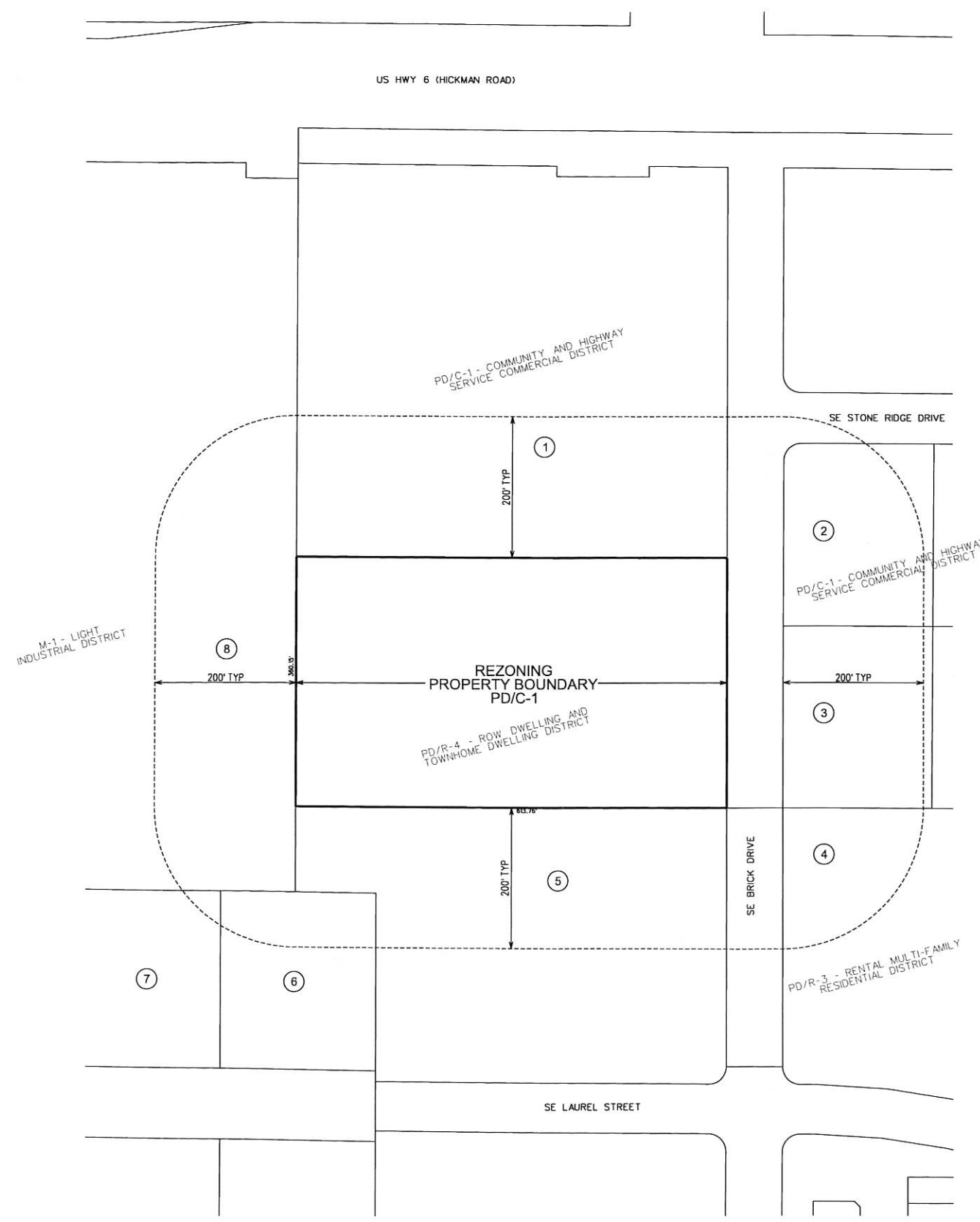


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PROPERTY DESCRIPTION

OUTLOT "Z", WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA EXCEPT THE NORTH 548.80 FEET.

OWNER

PARK PLACE INVESTMENTS NO 11, LLC
 14914 BROOKVIEW DRIVE
 URBANDALE, IA 50323
 CONTACT: JOHN GRUBB

APPLICANT

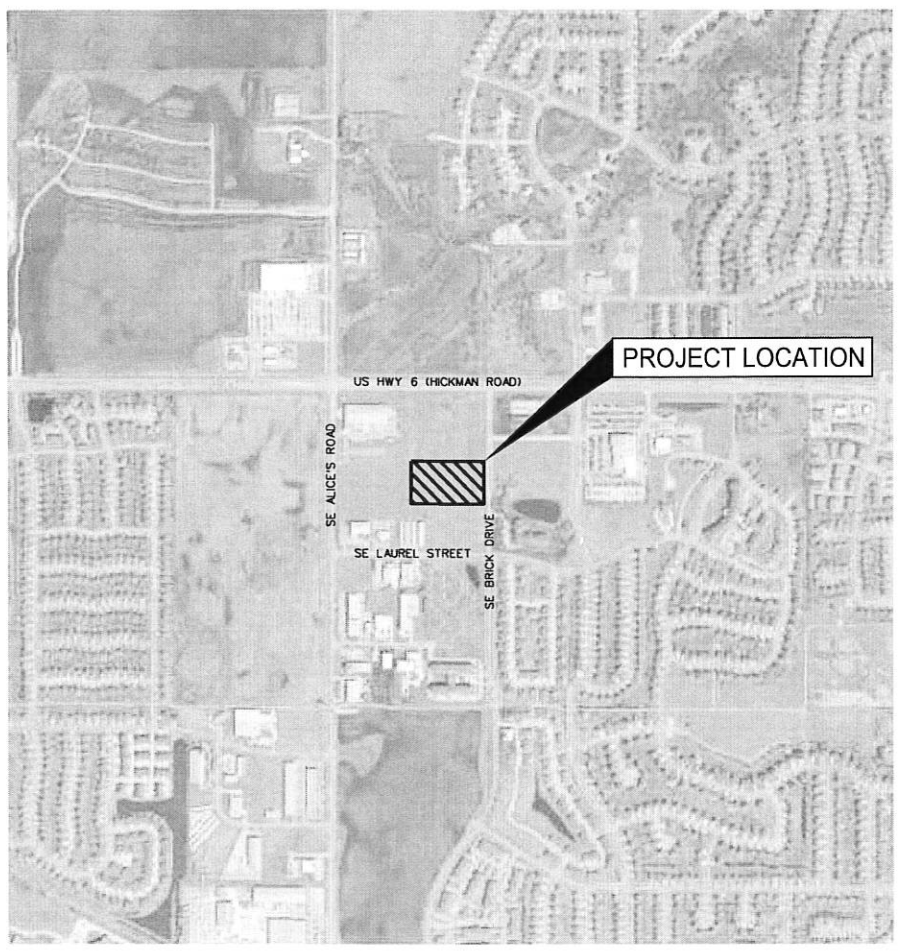
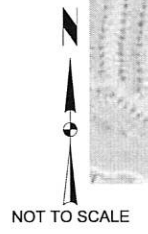
McGREGOR INTERESTS, INC
 1175 STONEGATE CIRCLE
 OMAHA, NE 68164
 CONTACT: GEOFF McGREGOR

ZONING

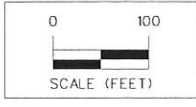
EXISTING: WILLIAM POINTE PLANNED DEVELOPMENT UNDERLYING ZONING:
 R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT.
 PROPOSED: WILLIAM POINTE PLANNED DEVELOPMENT UNDERLYING ZONING:
 C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

ADJACENT OWNERSHIP

	Legal Description of Property	Mailing Address	Total Property (SF)	SF Within 200' of Rezoning	% of Property Within 200' of Rezoning	% Consenting	% Non-Consenting
1. Park Place Investments No.11, LLC	Williams Pointe Plat 14, Outlot Z	1548 S 45th St. West Des Moines, IA	338,899 SF	122,311 SF	24.0%	24.0%	
2. Stivers Iowa Real Estate, LLC	Williams Pointe Plat 14, Lot 2	1450 E Hickman Rd. Waukee, IA	54,886 SF	47,544 SF	9.3%	9.3%	
3. Stivers Iowa Real Estate, LLC	Williams Pointe Plat 14, Lot 7	1450 E Hickman Rd. Waukee, IA	54,886 SF	51,783 SF	10.2%	10.2%	
4. Alice Place, LP	Williams Pointe Plat 13, Lot 2	20 Sandstone Ct. LeClaire, IA	307,534 SF	31,392 SF	6.2%	-	
5. Topsail Farms US, LLC	Williams Pointe Plat 13, Lot 1	4509 NW 164th St Clive, IA	207,781 SF	113,391 SF	22.3%	22.3%	
6. Beth Ellen Sangvist Stroud	Hickman West Industrial Park Plat 1, Lot 3	9310 Oakwood Dr. Urbandale, IA	54,886 SF	16,187 SF	3.2%	-	
7. Cedar Waukee, LLC	Hickman West Industrial Park Plat 1, Lot 2	4200 1st Ave. NE Cedar Rapids, IA	55,321 SF	1,486 SF	0.3%	-	
8. Atlantic Bottling Company	W660', N1080' NW, NW/Ex Approx 7' Strip on W + Ex Diag PC on N	4 E 2nd St. P.O. Box 110 Atlantic, IA	637,718 SF	124,914 SF	24.5%	-	
				509,008 SF	100%	65.8%	



VICINITY MAP



MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: MAA	Scale: 1"= 100'	
Technician: TJS	Date: 08/16/16	Field Bk:	
Project No: 116.0614			Sheet 1 of 1

LOCK BOX STORAGE - WAUKEE

REZONING MAP - EXHIBIT A

SNYDER & ASSOCIATES, INC.



Project No: 116.0614

Sheet 1 of 1

WAUKEE, IOWA

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com