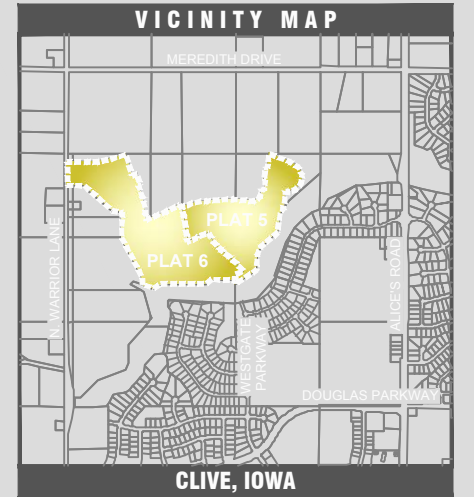
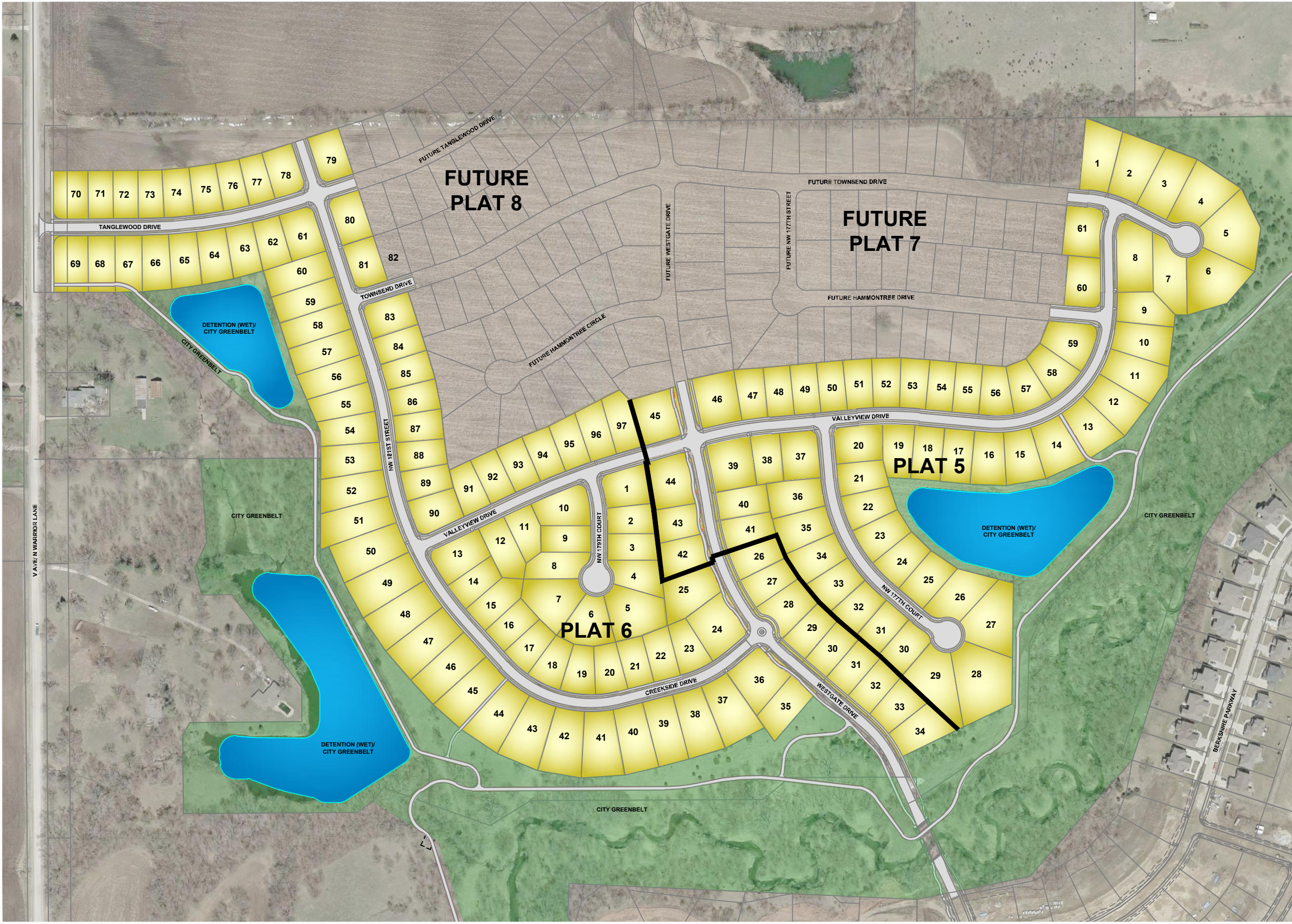


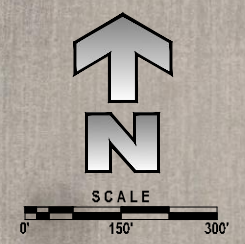
SHADOW CREEK PLAT 5 & 6

Clive, Iowa



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ARTISTIC RENDERING, FINAL PLANS SUBJECT TO CHANGE
PREPARED: AUGUST 04, 2020

Shadow Creek Plat 5 - Clive

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
1	17567 Townsend Drive	\$255,000	90'	Walk-out	
2	17543 Townsend Drive	\$269,000	100'	Walk-out	
3	17529 Townsend Drive	\$279,000	100'	Walk-out	
4	17487 Townsend Drive	\$325,000	110'	Walk-out	
5	17451 Townsend Drive	\$350,000	110'	Walk-out	
6	17454 Townsend Drive	\$350,000	104.7'	Walk-out	
7	17486 Townsend Drive	\$225,000	100'	Walk-out	
8	17530 Townsend Dr./ 4153 NW 175th St.	\$159,000	108'	Walk-out	
9	4127 NW 175th Street	\$195,000	90'	Walk-out	
10	4083 NW 175th Street	\$225,000	90'	Walk-out	
11	4065 NW 175th Street	\$225,000	90'	Walk-out	
12	4057 NW 175th Street	\$225,000	90'	Walk-out	
13	4049 NW 175th Street	\$215,000	100'	Walk-out	
14	17600 Valleyview Drive	\$210,000	100'	Walk-out	
15	17618 Valleyview Drive	\$199,500	90'	Walk-out	
16	17636 Valleyview Drive	\$199,500	90'	Walk-out	
17	17654 Valleyview Drive	\$185,000	90'	Walk-out	
18	17672 Valleyview Drive	\$175,000	90'	Walk-out	
19	17738 Valleyview Drive	\$159,000	90'	Walk-out	
20	17754 Valleyview Dr./4047 NW 177th Court	\$95,000	108'	Walk-out	
21	3991 NW 177th Court	\$139,000	90'	Walk-out	
22	3983 NW 177th Court	\$159,000	90'	Walk-out	
23	3965 NW 177th Court	\$179,000	95'	Walk-out	
24	3957 NW 177th Court	\$189,000	95'	Walk-out	
25	3949 NW 177th Court	\$189,000	95'	Walk-out	
26	3921 NW 177th Court	\$225,000	110'	Walk-out	
27	3891 NW 177th Court	\$275,000	109.7'	Walk-out	
28	3834 NW 177th Court	\$275,000	99.7'	Walk-out	960.55
29	3856 NW 177th Court	\$199,900	105.2'	Walk-out	960.55
30	3892 NW 177th Court	\$135,000	95'	Daylight	969.85
31	3948 NW 177th Court	\$135,000	90'	Daylight	969.85
32	3954 NW 177th Court	\$129,900	90'	Standard (level)	969.85
33	3960 NW 177th Court	\$129,900	90'	Standard (level)	
34	3968 NW 177th Court	\$129,900	90'	Standard (level)	
35	3974 NW 177th Court	\$125,000	90'	Standard (level)	
36	3988 NW 177th Court	\$120,000	90'	Standard (level)	
37	17792 Valleyview Dr./3994 NW 177th Ct.	\$95,000	111.3'	Walk-out	
38	17836 Valleyview Drive	\$115,000	85'	Walk-out	
39	17874 Valleyview Dr./4027 Westgate Pkwy	\$92,500	145'	Walk-out	
40	3981 Westgate Pkwy	\$105,000	85'	Walk-out	
41	3963 Westgate Pkwy	\$105,000	85'	Walk-out	
42	3954 Westgate Pkwy	\$99,500	95'	Walk-out	
43	3972 Westgate Pkwy	\$99,500	95'	Walk-out	
44	3998 Valleyview Dr./17892 Westgate Pkwy	\$89,900	136.3'	Walk-out	
45	17925 Valleyview Dr./4032 Westgate Pkwy	\$87,500	135'	Standard (level)	
46	17883 Valleyview Dr./4045 Westgate Pkwy	\$92,500	135'	Walk-out	1005.45
47	17865 Valleyview Drive	\$92,500	80'	Standard (level)	1005.45
48	17829 Valleyview Drive	\$92,500	80'	Standard (level)	
49	17795 Valleyview Drive	\$92,500	80'	Standard (level)	
50	17773 Valleyview Drive	\$92,500	80'	Standard (level)	
51	17763 Valleyview Drive	\$92,500	80'	Standard (level)	
52	17747 Valleyview Drive	\$92,500	80'	Standard (level)	984.95

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Protection Elevations (MPE)
53	17725 Valleyview Drive	\$92,500	80'	Standard (level)	984.95
54	17661 Valleyview Drive	\$92,500	80'	Standard (level)	
55	17643 Valleyview Drive	\$92,500	80'	Standard (level)	
56	17627 Valleyview Drive	\$92,500	85'	Standard (level)	974.10
57	17609 Valleyview Drive	\$92,500	90'	Standard (level)	974.10
58	4052 NW 175th Street	\$92,500	90'	Standard (level)	974.10
59	4076 NW 175th St./17566 Hammontree Dr.	\$89,000	108'	Standard (level)	974.10
60	4130 NW 175th St./17569 Hammontree Dr.	\$85,000	103'	Standard (level)	982.40
61	4154 NW 175th St./ 17566 Townsend Dr.	\$97,500	108'	Walk-out	982.40



Derek Temple
Cell: 515-778-2601
Dave Harmeyer
Cell: 515-554-4151

Architectural plans, and a list of materials and colors for all construction shall be submitted to and approved by Developer prior to any construction activities. Please review covenants for additional requirements.

Minimum Home Size Requirements: Plat 5

Lots 1-7, 23-29

Ranch: 2,000 sq. ft.
1 ½ story: 2,200 sq. ft.
2 story: 2,400 sq. ft.

Lots 8-22,30-36

Ranch: 1,800 sq. ft.
1 ½ story: 2,000 sq. ft.
2 story: 2,200 sq. ft.

Lots 37-61

Ranch: 1,600 sq. ft.
1 ½ story: 2,000 sq. ft.
2 story: 2,200 sq. ft.

Setbacks:

Lots: 1-38 - Front yard 30', Rear yard 35', Side yard 8'
Lots: 39-61 - Front yard 30', Rear yard 35' Side yard 7'

* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

~Seller does not guarantee the information describing these properties.

Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

~All MPE's and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.

~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.

~Prices are subject to change without notice.

Updated 11/18/2020

Shadow Creek Plat 6 - Clive

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Prtjection Elevations (MPE)
1	3997 NW 179th Ct./17936 Valleyview Dr.	\$99,500	103'	Walk-out	
2	3983 NW 179th Court	\$117,500	80'	Walk-out	
3	3967 NW 179th Court	\$125,000	80'	Walk-out	
4	3943 NW 179th Court	\$129,000	80'	Walk-out	993.95
5	3921 NW 179th Court	\$145,000	85.3	Walk-out	993.95
6	3910 NW 179th Court	\$145,000	85	Walk-out	993.95
7	3938 NW 179th Court	\$145,000	85	Walk-out	993.95
8	3956 NW 179th Court	\$119,000	80	Walk-out	993.95
9	3974 NW 179th Court	\$105,000	80	Walk-out	
10	3992 NW 179th Ct./17972 Valleyview Dr.	\$99,500	103'	Walk-out	
11	18034 Valleyview Drive	\$110,000	89	Walk-out	
12	18052 Valleyview Drive	\$125,000	85	Walk-out	
13	3949 NW 181st St./18096 Valleyview Dr.	\$87,900	142'/90'	Standard (level)	
14	3943 NW 181st Street	\$92,500	85	Standard (level)	
15	3931 NW 181st Street	\$92,500	85'	Standard (level)	993.95
16	3917 NW 181st Street	\$92,500	85	Standard (level)	993.95
17	3887 NW 181st Street	\$92,500	81.6'	Standard (level)	993.95
18	17991 Creekside Drive	\$92,500	81.6'	Standard (level)	993.95
19	17963 Creekside Drive	\$92,500	81.6'	Standard (level)	993.95
20	17947 Creekside Drive	\$92,500	81.6'	Standard (level)	993.95
21	17925 Creekside Drive	\$92,500	81.6'	Standard (level)	993.95
22	17883 Creekside Drive	\$92,500	81.6'	Standard (level)	993.95
23	17861 Creekside Drive	\$92,500	81.6'	Standard (level)	993.95
24	17827 Creekside Dr./3918 Westgate Pkwy	\$92,500	146.2	Possible Daylight	993.95
25	3946 Westgate Parkway	\$115,000	95'	Walk-out	993.95
26	3945 Westgate Parkway	\$107,500	85'	Walk-out	
27	3927 Westgate Parkway	\$107,500	85'	Walk-out	
28	3905 Westgate Parkway	\$110,000	110'	Walk-out	
29	3889 Westgate Parkway	\$115,000	85'	Walk-out	
30	3865 Westgate Parkway	\$115,000	85'	Walk-out	969.85
31	3857 Westgate Parkway	\$115,000	85.2'	Walk-out	969.85
32	3843 Westgate Parkway	\$115,000	85'	Walk-out	
33	3821 Westgate Parkway	\$145,000	85'	Walk-out	960.55
34	3809 Westgate Parkway	\$175,000	85'	Walk-out	960.55
35	3872 Westgate Parkway	\$215,000	90'	Walk-out	
36	17836 Creekside Dr./3894 Westgate Pkwy	\$159,000	144.9'/135.1	Walk-out	
37	17854 Creekside Drive	\$199,500	92.9'	Walk-out	
38	17872 Creekside Drive	\$199,500	93'	Walk-out	
39	17914 Creekside Drive	\$199,500	93.1'	Walk-out	
40	17932 Creekside Drive	\$199,500	93.1'	Walk-out	
41	17956 Creekside Drive	\$259,000	92.9'	Walk-out	
42	17972 Creekside Drive	\$259,000	92.9'	Walk-out	
43	18006 Creekside Drive	\$295,000	92.9'	Walk-out	
44	18018 Creekside Drive	\$249,900	92.9'	Walk-out	
45	3854 NW 181st Street	\$259,900	93'	Walk-out	
46	3892 NW 181st Street	\$259,900	100'	Walk-out	
47	3934 NW 181st Street	\$259,900	100'	Walk-out	
48	3940 NW 181st Street	\$259,900	100'	Walk-out	
49	3948 NW 181st Street	\$249,900	100'	Walk-out	
50	3962 NW 181st Street	\$249,900	100'	Walk-out	
51	3974 NW 181st Street	\$205,000	85'	Walk-out	
52	3992 NW 181st Street	\$189,000	85'	Walk-out	
53	4010 NW 181st Street	\$185,000	85'	Walk-out	
54	4038 NW 181st Street	\$179,000	85	Walk-out	
55	4056 NW 181st Street	\$179,000	82.1'	Walk-out	
56	4074 NW 181st Street	\$179,000	82.1'	Walk-out	990.95
57	4092 NW 181st Street	\$179,000	82.1'	Walk-out	990.95
58	4116 NW 181st Street	\$179,000	82.1'	Walk-out	990.95
59	4134 NW 181st Street	\$179,000	82.1'	Walk-out	990.95
60	4152 NW 181st Street	\$189,000	81.9'	Walk-out	990.95
61	18190 Tanglewood Dr./4174 NW 181st St.	\$99,000	103'	Walk-out	
62	18210 Tanglewood Drive	\$145,000	84.5'	Walk-out	

Lot #	Address	Price	* Approximate Width at Setback	Grade	Minimum Prtoection Elevations (MPE)
63	18234 Tanglewood Drive	\$159,000	84.5'	Walk-out	990.95
64	18256 Tanglewood Drive	\$159,000	90'	Walk-out	990.95
65	18272 Tanglewood Drive	\$159,000	85'	Walk-out	990.95
66	18316 Tanglewood Drive	\$159,000	81.1'	Walk-out	
67	18338 Tanglewood Drive	\$149,000	80.6'	Walk-out	
68	18354 Tanglewood Drive	\$139,000	80.8'	Walk-out	
69	18372 Tanglewood Drive	\$129,000	103'	Walk-out	
70	18381 Tanglewood Drive	\$80,900	103'	Standard (level)	1006.80
71	18363 Tanglewood Drive	\$84,900	75.3'	Standard (level)	1006.80
72	18345 Tanglewood Drive	\$84,900	75'	Standard (level)	1006.80
73	18328 Tanglewood Drive	\$87,900	75'	Standard (level)	1006.80
74	18281 Tanglewood Drive	\$84,900	85'	Standard (level)	1006.80
75	18265 Tanglewood Drive	\$87,900	85'	Standard (level)	1006.80
76	18243 Tanglewood Drive	\$84,900	75'	Standard (level)	1006.80
77	18227 Tanglewood Drive	\$84,900	75'	Standard (level)	1006.80
78	18197 Tanglewood Drive	\$82,900	95.2'	Standard (level)	1006.80
79	4203 NW 181st St./18145 Tanglewood Dr.	\$82,900	98	Standard (level)	1009.65
80	4179 NW 181st St./18148 Tanglewood Dr.	\$83,900	98'	Possible Daylight	1008.05
81	4143 NW 181st St./18147 Townsend Dr.	\$83,900	98'	Possible Daylight	1008.05
82	18123 Townsend Drive	\$86,900	75'	Daylight	1008.05
83	4109 NW 181st Street	\$86,900	103'	Standard (level)	1008.45
84	4081 NW 181st Street	\$89,900	81.8'	Standard (level)	1008.45
85	4063 NW 181st Street	\$89,900	81.8'	Standard (level)	1008.45
86	4047 NW 181st Street	\$89,900	81.8'	Standard (level)	
87	4025 NW 181st Street	\$89,900	81.6'	Standard (level)	
88	4009 NW 181st Street	\$89,900	81.8'	Standard (level)	1001.85
89	3997 NW 181st Street	\$89,900	103'	Standard (level)	1001.85
90	3985 NW 181st St./18089 Valleyview Dr.	\$86,900	82.3'	Standard (level)	1001.90
91	18063 Valleyview Drive	\$89,900	82.3'	Standard (level)	1001.85
92	18047 Valleyview Drive	\$89,900	82.3'	Standard (level)	
93	18025 Valleyview Drive	\$89,900	82.3'	Standard (level)	
94	17983 Valleyview Drive	\$89,900	82.3'	Standard (level)	
95	17967 Valleyview Drive	\$91,800	82.3'	Standard (level)	
96	17945 Valleyview Drive	\$92,900	82.3'	Standard (level)	
97	17931 Valleyview Drive	\$93,900	82.3'	Standard (level)	

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Minimum Home Size Requirements: Plat 6

Lots 1-34, 61-97

Ranch: 1,600 sq. ft.
 1 ½ story: 2,000 sq. ft.
 2 story: 2,200 sq. ft.

Lots 35-42, 51-60

Ranch: 1,800 sq. ft.
 1 ½ story: 2,000 sq. ft.
 2 story: 2,200 sq. ft.

Lots 43-50

Ranch: 2,000 sq. ft.
 1 ½ story: 2,200 sq. ft.
 2 story: 2,400 sq. ft.

Set Backs:

Lots:1-23, 37-60, 84-97 - Front yard 30', Rear yard 35', Side yard 8'
 Lots: 24-26, 30-36, 61-83 - Front yard 30', Rear yard 35' Side yard 7'
 Lot: 28 - Front Yard 25', Rear Yard 35', Side yard 7'
 Lots: 27 and 29 - Front Yard 35', Rear Yard 35', Sideyard 7'

Check out the website for all up to date sales information - www.vistalots.com

* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

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