

FINAL PLAT & FINAL P.A.D. FOR RIO VENTANA TOWNHOMES PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY TEMPE, ARIZONA

DEDICATION

STATE OF ARIZONA) S.S. COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

That Rio Ventana Townhomes Tempe, L.L.C., an Arizona limited liability company, as Owner, has subdivided a portion of the Northeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, under the name of "RIO VENTANA TOWNHOMES", and hereby publishes this final plat consisting of three sheets, as and for the plat of said "RIO VENTANA TOWNHOMES", and hereby declares that said plat sets forth the locations and gives the dimensions of the lots, tract, drainage easement, public utility easement, water line easement and street (University Drive) constituting same and that the lots, tract and street shall be known by the number and name given each respectively on said plat.

IN WITNESS WHEREOF: Rio Ventana Townhomes Tempe, L.L.C., an Arizona limited liability company, as Owner, has hereunto caused its name to be signed and the same attested by the signature of Rodney L. Morris, thereunto duly authorized.

BY: Rodney L. Morris, President, 12/4/00

ACKNOWLEDGMENT

STATE OF ARIZONA) SS MARICOPA COUNTY)

On this 4th day of December, 2000, before me the undersigned notary public, personally appeared Rodney L. Morris, who acknowledged himself to represent Del Mar Homes, L.L.C., an Arizona limited liability company, and that he as such, being duly authorized so to do, executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal

Notary Public seal and signature of Kelly S. Oravel.

My Commission Expires: 02-24-01

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 16th DAY OF December, 1999

BY: Neil B. Stuberger, Mayor, 12/16/99

ATTEST: Kathy R. Meyer, Clerk, 12/16/99

BY: City Engineer, DATE

BY: Neil Mullins, Development Services, 12/14/00

CERTIFICATION

This is to certify that the Survey of the premises described and plotted hereon was made under my direction during the months of May, 1999 and December of 2000; that the plot is true and complete as shown; that the monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

BY: Richard C. Hupfer, Registered Land Surveyor, DATE 12/14/2000

Richard C. Hupfer, Registered Land Surveyor, Arizona Registration No. 20362



LEGEND

- Legend symbols and descriptions: CORNER OF THIS SUBDIVISION, SET 1/2" REBAR W/CAP LS 20362 (OR AS NOTED); LOT OR TRACT CORNER TO BE SET AT COMPLETION OF MASS GRADING MONUMENT (FOUND AS NOTED); PROPERTY/RIGHT-OF-WAY LINE; SUBDIVISION BOUNDARY LINE; LOT LINE; CENTER/MONUMENT LINE; EASEMENT LINE AS DEDICATED BY THIS FINAL PLAT; RECORD BEARING/ DISTANCE PER CITY OF TEMPE CONTROL COORDINATES; MEASURED AND/OR CALCULATED BEARING OR DISTANCE PER THIS SURVEY. ALL BEARINGS AND DISTANCES ARE MEASURED, UNLESS NOTED OTHERWISE; P.U.E. PUBLIC UTILITY EASEMENT.

PROJECT DATA

PARCEL SIZE: GROSS: 182,784 S.F. 4.1961 ACRES. NET: 166,647 S.F. 3.8716 ACRES.

NUMBER OF UNITS: 46 NUMBER OF LOTS: 46

OWNER: RIO VENTANA TOWNHOMES TEMPE L.L.C. 2108 N.40TH STREET, SUITE 4 PHOENIX, ARIZONA, (480) 874-1804

PROJECT NAME: RIO VENTANA TOWNHOMES SITE ADDRESS: 2027 EAST UNIVERSITY DRIVE

ARCHITECT: SHERBONDY ART & ARCHITECTURE DON SHERBONDY R.A. 6118 NORTH 9TH AVE PHOENIX, AZ 85013

SUBMITTED BY: MOREA-HALL ENGINEERING RICHARD HUPFER, L.S. 1820 W. MARICOPA FREEWAY PHOENIX, ARIZONA 85007 (602) 258-4428

LEGAL DESCRIPTION

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

BASIS OF BEARINGS

Assumed South 89°38'56" East along the North line of the Northeast quarter of Section 24, T.1N., R.4 E., according to the City of Tempe horizontal control monumentation.

BASIS OF SURVEY

Commitment for Title Insurance, Order No.55-2043656A/eh from Security Title Agency, dated May 9, 2000 at 7:50 a.m.

NOTES

1) This subdivision is located within the City of Tempe water service area and has been designated as having an assured water supply.

FLOOD PLAIN NOTE

According to the National Flood Insurance Program, Flood Insurance Rate Community Map Number D40054, Panel Number 2170F, dated September 4, 1991, this parcel lies within shaded Zone "X", defined as areas of 500 year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from the 100-year flood.

CONDITIONS OF APPROVAL

PER: #SPD-99.55 (From City Council approval letter, dated December 17, 1999)

- 1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans; water and sewer construction drawings, refuse pickup, and off-site improvements. b. Off-site improvement to bring roadway to current standards include: (1) Water lines and fire hydrants (2) Sewer lines (3) Storm drains (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities. c. Fees to be paid with the development of this project include: (1) Water and sewer development fees (2) Water and/or sewer participation charges (3) Inspection and testing fees d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat. 2. a. All street dedications shall be made within-six (6) months of Council approval. b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department. c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re) development in accordance with the code of the City of Tempe - Section 25.120. 3. The approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certification of Occupancy. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Director. 4. A building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application. 5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site. 8. The PAD shall be modified prior to City Council to reflect a minimum 10' setback for all rear yards of proposed units. 9. Should the architectural details, elevations or floor plans change from those approved as part of this request or any future submittal, all modifications shall be reviewed by the Design Review Board prior to issuance of building permits. 11. A Final PAD and Final Subdivision Plat must be approved by the City Council and recorded by the County Recorder's Office prior to the issuance of any construction permits for this project. 12. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of a building permit. 13. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.

MULTI-USE EASEMENT DISCLOSURE

A multi-use easement of undefined width is created across Lots 1-46 inclusive, by this plat, in order to provide an easement for utility lines, conduits, meter boxes and other connections as may be reasonably necessary.

In addition, for Lots 2,3,4,6-13 inclusive,15,16,17,20,21,22,25-32 inclusive,43,44 and 45, this multi-use easement shall also include an easement for driveway purposes. The purpose of this driveway easement is to insure that each homeowner has vehicular access to their individual driveway and garage. No Lot Owner shall park a vehicle or allow the parking of any vehicle, on any portion of a driveway that is not located on that Owner's Lot, nor shall a Lot Owner prevent any other Lot Owner from entering their driveway, over and across this multi-use easement.

In addition, Lots 13,14,15,17,18,19,20,22,23,24,25,27,28,29,30,31 and 33 to 41 inclusive, are subject to roadway/sidewalk improvements of varying width, across the front yards thereof.

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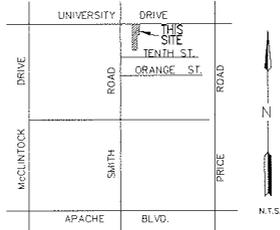
FINAL PLAT
&
FINAL P.A.D.

FOR
RIO VENTANA TOWNHOMES
PART OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA & SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY
TEMPE, ARIZONA

SMITH ROAD
N00°07'34"E 2669.18'(M)
N00°07'46"E 2869.04'(R)

BOOK 550 PAGE 23
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURSELL
2000-0953819
12/14/2000 11:02

VICINITY MAP



CITY OF TEMPE
CONTROL NO.162
N 278530.60
E 305228.14
CENTER OF
SEC.24,T.1N.,R.4E.
FND BRASS CAP
IN HAND HOLE

CITY OF TEMPE
CONTROL NO.147
N 281199.63
E 305234.16
N 1/4 CORNER
SEC.24,T.1N.,R.4E.
FND BRASS CAP
IN HAND HOLE



LEGEND

- CORNER OF THIS SUBDIVISION, SET 1/2" REBAR W/CAP LS 20362 (OR AS NOTED)
- LOT OR TRACT CORNER TO BE SET AT COMPLETION OF MASS GRADING
- PROPERTY/BRIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTER/MONUMENT LINE
- EASEMENT LINE AS DEDICATED BY THIS FINAL PLAT
- (R) RECORD BEARING, DISTANCE PER CITY OF TEMPE CONTROL COORDINATES
- (M) MEASURED AND/OR CALCULATED BEARING OR DISTANCE PER THIS SURVEY. ALL BEARINGS AND DISTANCES ARE MEASURED, UNLESS NOTED OTHERWISE
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE

The entire site, excluding the numbered Lots, is designated as Tract A.

BASIS OF BEARINGS

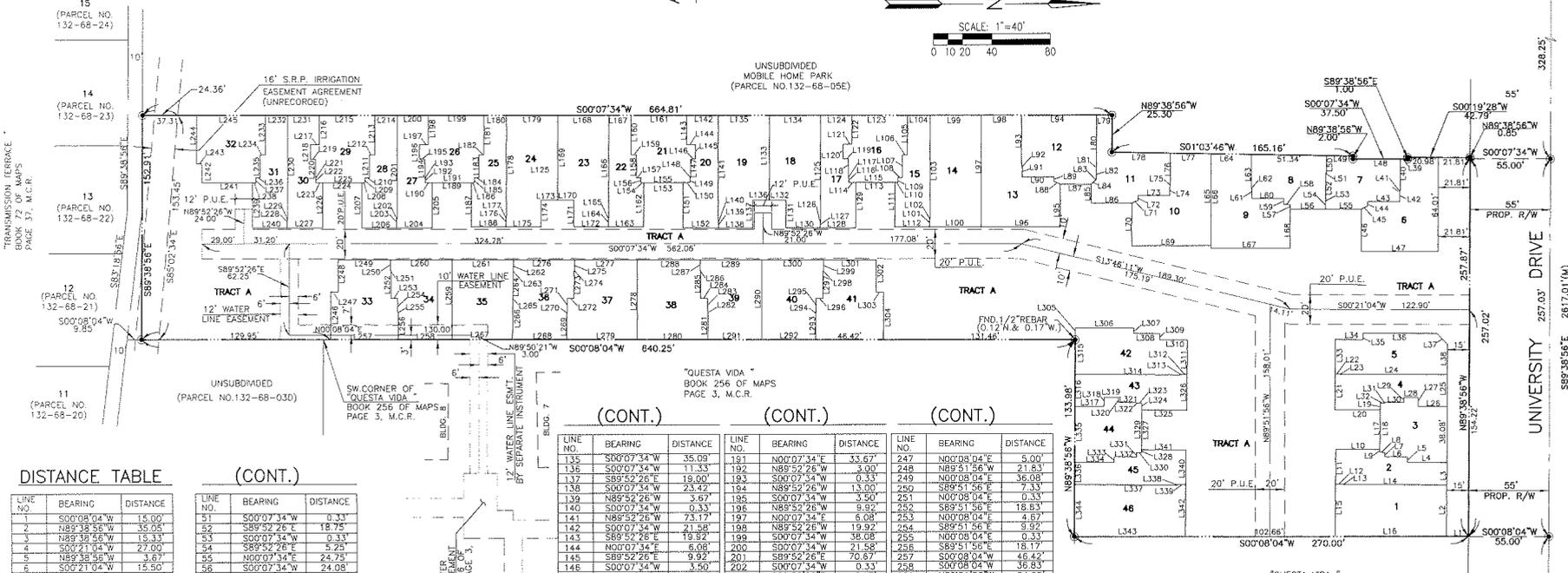
Assumed South 89°38'56" East along the North line of the Northeast quarter of Section 24, T.1N., R.4 E., according to the City of Tempe horizontal control monumentation.

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BY *Richard C. Hupler* DATE 12/14/2000

Richard C. Hupler
Registered Land Surveyor
Arizona Registration No. 20362



DISTANCE TABLE

LINE NO.	BEARING	DISTANCE
1	S00°08'04"W	15.00
2	N89°38'56"E	35.05
3	N89°38'56"E	15.33
4	S00°21'04"W	27.00
5	N89°38'56"E	3.67
6	N89°38'56"E	15.50
7	N89°38'56"E	4.00
8	S00°21'04"W	3.33
9	N89°38'56"E	2.00
10	S00°21'04"W	30.33
11	S89°38'56"E	23.67
12	N00°21'04"E	5.50
13	S89°38'56"E	0.33
14	N00°21'04"E	70.67
15	S89°38'56"E	35.67
16	S00°08'04"W	76.17
17	N89°38'56"E	21.00
18	N89°38'56"E	33.67
19	N89°38'56"E	4.67
20	S00°21'04"W	31.00
21	N89°38'56"E	24.33
22	N00°21'04"E	3.67
23	N89°38'56"E	0.33
24	N00°21'04"E	73.17
25	S89°38'56"E	21.58
26	S00°21'04"W	19.52
27	N89°38'56"E	6.58
28	S00°21'04"W	9.92
29	S89°38'56"E	3.50
30	S00°21'04"W	13.00
31	S89°38'56"E	0.33
32	S00°21'04"W	3.00
33	N89°38'56"E	23.42
34	S89°38'56"E	4.77
35	N89°38'56"E	4.33
36	N00°21'04"E	50.62
37	N89°38'56"E	10.15
38	N89°38'56"E	29.34
39	S00°07'34"W	5.12
40	S89°38'56"E	22.00
41	N89°38'56"E	0.33
42	S89°38'56"E	7.00
43	S00°07'34"W	21.92
44	S89°38'56"E	3.90
45	S89°38'56"E	4.77
46	S89°38'56"E	29.08
47	N00°07'34"E	52.43
48	S00°07'34"W	27.67
49	S00°07'34"W	18.30
50	S89°38'56"E	12.30

(CONT.)

LINE NO.	BEARING	DISTANCE
51	S00°07'34"W	0.33
52	S89°38'56"E	18.75
53	S00°07'34"W	15.33
54	S89°38'56"E	5.25
55	N00°07'34"E	24.75
56	S00°07'34"W	24.08
57	N89°38'56"E	31.17
58	S00°07'34"W	4.33
59	N89°38'56"E	4.08
60	S00°07'34"W	21.92
61	N89°38'56"E	7.00
62	S00°07'34"W	0.33
63	N89°38'56"E	22.88
64	S00°07'34"W	27.57
65	S89°38'56"E	62.83
66	S89°38'56"E	64.42
67	N89°38'56"E	54.25
68	N89°38'56"E	26.83
69	S00°07'34"W	54.75
70	N89°38'56"E	29.08
71	N24°38'55"W	4.77
72	N89°38'56"E	3.00
73	N00°07'34"E	21.92
74	N89°38'56"E	7.00
75	N00°07'34"E	0.33
76	N89°38'56"E	22.00
77	N00°07'34"E	4.67
78	S01°03'46"W	40.19
79	S00°07'34"W	10.58
80	S89°38'56"E	35.96
81	S00°07'34"W	0.33
82	S89°38'56"E	8.12
83	S00°07'34"W	0.33
84	N89°38'56"E	21.00
85	S89°38'56"E	12.88
86	N00°07'34"E	27.75
87	S00°07'34"W	21.00
88	S24°34'04"W	19.92
89	N89°38'56"E	3.00
90	S00°07'34"W	21.92
91	N89°38'56"E	0.33
92	S00°07'34"W	0.33
93	N89°38'56"E	35.08
94	S00°07'34"W	24.33
95	N89°38'56"E	29.00
96	S89°38'56"E	54.25
97	N89°38'56"E	76.17
98	S00°07'34"W	27.67
99	S00°07'34"W	35.08
100	S00°07'34"W	35.42

(CONT.)

LINE NO.	BEARING	DISTANCE
101	N89°38'56"E	5.50
102	N00°07'34"E	0.33
103	N89°38'56"E	70.67
104	N89°38'56"E	15.34
105	S89°38'56"E	27.00
106	S00°07'34"W	3.67
107	N89°38'56"E	15.50
108	S00°07'34"W	3.00
109	S89°38'56"E	2.00
110	S00°07'34"W	3.33
111	N89°38'56"E	23.67
112	N00°07'34"E	23.87
113	S00°07'34"W	27.00
114	S00°07'34"W	4.67
115	N00°07'34"E	33.67
116	N89°38'56"E	3.00
117	S00°07'34"W	0.33
118	N89°38'56"E	13.00
119	S00°07'34"W	3.50
120	N89°38'56"E	8.92
121	N89°38'56"E	24.33
122	N89°38'56"E	19.92
123	S00°07'34"W	38.08
124	S00°07'34"W	21.58
125	S89°38'56"E	7.00
126	S00°07'34"W	0.33
127	S89°38'56"E	3.67
128	N00°07'34"E	24.33
129	N89°38'56"E	31.00
130	S00°07'34"W	23.42
131	N89°38'56"E	19.00
132	S00°07'34"W	11.13
133	N89°38'56"E	57.83
134	S00°07'34"W	35.08

(CONT.)

LINE NO.	BEARING	DISTANCE
135	S00°07'34"W	35.08
136	S00°07'34"W	11.33
137	S89°38'56"E	18.00
138	S00°07'34"W	23.42
139	N89°38'56"E	3.67
140	S00°07'34"W	0.33
141	N00°07'34"E	73.17
142	S00°07'34"W	21.58
143	S89°38'56"E	19.92
144	N00°07'34"E	6.08
145	S89°38'56"E	9.92
146	S00°07'34"W	3.50
147	S89°38'56"E	13.00
148	S00°07'34"W	0.33
149	S89°38'56"E	3.00
150	S00°07'34"W	4.67
151	S89°38'56"E	31.00
152	N00°07'34"E	24.33
153	S00°07'34"W	27.00
154	S00°07'34"W	2.00
155	N00°07'34"E	33.67
156	N89°38'56"E	3.33
157	S00°07'34"W	3.00
158	N00°07'34"E	15.34
159	S00°07'34"W	3.67
160	N89°38'56"E	27.00
161	S00°07'34"W	38.08
162	S89°38'56"E	30.33
163	S00°07'34"W	24.33
164	N89°38'56"E	13.00
165	N00°07'34"E	0.33
166	N89°38'56"E	70.67
167	S00°07'34"W	1.33
168	S00°07'34"W	35.08
169	S89°38'56"E	57.83
170	S00°07'34"W	31.00
171	S89°38'56"E	18.33
172	N00°07'34"E	23.42
173	S00°07'34"W	0.33
174	S89°38'56"E	13.00
175	S00°07'34"W	24.08
176	N89°38'56"E	5.50
177	S00°07'34"W	3.00
178	N89°38'56"E	70.67
179	S00°07'34"W	35.08
180	S00°07'34"W	15.34
181	S89°38'56"E	7.00
182	S00°07'34"W	3.67
183	S89°38'56"E	15.50
184	N00°07'34"E	24.33
185	S89°38'56"E	3.33
186	S00°07'34"W	2.00
187	S89°38'56"E	30.33
188	N00°07'34"E	23.67
189	S00°07'34"W	27.00
190	S00°07'34"W	4.67

(CONT.)

LINE NO.	BEARING	DISTANCE
191	N00°07'34"E	33.67
192	N89°38'56"E	3.00
193	S00°07'34"W	0.33
194	N89°38'56"E	13.00
195	S00°07'34"W	3.50
196	N89°38'56"E	8.92
197	N00°07'34"E	6.08
198	N89°38'56"E	19.92
199	S00°07'34"W	3.50
200	S00°07'34"W	21.58
201	S89°38'56"E	70.67
202	S00°07'34"W	0.33
203	S89°38'56"E	8.12
204	N00°07'34"E	24.33
205	N89°38'56"E	31.00
206	S00°07'34"W	23.67
207	N89°38'56"E	31.00
208	N00°07'34"E	2.00
209	N89°38'56"E	3.33
210	N00°07'34"E	3.00
211	N89°38'56"E	15.50
212	N00°07'34"E	3.67
213	S00°07'34"W	27.00
214	N00°07'34"E	15.34
215	S00°07'34"W	38.08
216	N89°38'56"E	27.00
217	S00°07'34"W	6.08
218	S89°38'56"E	9.92
219	N00°07'34"E	0.33
220	N89°38'56"E	7.33
221	N00°07'34"E	0.33
222	S89°38'56"E	3.00
223	N00°07'34"E	41.83
224	N00°07'34"E	48.42
225	N00°07'34"E	27.00
226	N89°38'56"E	18.17
227	N00°07'34"E	4.67
228	N89°38'56"E	9.92
229	N89°38'56"E	18.33
230	N00°07'34"E	4.67
231	N89°38'56"E	18.33
232	S00°07'34"W	15.33
233	N00°07'34"E	23.67
234	S00°07'34"W	3.67
235	S89°38'56"E	15.50
236	S00°07'34"W	3.00
237	N00°07'34"E	23.67
238	N89°38'56"E	4.67
239	N89°38'56"E	9.92
240	N00°07'34"E	42.17
241	S00°07'34"W	35.08
242	N89°38'56"E	21.83
243	N89°38'56"E	7.33
244	N89°38'56"E	32.83
245	S00°07'34"W	47.17
246	N89°38'56"E	32.42

(CONT.)

LINE NO.	BEARING	DISTANCE
247	N00°08'04"E	5.00
248	N89°38'56"E	21.83
249	N00°08'04"E	36.08
250	S89°38'56"E	7.33
251	S89°38'56"E	35.33
252	S89°38'56"E	18.83
253	N00°08'04"E	4.67
254	S89°38'56"E	9.92
255	N00°08'04"E	35.33
256	N89°38'56"E	54.25
257	N00°08'04"E	42.17
258	S89°38'56"E	42.17
259	S00°08'04"W	0.33
260	S89°38'56"E	28.08
261	N00°08'04"E	41.50
262	S00°08'04"W	37.17
263	S00°08'04"W	18.17
264	S89°38'56"E	18.17
265	S00°08'04"W	0.33
266	S89°38'56"E	28.08
267	S00°08'04"W	41.50
268	S00°08'04"W	37.17
269	N89°38'56"E	18.17
270	N00°08'04"E	0.33
271	N89°38'56"E	9.92
272	N89°38'56"E	4.67
273	N89°38'56"E	18.83
274	N00°08'04"E	0.33
275	N89°38'56"E	7.33
276	N00	

FINAL P.A.D.

FOR :

RIO VENTANA TOWNHOMES

2027 EAST UNIVERSITY DRIVE TEMPE, ARIZONA

ZONED RMH
EXISTING MOBILE HOME COMMUNITY

PLANNED AREA DEVELOPMENT

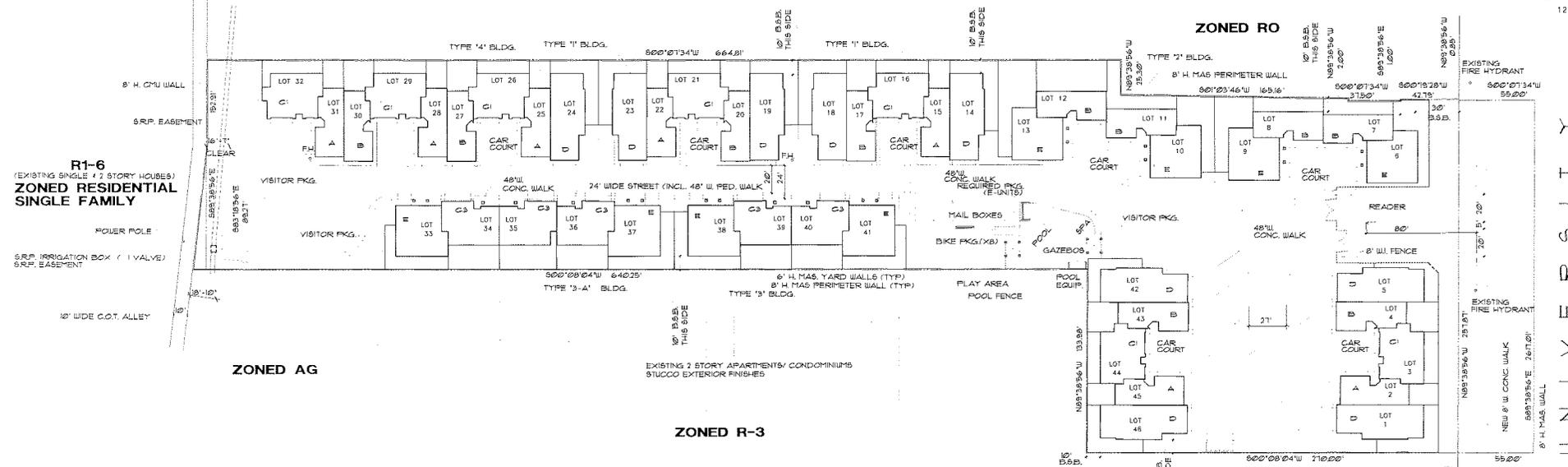
BOOK 550 PAGE 23

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2000-0953819

12/14/2000 11:02

SCALE: 1" = 40'-0"



PROJECT DATA

PROJECT DESCRIPTION: 46 TOWNHOUSE UNITS IN PLANNED RESIDENTIAL COMMUNITY

OWNER: TED BARANGANIAN, R/B BARANGANIAN FAMILY TRUST, 525 W. BASELINE, STE. 401N, TEMPE, ARIZONA, 85282, (480) 468-3711

SUBMITTED BY: SHERBODY ART 4 ARCHITECTURE, DON SHERBODY, R.A., (602) 746-1882

PROJECT NAME: RIO VENTANA TOWNHOUSES

SITE ADDRESS: 2027 EAST UNIVERSITY DRIVE

ARCHITECT: SHERBODY ART 4 ARCHITECTURE, DON SHERBODY, R.A., AIA, 418 NORTH 3TH AVE, PHOENIX, AZ 85013

ELECTRICAL ENGINEER: NF ENGINEERING, INC., RICHARD RANFORD, PE, PHOENIX, AZ 85015, (602) 285-1957

CIVIL ENGINEER: MOREA-HALL ENGINEERING, CLAUDIA MOREA, P.E., L.S. PRINCIPAL, 8010 W. MARICOPA FREWAY, PHOENIX, ARIZONA 85021, (602) 258-4428

LANDSCAPE ARCHITECT: THE MCGOUGH GROUP, TAY MCGOUGH, L.S.A. PRINCIPAL, 6100 E. THOMAS ROAD, STE. 304, PHOENIX, AZ 85018, (602) 552-8484

STRUCTURAL ENGINEER: ARIZONA STRUCTURAL GROUP, BRUCE MIDDLEBART, P.E., 4450 N. 17TH ST. STE. 408, PHOENIX, ARIZONA, 85018, (602) 281-8753

BENCHMARK: BRASS CAP IN HOLE AT THE INTERSECTION OF APACHE BOULEVARD AND 6TH ROAD. ELEVATION: 1,185.05 CITY OF TEMPE GARDEN

PARCEL SIZE:	GROSS:	NET:	SF:	AC:
	181,271	168,223	6,048	4.1
			3,800	2.8

ZONING:	UNIT	SQ. FT.	BEDROOMS	CAR GARAGE	COUNT	TOTAL SQ. FT.
R-1 PAD	1A' UNIT	1500 SF.	2	1	13	14,250 SF.
	1B' UNIT	1200 SF.	2	1	4	4,800 SF.
	1C' UNIT	1300 SF.	2	1	12	15,600 SF.
	1D' UNIT	1000 SF.	1	1	3	10,800 SF.
	1E' UNIT	900 SF.	1	1	8	7,200 SF.
BUILDING TYPE 1A'					46	93,900 SF.
BUILDING TYPE 1B'						3,600 SF.
BUILDING TYPE 1C'						18,000 SF.
BUILDING TYPE 1D'						3,600 SF.
BUILDING TYPE 1E'						7,200 SF.
FOOTPRINT SIZE		56,400 SF.				
BUILDING TYPE 1A'						24,000 SF.
BUILDING TYPE 1B'						7,200 SF.
BUILDING TYPE 1C'						28,800 SF.
FOOTPRINT SIZE		4,800 SF.				
BUILDING TYPE 1A'						24,000 SF.
BUILDING TYPE 1B'						7,200 SF.
BUILDING TYPE 1C'						28,800 SF.
FOOTPRINT SIZE		6,186 SF.				
BUILDING TYPE 1A'						5,750 SF.
BUILDING TYPE 1B'						2,800 SF.
BUILDING TYPE 1C'						10,000 SF.
FOOTPRINT SIZE		8,416 SF.				

COVERAGE CALCULATIONS:

4 X (TYPE 1A' BLDG.) = 4 X 5640 SF. = 22,560 SF.
 2 X (TYPE 1B' BLDG.) = 2 X 4,800 SF. = 9,600 SF.
 1 X (TYPE 1C' BLDG.) = 1 X 15,600 SF. = 15,600 SF.
 1 X (TYPE 1D' BLDG.) = 1 X 10,800 SF. = 10,800 SF.
 1 X (TYPE 1E' BLDG.) = 1 X 7,200 SF. = 7,200 SF.

TOTAL FOOTPRINTS = 56,760 SF.

TOTAL BUILDINGS = 56,760 SF. = 30.25%
NET LOT AREA = 187,500 SF.

DENSITY: 12.1 DWELLING UNITS PER ACRE

LANDSCAPING ON SITE: 31,500 SF., 1.7 ACRES, (COMMON PUBLIC AREA ONLY.) DOES NOT INCLUDE PRIVATE BACK YARD LANDSCAPE.

ZONING: R-1 PAD

BLDG. HT.: 28 FEET, 2 STORIES

BLDG. TYPE: USC TYPE 5-H

SPRINKLERED: NO (UNDER 2,000 SF. PER UNIT W/ 1 HR. SEP. BTWN. ADJACENT UNITS)

BUILDING USE: RESIDENTIAL

OCCUPANCY: R-3

ALLOWABLE AREA: UNLIMITED

TYPE OR UNITS: 46 UNIT TOWNHOUSE COMPLEX

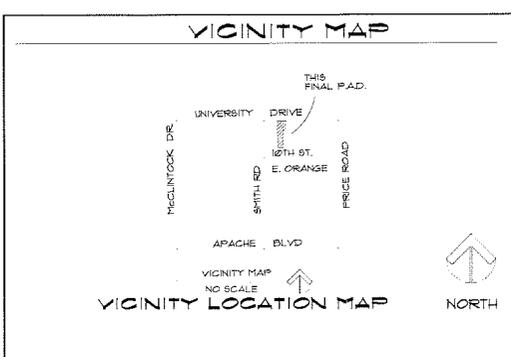
PARKING REQUIRED: 46 X 2 = 92 + GUEST + 150 + 10 + 102 SPACES

PARKING PROVIDED: 103 SPACES

RV PKG. NOTE: OWNERS WILL PROVIDE RV STORAGE OFF SITE PER CC/R'S

BICYCLE PARKING: 2 PER GARAGE + 92 + 8 = POOL ENTRANCE + 100 MIN.

ZONED C-2



RIO VENTANA TOWNHOMES
 2027 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA

SHERBODY ART 4 ARCHITECTURE
 1100 W. UNIVERSITY AVENUE
 PHOENIX, ARIZONA 85015
 TEL: 602-258-4428
 FAX: 602-258-4429

SHEBODY
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