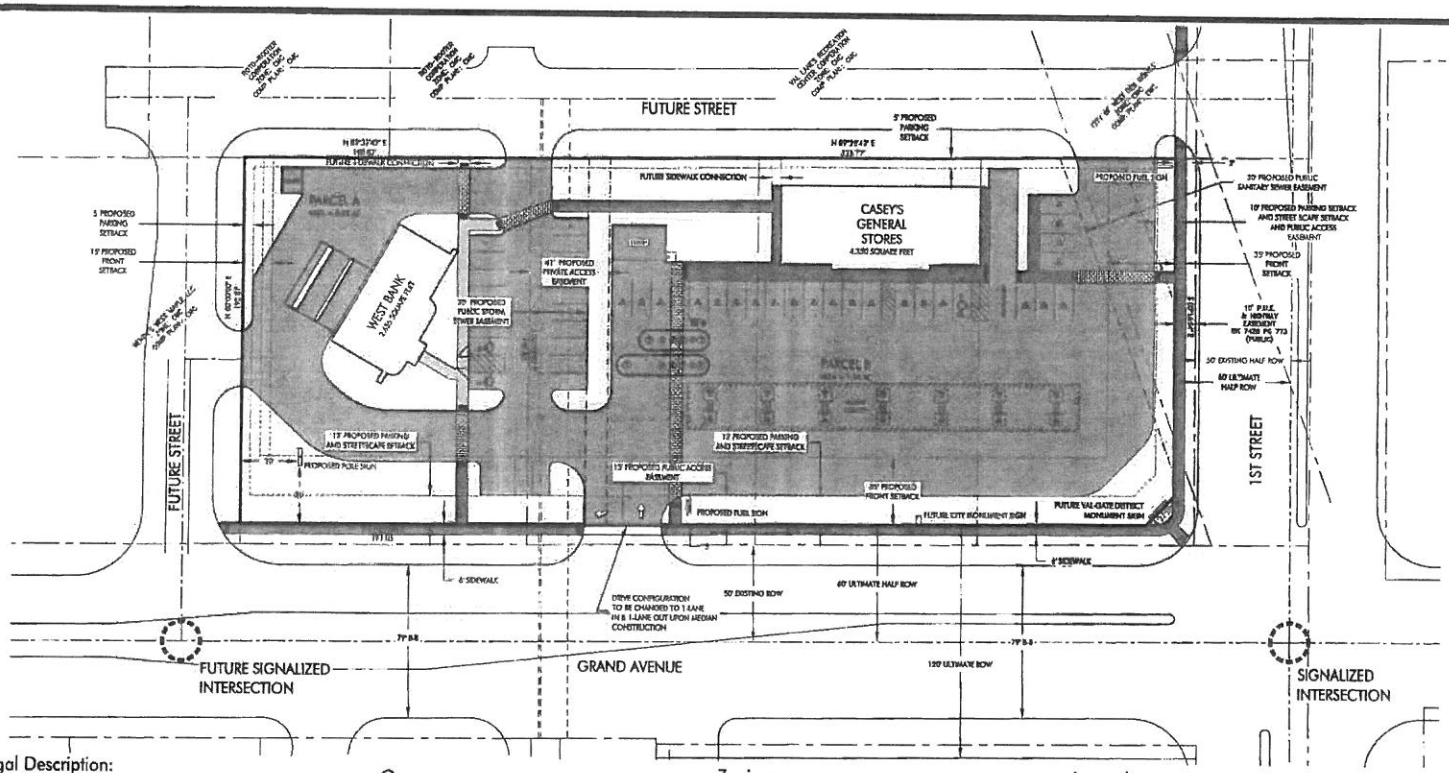
Exhibit A



Legal Description:

ALL OF LOT 3 LYING WEST OF A LINE THAT IS 68 FEET WEST AND PARALLEL TO THE CENTER SECTION LINE OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 25 WEST, LOT 4, LOT 5 AND THE EASTERN 150 FEET OF LOT OF 8 OF McCURNIN PLACE FINAL PLAT AND PART OF THE VACATED ASHWORTH RIGHT-OF-WAY LYING IMMEDIATELY EAST AND ADJACENT TO SAID LOT 3, ALL IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

Vicinity Map:

Owner:

WILLIAM C. KNAPP, L.C. (GERRY NEUGENT)
4949 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

PAJES IA, L.L.C.
10 RYE RIDGE PLAZA, SUITE 200
RYE BROOK, NEW YORK 10573-2828

Applicants:

WILLIAM C. KNAPP, L.C. (GERRY NEUGENT)
4949 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266

AND

CASEY'S GENERAL STORE
ONE S.E. CONVENIENCE BLVD
ANKENY, IA 50021

Street Classifications:

GRAND AVE: MAJOR ARTERIAL (120' ULTIMATE R.O.W.)
1ST ST: MAJOR ARTERIAL (120' ULTIMATE R.O.W.)

Address:

PARCEL A = 125 GRAND AVENUE

PARCEL B = 105 GRAND AVENUE

Zoning:

EXISTING
CMC

PROPOSED
PUD

Existing Comp Plan Designation:

PARCEL	COMP PLAN	
A	COMMUNITY COMMERCIAL	CMC
B	COMMUNITY COMMERCIAL	CMC

Proposed Comp Plan Designation:

PARCEL	COMP PLAN	
A	COMMUNITY COMMERCIAL	CMC
B	COMMUNITY COMMERCIAL	CMC

Planned Unit Development Notes:

1. THE SOUTH DRIVE ACCESS OFF OF GRAND AVENUE WILL BE A FULL TURN MOVEMENT UNTIL A MEDIAN IS PLACED IN GRAND AVENUE. THE NEW FUTURE STREET TO THE WEST OF THE PROPOSED WEST BANK IS CONSTRUCTED AND THE NEW WEST BANK WESTERN ENTRANCE IS CONSTRUCTED. THE ACCESS OFF OF GRAND AVENUE WILL THEN BECOME A RIGHT IN/RIGHT OUT ACCESS.

Legend:

EXISTING / PROPOSED

- SANITARY SEWER MAIN
- SANITARY SEWER FORCE MAIN
- STORM SEWER MAIN
- WATER MAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE TV
- GAS MAIN OR SERVICE
- CONTOUR LINES INTERMEDIATE
- CONTOUR LINES INDEX
- PROPERTY LINE / LOT LINE
- SETBACK LINE (BUILDING/PARKING)
- SETBACK LINE (LANDSCAPE BUFFER)
- SECTION LINE
- EASEMENT
- FIELD FENCE
- ROAD CENTERLINE

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB OR BUSH
- TREE OR SHRUB LINE
- CONTROL POINT
- BENCH MARK
- SECTION CORNER
- IRON PIN SET
- IRON PIN FOUND
- FUTURE TRAFFIC SIGNAL

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Clive, Iowa 50325
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NORTH

0 15 30 60
GRAPHIC SCALE

West Bank - Casey's General Stores PUD
1st and Grand
West Des Moines, IA
229011
August 2011

REVISIONS
September 15, 2011
October 31, 2011
January 24, 2012
February 9, 2012

DESIGNED: C Smith
DRAWN BY: R Anderson
CHECKED BY: -
FIELD BOOK NO.: -
DRAWING NO.: EX-01
SHEET NO.: 01 / 01

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