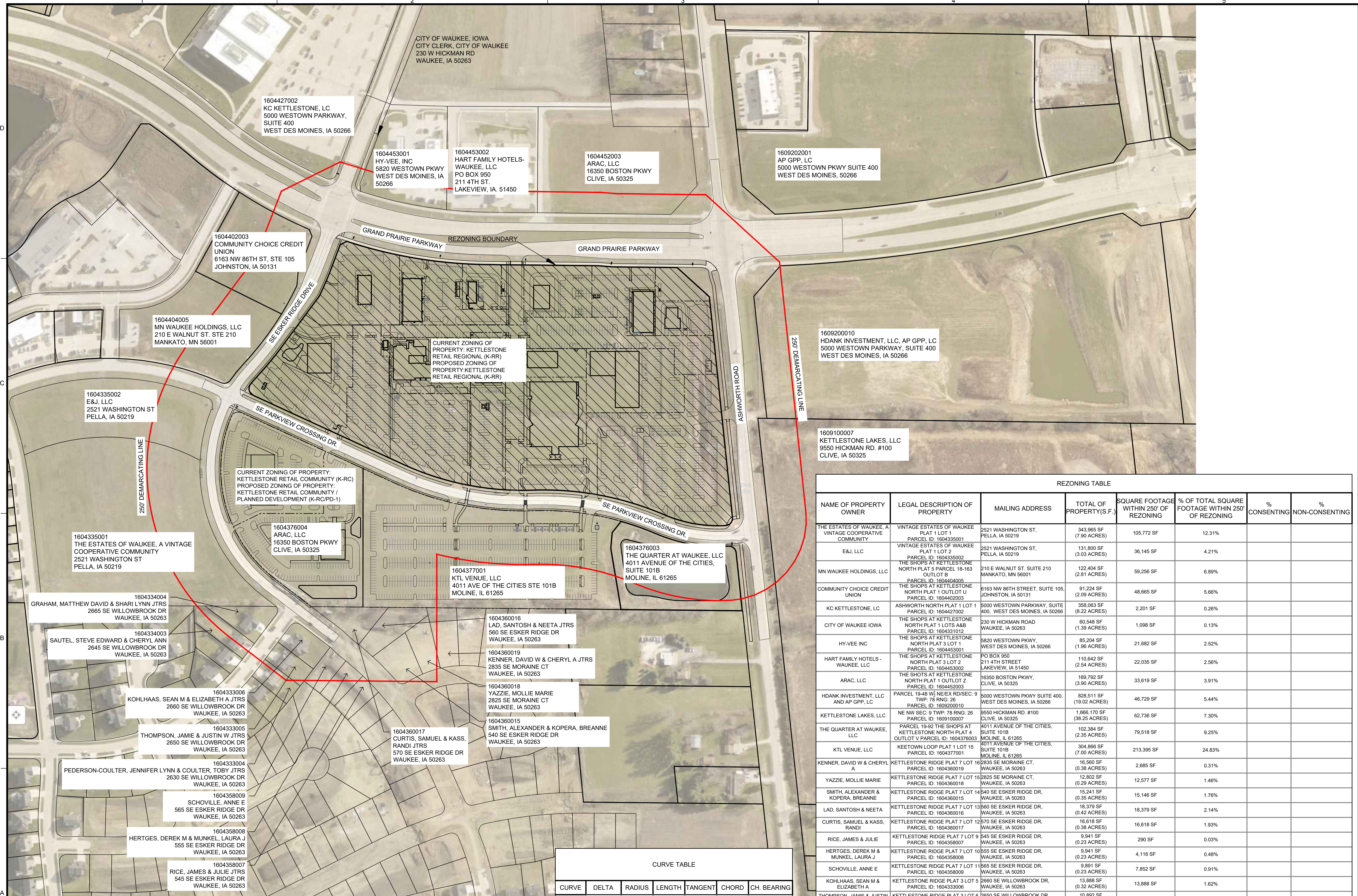


**Keetown Loop**  
 The Quarter at Waukee, LLC; KTL Venue, LLC; and Waukee Hotel, LLC.  
 Waukee, Iowa



1604427002  
 KC KETTLESTONE, LC  
 5000 WESTOWN PARKWAY,  
 SUITE 400  
 WEST DES MOINES, IA 50266

1604453001  
 HY-VEE, INC  
 5820 WESTOWN PKWY  
 WEST DES MOINES, IA  
 50266

1604453002  
 HART FAMILY HOTELS-  
 WAUKEE, LLC  
 PO BOX 950  
 211 4TH ST  
 LAKEVIEW, IA, 51450

1604452003  
 ARAC, LLC  
 16350 BOSTON PKWY  
 CLIVE, IA 50325

1609202001  
 AP GPP, LC  
 5000 WESTOWN PKWY SUITE 400  
 WEST DES MOINES, 50266

1604402003  
 COMMUNITY CHOICE CREDIT  
 UNION  
 6163 NW 86TH ST, STE 105  
 JOHNSTON, IA 50131

1604404005  
 MN WAUKEE HOLDINGS, LLC  
 210 E WALNUT ST, STE 210  
 MANKATO, MN 56001

1604335002  
 E&J, LLC  
 2521 WASHINGTON ST  
 PELLA, IA 50219

CURRENT ZONING OF PROPERTY:  
 KETTLESTONE RETAIL COMMUNITY (K-RC)  
 PROPOSED ZONING OF PROPERTY:  
 KETTLESTONE RETAIL COMMUNITY /  
 PLANNED DEVELOPMENT (K-RC/PD-1)

1604376004  
 ARAC, LLC  
 16350 BOSTON PKWY  
 CLIVE, IA 50325

1604335001  
 THE ESTATES OF WAUKEE, A VINTAGE  
 COOPERATIVE COMMUNITY  
 2521 WASHINGTON ST  
 PELLA, IA 50219

1604334004  
 GRAHAM, MATTHEW DAVID & SHARI LYNN JTRS  
 2665 SE WILLOWBROOK DR  
 WAUKEE, IA 50263

1604334003  
 SAUTEL, STEVE EDWARD & CHERYL ANN  
 2645 SE WILLOWBROOK DR  
 WAUKEE, IA 50263

1604333006  
 KOHLHAAS, SEAN M & ELIZABETH A JTRS  
 2660 SE WILLOWBROOK DR  
 WAUKEE, IA 50263

1604333005  
 THOMPSON, JAMIE & JUSTIN W JTRS  
 2650 SE WILLOWBROOK DR  
 WAUKEE, IA 50263

1604333004  
 PEDERSEN-COULTER, JENNIFER LYNN & COULTER, TOBY JTRS  
 2630 SE WILLOWBROOK DR  
 WAUKEE, IA 50263

1604359009  
 SCHOVILLE, ANNE E  
 565 SE ESKER RIDGE DR  
 WAUKEE, IA 50263

1604358008  
 HERTGES, DEREK M & MUNKEL, LAURA J  
 555 SE ESKER RIDGE DR  
 WAUKEE, IA 50263

1604358007  
 RICE, JAMES & JULIE JTRS  
 545 SE ESKER RIDGE DR  
 WAUKEE, IA 50263

1604377001  
 KTL VENUE, LLC  
 4011 AVE OF THE CITIES STE 101B  
 MOLINE, IL 61265

1604360016  
 LAD, SANTOSH & NEETA JTRS  
 560 SE ESKER RIDGE DR  
 WAUKEE, IA 50263

1604360019  
 KENNER, DAVID W & CHERYL A JTRS  
 2835 SE MORAIN CT  
 WAUKEE, IA 50263

1604360018  
 YAZZIE, MOLLIE MARIE  
 2825 SE MORAIN CT  
 WAUKEE, IA 50263

1604360015  
 SMITH, ALEXANDER & KOPERA, BREANNE  
 540 SE ESKER RIDGE DR  
 WAUKEE, IA 50263

1604360017  
 CURTIS, SAMUEL & KASS,  
 RANDI JTRS  
 570 SE ESKER RIDGE DR  
 WAUKEE, IA 50263

1604376003  
 THE QUARTER AT WAUKEE, LLC  
 4011 AVENUE OF THE CITIES,  
 SUITE 101B  
 MOLINE, IL 61265

1609100007  
 KETTLESTONE LAKES, LLC  
 9550 HICKMAN RD. #100  
 CLIVE, IA 50325

1609200010  
 HDANK INVESTMENT, LLC, AP GPP, LC  
 5000 WESTOWN PARKWAY, SUITE 400  
 WEST DES MOINES, IA 50266

REZONING TABLE

NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL OF PROPERTY(S.F.)	SQUARE FOOTAGE WITHIN 250' OF REZONING	% OF TOTAL SQUARE FOOTAGE WITHIN 250' OF REZONING	% CONSENTING	% NON-CONSENTING
THE ESTATES OF WAUKEE, A VINTAGE COOPERATIVE COMMUNITY	VINTAGE ESTATES OF WAUKEE PLAT 1 LOT 1 PARCEL ID: 1604335001	2521 WASHINGTON ST, PELLA, IA 50219	343,965 SF (7.90 ACRES)	105,772 SF	12.31%		
E&J, LLC	VINTAGE ESTATES OF WAUKEE PLAT 1 LOT 2 PARCEL ID: 1604335002	2521 WASHINGTON ST, PELLA, IA 50219	131,800 SF (3.03 ACRES)	36,145 SF	4.21%		
MN WAUKEE HOLDINGS, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 5 PARCEL 18-163 OUTLOT B PARCEL ID: 1604404005	210 E WALNUT ST, SUITE 210 MANKATO, MN 56001	122,404 SF (2.81 ACRES)	59,256 SF	6.89%		
COMMUNITY CHOICE CREDIT UNION	THE SHOPS AT KETTLESTONE NORTH PLAT 1 OUTLOT U PARCEL ID: 1604402003	6163 NW 86TH STREET, SUITE 105, JOHNSTON, IA 50131	91,224 SF (2.09 ACRES)	48,665 SF	5.66%		
KC KETTLESTONE, LC	ASHWORTH NORTH PLAT 1 LOT 1 PARCEL ID: 1604427002	5000 WESTOWN PARKWAY, SUITE 400, WEST DES MOINES, IA 50266	358,063 SF (8.22 ACRES)	2,201 SF	0.26%		
CITY OF WAUKEE IOWA	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOTS A&B PARCEL ID: 1604331012	230 W HICKMAN ROAD WAUKEE, IA 50263	60,548 SF (1.39 ACRES)	1,098 SF	0.13%		
HY-VEE INC	THE SHOPS AT KETTLESTONE NORTH PLAT 3 LOT 1 PARCEL ID: 1604453001	5820 WESTOWN PKWY, WEST DES MOINES, IA 50266	85,204 SF (1.96 ACRES)	21,682 SF	2.52%		
HART FAMILY HOTELS - WAUKEE, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 3 LOT 2 PARCEL ID: 1604453002	PO BOX 950 211 4TH STREET LAKEVIEW, IA 51450	110,642 SF (2.54 ACRES)	22,035 SF	2.56%		
ARAC, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 OUTLOT Z PARCEL ID: 1604452003	16350 BOSTON PKWY, CLIVE, IA 50325	169,792 SF (3.90 ACRES)	33,619 SF	3.91%		
HDANK INVESTMENT, LLC AND AP GPP, LC	PARCEL 19-48 W/ NE/EX RD/SEC: 9 TWP: 78 RNC: 26 PARCEL ID: 1609200010	5000 WESTOWN PKWY SUITE 400, WEST DES MOINES, IA 50266	828,511 SF (19.02 ACRES)	46,729 SF	5.44%		
KETTLESTONE LAKES, LLC	NE NW SEC: 9 TWP: 78 RNC: 26 PARCEL ID: 1609100007	9550 HICKMAN RD #100 CLIVE, IA 50325	1,666,170 SF (38.25 ACRES)	62,736 SF	7.30%		
THE QUARTER AT WAUKEE, LLC	PARCEL 19-92 THE SHOPS AT KETTLESTONE NORTH PLAT 4 OUTLOT V PARCEL ID: 1604376003	4011 AVENUE OF THE CITIES, SUITE 101B MOLINE, IL 61265	102,384 SF (2.35 ACRES)	79,518 SF	9.25%		
KTL VENUE, LLC	KEETOWN LOOP PLAT 1 LOT 15 PARCEL ID: 1604377001	4011 AVENUE OF THE CITIES, SUITE 101B MOLINE, IL 61265	304,866 SF (7.00 ACRES)	213,395 SF	24.83%		
KENNER, DAVID W & CHERYL A	KETTLESTONE RIDGE PLAT 7 LOT 16 PARCEL ID: 1604360019	2835 SE MORAIN CT, WAUKEE, IA 50263	16,560 SF (0.38 ACRES)	2,685 SF	0.31%		
YAZZIE, MOLLIE MARIE	KETTLESTONE RIDGE PLAT 7 LOT 15 PARCEL ID: 1604360018	2825 SE MORAIN CT, WAUKEE, IA 50263	12,802 SF (0.29 ACRES)	12,577 SF	1.46%		
SMITH, ALEXANDER & KOPERA, BREANNE	KETTLESTONE RIDGE PLAT 7 LOT 14 PARCEL ID: 1604360015	540 SE ESKER RIDGE DR, WAUKEE, IA 50263	15,241 SF (0.35 ACRES)	15,146 SF	1.76%		
LAD, SANTOSH & NEETA	KETTLESTONE RIDGE PLAT 7 LOT 13 PARCEL ID: 1604360016	560 SE ESKER RIDGE DR, WAUKEE, IA 50263	18,379 SF (0.42 ACRES)	18,379 SF	2.14%		
CURTIS, SAMUEL & KASS, RANDI	KETTLESTONE RIDGE PLAT 7 LOT 12 PARCEL ID: 1604360017	570 SE ESKER RIDGE DR, WAUKEE, IA 50263	16,618 SF (0.38 ACRES)	16,618 SF	1.93%		
RICE, JAMES & JULIE	KETTLESTONE RIDGE PLAT 7 LOT 9 PARCEL ID: 1604358007	545 SE ESKER RIDGE DR, WAUKEE, IA 50263	9,941 SF (0.23 ACRES)	290 SF	0.03%		
HERTGES, DEREK M & MUNKEL, LAURA J	KETTLESTONE RIDGE PLAT 7 LOT 10 PARCEL ID: 1604358008	555 SE ESKER RIDGE DR, WAUKEE, IA 50263	9,941 SF (0.23 ACRES)	4,116 SF	0.48%		
SCHOVILLE, ANNE E	KETTLESTONE RIDGE PLAT 7 LOT 11 PARCEL ID: 1604358009	565 SE ESKER RIDGE DR, WAUKEE, IA 50263	9,891 SF (0.23 ACRES)	7,852 SF	0.91%		
KOHLHAAS, SEAN M & ELIZABETH A	KETTLESTONE RIDGE PLAT 3 LOT 5 PARCEL ID: 1604333006	2660 SE WILLOWBROOK DR, WAUKEE, IA 50263	13,886 SF (0.32 ACRES)	13,888 SF	1.62%		
THOMPSON, JAMIE & JUSTIN W	KETTLESTONE RIDGE PLAT 3 LOT 6 PARCEL ID: 1604333005	2650 SE WILLOWBROOK DR, WAUKEE, IA 50263	10,892 SF (0.25 ACRES)	10,534 SF	1.23%		
PEDERSEN-COULTER, JENNIFER LYNN & COULTER, TOBY	KETTLESTONE RIDGE PLAT 3 LOT 7 PARCEL ID: 1604333004	2630 SE WILLOWBROOK DR, WAUKEE, IA 50263	11,089 SF (0.26 ACRES)	1,501 SF	0.17%		
SAUTEL, STEVE EDWARD & CHERYL ANN	KETTLESTONE RIDGE PLAT 3 LOT 3 PARCEL ID: 1604334003	2645 SE WILLOWBROOK DR, WAUKEE, IA 50263	14,518 SF (0.33 ACRES)	6,632 SF	0.77%		
GRAHAM, MATTHEW DAVID & SHARI LYNN	KETTLESTONE RIDGE PLAT 3 LOT 4 PARCEL ID: 1604334004	2665 SE WILLOWBROOK DR, WAUKEE, IA 50263	16,364 SF (0.38 ACRES)	16,364 SF	1.90%		
TOTAL:			859,433 SF		100%		

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	017°32'43"	1587.5	486.13	244.98	484.23	S09°20'52"W
C2	092°56'45"	25.00	40.56	26.32	36.25	N49°30'38"W
C3	026°13'40"	465.00	212.89	108.33	211.01	N10°04'34"E
C4	025°13'30"	1038.00	456.31	231.93	452.63	N10°33'35"E
C5	026°47'26"	965.00	451.22	229.81	447.12	N11°19'29"E
C6	103°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C7	004°39'56"	465.00	36.76	18.39	36.75	S49°20'58"E
C8	007°40'53"	1135.00	152.17	76.20	152.05	S50°55'31"E
C9	005°13'17"	1155.00	105.25	52.66	105.22	S66°45'58"E

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	06/30/21	ISSUE FOR REZONING
2	08/01/23	ISSUE FOR ZONING AMENDMENT
3	03/29/24	AMENDMENT UPDATE
4	04/24/24	AMENDMENT UPDATE
5	07/01/24	AMENDMENT UPDATE

ISSUED FOR  
 REZONING  
 XX%  
 NOT FOR  
 CONSTRUCTION

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REZONING MAP

