COMMERCIAL PURCHASE AGREEMENT
I/We request that Potter Real Estate / Charlie Potter (agent) select, prepare and complete form
documents as authorized by lowa law or by lowa Supreme Court Rule, such as purchase agreements.
groundwater hazard statements, and declaration of value forms incident to this real estate transaction.
Date: March 3. 2020
The undersigned Buyer hereby offers the following terms and conditions for the property know as:
92.51 Acres located on North 10th Street - Parcel #11241-51001-00000
Legally described as:
P.O.S. #737, Parcel A (Exact legal description to be taken from abstract), Linn County, Iowa
Subject to public highways, covenants, easements, restrictions, and zoning, if any.
PURCHASE PRICE to be \$ 1,896,455.00 and the method of payment as follows:
\$25,000.00 earnest money with this contract. Earnest money to be paid to and held in Trust
by Listing Broker. In the event all contingencies are not met in a timely manner as specified below.
then said earnest money is to be returned to Buyer and this offer shall be null, void, and of no further
effect. The balance of the purchase price shall be paid as indicated below.
A. NEW LOAN: This contract is subject to and contingent upon the Buyer's obtaining a commitment
in writing for aloan for no less than% of the purchase price with an interest
rate of % or less with a term of no less thanyears. Buyer agrees to pay all customary loan
costs. Buyer agrees, within days of the final acceptance of this offer, to make application for such
loan with a lender to obtain a loan commitment as stated above. Seller acknowledges and agrees that
this property will be taken off the market until Seller receives written notice of a written loan
commitment and release of financing contingency. If Buyer has NOT obtained written loan
commitment, delivered to Seller on or before (date), the Seller may extend the deadlines
of this Contract by giving Buyer or Buyer's agent written notice. Upon delivery of said notice, this
Contract shall remain valid. If Seller DOES choose to give such written extension, then this Contract
shall remain <u>VALID</u> until the Buyer has obtained a written loan commitment or written loan denial or
until the date stated in Seller's extension. If such written loan commitment is not provided to the
Seller's satisfaction by said date, this offer shall be null, void and of no further effect.
B. This contract is subject to the attached addendum (or addenda).
C. Contract for Deed: see attached addendum.
D. Cash: Buyer will pay the balance of the purchase price in cash at time of closing with adjustments
for closing costs to be either added or deducted from this amount. This Contract is NOT contingent
upon Buyer obtaining funds in order to close this transaction. The Buyer certifies that there will be no
loan associated with the purchase of this property. The Buyer agrees to provide to Seller within
days of the acceptance of this offer, veritable and verifiable evidence of the availability of the
funds needed to purchase this property and close this transaction.
COR TIA
Buyer 03/03/100 03/03/20 Seller LR Seller LR

42 43	If this property does not appraise at the purchase price or greater, then this contract may be voidable at the Buyer's option.
44	☐F. This purchase/sale is subject to a 1031 tax deferred exchange.
45	G. Other Financing Terms:
46	
47	CLOSING: Shall be on 11-2-2020 or sooner by mutual agreement of Buyer and Seller.
48	CLOSING: Shall be on 11-2-2020 of sooner by mutdat agreement of buyer and 32 inc.
49	POSSESSION: To be given at time of closing or on (Date) (Time)
50 51	If for any reason the closing or possession is delayed, the Buyer and Seller may make a separate
52	agreement with adjustments as of the date of closing or possession in the form of an amendment or
53	interim occupancy agreement. Any unpaid balance, rents, interest of insurance shall be adjusted as the
54	date of possession, and shall bear interest at the rate of% per annum from
55	
56	SPECIAL ASSESSMENTS: Seller shall pay in full, or cause to be released, all Special Assessments and all
57	liens of record as of the date of closing. All Association fees, if any, shall also be paid current by the
58	Seller to date of closing. Any preliminary or deficiency assessments which cannot be discharged by payment at closing shall be paid through a written escrow account with sufficient funds to pay such
59	liens when payable, with any unused funds to be returned to the Seller without further signatures of
60 61	the Buyer. All charges for solid waste, trash removal, sewage and assessments for maintenance that
62	are attributable to the Seller's ownership shall be paid by the Seller.
63	
64	TAXES: The Seller shall pay all real estate taxes that are liens for prior years and all those that are due
65	and payable in the fiscal year in which possession is given. All subsequent taxes are payable by the
65	Buyer, except; (select the appropriate items below);
67	☐ A. There will <u>NOT</u> be a tax proration.
68	B. Buyer(s) shall be given credit for all subsequent taxes prorated to the date of closing. Subsequent
69	taxes shall be calculated using the latest known applicable assessed value(s), roll back(s), exemption(s)
70	and levy of record at the time of closing.
71	AND DATE OF A PERSON AND A PARTY OF THE PART
72	APPROVAL OF ATTORNEY: (Circle yes or no) This Purchase agreement IS subject to approval by Buyer's attorney. YES / NO within 10 days
73	This Purchase agreement is subject to approval by Seller's attorney. YES / NO within days
74 75	This Fundase agreement is subject to approve by some outside,
76	S OF THE PARTIES:
77	A. The Broker, his agents and emplo
78	discondition of the property (buyers initials)
79	B. Seller and Buyer acknowledge that The Reller of real property has a legal duty to disclose
80	Material Defects of which the Seller has actual knowledge and which a reasonable inspection by the
81	Buyer would not reveal. (Seller's Initials) CONDITIONS/CONTINGENCIES: Buyer is purchasing the property for use as: Future school buildings
82	CONDITIONS/CONTINUENCIES: Duyer is purchasing the property for use as:
	Euyer 93/03/20 JA PM CST dollary by rifler! 134 PM CST dollary by rifler! 134 PM CST dollary by rifler!

83 84 85	Buyer's obligation to complete this purchase is subject to satisfaction of the following conditions / contingencies (The time period within which to complete any item listed commences as of the date of final acceptance of this offer).				
86	A. This offer is subject to property and or Buyer qualifying for liability insurance withindays				
87 88	B. Withincalendar days, the Buyer shall obtain a structural pest control report, acceptable to Buyer, by a professional exterminator selected by Buyer and at Buyer's expense.				
89 90	C. Within calendar days, the Buyer shall determine whether the existing zoning will permit the use stated above.				
91 92	D. Within calendar days, the Buyer shall determine whether the utility services to the property are sufficient.				
93 94	E. Within calendar days, the Buyer may have the property inspected to determine if there are any structural, mechanical, plumbing, electrical, or other deficiencies unacceptable to the Buyer.				
95 96	KF. Buyer at his/her expense, will order a new survey, which must be completed and deemed acceptable by buyer no later than (date) May 1, 2020				
97 98 99 100 101	G. Buyer shall have the right, at his/her own expense, to secure an environmental assessment of the property within calendar days. Should Buyer, in its sole judgment, conclude that the environment condition is unsatisfactory, then Buyer, upon written notice to Seller, may elect to rescind this agreement. Buyer to indemnify Seller for any physical damage to the property resulting from any environmental tests or investigations.				
102 103	H. Buyer intends to rezone, develop, or build upon the property. This agreement is further conditional upon Buyer obtaining the following by the specified deadlines:				
104 105 106 107 108 109	agrees to execute necessary forms and documentation that may be required). Prior to Seller accepting the conditions of the zoning, Buyer must release all contingencies and conditions and agree to perform as specified, should said rezoning be granted; unless parties otherwise agree to the following:				
110	Calendar days, site plan approval by all governmental authorities.				
111 112	☐K. Within calendar days, ☐ Preliminary / ☐ Final Plat plan approval with conditions acceptable to Buyer				
113 114	L. Within calendar days, satisfactory geotechnical report (paid by Buyer) showing that the physical characteristics of the property are acceptable for construction development.				
115	M. Within calendar days, confirmation that the property is not within 100 year flood plain.				
116 117 118 119	N. Within calendar days, certificate of occupancy. ADDITIONAL CONTINGENCIES:				
****	58 J1A				
	Buyer 93/93/20 03/93/20 Seller / //				

1.33 PM CST 1:34 PM CST dodoop verified

83 84 85	Buyer's obligation to complete this purchase is subject to satisfaction of the following conditions / contingencies (The time period within which to complete any item listed commences as of the date of final acceptance of this offer).
86	A. This offer is subject to property and or Buyer qualifying for liability insurance withindays
87 88	B. Withincalendar days, the Buyer shall obtain a structural pest control report, acceptable to Buyer, by a professional exterminator selected by Buyer and at Buyer's expense.
89 90	C. Within calendar days, the Buyer shall determine whether the existing zoning will permit the use stated above.
91 92	D. Within calendar days, the Buyer shall determine whether the utility services to the property are sufficient.
93 94	E. Within calendar days, the Buyer may have the property inspected to determine if there are any structural, mechanical, plumbing, electrical, or other deficiencies unacceptable to the Buyer.
95 96	F. Buyer at his/her expense, will order a new survey, which must be completed and deemed acceptable by buyer no later than (date) May 1, 2020
97 98 99 100 101	G. Buyer shall have the right, at his/her own expense, to secure an environmental assessment of the property within calendar days. Should Buyer, in its sole judgment, conclude that the environment condition is unsatisfactory, then Buyer, upon written notice to Seller, may elect to rescind this agreement. Buyer to indemnify Seller for any physical damage to the property resulting from any environmental tests or investigations.
102 103	☐H. Buyer intends to rezone, develop, or build upon the property. This agreement is further conditional upon Buyer obtaining the following by the specified deadlines:
104 105 106 107 108 109	I. Within calendar days, rezoning the property to (Zoning Classification) (Seller agrees to execute necessary forms and documentation that may be required). Prior to Seller accepting the conditions of the zoning, Buyer must release all contingencies and conditions and agree to perform as specified, should said rezoning be granted; unless parties otherwise agree to the following:
110	. Within calendar days, site plan approval by all governmental authorities.
111 112	□K. Within calendar days, □ Preliminary / □ Final Plat plan approval with conditions acceptable to Buyer
113 114	L. Within calendar days, satisfactory geotechnical report (paid by Buyer) showing that the physical characteristics of the property are acceptable for construction development.
115	M. Within calendar days, confirmation that the property is not within 100 year flood plain.
116 117	N. Within calendar days, certificate of occupancy. ADDITIONAL CONTINGENCIES:
118 119	
	Buyer SB JTA Seiller AV Seiller A

120 121 122 123 124 125 126 127 128 129 130 131	PHYSCIAL CONDITION PRIOR TO CLOSING: The property as of the date of this agreement including building, grounds and all improvements, will be preserved by the Seller in its present condition until possession, excluding ordinary wear and tear. The Buyer shall be permitted to make a final inspection prior to possession or closing, whichever is sooner, in order to determine that there has been no change in the condition of the property. Seller agrees to remove, at its expense and prior to possession, all personal property not included in this sale, including all trash and miscellaneous items. Any such personal property remaining on the premises shall, unless otherwise agreed, be conclusively presumed to have been abandoned by and of no value to Seller. Seller to be liable for any costs incurred by Buyers for the removal of said personal property. Seller, unless specifying otherwise in writing, represents that as of date of closing, the heating equipment, air conditioning, ventilating equipment, plumbing, electrical systems, and included appliances will be functioning properly, except:
133 134 135 136 137 138 139 140	INCLUDED PROPERTY: Included with the property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached, such as, but not limited to voice/data wiring and ports, pre-wired security systems, electrical service cables, fencing, shelving, gates, landscaping, light fixtures, air conditioning/heating equipment. Also included shall be the following:
141 142 143 144 145	The following items owned by tenants or otherwise reserved by Seller and therefore not included are:
147 148 149 150 151 152 153 154 155 156 157 158 159 160 161	 SELLER'S DISCLOSURE: A. This agreement is not contingent upon Seller providing Buyer evidence of compliance with local zoning and housing code ordinances, if applicable, unless otherwise provided herein. However, Seller does represent that Seller has not been notified by any governmental authority of any existing deficiency or violation that required remedial action. B. Seller shall furnish copies of all leases and agreements between tenants and Seller and this offer is is not subject to Buyer approving said lease agreements by (date) April 1, 2020 C. Any commissions or other fees due under existing leases/agreements pertaining to this property shall be the responsibility of the Seller (Seller's Initials). D. Federal law (known as Title X) requires notification of potentially dangerous levels of lead based paint in certain properties built prior to 1978 (see Lead Based Paint Disclosure). If applicable Seller will provide Buyer with copies of any records of prior test results pertaining to lead-based paint findings.
	Buyer State

NOTICE: Any notice required under this Purchase Agreement shall be deemed given when mailed by certified mail, return receipt requested, properly addressed to the party to whom the notice is directed or the notice may be given by personal delivery to the party or their agent. Copies of such notices shall also be sent to the Listing Agent and Selling Agent or their brokers.

INSURANCE: Seller shall bear the risk of loss or damage to the property prior to closing or possession, whichever occurs first. Seller agrees to maintain existing hazard insurance and Buyer may purchase additional insurance. In the event of substantial damage or destruction prior to closing, the Contract shall be null and void, unless otherwise agreed to by the parties. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

JOINT TENANCY: If Seller's title is held in Joint Tenancy with full rights of survivorship, this Contract shall not sever such joint tenancy. Upon the death of one or more of the joint tenants, payments shall be made to the survivor or survivors.

ABSTRACT AND TITLE: Seller shall, immediately upon request, have the Abstract of Title extended to date and submitted to an attorney(s) for a title opinion for the Buyer. Such attorney(s) shall be selected by the Buyer or Buyer's lender. Such Abstract of Title shall show merchantable title in the Seller, subject only to encumbrances and liens herein assumed and such other encumbrances and liens shall be paid from the proceeds of this sale. Seller agrees to perfect the title in accordance with such title opinion, by the date of closing so that upon conveyance, title shall be deemed marketable in compliance with this Contract, the land title laws of the State of Iowa, and the Iowa Title Standards of the Iowa Bar Association. If this sale is on the deferred installment plan, such other encumbrances shall not exceed the unpaid balances of the stated purchase price and shall provide for an interest rate and terms of payment no more onerous than those agreed to in the Contract. Thereafter, the Seller shall not be obligated to make any further extension or corrections other than to show, upon full payment of the purchase price, entries subsequently caused by the Seller and satisfaction of unassumed encumbrances shown by said examination or those thereafter imposed by the Seller. Upon full payment of the purchase price, Seller shall deliver to Buyer a general Warranty Deed to this property accompanied by the Abstract of Title. If closing is delayed due to Seller's inability to provide marketable title, the Contract shall continue in force and effect until either party rescinds this contract, after giving ten (10) days written notice to the other party and the Broker(s), the Seller shall not be entitled to rescind this contract unless he has made a reasonable effort to produce marketable title in the prescribed time.

REMEDIES OF THE PARTIES: If Seller fails to fulfill this Contract, he will pay the Listing Broker the commission in full. The Buyer shall have the right to have all payments returned and/or to proceed by any action at law or in equity and the Seller agrees to pay costs and reasonable attorney fees, and a receiver may be appointed. Broker may maintain an action at law against Seller for the Broker's commission. If the Buyer fails to fulfill this Contract, Seller may forfeit the same as provided in Chapter 656 of the Code of lowa, and all payments make so far shall be forfeited, or the Seller may proceed by an action of law or in equity. The Buyer agrees to pay costs and reasonable attorney fees, including the Broker's commission. For purpose of collecting the Broker's commission, Broker shall be deemed a



third party beneficiary to this Contract and maintain an action at law against the Buyer for the collection of these fees. If Buyer or any other person or persons shall be in possession of this property or any part thereof, Buyer will peaceably remove himself and his possessions and abandon all claims to any right, title and interest in and to said property or in and to this Contract, or in default thereof he may be treated as a tenant holding over unlawfully after the expiration of a lease and may be ousted and removed. Any personal property remaining on the premises more than seven (7) days after the completion of such forfeiture proceeding shall be conclusively presumed to have been abandoned by the Buyer and of no value to Buyer and Seller may dispose of the same as Seller wishes without liability and without any right of the Buyer to make claim for interest or damages.

SUCCESSORS IN INTEREST: When accepted, this Contract shall apply to and bind the heirs, executors, administrators, assigns, and successors in interest of both parties. In case of the assignment of this Contract by either party, prompt written notice shall be given to the other party. The liability of the Buyer under this contract shall not cease or be terminated, even though the contract be assigned by the Buyer, unless this liability is specifically released in writing by the Seller.

COURT APPROVAL: If the property is an asset of any estate, trust or conservatorship, this Contract is contingent upon Court approval unless declared unnecessary by Buyer's attorney. If necessary, the appropriate fiduciary shall promptly obtain Court approval and conveyance shall be made by a Court Officer's Deed.

FUNDS: It is agreed that at time of closing, funds up to the purchase price, received from the Buyer and/or Buyer's lender may be used to pay taxes, other liens, and expenses associated with this transaction, same to be handled under the supervision of the listing Broker, escrow company, or lender to receive such funds and make such payments and disbursements.

GENERAL PROVISIONS: In the performance of each part of this Contract, time shall be of the essence. This Contract shall be binding on and inure to the benefit of the heirs, executors, administrator, assigns, and are for the convenience of reference and shall not limit nor effect the meaning of this Contract.

MEDIATION: In the event of a dispute, Buyer and Seller agree to mediation prior to initiating legal action. The mediation will be conducted in accordance with the Rules and procedures of the lowa Association of Realtors Mediation Council. These rules will be provided upon request.

DISPOSITION OF PERSONAL PROPERTY: Seller agrees to remove, prior to closing or possession, whichever comes first, all personal property not included in this sale, including trash and miscellaneous items. Seller will be liable for any costs the Buyer incurs for the removal of any of the Seller's personal property. Any such personal property remaining on the premises shall, unless the parties have otherwise agreed, be conclusively presumed to have been abandoned by Seller and of no value to Seller. Seller will comply with this expectation at Seller's effort and at Seller's expense.

GENDER AND NUMBER: State words and phrases shall be construed in the singular and plural number, and as masculine, feminine or neuter gender as may be dictated by the context of this contract.





250					
251	FINAL INSPECTION: Buyer or his representative has the right to enter and inspect the premises, prior to				
252	closing or possession to determine if there have been any material changes in the property since the				
253	origination date of this Contract and acknowled	ges by deposit of final fund	ds that the property is		
254	acceptable and all equipment is in working orde	r.			
255					
256	ADDITIONAL PROVISIONS: Within 2 months following	ng the date of this agreement	t, the Buyer shall obtain		
257	all necessary approvals for the purchase of the prop		on the approval of the		
258	Linn Mar Community School District Board of Educa	tion.			
259			and a street or the contract of the contract o		
260	AND THE PROPERTY OF THE PROPER				
261 262	SEE ATTACHED ADDENDUM				
263	This offer to purchase is made of my own free w	vill and shall be good and b	inding upon the undersigned		
264	if accepted on or before (date) March 6, 2020	by (time) 4:00	LIAM EPM		
265	Shannon Biogard doi:000 verified 03/03/20 1:33 PM CST NIPM-7XT4-WHD	TAL	dolloop verifled 03/03/20 1:34 PM C5T W67P-AEXS-3B72-MYXV		
266	NIPM-ZRIP-ZZIA-WED	D			
267	Buyer's Signature Date	Buyer's Signatu	re Date		
268	Ol Di Cumorintendent	JT Anderson, Ch	=0		
269	Shannon Bisgard, Superintendent	Buyer's Legal N	A. william with the control of the c		
270	Buyer's Legal Name, (Printed)	pulser 2 regaria	ame, (micca)		
271					
272	SELLER'S ACCEPTANCE. The undersigned Selle		accepts the above offer and		
273	agrees to sell this property according to the tern	ns offered on this date of:			
274	(date)	, (time)	a.m./ p.m.		
275					
276	SELLER'S REJECTION. The undersigned Seller(s	of the above property rei	ects this Buyer's written		
277	offer to purchase the above stated property.	, w, w	•		
	(date)	(time)	a.m./ p.m.		
278	(uare)	A 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	23 40 EE COM		
279	thurs,				
280	SELLER'S COUNTER-OFFER. The undersigned S				
281	however, counters certain terms and conditions				
282	(date) 3/5/2020	(time)	a.m./ p.m.		
283	00000 11				
284	Dil 12 Puele 3/5/2020	NATIONAL STATE OF THE PARTY OF	9 10 10 10 10 10 10 10 10 10 10 10 10 10		
285	Seller's Signature Date	Seller's Signatur	re Date		
286	D 110				
287	TICHARD L. TUNDE	Bull habet and the second state of the second secon	And the state of t		
288	Seller's Legal Name, (Printed)	Seller's Legal Na	ame, (Printed)		



COUNTER OFFER NUMBER (#): ____1

AN ADDENDU	JM to the Purci	hase/Sale Contract dated:		March 3, 20)20
In response to	the offer to pur	rchase the real property con	monly known a	at 02 51 Agree Inne	ted on N 10th Street in
Without, IA also	described as	parcel 11241-51001-00000	per the Linn Cou	univ Assessor	
Made by		Linn-Mar (Community Scho	ool District	
the following C	ounter Offer is	hereby submitted by: B	uyer 🗶 Seller	Archdiocese of Du	buque Deposit
I SHOULDS I HOL	2 LU DU, WE, 11 U.	,985 De on or before June 19, 202			
Farnest Money	C Shall be done	ge on or before June 19, 202	20		
Buyer Attorney	Approval: M/it	osited within 5 business day	s from the Effect	tive Date of Purcha	se Agreement,
Dayor Autorney	Whinagi asin	III TO Gays Irom the Effective	a light of Duran	ann American	
Purchase Agree	ement	eement is subject to Seller's	satisfactory app	roval within 10 day	s from the Effective Date of
Linn-Mar Board	Approval: Witi	hin 2 months from the Effect	hive Dela -FB		
Buver Entity Na	me: Buver to s	state their Buyer Entity Name	ive Date of Purc	chase Agreement	
		acc dell bdyer Entity Name			
Marie	THE RESERVE THE PARTY OF THE PA	52.90.h		THE RESIDENCE OF THE PARTY OF T	
	Mario	and control to the state of the	and the second section of the second		
****	Resident and the second	7572		and the second s	
All management of management of the second o	411447-411-4114-4114-411-411-411-411-411		THE PARTY OF THE P	The second secon	and the state of t
	AND THE PROPERTY OF THE PROPER	Charles and the control of the contr	N. 100 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	THE PERSON OF THE PERSON NAMED IN THE PERSON N	The second secon
		The state of the s	your and the second of the se		And the second s
-	50 50 TO THE SECOND STATE STAT				A CONTRACT OF THE PARTY OF THE
	Na.			The state of the s	and the second s
		AND THE PROPERTY OF THE PROPER		THE STATE OF THE S	
	20 43 043 183	PERSONAL PROPERTY AND ADMINISTRATION OF THE PERSON OF THE		2393	White the same of
	A STATE OF THE PROPERTY OF THE	23/27-6			2002
		22077		A STATE OF THE PROPERTY OF THE	3 mars 1
		33	***************************************		AND DESCRIPTION OF THE PROPERTY OF THE PROPERT
OTHER TERMS:	: All other term	is and conditions of the initia	offer and any	Counter Offers to h	un chall ramain 4
EXPIRATION: TI	his Counter Off	fer shall expire by (date)	March 10, 20	20 (time)	4:00 a.m./ x p.m.
R-1 1	1000	~ ~ ~ ~	15	((((((((((((((((((((LJ a.m./ (A) p.m.
Julenta	1. Dinde	FINANCE Officea	3/2/02/0		
X Seller B	uyer	Date	Seller	Buyer	Date
					par 14 V C
gripping and a second s	424	discretization and the state of			
7					
ACCEPTANCE OF					
The undersig	ned accepts the at	bove Counter Offer on (date)	, (ti	me) 🔲 a.n	1. 🔲 p.m.
COUNTER OFFER					
			/12	· \	
Total Control of the		Cate)	, (ti	ime) [] a.i	n, 🗌 p.m.
ADDITIONAL COU					
The undersign	03/05/2020	Counter Offer with EXCEPTION	NS noted in the atta	ched Counter Offer #2	
(date)	00/00/2020	, (time)	a.m. [] p.m.	
Kannon Bioga		dotloop verified 03/05/20 4:21 PM CST FZCJ-XKEK-ULFG-XO8B	=7.tu		dotdoop verified
runnon wagu	W	FZCJ-XKEK-ULFG-XO8B	// Al		dotloop verified 03/05/20 2:44 PM CST DQV4-LHWY-WVKE-RGCR
Seller 🛛 Bu	yer	Date	☐ Seller 🔽	Buver	THE RESERVE THE PROPERTY OF THE PARTY OF THE
n 019 –Counter Off			October 185		Data
to the transmission of the same of the sam	fer ©Copyright	Cedar Rapids Area Association		Doubend amount	Date
1#: 011595-800158-342435	52	Cedar Rapids Area Association (Revised 3/29/2018	
a#: 011595-800158-342435 ared by:Erica Seelman G	52			Revised 3/29/2018	Date Form Simplicity



COUNTER OFFER NUMBER (#): 2

In resp	onse to the offer t	irchase/Sale Contract dated: 03 o purchase the real property cor	/03/2020 nmonly know	/n as:92.51 Acre	s located on N. 10	Oth Street -
The foll	owing Counter Off	er is hereby submitted by: 1780 ed, except purchase price shall be s buying entities name is Linn-Mar	yer Selle	er		
	Distance for the special and the state of the same special special contract or the same special specia		PROSERVICE AND ADDRESS OF THE ADDRES			
After philosophy and the second	e Charles in the resistant for the contract of	akteriorganismisteria erittä jäyyteydi sisämin, yyveidinämin rytyä (jäätäätätä tiitää täytää tiin taki ka kysätää tämisesse vaysanataisensa. 1904 on anjakka arugustakka maayanatailismistää ka	annen frans Appension en en fores van fan fransk	hodoroman and a sign of the si	Canada de Servicio en Andréi de Aldriga de los descrictores de monte.	eta assessa en como que esta assesta en como como como como como como como com
AND	eraktisuurasii killik da daan na qinnaan qirjada da dhan naqooyan oo oo dha aysa daga daga d				Market Control of the Wall of the Control of the Co	necessary and proposition of the contract of t
son ann midhealachatacha	entransperson entransperson entransperson en entransperson entransperson entransperson entransperson entransperson en entransperson entransper					the training of the boundary o
***************************************			Marie Ma	Marrier of the particular state of the state	Monte of the Control	Annual Control of the
		- The control of the	annantanistralistra hadda-guareenininee ediblessioren	And the second s		
*******************************	the second secon			And the second distriction of the second	NOT TO THE OWNER OF THE PROPERTY OF THE PROPER	May Page 16 Business Charles to 16 Business Control of the Control
		and the second s	william to the conflict of the first of the conflict of the co		\$0.000 A \$0.	And the second s
april and a part of the second			nigati diamenda de montre estado de trata de la prima necesario de	addigaeth a chairm a	terrorina - Anglica (Latif SA AA) Ballacento (Sacras macronista (Latif Sa Aa) Ballacento (Latif Sa Aa)	and the second service of the second
Na judocumos and in the form	gil der er til kall storste der til kannst storste det kommen och til gjörligt. Ett sigt kannster eve			THE STATE OF THE S	TROUBLE STORM AND AND STORM AND STOR	
			annessy and the control of the contr	annes activities consistent de l'activité de l'activité de l'activité de l'activité de l'activité de l'activité	filmengen gugennyngdiren om byllfender om opprette gypyr	A THE ASSESSMENT AND ASSESSMENT A
S. D. S. A			ar denomination (1000) - 1000			PARK-ARTIST-FFESTA - SANGE-MARK WARREST AND ARTIST AND
******************************	The state of the s	and the control of the latter of the control of the	erwanianagowoj epitrolomowynyestywia-estansillom	trigge at the consequence of the	UTTGCGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGGG	
	and the second s		MON-NET THE SECRETARY OF THE SECRETARY O	mindel national mank-public or a person measurement surround	tigge and he danks in here y transported for the horse give and the standard and the data are to the page of	
Ministration of Systematic States	allight die man geben der einstelle der eine State state sein der der der ein der der ein der ein versen für d Benannen eine auf der ein der einstelle eine der einstelle der eine der eine der eine der der ein der ein der	met (2004 per semination a.m. quality (2004 de 2004 per se 2004 per semination de 2004 per semination de 2004 per se quality (2004 per	esternasserjeith democraphest enemet-stateste	an december of the second second second second december of the second se	***************************************	ACTION OF THE PROPERTY OF THE
OTHER T	ERMS: All other te	rms and conditions of the initial Offer shall expire by (date)03/09	offer and an	y Counter Offer	s to buy shall re	emain the same,
Shannon B	isperd	dodaep verifed 03/05/702 A4 PM CST KPFG-VSUS-03/UY-JrHA	TAL_		And the second s	
Seller	☑Buyer	Date Date	LiSeller	Buyer	det-personal communication (Communication (Communic	dolloap rardiad 03/05/20 2:45 PM CST GP82-5888-/04/M-17QE
and a second	1000 - VIJ 01	19 (G	Plactic	Kibuyer		Date
(Parsyment Backs), Actor you and Establish	n general statistical de la copi si Samona a mineri de militar e la posiciona de la costantica de la costantica	TOTE the writteness of the age of print and the state of the age of the grant of the age	and the second s			ECONOMICS COMMISSION CONTROL C
ACCEPTA TI	NCE OF COUNTER OF	FER ts the above Counter Offer on (date)	7055	,(time)		n.
"Industrial	R OFFER NOT ACCEPT	en.			The state of the s	
TI	e undersigned rejects	the above Counter Offer (date)		,(time)	Printer and Printer	
ZADDMON	AL COUNTER OFFER	SE 8	Y4***	1		ı,m.
Th	e undersigned accept	the above Counter Offer with EXCEPTION	ONS noted in th	e attached Counte	r Offer # 3	
(d:	ete) March 6	2020 (time)		□ p.m		
Rie	DJ- Fru	le			10 10	and the second s
Seller	□Buyer	Date	Seller	Buyer	december of the second of the	Date



COUNTER OFFER NUMBER (#): 3

	d b beforecombastical others benefit in the property of the control of the contro
AN ADDENDUM to the Purchase/Sale Contract dated:	March 3, 2020
In response to the offer to purchase the real property comm	only known as: 92.51 Acres located on N 10th Street in
Marion, IA also described as parcel 11241-51001-00000 pe	r the Linn County Assessor.
	mmunity School District
the following Counter Offer is hereby submitted by: Buy Purchase Price to be: \$2,035,220	er X Seller Archdlocese of Dubuque Deposit
PUICHSSO PILES SUDS: 32,000,220	- Proposition Association of the Confession of t
$thm:control_c$	
Y households were stated by the state of the second state of the s	
PSI ANTERIA DE TELEGRADIS (SEGUE STATE AND AND STATE OF THE STATE	THE CONTROL AND AND AND ADDRESS OF THE AND ADDRESS OF THE ADDRESS
Moreovery to the State of the S	
popularion consequence processes and the contract of the contr	1870 - 18
CONTRACTOR OF THE PROPERTY OF	
366 + 100	

# # + # # # # # # # # # # # # # # # # #	
ACTIVITY OF THE PROPERTY OF TH	AND THE PROPERTY OF THE PROPER
SEE AND ADMINISTRATION OF THE PROPERTY OF THE	water and proper property of the property of t
98 YURING WARRING WARR	
an anni anni anni anni anni anni anni a	
	manuscript of the first contract of the second of the seco
	$l_{p^{2}+eq_{1}}l_{r}, l_{p}^{2} z_{1}z_{2}z_{1}z_{2}z_{3}z_{4}z_{4}z_{5}z_{5}z_{5}z_{5}z_{5}z_{5}z_{5}z_{5$
0.00220161123.h.l.l.l.l.l.l.l.l.l.l.l.l.l.l.l.l.l.l.	SCOTT AND THE PROPERTY OF THE
	\$\$\$.500 \$\rightarrow\$ \$\righta
The change per products and the contract of th	
OTHER TERMS: All other terms and conditions of the initial	offer and any Counter Offers to buy shall remain the same
EXPIRATION: This Counter Offer shall expire by (date)	March 10, 2020 , (time) 4:00 □ s.m./ ※ p.m
6-11/200 10 1/1	
X /Seller Suyer Date	Seller Buver Date
Mate	Seller Buyer Date
ZACCEPTANCE OF COUNTER OFFER The undersigned accepts the above Counter Offer on (date) 03/06	3/2020
The ruceasthed acceles in a stora regular rue, ou (date)	0/2020 (tirm) a.m., p.m.
Counter offer hot agcepted	
The undersigned rejects the above Counter Offer (date)	(line) Da.m. Dp.m.
ADDITIONAL COUNTER OFFER	
The undersigned accept the above Counter Offer with EXCEPTION:	S noted in the attached Counter Offer #
(data) .(tima)	☐ a.m. ☐ p.m.
Shannon Biogard dottoop vertiled 02706/20 1:58 PM CST HIFE-TMCG-5WD-UCH	
Shaunon Biogard Direct HIFETMCCSIMD-LICH	dollopp verified 03/06/20 1:07 PM CST XUTB-NMIO-E08I-9[09
Seller 🗹 Buyer Date	☐ Seller ☐ Buyer Date
rm 013 -Counter Offer GCopyright Ceder Repids Area Association of	AEALTORS 2020 Revised 3/28/30/8
tain; 4,000 04-100 180-381 1000	Form Simplicity
pand by Edus Sacinum GLD Converted encollipiconomercal com	El Simplicity