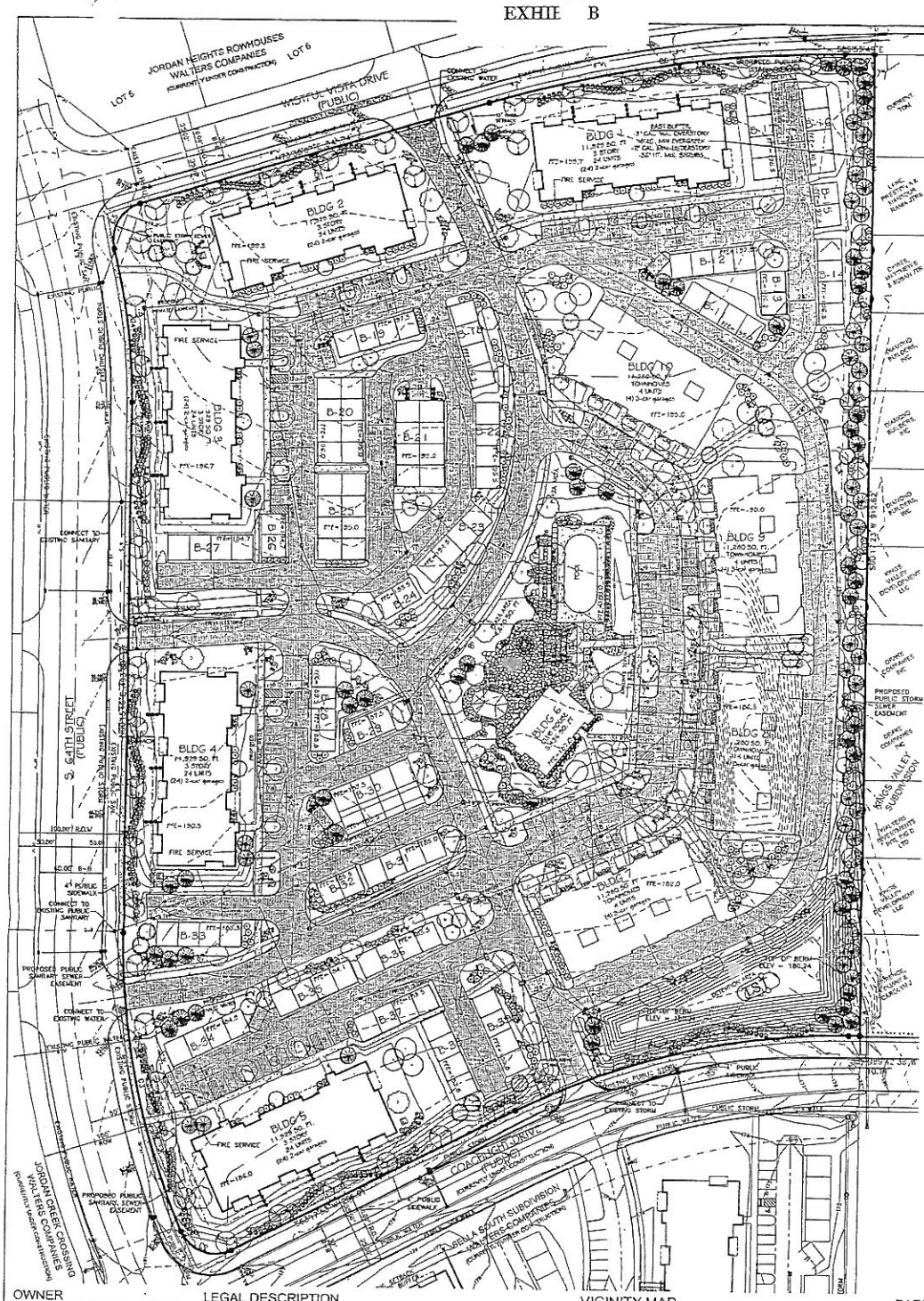
EXHIE B



THE VILLAGE AT JORDAN CREEK

SPECIFIC PLAN

N

0 50 100

BENCHMARK

BM 116 WEST SIDE OF 68TH STREET, 429 FEET± NORTH OF CENTERLINE OF E.P. TRUE PARKWAY, 23 FEET WEST OF CENTERLINE OF 68TH STREET, 1 FOOT EAST OF FACE OF SIDEWALK.
ELEV = 165.60

BM 117 200 BLOCK OF SOUTH 68TH STREET, EAST HEADWALL OF TWIN 12'x6' RCB, STANDARD ALUMINUM WDM BENCHMARK IN CAP SET IN TOP OF CONCRETE HEADWALL
ELEV = 180.88

SITE SUMMARY

TOTAL SITE:	655,813 SF
OPEN SPACE	
REQUIRED 20%:	131,163 SF
PROVIDED:	269,631 SF
BUILDING AREAS:	168,827 SF
IMPERVIOUS AREAS: (INCLUDES SIDEWALKS)	217,355 SF

NOTES

1. EROSION CONTROL MEASURES WILL BE INSTALLED AND MONITORED BY CARPENTER EROSION CONTROL. CONTACT TOM CARPENTER 515-965-9191.
2. SIDEWALK THAT IS ADJACENT TO PARKING SHALL BE MIN. 6' WIDE TO ALLOW FOR VEHICLE OVERHANG.
3. NO ESTABLISHED FLOODWAY, FLOODWAY FRINGE OR FLOOD PLAIN OVERLAY LINE FALLS WITHIN THIS PLAT WITH CONDITIONS AT THIS TIME THE ENGINEER HAS DETERMINED THERE IS NO NEED FOR A CALCULATED FINISHED FLOOR ELEVATION.
4. UTILITIES TO BE INSTALLED TO CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
5. ALL WATER MAIN WORK MUST BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS SPECIFICATIONS.

OWNER

WALTERS COMPANIES, INC.
2641 S. 86TH STREET
URBANDALE, IA 50322

DEVELOPER/APPLICANT

WALTERS COMPANIES, INC.
2641 S. 86TH STREET
URBANDALE, IA 50322
BRIAN TESSAU 515-252-7584

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111
515-369-4400

ADDRESS

NOT YET ASSIGNED
GENERAL LOCATION: NE CORNER OF COACHLIGHT DRIVE AND S. 64TH ST.

DATE OF SURVEY

AUGUST 2005

ZONING

EXISTING:
NOT YET ZONED
PROPOSED:
THE VILLAGE AT JORDAN CREEK SPECIFIC PLAN

PROPOSED DENSITY

136 UNITS / 15.06 ACRES= 9.03

LEGAL DESCRIPTION

A PART OF OUTLOT 'I', DAVIS ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 78, KINGS VALLEY SUBDIVISION, AN OFFICIAL PLAT; THENCE NORTH 89°42'38" WEST, 10.14 FEET ALONG THE NORTHERLY LINE OF BELLA SOUTH PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 322.70 FEET AND WHOSE CHORD BEARS SOUTH 76°47'38" WEST, 319.72 FEET; THENCE SOUTH 63°17'53" WEST, 296.91 FEET CONTINUING ALONG SAID NORTHERLY LINE; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF JORDAN CREEK CROSSING, AN OFFICIAL PLAT AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 56.86 FEET AND WHOSE CHORD BEARS NORTH 70°09'49" WEST, 50.81 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 285.49 FEET AND WHOSE CHORD BEARS NORTH 11°41'07" WEST, 283.43 FEET; THENCE NORTH 00°15'16" EAST, 493.80 FEET CONTINUING ALONG SAID EASTERLY LINE; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 144.68 FEET AND WHOSE CHORD BEARS NORTH 7°04'54" WEST, 144.29 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 53.71 FEET AND WHOSE CHORD BEARS NORTH 29°32'31" EAST, 48.59 FEET; THENCE NORTH 73°30'07" EAST, 341.74 FEET ALONG THE SOUTHERLY LINE OF JORDAN HEIGHTS ROW HOUSES, AN OFFICIAL PLAT; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 337.55 FEET AND WHOSE CHORD BEARS NORTH 81°48'09" EAST, 336.37 FEET; THENCE SOUTH 89°53'49" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 27.50 FEET TO THE WESTERLY LINE OF KINGS VALLEY SUBDIVISION; THENCE SOUTH 00°17'23" WEST ALONG SAID WESTERLY LINE, 912.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.06 ACRES (656,813 SQUARE FEET).

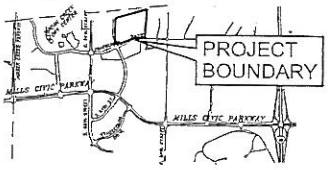
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

COMPREHENSIVE PLAN LAND USE

MEDIUM DENSITY RESIDENTIAL

VICINITY MAP

NOT TO SCALE



PARKING SUMMARY

UNITS: 136
-(40) 2-BEDROOM UNITS
-(96) 3-BEDROOM UNITS

PARKING REQUIRED:

-2 BEDROOM (40X2.5)	=100
-3 BEDROOM (96X2.5)	=240
-CLUB HOUSE(1/200SF)	= 18
	358 STALLS

PARKING PROVIDED:

-CLUB HOUSE	= 27
-SURFACE PARKING STALLS	= 93
-GARAGE PARKING STALLS	
-2 CAR GARAGES(120)	=240
-3 CAR GARAGES(16)	= 48
	408 STALLS

LEGEND:

SECTION CORNER FOUND	
SET 1/2" REBAR YELLOW CAP #15980	
IRON PIN, PIPE, MARKER FOUND AS NOTED	
R.O.W. MARKER FOUND	
SANITARY MANHOLE	
WATER VALVE BOX-HANDHOLE	
FIRE HYDRANT	
ELECTRIC POWER POLE	
GUY ANCHOR	
STORM SEWER LINE	—ST— ST—
SANITARY SEWER - GRAVITY	—S— S—
WATER MAIN	—W— W—
SILT FENCE	—X— X—
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
PROPOSED TRAFFIC SIGNAL	

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	26°39'30"	685.00	322.70	S76°47'38"W	319.72
C2	93°04'37"	35.00	56.86	S70°09'49"E	50.81
C3	23°52'46"	685.00	285.49	S11°41'07"E	283.43
C4	14°40'20"	565.00	144.68	N07°04'54"W	144.29
C5	87°55'11"	35.00	53.71	S29°32'31"W	48.59
C6	16°36'04"	1165.00	337.55	S81°48'09"W	336.37

1/1 DGN 1111

THE VILLAGE AT JORDAN CREEK

SPECIFIC PLAN

WEST DES MOINES, IOWA

CIVIL DESIGN ADVANTAGE

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

ENGINEER: G.L.R. TECH: D.A.M.

REVISIONS	DATE
THIRD SUBMITTAL	10-31-06
SECOND SUBMITTAL	12-29-05
PRELIMINARY SUBMITTAL	10-28-05

LEGAL DESCRIPTIONS

(Davis Estates Ltd)

Those parts of Sections 12 and 13 of Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, more particularly described as:

The SW 1/4 of the SE 1/4 of Section 12-78-26

and

[illegible]

and

[illegible]

and

[illegible]

and

[illegible]

and

[illegible]

and

[illegible]

and

[illegible]

and

[illegible]

and

The SW 1/4 of the NE 1/4 of Section 13-78-26

(David & Jody Walters)

PARCEL B OF THE PLAT OF SURVEY FILED IN BOOK 2002, PAGE [illegible] OF THE DALLAS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS:

[illegible]

and

PARCEL D OF THE PLAT OF SURVEY FILED IN BOOK 2002, PAGE [illegible] OF THE DALLAS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS:

[illegible]

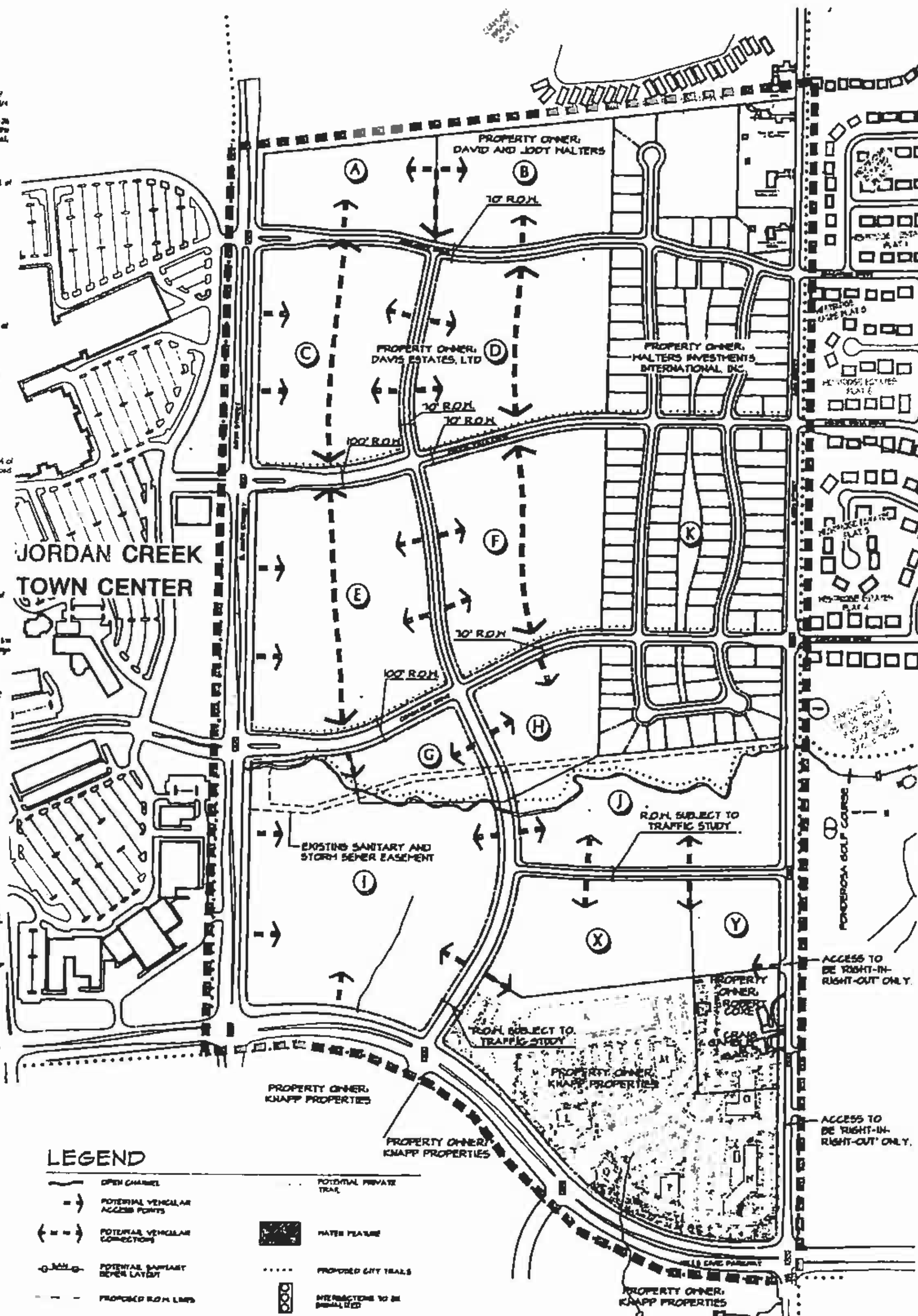
(Walters Investments International, Inc)

PARCEL F OF THE PLAT OF SURVEY FILED IN BOOK 2002, PAGE [illegible] OF THE DALLAS COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS:

[illegible]

(Vernon L. Hodson)

[illegible]



NOTES:

1. ANY DEVIATION FROM THE LAYOUT OF INFRASTRUCTURE, PLANNING UNITS, TRAIL CONCEPTS OR ACCESS POINTS WILL REQUIRE APPROVAL FROM THE CITY COUNCIL. THE RECOMMENDATIONS OF CITY APPROVED TRAFFIC STUDY WILL APPLY.

2. POTENTIAL PRIVATE TRAILS MAY BE REQUIRED IF DETERMINED BY DIRECTOR OF COMMUNITY DEVELOPMENT TO BE A DIRECT BENEFIT TO THE IMMEDIATELY AFFECTED PARCEL AT THE TIME OF DEVELOPMENT. IF REQUIRED TRAILS SHALL HAVE A MINIMUM WIDTH OF 8.0' AND BE CONSTRUCTED OF ACC OR PCC PAVEMENT.

3. 50% OF THE TOTAL COST OF THE TRAFFIC SIGNAL SYSTEM WILL BE AN OBLIGATION OF ANY DEVELOPMENT WITHIN THE PARCELS DESIGNATED AS 'PARCEL J' AND 'PARCEL Y'. AT SUCH TIME THAT ANY DEVELOPMENT PROPOSAL WITHIN SAID PARCELS J AND/OR Y IS APPROVED BY THE CITY, THE DEVELOPER OF SAID APPROVED PROPOSAL SHALL ENTER INTO AN 'AGREEMENT & WAIVER' WITH THE CITY, FOR THE APPLICABLE PERCENTAGE OF RESPONSIBILITY (25% FOR PARCEL J AND 25% FOR PARCEL Y)

PLANNING UNITS

(A) HIGH DENSITY RESIDENTIAL

PROPOSED DENSITY: NO MORE THAN 18 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICT IS RH: RESIDENTIAL HIGH DENSITY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL ENVIRONMENT OF SINGLE-FAMILY ATTACHED HOMES AND MULTI-FAMILY DWELLINGS.

(B) MEDIUM DENSITY RESIDENTIAL

PROPOSED DENSITY: NO MORE THAN 12 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICT IS RM: RESIDENTIAL MEDIUM DENSITY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL ENVIRONMENT OF SINGLE-FAMILY ATTACHED HOMES AND LOW DENSITY MULTI-FAMILY DWELLINGS.

(C) HIGH DENSITY RESIDENTIAL

PROPOSED DENSITY: NO MORE THAN 18 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICT IS RH: RESIDENTIAL HIGH DENSITY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL ENVIRONMENT OF SINGLE-FAMILY ATTACHED HOMES AND MULTI-FAMILY DWELLINGS.

(D) MEDIUM DENSITY RESIDENTIAL

PROPOSE DENSITY: NO MORE THAN 12 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICT IS RM: RESIDENTIAL MEDIUM DENSITY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL ENVIRONMENT OF SINGLE-FAMILY ATTACHED HOMES AND LOW DENSITY MULTI-FAMILY DWELLINGS.

(E) OFFICE/ MIXED

UNDERLYING ZONING DISTRICTS ARE OF: OFFICE DISTRICT, RH: RESIDENTIAL HIGH DENSITY DISTRICT, AND PCP: PROFESSIONAL COMMERCE PARK DISTRICT.

LAND USE ASSUMPTIONS: PROFESSIONAL OFFICE DEVELOPMENT WITH SUPPORT COMMERCIAL USES. IN ADDITION A SINGLE BUILDING CONTAINING TWO OR MORE TYPES OF LAND USE OR A SINGLE DEVELOPMENT OF MORE THAN ONE BUILDING AND USE.

(F) MEDIUM DENSITY RESIDENTIAL

PROPOSED DENSITY: NO MORE THAN 12 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICT IS RM: RESIDENTIAL MEDIUM DENSITY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL ENVIRONMENT OF SINGLE-FAMILY ATTACHED HOMES AND LOW DENSITY MULTI-FAMILY DWELLINGS.

(G) NEIGHBORHOOD COMMERCIAL/ MIXED

UNDERLYING ZONING DISTRICTS ARE NC: NEIGHBORHOOD COMMERCIAL DISTRICT, OF: OFFICE DISTRICT, AND RH: RESIDENTIAL HIGH DENSITY DISTRICT.

LAND USE ASSUMPTIONS: NEIGHBORHOOD COMMERCIAL AREA PROVIDING FOR SMALL COMMERCIAL CENTERS AND USES WHICH PROVIDE A LIMITED RANGE OF PRODUCTS AND SERVICES TO THE RESIDENTS OF THE SURROUNDING NEIGHBORHOOD. IN ADDITION A SINGLE BUILDING CONTAINING TWO OR MORE TYPES OF LAND USE OR A SINGLE DEVELOPMENT OF MORE THAN ONE BUILDING AND USE.

(H) SINGLE FAMILY AND MEDIUM DENSITY RESIDENTIAL

PROPOSED DENSITY: 1.1 TO 12 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICTS ARE RS: RESIDENTIAL SINGLE-FAMILY DISTRICT AND RM: RESIDENTIAL MEDIUM DENSITY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL NEIGHBORHOODS OF SINGLE-FAMILY DETACHED AND ATTACHED HOMES AND LOW DENSITY MULTI-FAMILY DWELLINGS.

(I) REGIONAL COMMERCIAL/ MIXED

UNDERLYING ZONING DISTRICTS ARE RC: REGIONAL COMMERCIAL DISTRICT, OF: OFFICE DISTRICT, AND RH: RESIDENTIAL HIGH DENSITY DISTRICT.

LAND USE ASSUMPTIONS: REGIONAL COMMERCIAL AREA PROVIDING A VARIETY OF COMMERCIAL USES OF VARIOUS SIZES SUPPLYING THE SHOPPING NEEDS FOR COMPARISON SHOPPING FOR A VARIETY OF PRODUCTS. IN ADDITION A SINGLE BUILDING CONTAINING TWO OR MORE TYPES OF LAND USE OR A SINGLE DEVELOPMENT OF MORE THAN ONE BUILDING AND USE.

(J) OFFICE/ MIXED

UNDERLYING ZONING DISTRICTS ARE OF: OFFICE DISTRICT, RH: RESIDENTIAL HIGH DENSITY DISTRICT, AND PCP: PROFESSIONAL COMMERCE PARK DISTRICT.

LAND USE ASSUMPTIONS: PROFESSIONAL OFFICE DEVELOPMENT WITH SUPPORT COMMERCIAL USES. IN ADDITION, A SINGLE BUILDING CONTAINING TWO OR MORE TYPES OF LAND USE OR A SINGLE DEVELOPMENT OF MORE THAN ONE BUILDING AND USE.

(K) SINGLE FAMILY RESIDENTIAL

PROPOSE DENSITY: 1.1 TO 6.0 DWELLING UNITS PER ACRE. UNDERLYING ZONING DISTRICT IS RS: RESIDENTIAL SINGLE-FAMILY DISTRICT.

LAND USE ASSUMPTIONS: RESIDENTIAL NEIGHBORHOODS OF EXCLUSIVELY SINGLE-FAMILY DETACHED DWELLINGS.

(X) REGIONAL COMMERCIAL AND OFFICE/ MIXED

UNDERLYING ZONING DISTRICTS ARE RC: REGIONAL COMMERCIAL DISTRICT AND OF: OFFICE DISTRICT.

LAND USE ASSUMPTIONS: REGIONAL COMMERCIAL AREA PROVIDING A VARIETY OF COMMERCIAL USES OF VARIOUS SIZES SUPPLYING THE SHOPPING NEEDS FOR COMPARISON SHOPPING FOR A VARIETY OF PRODUCTS. A PROFESSIONAL OFFICE DEVELOPMENT WITH SUPPORT COMMERCIAL USES. IN ADDITION, A SINGLE BUILDING CONTAINING TWO OR MORE TYPES OF LAND USE OR A SINGLE DEVELOPMENT OF MORE THAN ONE BUILDING AND USE.

NO MORE THAN 5.5 ACRES OF PARCEL X SHALL BE COMPRISED OF REGIONAL COMMERCIAL USES.

(Y) OFFICE/ MIXED

UNDERLYING ZONING DISTRICTS ARE OF: OFFICE DISTRICT, RH: RESIDENTIAL HIGH DENSITY DISTRICT, AND PCP: PROFESSIONAL COMMERCE PARK DISTRICT.

LAND USE ASSUMPTIONS: PROFESSIONAL OFFICE DEVELOPMENT WITH SUPPORT COMMERCIAL USES. IN ADDITION, A SINGLE BUILDING CONTAINING TWO OR MORE TYPES OF LAND USE OR A SINGLE DEVELOPMENT OF MORE THAN ONE BUILDING AND USE.

brian clark and associates

homestead building
303 locust street
suite number 200
des moines, ia 50309
ph 515.288.4876
fx 515.288.0359
www.bcadesign.com

REVISION	DATE
CITY COMMENTS	JUNE 6, 2003
CITY COUNCIL ACTION	JULY 30, 2003
ROAD REALIGNMENT	DECEMBER 19, 2003
CITY COMMENTS	JANUARY 27, 2004

NORTH

AREA DEVELOPMENT PLAN

DAVIS ESTATES

WEST DES MOINES, IOWA

Prepared for:
Davis Estates, Ltd

MAJOR STREET PATTERNS AND PLANNING UNITS

AD-1

SHEET 1 OF 4

BCA # 00080

SITE PLAN

RICHDALE
PROPERTIES
10040 Regency Circle, Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

12 PLEX ELEVATIONS

12 Plex Rear Elevation

12 Plex Front Elevation

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

SIX PLEX ELEVATIONS

Right Elevation

Rear Elevation

Left Elevation

Front Elevation

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17. United States Code. Section 501 and 506)

THREE STORY ELEVATION
(WITH UNDERSTORY GARAGE)

North Elevation

East Elevation

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Sloaburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Sloaburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

THREE STORY ELEVATION
(WITH UNDERSTORY GARAGE)

South Elevation

West Elevation

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States. All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

5 BAY GARAGE ELEVATIONS

Front Elevation

Side Elevation

Rear Elevation

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner. Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17. United States Code. Section 501 and 506)

5 UNIT TOWNHOME ELEVATION

5 Unit Townhome Front Elevation

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code. Section 501 and 506)

5 UNIT TOWNHOME ELEVATION

5 Unit Townhome Side Elevation

5 Unit Townhome Rear elevation

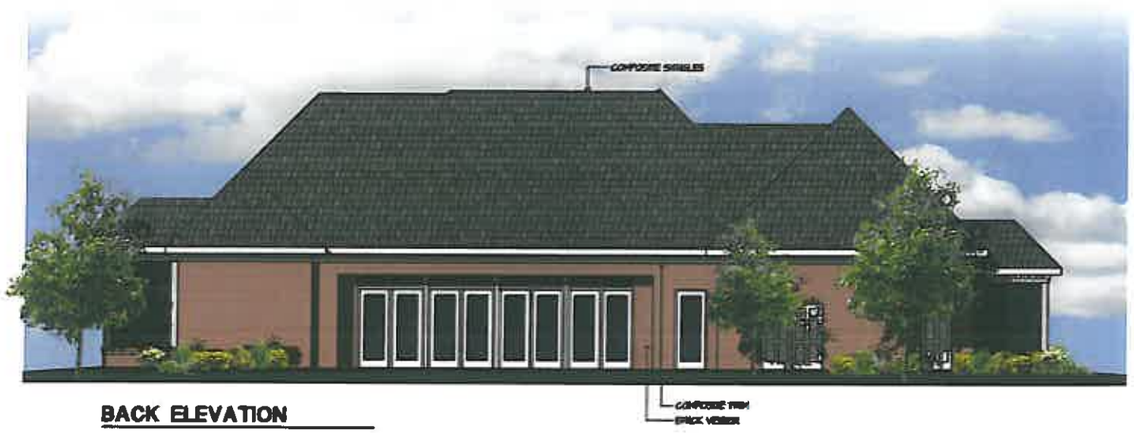
RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Sloshburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Sloshburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code. Section 501 and 506)

CLUBHOUSE ELEVATION

FRONT ELEVATION

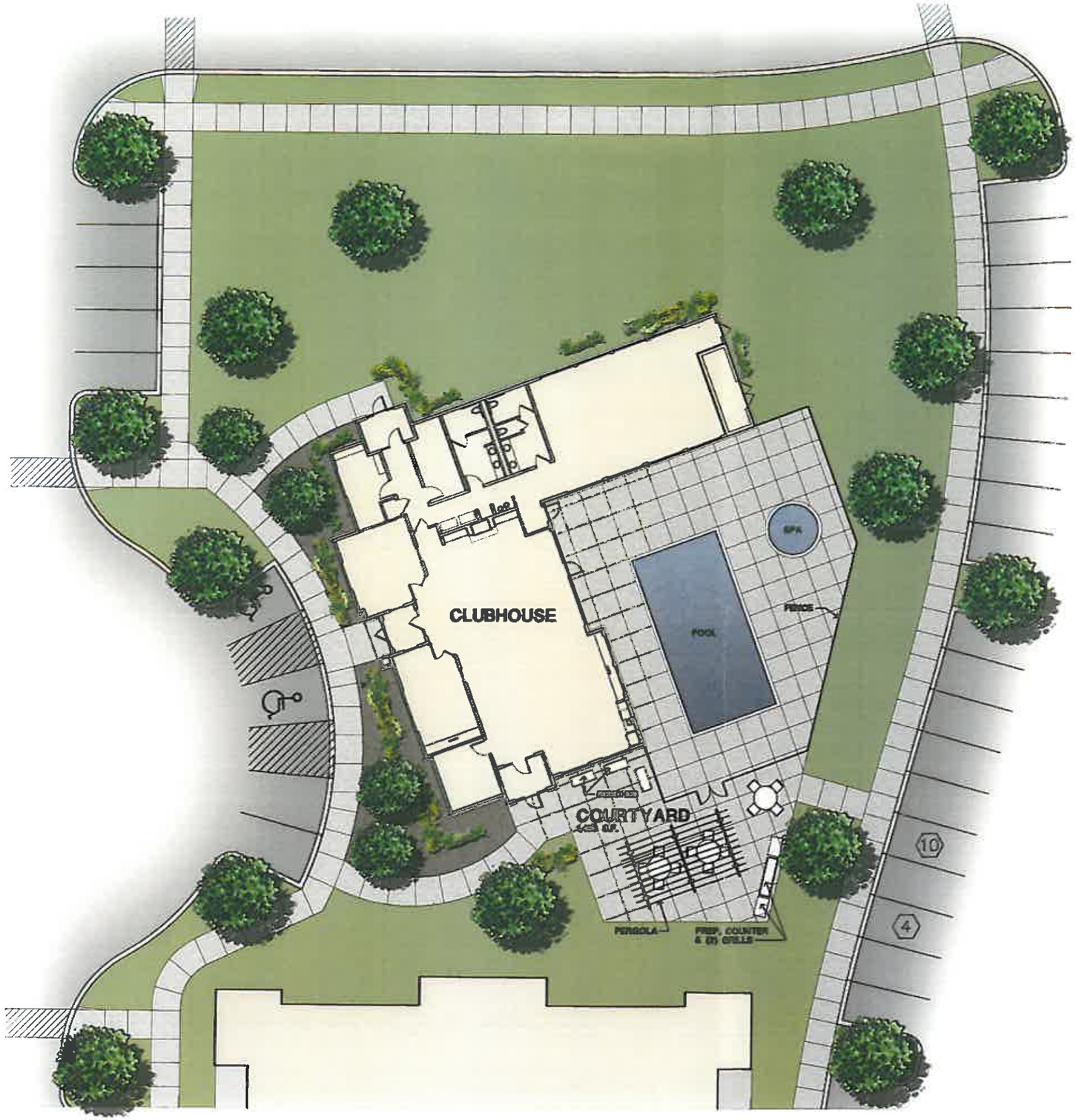
SIDE ELEVATION



BACK ELEVATION

SIDE ELEVATION

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

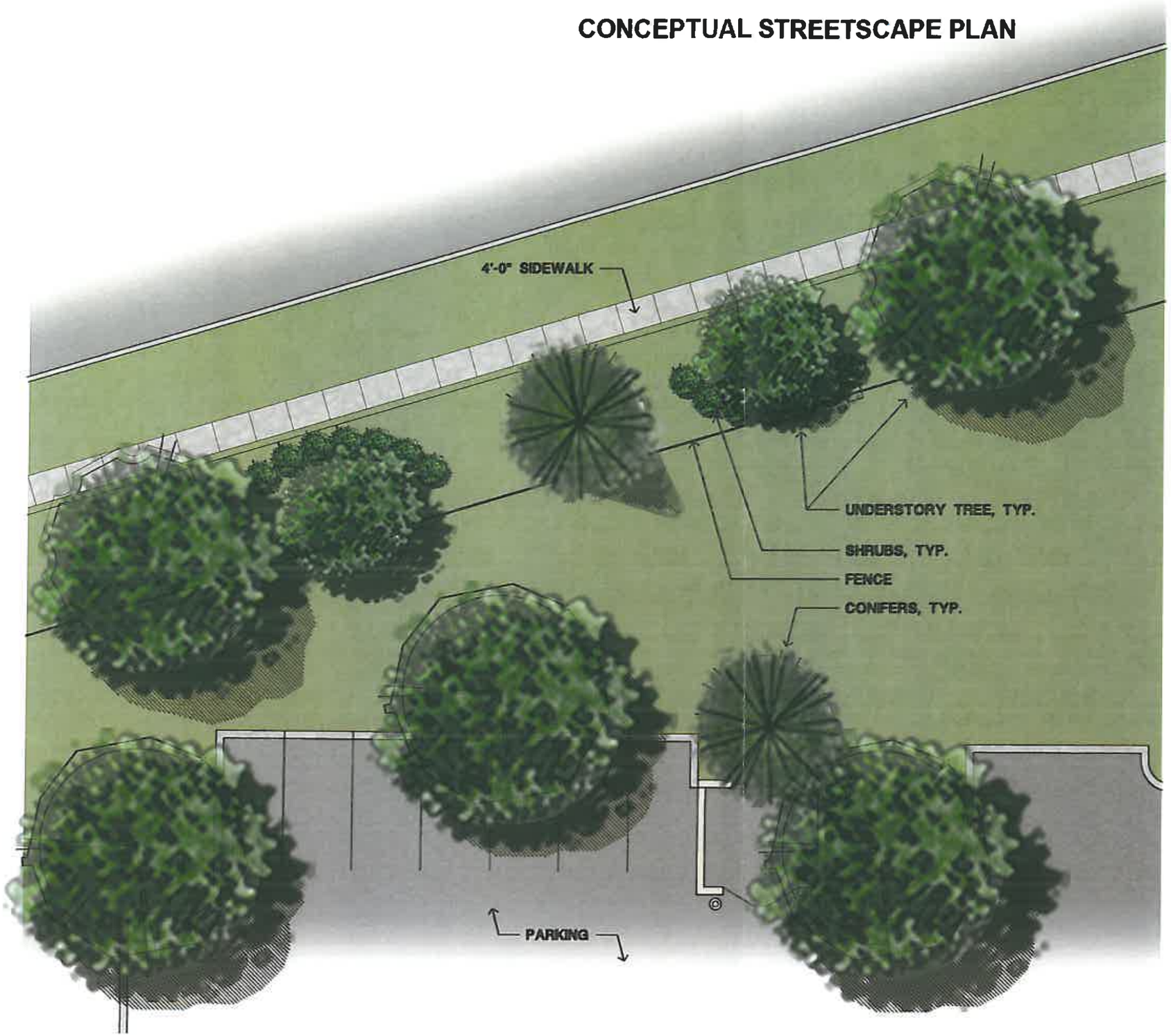


CLUBHOUSE AND PLAZA CONCEPTUAL PLAN

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner. Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

CONCEPTUAL STREETSCAPE PLAN



RICHDALE
PROPERTIES
10040 Regency Circle, Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note: These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)

GENERAL SITE FEATURE AND LIGHTING OPTIONS

RICHDALE
PROPERTIES
10040 Regency Circle. Suite 200
Omaha, Nebraska 68114
(402) 391-7900

Note. These plans contain proprietary and confidential information of Slosburg Company and are protected under the copyright laws of the United States.
All rights are expressly reserved unto the copyright owner, Slosburg Company. Any copying of these plans is strictly prohibited and may subject the offender to civil liability and severe criminal penalties.
(Title 17, United States Code, Section 501 and 506)