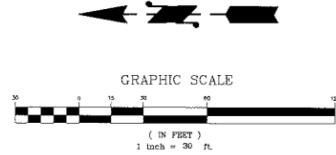


**PLANNED AREA DEVELOPMENT OF
GREEN ACRES R.V. PARK II
LOTS 4, 5 AND THE SOUTH 273.50 FEET
OF LOTS 37 AND 38 OF RANCHO EL DORADO
PER BOOK 32 OF MAPS, PAGE 40. M.C.R.**



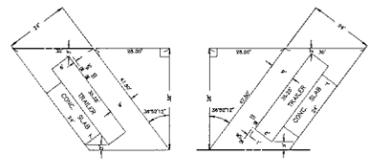
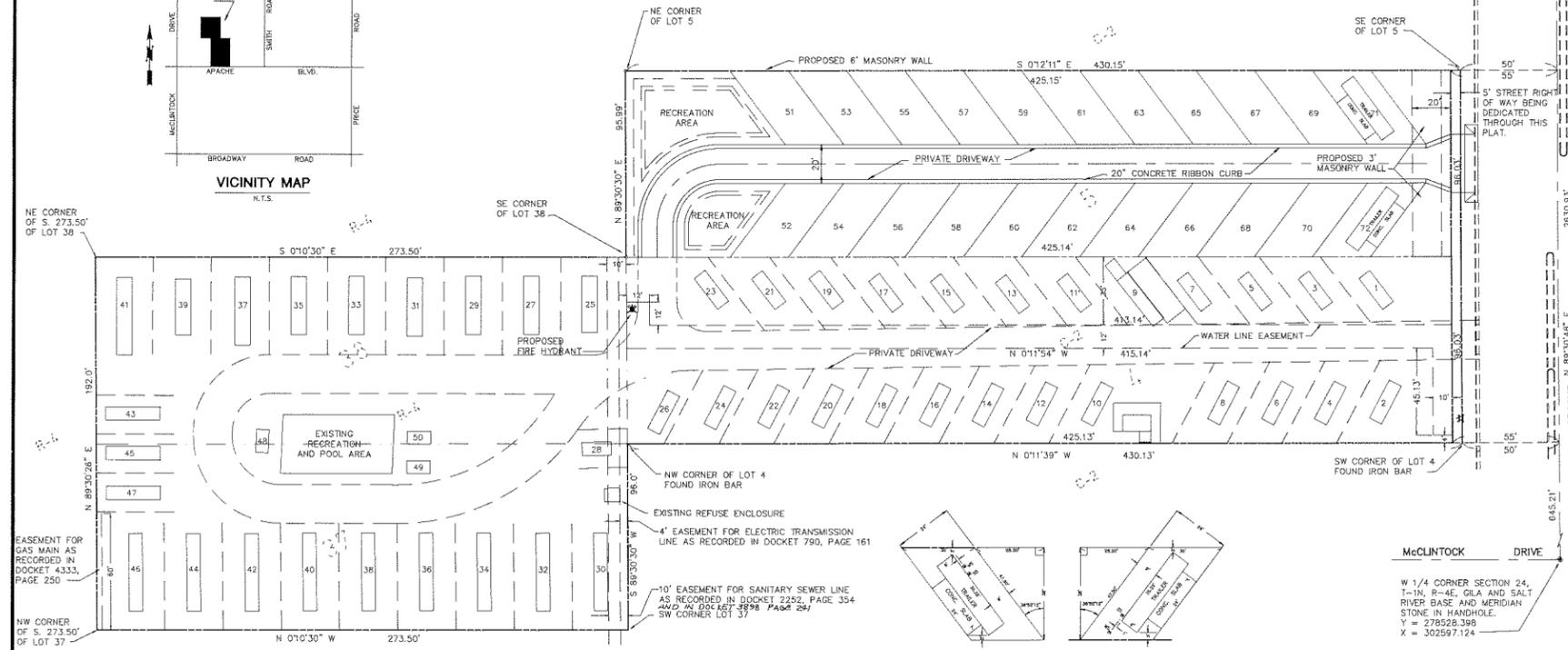
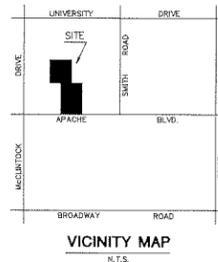
LEGAL DESCRIPTION:
Lots 4, 5 and the South 273.50 feet of Lots 37 and 38 of RANCHO EL DORADO, a subdivision recorded in Book 32 of Maps, page 40, Maricopa County Records, and located in the Northwest quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Described property being in and forming a part of the City of Tempe, Arizona and comprising an area of 3.1020 acres more or less.

DEVELOPER
ROBERT STAFFORD
2052 W. MAIN STREET
MESA, ARIZONA 85201

STATE OF ARIZONA }
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
in Book 349
on page 28
Witness my hand and official seal the day and year aforesaid.
By James H. Hinkle County Recorder
92-192173 Recording Number

BENCHMARK:
Top of stone in handhole located at the intersection of Apache Boulevard and McClintock Drive.
ELEVATION = 1177.83 per City of Tempe datum.

CENTER OF SECTION 24
STONE IN HANDHOLE
Y = 278530.609
X = 305228.148



DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:
That BARBARA STAFFORD, wife of ROBERT E. STAFFORD, as her sole and separate property has divided, under the name of "GREEN ACRES R. V. PARK II", a portion of the Northwest quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown platted herein, and hereby publish this plat as and for the plat of said "GREEN ACRES R. V. PARK II", and hereby declare that said plat sets forth the location and gives the dimensions of the lots, street, tracts, easements and private accessways constituting same, and that each lot, street, tract and private accessway shall be known by the number, name, or letter given each respectively on said plat and hereby dedicate to the public for use as such the street right-of-way as shown on said plat and included within the herein described premises. The private accessways are not dedicated to the use of the general public, but are dedicated as access easements for refuse collection, emergency, and service type vehicles. Easements are dedicated for the purpose shown.
IN WITNESS WHEREOF:
The undersigned, as owner, has hereunto executed this instrument on this 10 day of March, 1992.

By Barbara Stafford
BARBARA STAFFORD
ACKNOWLEDGMENT:
STATE OF ARIZONA }
COUNTY OF MARICOPA }
On this 10 day of March, 1992, before me the undersigned officer personally appeared BARBARA STAFFORD, who acknowledged herself to be the person who executed the foregoing instrument for the purposes therein contained.
IN WITNESS WHEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL
By Wilma J. McMahon OFFICIAL SEAL
NOTARY PUBLIC WILMA J. MCMAHON
MARICOPA COUNTY
Comm. Expires Nov. 25, 1994

APPROVALS:
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 12 DAY OF December, 1992.
BY James E. Mitchell ATTEST Allen R. Fowler
MAYOR CLERK
APPROVED BY: Robert Stafford 4-3-92 DATE
CITY ENGINEER
APPROVED BY: Joseph Williams 4-3-92 DATE
PLANNING DIRECTOR

USE PERMIT:
Allow expansion of a legal non-conforming use.
CERTIFICATION:
This is to certify that the survey and subdivision of the premises described and platted herein were made under my direction, and that the plat is correct and accurate.
By Robert A. Johnson 5277 3/10/92
Registered Civil Engineer Reg. No. Date

- GENERAL NOTES:**
- No parking fire lane signs to be installed prior to occupancy. (lot 5 only)
 - Fire access/fire hydrant coverage shall be maintained throughout the development of property. (Signs shall be posted at the start of development).
 - Sewage disposal shall be handled by design of a sanitary sewer system in conformance to the recommendations of the City Engineer.
 - Storm water will be retained in a basin in landscape area.
 - The water system shall be design per M.A.G. Specifications and U.E.C. and recommendations of the City Engineer.
 - All addresses shall be assigned by the Real Estate Services Section of the Tempe Engineering Division after recordation.
- ASSURED WATER SUPPLY CERTIFICATION:**
This development is located within the City of Tempe water service area and has been designated as having an assured water supply.

- VARIANCES GRANTED:**
- Reduce minimum required front yard setback from 10' to 2'.
 - Reduce minimum required rear yard setback from 5' to 3'.
 - Reduce minimum required rental space length from 55' to 47' - 8" .
 - Reduce minimum required rental space area from 1,500 s.f. to 1,140 s.f.
 - Waive required 15 gallon trees 15' on center between residential and commercial districts at certain locations.
 - Waive required 6' masonry wall between TP and C-2 zoning districts.
 - Waive required paving of required parking area to allow decomposed granite.
 - Reduce required minimum width of perimeter landscaping from 6' to 3'.
 - Reduce minimum required guest parking from 14 to 0 spaces.
 - Increase maximum time permitted for a vehicle to remain in the trailer park from 3 months to 9 months.
 - Reduce minimum site area from 5 acres to 3.08 acres.

SITE DATA

ZONING	Existing: C-2 - General Commercial District Proposed: TP - Trailer Park District
SITE AREA	Gross: 3.1020 Acres Net: 3.0800 Acres
LOTS	Existing: 50 Proposed: 22
LANDSCAPE	X
COMMON AREA (Recreation)	4,765 S.F.
INDIVIDUAL LOT AREA (Lots 51-72)	1140 S.F.

- CONDITIONS OF APPROVAL**
- No variances may be created by future property lines without prior approval of the City of Tempe.
 - Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or variances shall be deemed null and void.
 - Building permit shall be obtained and substantial construction commenced within two years of the date of Council approval or the zoning shall revert to that in place at the time of application.
 - Developer shall conform with all site improvement agreements as set forth in attached minutes of Green Acres Trailer Park Meeting - 3/13/91. The time frame for installation of said improvements shall be extended 6 months from the dates listed in the minutes under Item #19.

BRADY-AULRICH & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
1042 E. Guadalupe Road
Tempe, Arizona 85283
Phone (602) 838-4000 Fax (602) 345-9209
DENNIS H. BRADY P.L.L.S. ROBERT N. HERMON P.E.
CHRISTOPHER E. AULRICH P.L.L.S.
ROBERT STAFFORD
DATE: 1/14/92
SCALE: 1" = 30'
DRAWN BY: M.S.S. CHECKED BY: R.N.H. JOB NO. 91-03-06