OFFER OF DEDICATION

OPUS DEVELOPMENT COMPANY, L.L.C., a Delaware limited liability company ("**Opus**"), is the owner of that certain property along River Road in Council Bluffs, Iowa legally described as follows:

LOT 1 IN RIVER ROAD SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

(the "**Property**").

Opus has caused to be constructed a storm sewer to service the Property (the "**Storm Sewer**") within the existing storm water easement areas as established and defined in the Permanent Easement for Storm Water Drainage, Storm Sewer and Sanitary Sewer Right-of-Way dated September 20, 2001, recorded October 11, 2001, in Book 102, Page 26672 in the official records of Pottawattamie County, Iowa, and in the Permanent Easement for Storm Water Drainage, Storm Sewer and Sanitary Sewer Right-of-Way dated October 16, 2001, recorded October 22, 2001, in Book 102, Page 28674 (the "**Permanent Pipeline Easement**").

Opus hereby offers to dedicate to the City of Council Bluffs (the "**City**") the Storm Sewer lying within the Permanent Pipeline Easement.

As consideration for the dedication of the Storm Sewer, Opus requests that the City accept responsibility for the Storm Sewer running from the Property through the Permanent Pipeline Easement.

Signed this 19th day of February, 2024.

OPUS DEVELOPMENT COMPANY, L.L.C., a Delaware limited liability company

By: _____
Name: Matthew G Rauenhorst
Its: President & CEO

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 19th day of February, 2024, by Matthew G. Rauenhorst, the President + CEO of Opus Development Company, L.L.C., a Delaware limited liability company.

SUSAN MARIE CLOUGH
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

Susan Marie Clough
Notary Public

EXHIBIT
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