon W. Janda, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402

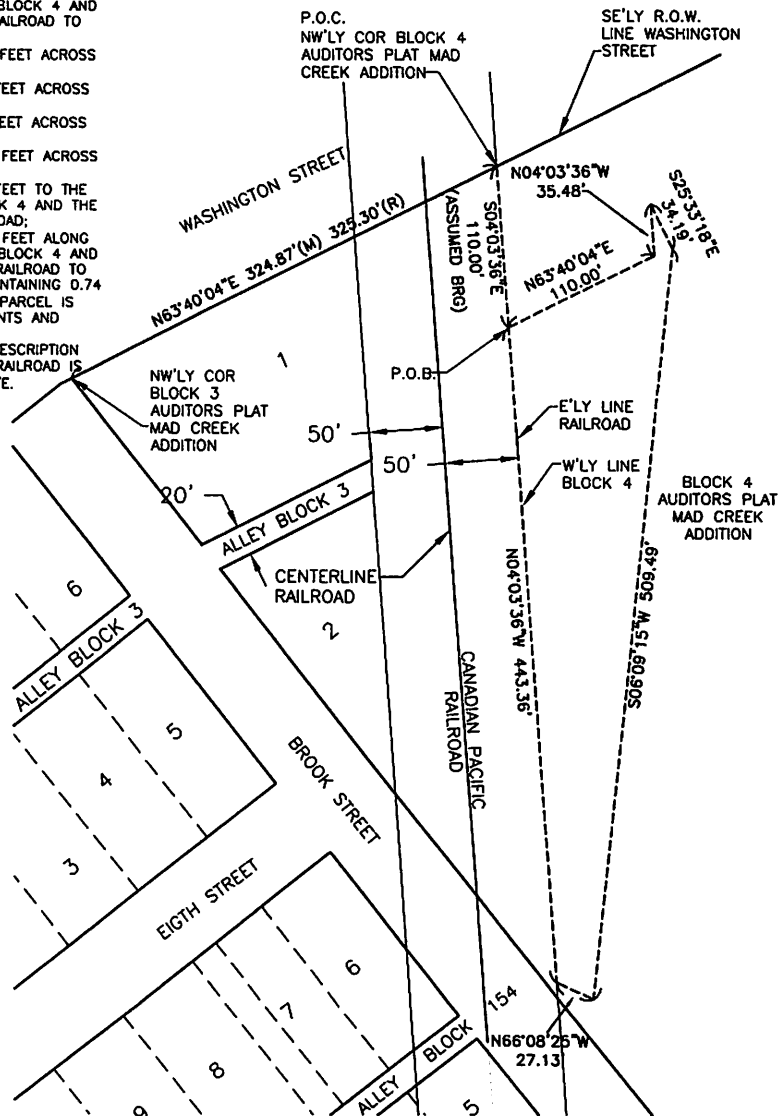
Legal Description

A TEMPORARY CONSTRUCTION EASEMENT OVER PART OF BLOCK 4 AUDITOR'S PLAT MAD CREEK ADDITION TO THE CITY OF MUSCATINE, IOWA, EXCEPT THAT PART CONVEYED BY WARRANTY DEED IN BOOK 129 OF LOTS, PAGE 522, SAID TEMPORARY CONSTRUCTION EASEMENT IS FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWESTERLY CORNER OF MAD CREEK ADDITION TO THE CITY OF MUSCATINE, IOWA, ACCORDING TO THE AUDITOR'S PLAT THEREOF;
THENCE S04°03'36"E 110.00 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 4 AND THE EASTERLY LINE OF THE RAILROAD TO THE POINT OF BEGINNING;
THENCE N63°40'04"E, 110.00 FEET ACROSS SAID BLOCK 4;
THENCE N04°03'36"W, 35.48 FEET ACROSS SAID BLOCK 4;
THENCE S25°33'18"E, 34.19 FEET ACROSS SAID BLOCK 4;
THENCE S06°09'15"W, 509.49 FEET ACROSS SAID BLOCK 4;
THENCE N66°08'25"W, 27.13 FEET TO THE WESTERLY LINE OF SAID BLOCK 4 AND THE EASTERLY LINE OF SAID RAILROAD;
THENCE N04°03'36"W, 443.36 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 4 AND THE EASTERLY LINE OF SAID RAILROAD TO THE PLACE OF BEGINNING, CONTAINING 0.74 ACRES (32,223 SQ.FT.). SAID PARCEL IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.
FOR THE PURPOSE OF THIS DESCRIPTION THE EASTERLY LINE OF SAID RAILROAD IS ASSUMED TO BEAR S04°03'36"E.

OWNER:
HNI CORPORATION
408 E. 2ND STREET
MUSCATINE, IA 52761

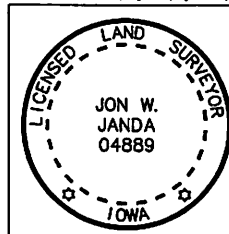


0 100



Legend

Boundary Line —————
Adjoining Lot Line - - - - -
Section Line —————
Building Setback Line
Found 1/2" Iron Rod •
Set 1/2"x30" Rebar °
w/Yellow Cap #4889
Set Section/Quarter Corner ▲
Found Section/Quarter Corner ▲
Measured (M)
Recorded (R)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Jon W. Janda DATE 8-10-10
Jon W. Janda LICENSE NO. 04889

MY LICENSE EXPIRATION DATE IS DECEMBER 31, 2010

PAGES OR SHEETS COVERED BY THIS SEAL:

1 OF 1

TRACT #92-2 TE	EASEMENT PLATS	Project Number: 207142	Drawn By: MLS	Approved By: MJJ	Scale: 1"=60'	Client: CITY OF MUSCATINE	Anderson-Bogert	Sheet No. 1
			Date: 8/10/10			215 STAMORE STREET MUSCATINE, IA 52761 PHONE: (563)-262-4141	Engineers & Surveyors, Inc. 4001 River Ridge Drive N.E. Cedar Rapids, Iowa 52402 Phone: (319) 377-4639	Of 1

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PERMANENT EASEMENT FOR A FLOOD WALL

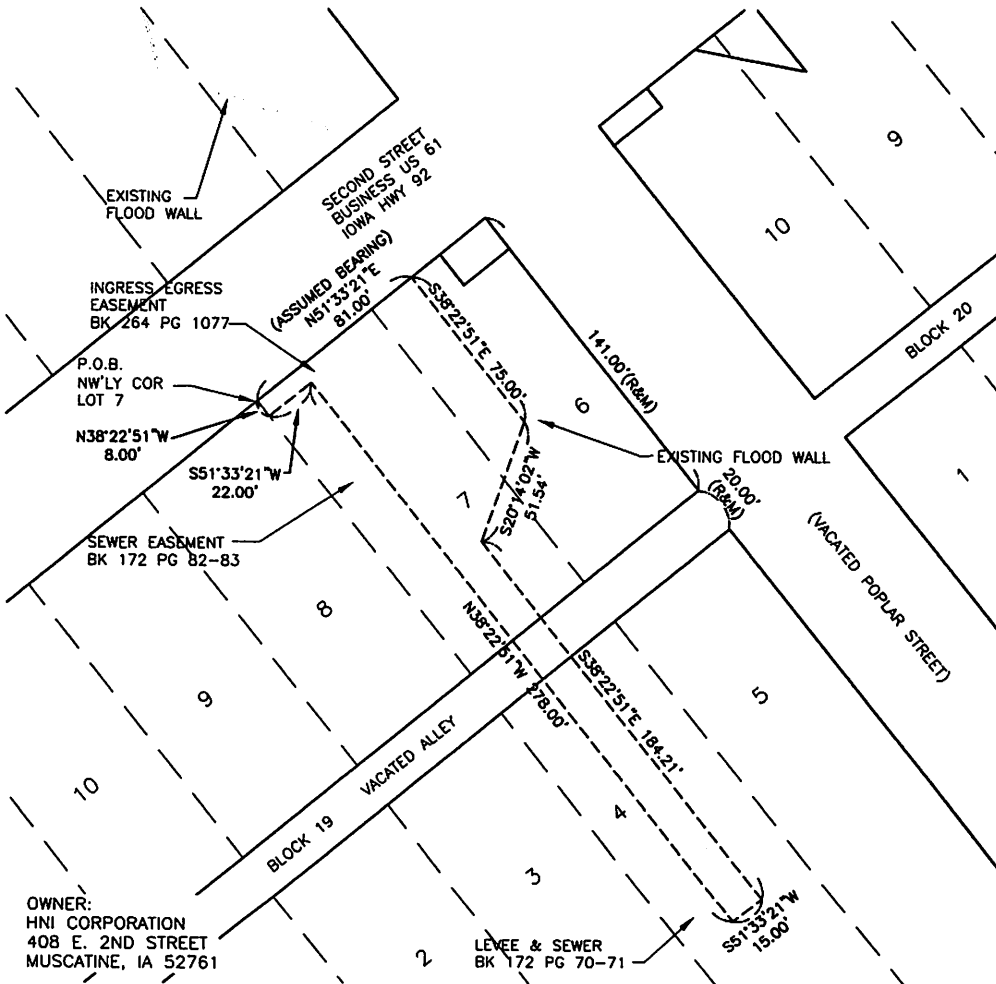
Prepared by Jon W. Janda, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402



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Legal Description

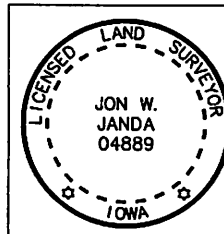
A PERMANENT EASEMENT FOR A FLOOD WALL OVER PART OF LOTS 4, 6, 7, AND PART OF THE VACATED ALLEY IN BLOCK 19 ORIGINAL PLAT, CITY OF MUSCATINE, IOWA, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7 BLOCK 19 SAID ORIGINAL PLAT;
THENCE N51°33'21"E, 81.00 FEET ALONG THE NORTHERLY LINES OF SAID LOTS 7 AND 6 BLOCK 19 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SECOND STREET;
THENCE S38°22'51"E, 75.00 FEET ACROSS SAID LOT 6;
THENCE S20°14'02"W, 51.54 FEET ACROSS SAID LOTS 6 AND 7;
THENCE S38°22'51"E, 184.21 FEET ACROSS SAID LOT 7, THE ALLEY IN SAID BLOCK 19 AND SAID LOT 4;
THENCE S51°33'21"W, 15.00 FEET ACROSS SAID LOT 4;
THENCE N38°22'51"W, 278.00 FEET ACROSS SAID LOT 4, THE ALLEY IN SAID BLOCK 19 AND SAID LOT 7;
THENCE S51°33'21"W, 22.00 FEET ACROSS SAID LOT 7 TO THE WESTERLY LINE OF SAID LOT 7 BLOCK 19;
THENCE N38°22'51"W, 8.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 7 BLOCK 19 TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES (8,355 SQ.FT.).
SAID PARCEL IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD. FOR PURPOSES OF THIS DESCRIPTION THE NORTHERLY LINE OF SAID BLOCK 19 IS ASSUMED TO BEAR N51°33'21"E.



OWNER:
HNI CORPORATION
408 E. 2ND STREET
MUSCATINE, IA 52761

Legend

Boundary Line —————
Adjoining Lot Line - - - - -
Section Line ————
Building Setback Line ————
Found 1/2" Iron Rod •
Set 1/2"x30" Rebar ○
w/Yellow Cap #4889
Set Section/Quarter Corner ▲
Found Section/Quarter Corner ▲
Measured (M)
Recorded (R)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed: *Jon W. Janda* DATE: 8-10-10
Jon W. Janda IOWA REG. NO. 04889

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010

PAGES OR SHEETS COVERED BY THIS SEAL:

1 of 1

TRACT #17-PE

EASEMENT PLATS
Project Number: 207142

Drawn By: MLS
Date: 8/10/10
Approved By: JNU
Scale: 1"=60'

Client: CITY OF MUSCATINE
215 STYLAURE STREET
MUSCATINE, IA 52761
PHONE: (563)-262-4141

ANDERSON-BOGERT
Engineers & Surveyors, Inc.
4001 River Ridge Drive N.E. Cedar Rapids, Iowa 52402
Phone: (319) 377-4639

Sheet No.
1
Of
1

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PERMANENT RIGHT-OF-WAY LEVEE EASEMENT

Prepared by Jon W. Janda, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402

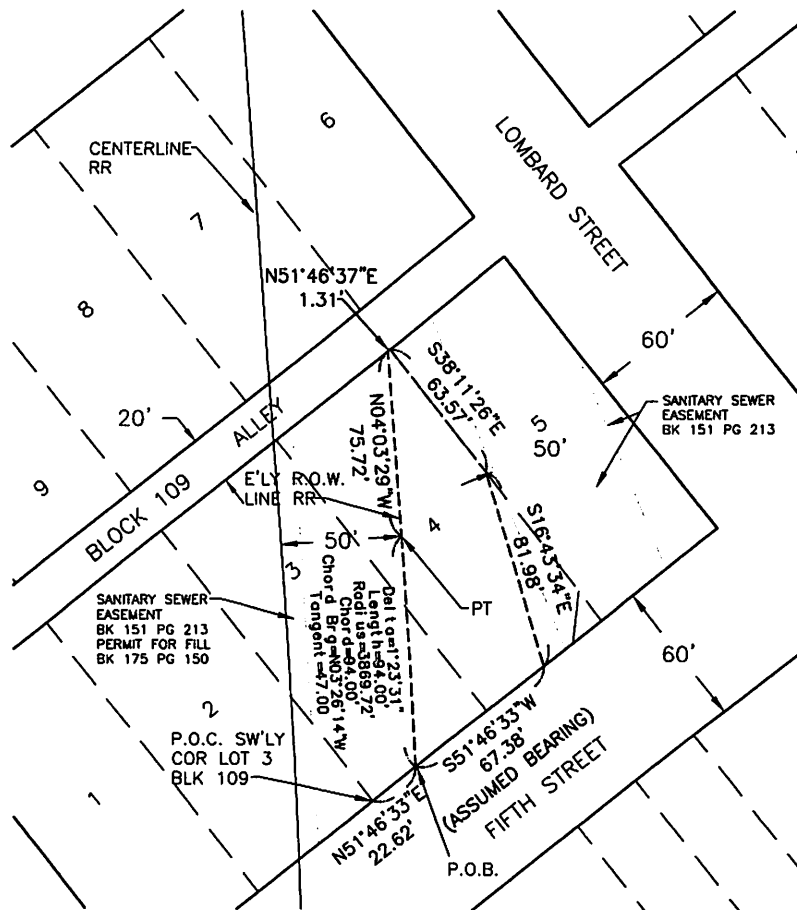


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Legal Description

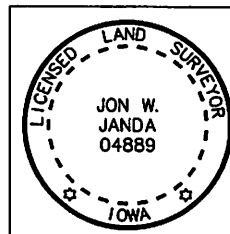
A PERMANENT RIGHT-OF-WAY LEVEE EASEMENT OVER PART OF LOTS 3 AND 4 BLOCK 109 ORIGINAL PLAT, CITY OF MUSCATINE, IOWA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3 BLOCK 109;
THENCE N51°46'33"E, 22.62 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING;
THENCE ACROSS SAID LOTS 3 AND 4 94.00 FEET ALONG A 3869.72 FOOT RADIUS CURVE CONCAVE WESTERLY WHOSE 94.00 FOOT CHORD BEARS N03°26'14"W, TO A POINT OF TANGENCY;
THENCE N04°03'29"W, 75.72 FEET ACROSS SAID LOT 4 TO THE NORTHERLY LINE OF SAID LOT 4;
THENCE N51°46'37"E, 1.31 FEET ALONG THE NORTHERLY LINE OF SAID LOT 4 TO THE NORTHEASTERLY CORNER OF SAID LOT 4;
THENCE S38°11'26"E, 63.57 FEET ALONG THE EASTERLY LINE OF SAID LOT 4;
THENCE S16°43'34"E, 81.98 FEET ACROSS SAID LOT 4 TO THE SOUTHERLY LINE OF SAID LOT 4;
THENCE S51°46'33"W, 67.38 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 4 AND 3 TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES (5,700 SQ.FT.). SAID PARCEL IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD. FOR PURPOSES OF THIS DESCRIPTION THE SOUTHERLY LINES OF SAID LOTS 3 AND 4 BLOCK 109 IS ASSUMED TO BEAR S51°46'33"W.

OWNER:
HNI CORPORATION
408 2ND STREET E.
MUSCATINE, IA 52761



Legend

Boundary Line ———
Adjoining Lot Line - - - - -
Section Line ———
Building Setback Line ———
Found 1/2" Iron Rod •
Set 1/2"x30" Rebar •
w/Yellow Cap #4889 •
Set Section/Quarter Corner ▲
Found Section/Quarter Corner ▲
Measured (M)
Recorded (R)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Jon W. Janda DATE: 8-10-10
FOR J. JANDA, IOWA REG. NO. 04889

MY LICENSE RENEWS DATE IS DECEMBER 31, 2010

PAGES OR SHEETS COVERED BY THIS SEAL:

1 of 1

TRACT #63-PE

EASEMENT PLATS
Project Number: 207142

Drawn By: MJS
Approved By: JMJ
Date: 8/10/10
Scale: 1"=60'

Client: CITY OF MUSCATINE
215 STAMORE STREET
MUSCATINE, IA 52761
PHONE: (563)-262-4141

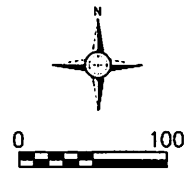
ANDERSON-BOGERT
Engineers & Surveyors, Inc.
4001 River Ridge Drive N.E. Cedar Rapids, Iowa 52402
Phone: (319) 377-6029

Sheet No.
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Of 1

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PERMANENT RIGHT-OF-WAY LEVEE EASEMENT

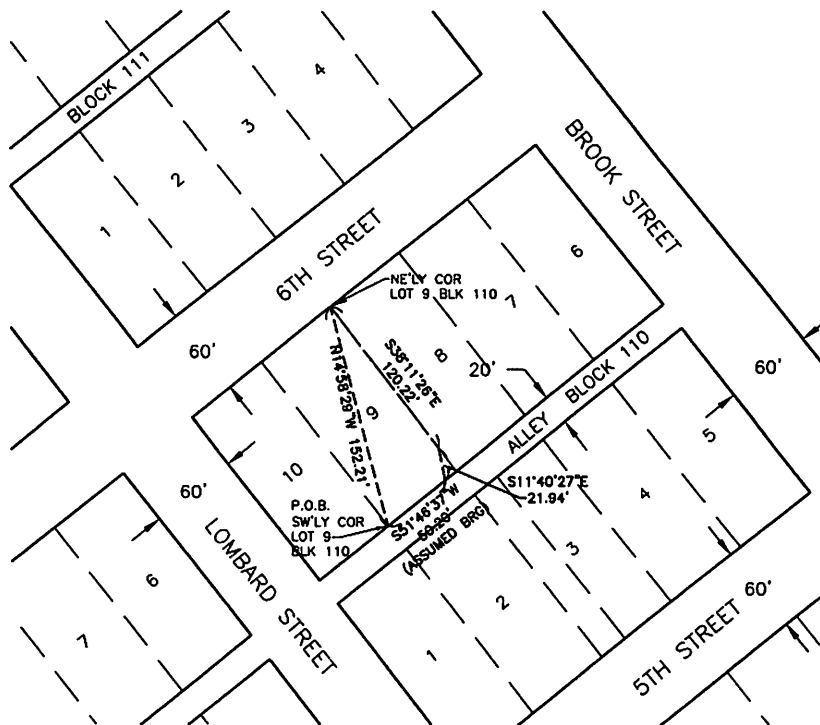
Prepared by Jon W. Janda, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402



Legal Description

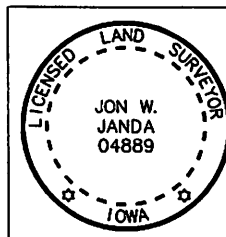
A PERMANENT RIGHT-OF-WAY LEVEE EASEMENT OVER PART OF LOT 9 BLOCK 110 ORIGINAL PLAT, CITY OF MUSCATINE, IOWA, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 9 BLOCK 110;
THENCE N14°58'29"W, 152.21 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9;
THENCE S38°11'26"E, 120.22 FEET ALONG THE EASTERLY LINE OF SAID LOT 9;
THENCE S11°40'27"W, 21.94 FEET ACROSS SAID LOT 9 TO THE SOUTHERLY LINE OF SAID LOT 9;
THENCE S51°46'37"W, 50.20 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9 TO THE POINT OF BEGINNING,
CONTAINING 0.09 ACRES (4,099 SQ.FT.). SAID PARCEL IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS
OF RECORD. FOR PURPOSES OF THIS DESCRIPTION THE SOUTHERLY LINE OF LOT 9 BLOCK 110 IS ASSUMED TO
BEAR S51°46'37"W.

OWNER:
HNI CORPORATION
408 E. 2ND STREET
MUSCATINE, IA 52761



Legend

Boundary Line —————
Adjoining Lot Line - - - - -
Section Line
Building Setback Line
Found 1/2" Iron Rod •
Set 1/2"x30" Rebar ○
w/Yellow Cap #4889
Set Section/Quarter Corner ▲
Found Section/Quarter Corner ▲
Measured (M)
Recorded (R)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER
MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
DATE: 8-10-10
FOR W. JANDA, IOWA REG. NO. 04889
MY LICENSE RENEWAL DATE IS OCTOBER 31, 2010
PAGES OR SHEETS COVERED BY THIS SEAL:
1 of 1

TRACT #68-PE
EASEMENT PLATS Project Number: 207142
Drawn By: MLS Date: 8/10/10 Approved By: JNJ Scale: 1"=100'
Client: CITY OF MUSCATINE 215 SYCAMORE STREET MUSCATINE, IA 52761 PHONE: (563)-262-4141
ANDERSON-BOBERT Engineers & Surveyors, Inc. 4001 River Ridge Drive N.E. Cedar Rapids, Iowa 52402 Phone: (319) 371-4639
Sheet No. 1 Of 1

PERMANENT RIGHT-OF-WAY LEVEE EASEMENT

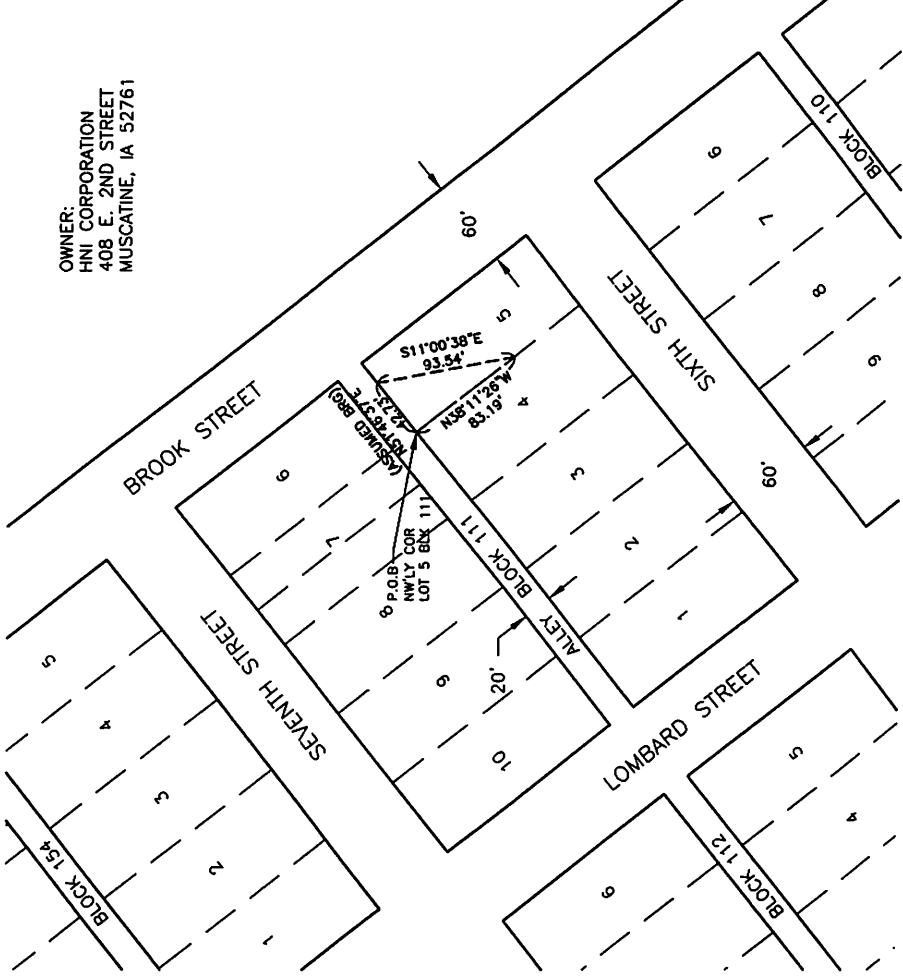
Prepared by Jon W. Janda, Anderson-Bogert Engineers & Surveyors, Inc.

Legal Description 4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402

A PERMANENT RIGHT-OF-WAY LEVEE EASEMENT OVER PART OF LOT 5 BLOCK 111 ORIGINAL PLAT, CITY OF MUSCATINE, IOWA, FURTHER DESCRIBED AS FOLLOWS:

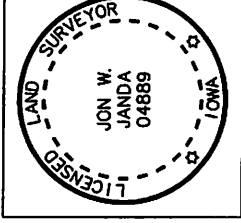
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 5 BLOCK 111;
THENCE N51°46'37"E, 42.73 FEET ALONG THE NORTHERLY LINE OF SAID LOT 5;
THENCE S11°00'38"E, 93.54 FEET TO THE WESTERLY LINE OF SAID LOT 5;
THENCE N38°11'26"W, 83.19 FEET ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE POINT OF BEGINNING,
CONTAINING 0.04 ACRES (1,777 SQ.FT.).
SAID PARCEL IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD. FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF LOT 5 BLOCK 111 IS ASSUMED TO BEAR N51°46'37"E.

OWNER:
HNI CORPORATION
408 E. 2ND STREET
MUSCATINE, IA 52761



Legend

- Boundary Line ———
- Adjoining Lot Line - - - - -
- Section Line ———
- Building Setback Line ———
- Found 1/2" Iron Rod •
- Set 1/2" x 30" Rebar ○
- Set Section/Quarter Corner ▲
- Found Section/Quarter Corner △
- Measured (M)
- Recorded (R)



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS, EASEMENTS AND MEASUREMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 8-10-10
Jon W. Janda

BY USAGE BLOCK DATE IS OCTOBER 31, 2010

PLANS ON SHEETS COMPLETED BY THIS SEAL:

101

ANDERSON-BOGERT
Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402
Phone: (319) 377-6529

Client: CITY OF MUSCATINE
215 SYCAMORE STREET
MUSCATINE, IA 52761
PHONE: (563)-262-4141

Drawn By: M.S.
Date: 8/10/10
Scale: 1"=60'
Approved By: J.W.

EASEMENT PLATS
Project Number: 207142

TRACT #70-PE

PERMANENT RIGHT-OF-WAY LEVEE EASEMENT

Prepared by Jon W. Janda, Anderson-Bogert Engineers & Surveyors, Inc.
4001 River Ridge Dr. N.E. Cedar Rapids, Iowa 52402

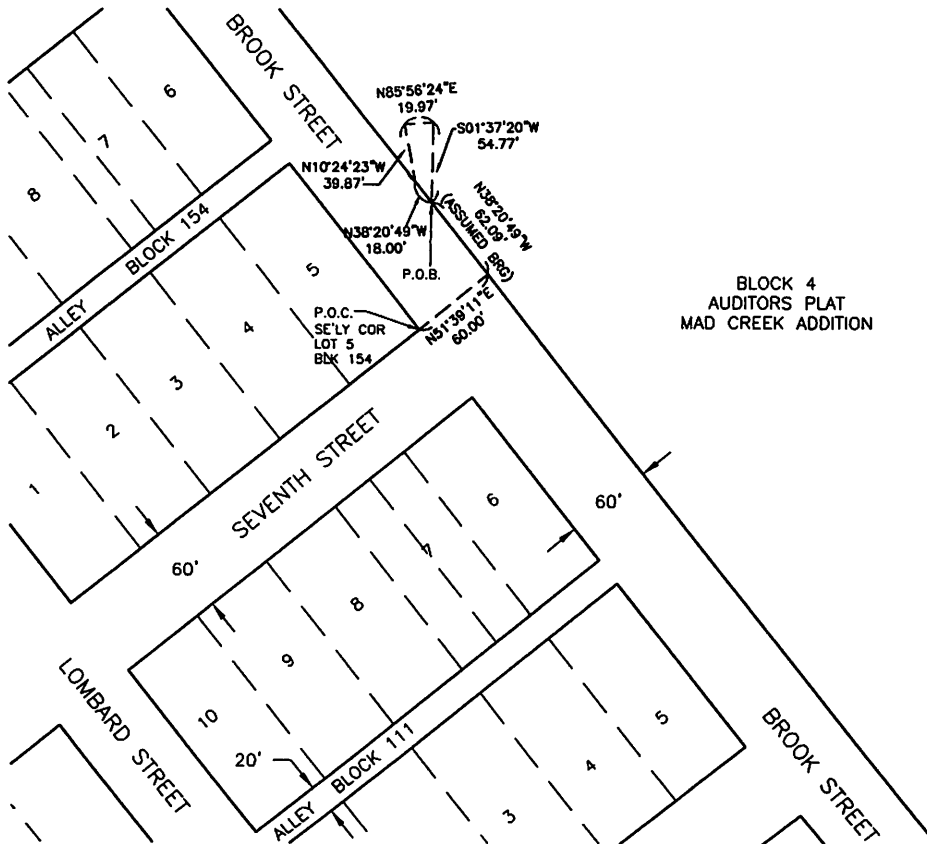


0 100
Scale: 1"=60'

Legal Description

A PERMANENT RIGHT-OF-WAY LEVEE EASEMENT OVER PART OF BLOCK 4 AUDITOR'S PLAT MAD CREEK ADDITION, MUSCATINE, IOWA, FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 5 BLOCK 154 ORIGINAL PLAT CITY OF MUSCATINE, IOWA;
THENCE N51°39'11"E, 60.00 FEET ACROSS VACATED BROOK STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROOK STREET;
THENCE N38°20'49"W, 62.09 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BROOK STREET TO THE POINT OF BEGINNING;
THENCE CONTINUING N38°20'49"W, 18.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE N10°24'23"W, 39.87 FEET ACROSS BLOCK 4 SAID AUDITOR'S PLAT MAD CREEK ADDITION;
THENCE N85°56'24"E, 19.97 FEET ACROSS SAID BLOCK 4;
THENCE S01°37'20"W, 54.77 FEET ACROSS SAID BLOCK 4 TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (712 SQ.FT.). SAID PARCEL IS SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, FOR PURPOSES OF THIS DESCRIPTION THE EASTERLY RIGHT-OF-WAY LINE OF BROOK STREET IS ASSUMED TO BEAR N38°20'49"W.

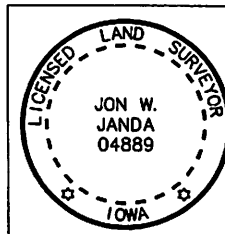
OWNER:
HNI CORPORATION
200 OAK STREET
MUSCATINE, IA 52761



BLOCK 4
AUDITOR'S PLAT
MAD CREEK ADDITION

Legend

- Boundary Line —————
- Adjoining Lot Line - - - - -
- Section Line ————
- Building Setback Line ————
- Found 1/2" Iron Rod •
- Set 1/2"x30" Rebar ○
- w/Yellow Cap #4889 ○
- Set Section/Quarter Corner ▲
- Found Section/Quarter Corner ▲
- Measured (M)
- Recorded (R)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THIS I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Jon W. Janda DATE: 8-10-10
Jon W. Janda Iowa Reg. No. 04889
MY LICENSE RENEWAL DATE IS OCTOBER 31, 2010

PAGES OR SHEETS COVERED BY THIS SEAL:

1 of 1

TRACT #92-1-PE

EASEMENT PLATS
Project Number: 207142

Drawn By: MJS Approved By: JNU
Date: 8/10/10 Scale: 1"=60'

Client: CITY OF MUSCATINE
215 SYCAMORE STREET
MUSCATINE, IA 52761
PHONE: (563)-262-4141

ANDERSON-BOBERT
4001 River Ridge Drive N.E. Cedar Rapids, Iowa 52402
Phone: (319) 377-4629

Sheet No.
1 of 1

DONATION LETTER

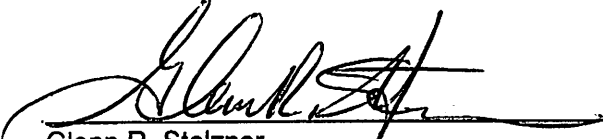
Project Name: Two-Foot LFPP Raise, Phase II, Mad Creek, Mississippi River,
Muscatine, Muscatine County, Iowa

Owner's Name: HNI Corporation

Address: 505 Ford Avenue, Muscatine, IA, 52761

See attached
"TEMPORARY CONSTRUCTION EASEMENT" (TRACT #92-2 TE)
"PERMANENT EASEMENT FOR A FLOODWALL (TRACT #17-PE)
"PERMANENT RIGHT-OF-WAY LEVEE EASEMENTS" (TRACT
LEGAL DESCRIPTION: #63-PE, #68-PE, #70-PE, AND #92-1-PE)

We, HNI Corporation, understand that we have the right of an appraisal and compensation based on that appraisal for the property necessary for the City of Muscatine, Iowa, to construct facilities in association with the Two-Foot LFPP Raise, Phase II, Mad Creek, Mississippi River, Muscatine, Muscatine County, Iowa. We wish to donate the property with no compensation.


Glenn R. Stelzner
Corporate Facilities Manager

9/01/2010
Date