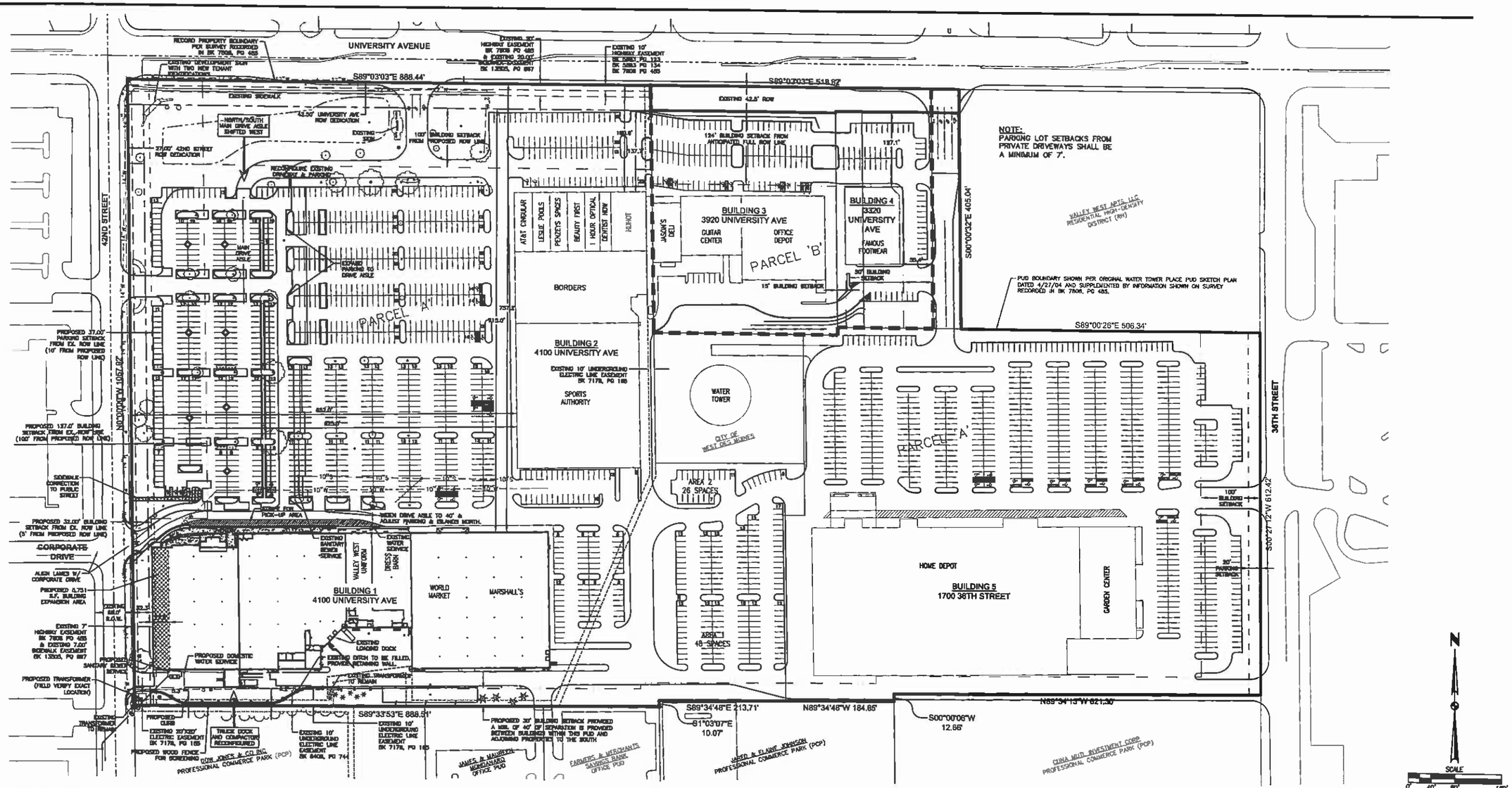
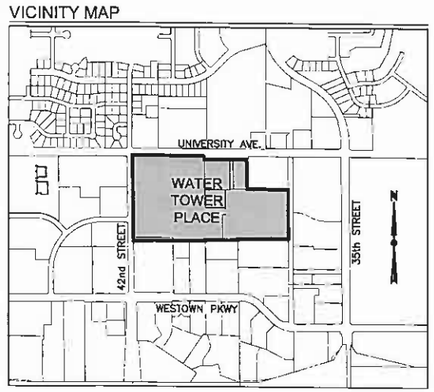
Exhibit A



VICINITY MAP



REZONING DESCRIPTION

AN IRREGULAR SHAPED TRACT OF LAND THAT IS LOCATED IN THE N.E. ¼ OF SECTION 5 78N R25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 5, 78N, R 25 WEST OF THE 5TH P.M. WEST DES MOINES, POLK COUNTY, IOWA, THENCE S00° 00' 00"E, ALONG THE WEST LINE OF THE N.E. ¼ OF SAID SECTION 5, 40.0 FEET, THENCE S89° 03' 03"E, PARALLEL WITH AND 40.0 FEET SOUTH OF THE NORTH LINE OF THE N.E. ¼ OF SAID SECTION 5, 33.0 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING S89° 03' 03"E, PARALLEL WITH AND 40.0 SOUTH OF THE NORTH LINE OF THE N.E. ¼ OF SAID SECTION 5, AND ALONG THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY AVENUE, AS IT IS PRESENTLY ESTABLISHED, 888.44 FEET, THENCE S0° 00' 04"E, 638.45 FEET, TO THE S.W. CORNER OF THE WEST DES MOINES WATER WORKS WATER TOWER SITE, THENCE S89° 32' 49"E, ALONG THE SOUTH LINE OF SAID WATER TOWER SITE, 250.09 FEET, TO THE S.E. CORNER OF SAID WATER TOWER SITE, THENCE S0° 00'06"E, 67.38 FEET, THENCE N89° 00' 00"W, 34.40 FEET, THENCE S0° 00' 00"E, 313.67 FEET, THENCE N89° 34' 48"W, 213.71 FEET, THENCE S1° 03' 07"E, 10.07 FEET, THENCE N89° 33' 53"W, 888.51 FEET, TO A POINT THAT IS ON THE EAST RIGHT OF WAY LINE OF 42ND STREET, AS IT IS PRESENTLY ESTABLISHED, THENCE N0° 00' 00"E, PARALLEL WITH AND 33.0 FEET EAST OF THE WEST LINE OF THE N.E. ¼ OF SAID SECTION 5, AND ALONG THE EAST RIGHT OF WAY LINE OF SAID 42ND STREET, 1057.92 FEET, TO THE POINT OF BEGINNING.

AND

LOT 1, WATER TOWER PLACE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

AND

LOT 3, WESTGATE PLAZA PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

AND

THE SOUTH 220 FEET OF THE NORTH 678 FEET OF THE WEST 308.5 FEET OF THE EAST 398.5 FEET OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT THE EAST 33.0 FEET THEREOF.

AND

THE WEST 48 FEET OF THE EAST 90 FEET OF THE SOUTH 508 FEET OF THE NORTH 548 FEET OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT THE SOUTH 100.91 FEET THEREOF AND EXCEPT PARCEL B OF THE PLAT OF SURVEY RECORDED IN BOOK 9086, PAGE 732.

AND

THE SOUTH 405 FEET OF THE NORTH 445 FEET OF THE WEST 120 FEET OF THE EAST ½ OF THE NORTHEAST FRACTIONAL ¼ AND THE SOUTH 405 FEET OF THE NORTH 445 FEET OF THE EAST 45 FEET OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, EXCEPT PARCEL A OF THE PLAT OF SURVEY RECORDED IN BOOK 9086, PAGE 732.

AND

A PART OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 , WESTGATE PLAZA PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES; THENCE SOUTH 0°00'06" WEST ALONG THE WEST LINE OF LOT 2, SAID WESTGATE PLAZA PLAT 2, A DISTANCE OF 12.66 FEET; THENCE NORTH 89°34'48" WEST, 184.85 FEET; THENCE NORTH 0°00'00" EAST, 313.67 FEET; THENCE SOUTH 90°00'00" WEST, 38.40 FEET; THENCE NORTH 0°00'09" WEST, 328.63 FEET TO THE SOUTH LINE OF LOT 1, WATER TOWER PLACE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES; THENCE SOUTH 89°03'43" EAST ALONG SAID SOUTH LINE, 58.5 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0°00'00" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 13.13 FEET; THENCE SOUTH 89°00'26" EAST, 90.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, WESTGATE PLAZA PLAT 2; THENCE SOUTH 0°00'08" WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 618.59 FEET TO THE POINT OF BEGINNING.

BUILDING SQUARE FOOTAGES

BUILDING 1:	137,434 (EXISTING)	143,185 (PROPOSED)
BUILDING 2:	99,928	
BUILDING 3:	38,411	
BUILDING 4:	12,025	
BUILDING 5:	130,354 (INCLUDES GREEN HOUSE)	

OWNERS OF RECORD

BUILDING 1:	WATER TOWER PLACE SHOPPING CENTER, L.C. 3101 INGERSOL AVENUE DES MOINES, IOWA 50312
BUILDING 2:	WATER TOWER PLACE SHOPPING CENTER, L.C. 3101 INGERSOL AVENUE DES MOINES, IOWA 50312
BUILDING 3:	WATER TOWER PLACE SHOPPING CENTER, L.C. 3101 INGERSOL AVENUE DES MOINES, IOWA 50312
BUILDING 4:	JOSEPH H. BEAVERS P.O. BOX 27005 WEST DES MOINES, IOWA 50265
BUILDING 5:	HD DEVELOPMENT OF MARYLAND, INC. HOME DEPOT USA PROPERTY TAX RE 2103 POB 105842 ATLANTA, GA 30348-5842

APPLICANT

WATER TOWER PLACE SHOPPING CENTER, LC
CONTACT: ABE WOLF
3101 INGERSOLL AVENUE
DES MOINES, IOWA 50312

OPEN SPACE REQUIREMENTS

SITE AREA = 1,780,173 SF (40.42 ACRES)
OPEN SPACE REQUIRED = 440,118 SF (25%)

EXISTING OPEN SPACE = 418,120 SF (23.5%)
PROPOSED OPEN SPACE = 328,430 SF (20.3%) (EXCLUDING ROW DEDICATION AREAS ON UNIVERSITY AVENUE AND 42ND STREET)

DEDICATION AREA = 65,172 SF (1.50 ACRES)
PROPOSED OPEN SPACE = 53,715 SF (84.9%)

PARKING REQUIREMENTS

PARKING REQUIREMENTS:
1/225 SF GFA FOR 0-20,000 SF PLUS 1/250 SF GFA FOR 20,001-600,000 SF GFA PLUS 2 SPACES PER 2,000 SF OF OUTDOOR DISPLAY AREA (GREENHOUSE)
GFA:
400,881 SF TOTAL G.F.A. PLUS 20,000 SF OF OUTDOOR STORAGE (INCLUDES 20,650 SF SIT DOWN NON FAST FOOD RESTAURANT AND 1,958 SF OFFICE)
REQUIRED PARKING:
= 20,000/225 + (400,881-20,000)/250 + 20,000*2/2000
= 1,833 SPACES

EXISTING PARKING: 1,937 SPACES
PROPOSED PARKING: 1,958 SPACES

COMPREHENSIVE PLAN USE

EXISTING/ PROPOSED: REGIONAL COMMERCIAL

ZONING

EXISTING/ PROPOSED: WATER TOWER PUD (BUSINESS & COMMERCIAL)
REGIONAL COMMERCIAL

REVISIONS	DATE
THIRD SUBMITTAL	05/23/11
SECOND SUBMITTAL	05/05/11
FIRST SUBMITTAL	04/15/11

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE
ENGINEER: GLR
TECH:

WATER TOWER PLACE
PUD SKETCH PLAN

WEST DES MOINES, IOWA

1/1

1102.039