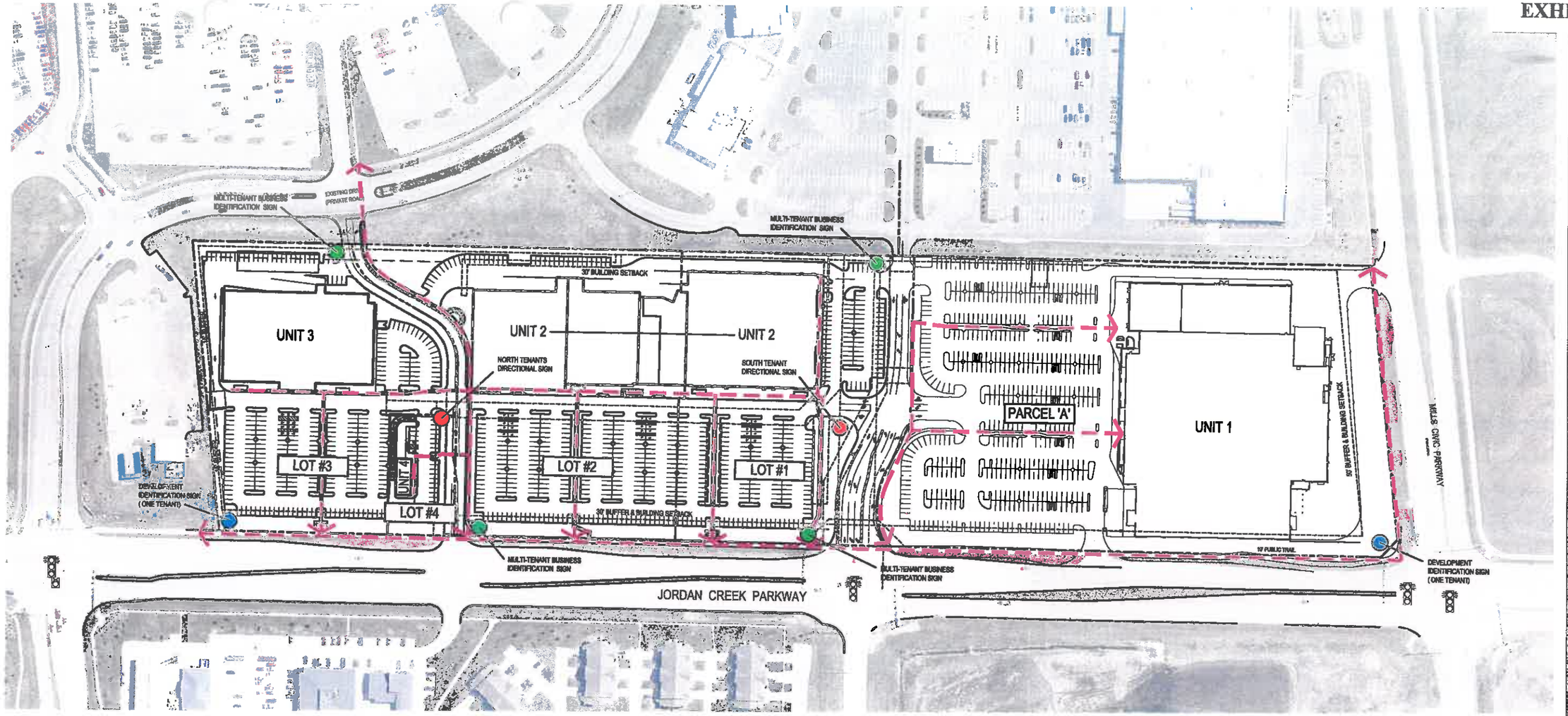
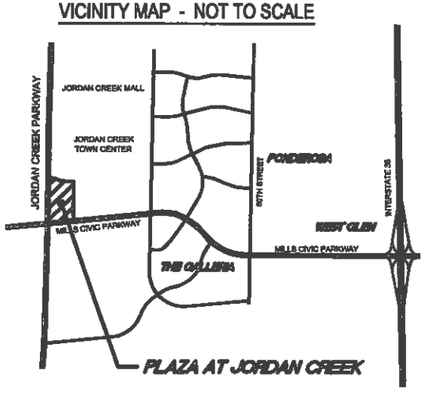
EXHIBIT B



VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION:

LOT 1, HURD JORDAN PLAT 1 AND
LOTS 1-4, HURD JORDAN PLAT 2

OWNER/APPLICANT INFORMATION:

OWNER:

HURD JORDAN LLC, JOHNSON JORDAN LLC,
HURD JORDAN TWO LLC, HURD JORDAN THREE LLCS
2000 FULLER ROAD
WEST DES MOINES, IA 50265

CONTACT	RICHARD HURD
PHONE	515.225-1102
FAX	515.225-1381
EMAIL	RICHARD.HURD@HURDREALTY.COM

LANDSCAPE ARCHITECT

SIMONSON & ASSOCIATES ARCHITECTS
1717 INGERSOLL AVE. - SUITE 117
DES MOINES, IA 50309

CONTACT	ALAN VANGUNDY
PHONE	515.440-5626
FAX	515.440-0964
EMAIL	AVANGUNDY@SIMONSONASSOC.COM

ENGINEER/SURVEYOR

BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322

CONTACT	CHUCK BISHOP
PHONE	515.276.0467
FAX	515.276.0217
E-MAIL	CBISHOP@BISHOPENGR.COM

PARCEL DESCRIPTION:

TOTAL AREA	:	±1,273,053 SF	(29.23 ACRES)
PARCEL 'A'	:	±522,284 SF	(11.99 ACRES)
LOT #1	:	±239,164 SF	(5.49 ACRES)
LOT #2	:	±264,243 SF	(6.07 ACRES)
LOT #3	:	±217,838 SF	(5.00 ACRES)
LOT #4	:	±29,524 SF	(0.68 ACRES)

UNIT DESCRIPTION:

UNIT	SIZE	MAX. HT.	USE
UNIT 1	± 142,369 SF	40' HIGH	HOME IMPROVEMENT (CONSTRUCTED)
UNIT 2	± 130,977 SF	35' HIGH	RETAIL (CONSTRUCTED)
UNIT 3	± 51,809 SF	35' HIGH	RETAIL
UNIT 4	± 2,000 SF	30' HIGH	FAST FOOD / COFFEE SHOP

TYPES AND SIZES OF BUILDINGS/USES WILL BE LIMITED BY AVAILABLE TRAFFIC ALLOCATED TO THE OVERALL DEVELOPMENT.

LEGEND:

- DEVELOPMENT IDENTIFICATION SIGN
- BUSINESS IDENTIFICATION SIGN
- DIRECTIONAL SIGN
- PEDESTRIAN WAYS

0' 50' 100' 200'
1" = 100' AT 24x36
1" = 200' AT 11x17
NORTH

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PLAZA AT JORDAN CREEK

NEC OF JORDAN CREEK PARKWAY & MILLS CIVIC PARKWAY

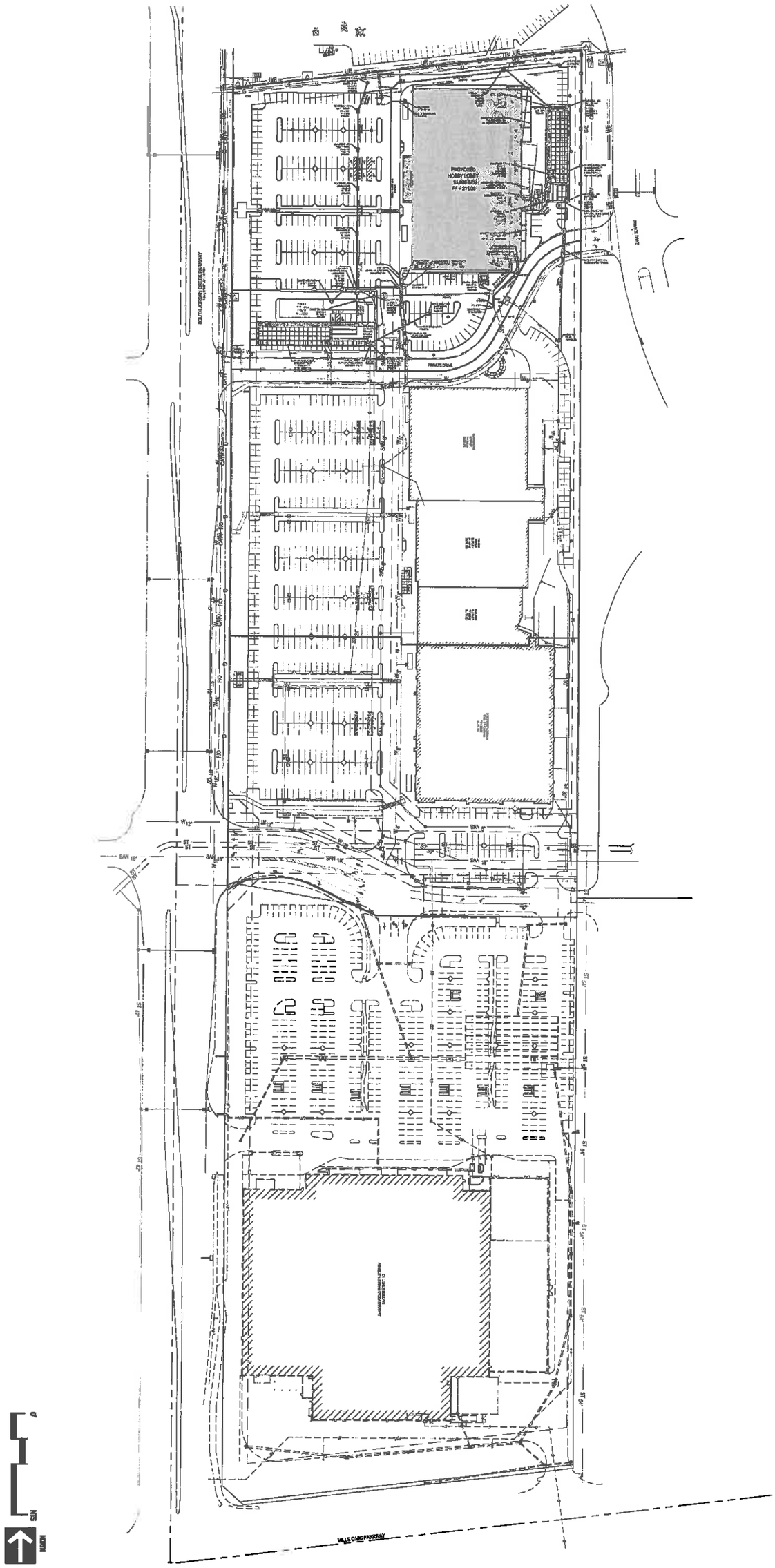
WEST DES MOINES, IOWA 50266

Issue / Revision	Date
AMENDED SPECIFIC PLAN SUBMITTAL	09-28-2007
PER SPECIFIC PLAN TEXT - FOR PZ	10-29-2007
2013 LAYOUT REVISION	02-20-2013
2013 LAYOUT REV. - 2ND SUBMITTAL	03-08-2013
2016 LAYOUT REV. - 1ST SUBMITTAL	01-12-2017
2016 LAYOUT REV. - 2ND SUBMITTAL	03-02-2017

Job No. 05129
Proj. Mgr. AVG

Sheet Title
SPECIFIC PLAN SITE LAYOUT

Sheet No.
SP1



Issue / Revision	Date
AMENDED SPECIFIC PLAN SUBMITTAL	09-26-2007
PER SPECIFIC PLAN TEXT - FOR P&Z	10-29-2007
2013 LAYOUT REVISION	02-20-2013
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PLAZA AT JORDAN CREEK

NEC OF JORDAN CREEK PARKWAY & MILLS CIVIC PARKWAY

WEST DES MOINES, IOWA 50266

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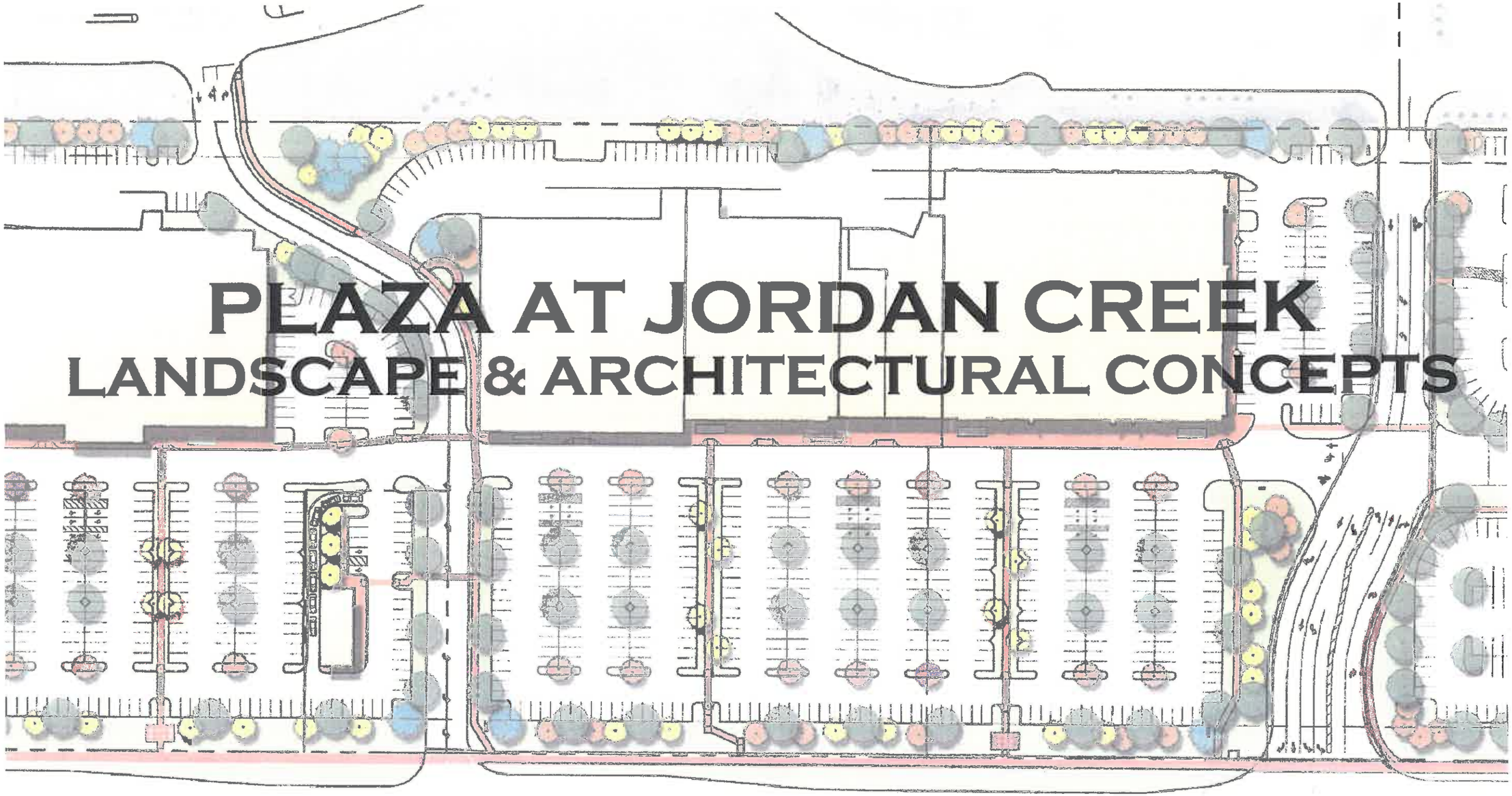
Sheet Title SPECIFIC PLAN UTILITY PLAN

Sheet No. SP2



PLAZA AT JORDAN CREEK
LANDSCAPE & ARCHITECTURAL CONCEPTS

SPECIFIC PLAN SUBMITTAL SUPPLEMENTAL INFORMATION

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Issue / Revision	Date
AMENDED SPECIFIC PLAN SUBMITTAL	09-25-2007
PER SPECIFIC PLAN TEXT - FOR PBZ	10-29-2007
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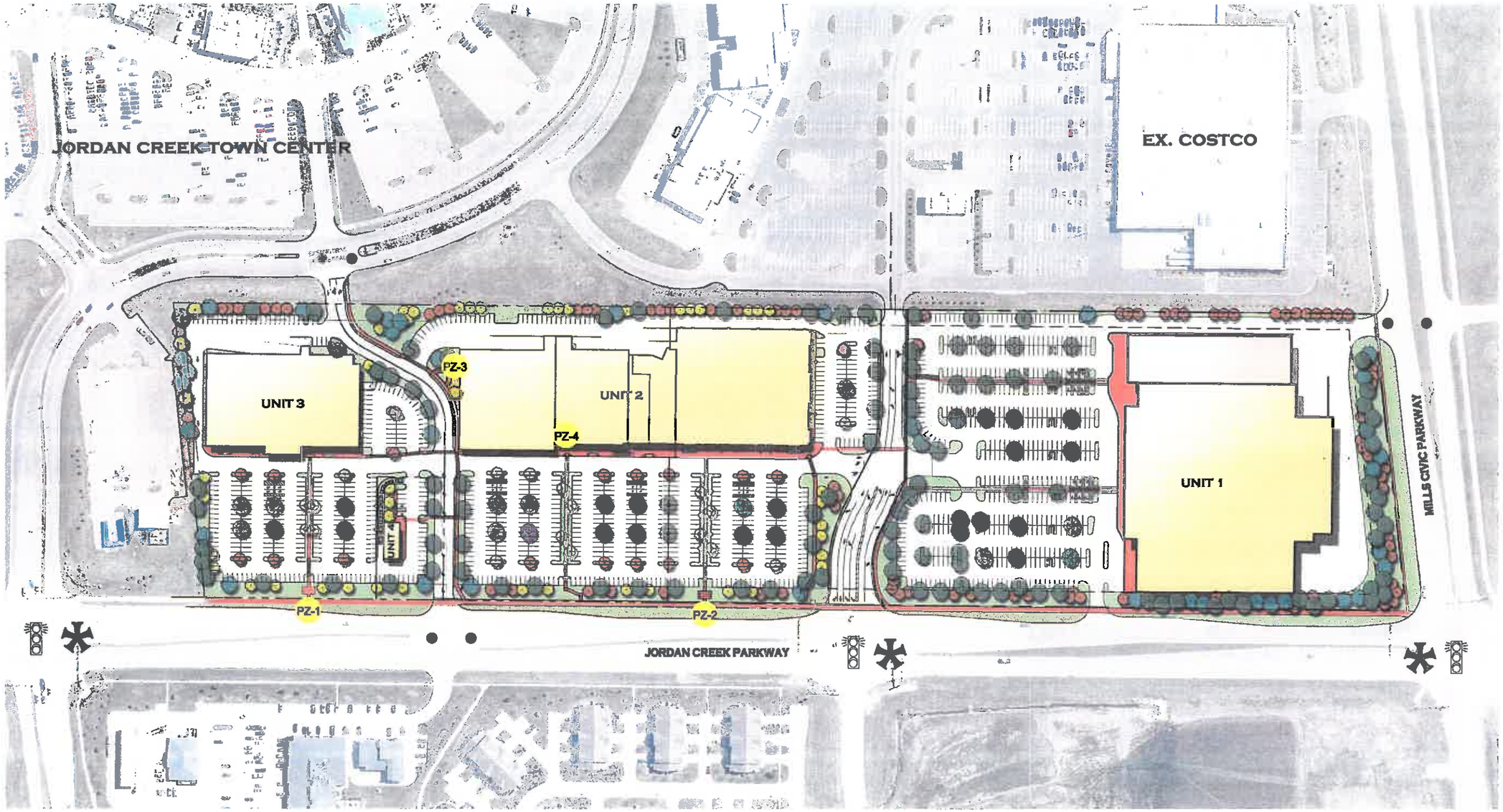
PLAZA AT JORDAN CREEK
NEC OF JORDAN CREEK PARKWAY & MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50266

Job No. 05129
Proj. Mgr. AVG

Sheet Title
LANDSCAPE & ARCHITECTURAL CONCEPTS

Sheet No.
1



OVERALL SITE PLAN

- EXISTING SIGNALIZED INTERSECTION
- EXISTING ACCESS
- EXISTING ACCESS TO ADJACENT PROPERTY
- PZ- PLAZA / SITE DETAIL - SEE SHEET 3

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PLAZA AT JORDAN CREEK
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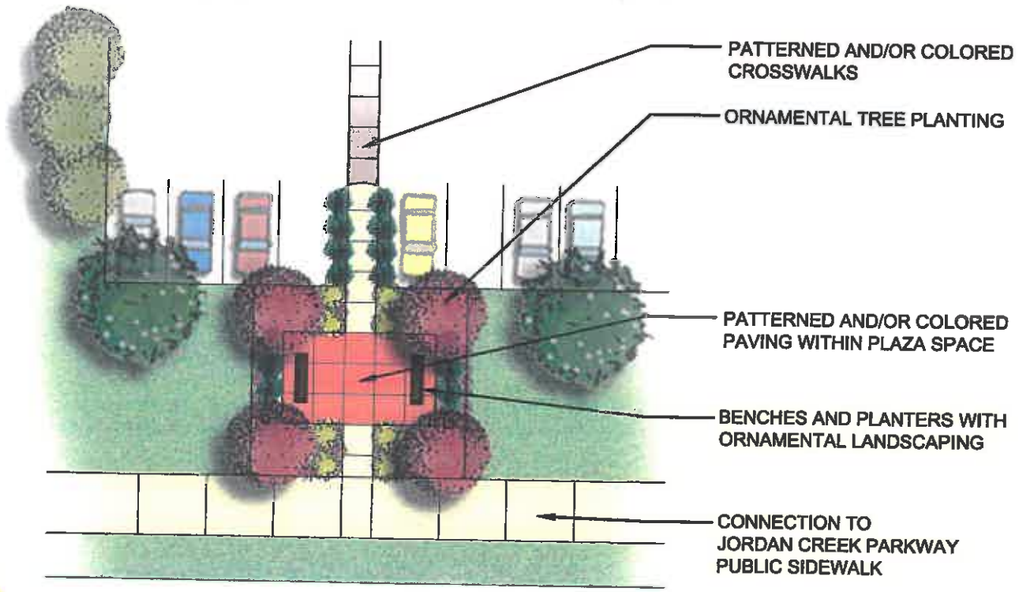
Job No. 05129 Proj. Mgr. AVG

Sheet Title: LANDSCAPE & ARCHITECTURAL FEATURES

Sheet No. 2



PZ-1

PZ-2

EXISTING

PZ-3

EXISTING

PZ-4

EXISTING

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Job No. 05129

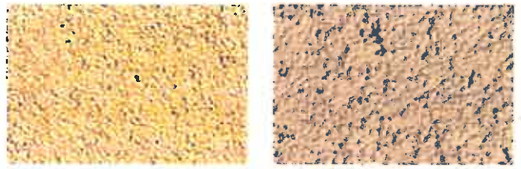
Proj. Mgr. AVG

Sheet Title

SPECIFIC PLAN PLAZA DETAILS

Sheet No.

3



SANDBLAST FINISH

ROUGH SANDBLAST

PURE CREAM

EARTHTONE BLEND

WHOLE WHEAT

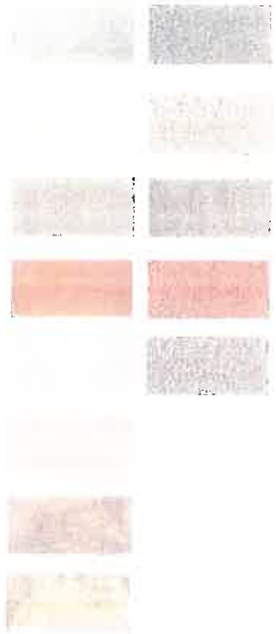
TAMALE

SANDBLAST BEIGE

PARCHMENT

STONE GREY

E.I.F.S COLOR
OPTIONS OR SIMILAR



SAGE

WHEAT

SANDRIFT

PAPRIKA

NUTMEG

TAN

CARAMEL

VERDE

BUILDING STONE COLOR
OPTIONS OR SIMILAR

BRICK COLOR
OPTIONS OR SIMILAR

SANDLEWOOD

EARTHTONE BLEND

PROMENADE

HERITAGE

CEDARWOOD

AWNING COLOR
OPTIONS OR SIMILAR

EXISTING LOWES SOUTH ANCHOR - PARCEL 'A'

EXISTING LOWES SOUTH ANCHOR - PARCEL 'A'

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Job No. 05129 Proj. Mgr. AVG

Sheet Title
ARCHITECTURE

Sheet No.
4.1

WEST ELEVATION OF EXISTING RETAIL - LOTS #1 & #2

SOUTH ELEVATION OF EXISTING RETAIL - LOT #1

NORTH ELEVATION OF EXISTING RETAIL - LOT #2

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PLAZA AT JORDAN CREEK

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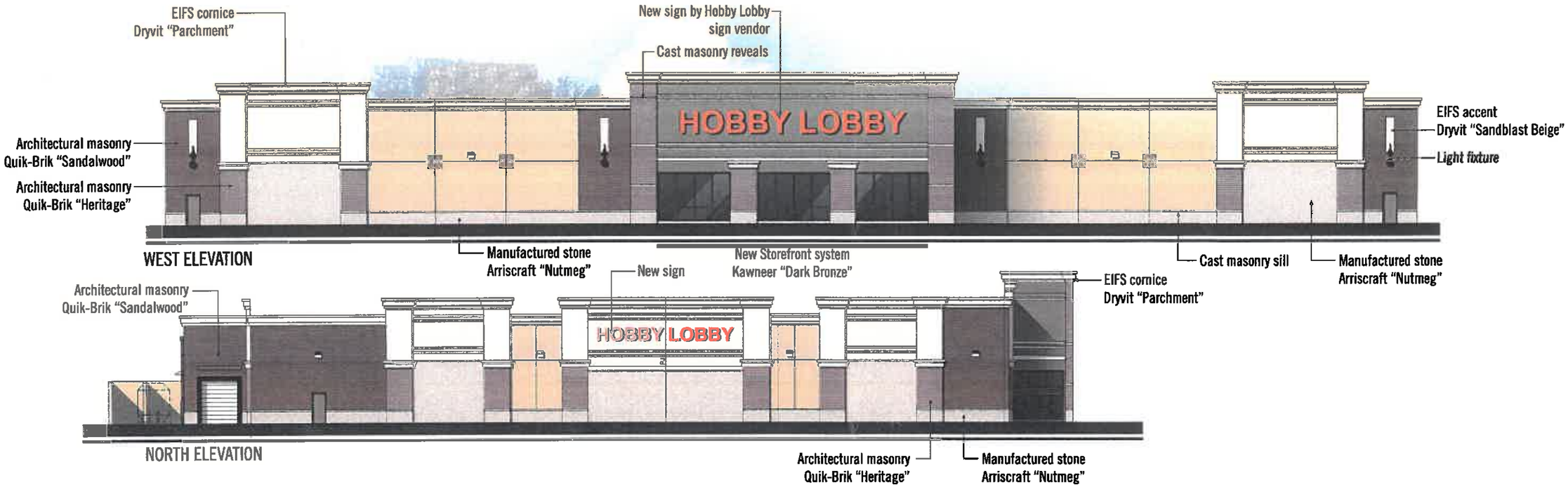
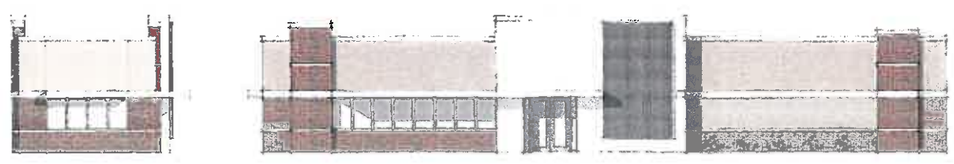
Job No. 05129 Proj. Mgr. AVG

Sheet Title ARCHITECTURE

Sheet No. 4.2



PROPOSED RETAIL - LOT #3



PROPOSED RESTAURANT / COFFEE SHOP - LOT #4

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Job No. 05129 Proj. Mgr. AVG

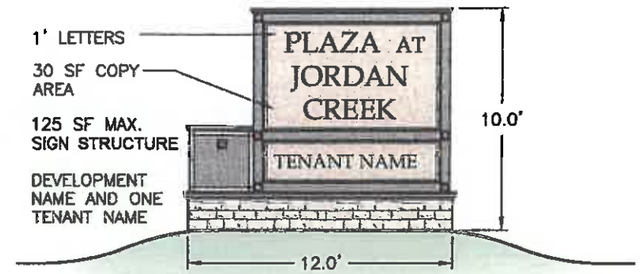
Sheet Title
ARCHITECTURE

Sheet No.
4.3

MONUMENT SIGNS

BUSINESS IDENTIFICATION SIGN

DIRECTIONAL SIGN



DEVELOPMENT IDENTIFICATION SIGN

BENCH

BENCH

TRASH RECEPTACLE

LIGHT POLE

LIGHT POLE

CART CORRAL

BIKE RACK

RAISED LANDSCAPE PLANTER

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PLAZA AT JORDAN CREEK
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Job No. 05129 Proj. Mgr. AVG

Sheet Title
SIGNAGE AND SITE FURNISHINGS

Sheet No.
6