

PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR 525 TOWN LAKE

A MERGER OF A PORTION OF LOT 11 OF STATE PLAT NO. 9 ACCORDING TO THE PLAT OF RECORDED IN BOOK 23 PAGE 48 AND LOTS 6E AND 7E OF STATE PLAT NO. 12 ACCORDING TO THE PLAT RECORDED IN BOOK 69 PAGE 38, BOTH RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN

FLOOD ZONE

ALL AREAS OF SUBJECT PARCELS LIE IN ZONE "X" AND HAS BEEN DETERMINED TO BE 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 100-YEAR FLOOD, ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP NUMBER 04013C2165H, ENCOMPASSING COMMUNITY NUMBER 040054, PANEL 2165 OF 4350, DATED SEPTEMBER 30, 2005

ON SITE RETENTION

ON SITE RETENTION TO BE ADDRESSED BY USING ALL OF THE AVAILABLE LANDSCAPE AREAS FOR RETENTION AND A SERIES OF UNDERGROUND PIPES DRAINING TO A DRY WELL IN THE COMMON AMENITY AREA. DESIGN OF ON SITE RETENTION SHALL BE SUFFICIENT FOR THE 100 YEAR STORM REQUIREMENTS.

ZONING DISTRICT COMPARISON TABLE

Table with 4 columns: DEVELOPMENT STANDARDS, EXISTING, MU-2 ALLOWED, MU-2 PROPOSED. Rows include MAX HEIGHT, MIN FRONT YARD SETBACK, MIN STREET SIDE SETBACK, MAX DENSITY, LOT COVERAGE.

FIRE SAFETY

NEAREST EXISTING FIRE HYDRANT 26 FEET SOUTH AND 620 FEET EAST OF THE CENTERLINE INTERSECTION OF UNIVERSITY DRIVE AND BECK AVENUE.

REFUSE

ALLEY COLLECTION FOR RESIDENTIAL UNITS ON SITE COLLECTION FOR COMMERCIAL UNITS RECYCLING - CURB SIDE PICK UP WITH INDIVIDUAL ROLL OUTS

UTILITY NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM EXISTING RECORDS, HOWEVER, THEY MAY NOT NECESSARILY REFLECT THE EXACT LOCATION OF SUCH FACILITIES. ANY EXCAVATION OR CONSTRUCTION ACTIVITY WITHIN THE PROPERTY SHOULD BE DONE ONLY AFTER CONTACTING "BLUE STAKE" FOR EXACT LOCATION OF FACILITIES ON THIS SITE. PHONE 602.263.1100

USE PERMIT

OFFICE USE FOR ALL LIVE WORK UNITS.

PUBLIC UTILITIES

Table listing utilities: WATER, SEWER, FIRE, TELEPHONE, ELECTRIC, CABLE TV, GAS and their providers: CITY OF TEMPE, QWEST, ARIZONA PUBLIC SERVICE, COX CABLE, SOUTHWEST GAS.

STATEMENT OF OWNER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS 20th DAY OF Dec., 2005 BY Michael Nussle, AS Attorney in fact OF PULTE HOME CORPORATION.

Signature of Neil N4

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Dec., 2005 BY Michael Nussle AS Attorney in fact OF PULTE HOME CORPORATION, OWNER, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL NOTARY PUBLIC: MY COMMISSION EXPIRES 12/31/07

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS 3rd DAY OF March, 2005.

BY: Mayor (Signature) DATE: 12/30/05
ATTEST: Karen M. Fillmore DATE: 12/30/05
BY: Thomas W. Wilton DATE: 12/30/05
BY: Development Services DATE: 12/30/05

BENCHMARK

BENCHMARK IS A CITY OF TEMPE 4" BRASS CAP FLUSH AT THE CENTER LINE INTERSECTION OF 1ST STREET AND HARDY DRIVE. ELEVATION = 1153.79', CITY OF TEMPE DATUM.

OWNER

PULTE HOMES, INC. 15111 NORTH PIMA ROAD, SUITE 100 SCOTTSDALE, ARIZONA 85260 CONTACT: TODD MARSHALL, SCOTT LAWRENCE PHONE: (480) 391-6000

DEVELOPER

PULTE DEVELOPMENT, INC. 15111 NORTH PIMA ROAD, SUITE 100 SCOTTSDALE, ARIZONA 85260 CONTACT: TODD MARSHALL PHONE: (480) 391-6000

ENGINEER

OTAK, INC. 51 W. THIRD STREET, SUITE 201 TEMPE, ARIZONA 85281 CONTACT: GREG MONA PHONE: (480) 557-6670

LEGAL DESCRIPTION

A PORTION OF LOT 11 OF STATE PLAT NO. 9 ACCORDING TO THE PLAT RECORDED IN BOOK 23, PAGE 48, AND LOTS 6E AND 7E OF STATE PLAT NO. 12 ACCORDING TO THE PLAT RECORDED IN BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS A WHOLE AS FOLLOWS:

- BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6E; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 6E AND 7E, SOUTH 89° 28' 05" WEST, A DISTANCE OF 250.00 FEET TO THE EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE, SOUTH 01° 03' 55" EAST, A DISTANCE OF 7.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 11, SOUTH 89° 28' 05" WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG THE EAST LINE OF LOT 8E OF SAID STATE PLAT NO. 12, NORTH 01° 04' 25" WEST, A DISTANCE OF 450.91 FEET TO THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF, NORTH 80° 14' 05" EAST, A DISTANCE OF 123.78 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID STATE PLAT NO. 12; THENCE ALONG THE LAST SAID NORTHERLY LINE, NORTH 71° 06' 05" EAST, A DISTANCE OF 186.98 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 6E; THENCE ALONG SAID PROLONGATION AND LAST SAID EASTERLY LINE, SOUTH 01° 01' 55" EAST, A DISTANCE OF 522.69 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

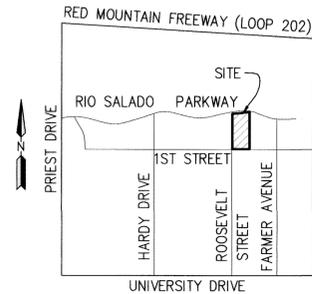
THIS IS TO CERTIFY THAT THE INFORMATION CONTAINED WITHIN THE LEGAL DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ARTHUR L. SEARS III, RLS NO 19846 OTAK 51 W THIRD STREET, SUITE 201 TEMPE, ARIZONA 85281



CONDITIONS OF APPROVAL:SPD-2005.13

- 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 IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE: (1)WATER LINES AND FIRE HYDRANTS (2)SEWER LINES (3)STORM DRAINS. (4)ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKE PATH, 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 OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.



VICINITY MAP NOT TO SCALE

CONDITIONS OF APPROVAL:SPD-2005.13 (CON'T)

- 4. THE CC&R'S TO PROVIDE A PROVISION THAT DOES NOT ALLOW THE OFFICE/RETAIL PORTION OF ANY LIVE/WORK UNIT TO BE LEASED OR OCCUPIED BY ANY OTHER OCCUPANT THAN THE RESIDENT OF THE UNIT. 5. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE. 6. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE. 7. DELETED 8. DELETED 9. APPLICANT SHALL REVISE PAD TO ADDRESS VEHICLE STACKING DISTANCE AT THE DRIVEWAY ENTRANCES TO SITE; REFUSE ENCLOSURE ORIENTATION AND ACCEPTABLE AMOUNT OF SURFACE RETENTION WITH THE TRAFFIC ENGINEERING, PUBLIC WORKS DEPARTMENT. DETAILS TO BE APPROVED BY PLANNING STAFF PRIOR TO CITY COUNCIL APPROVAL. BASED UPON FINAL DESIGN RESOLUTIONS, THE FINAL PAD TO REFLECT ALL MODIFICATIONS AND MUST BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. MODIFIED BY REDEVELOPMENT REVIEW COMMISSION. 10. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE MARCH 24, 2007 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING. 11. THE FINAL SUBDIVISION PLAT PRELIMINARY AND/OR FINAL PLANNED AREA DEVELOPMENT FOR 525 TOWN LAKE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE MARCH 24, 2006. MODIFIED BY REDEVELOPMENT REVIEW COMMISSION. 12. THE FINAL SUBDIVISION (CONDOMINIUM) PLAT AND PLANNED AREA DEVELOPMENT FOR 525 TOWN LAKE SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE PRIOR TO ISSUANCE OF PERMITS. MODIFIED BY REDEVELOPMENT REVIEW COMMISSION. 13. RECYCLING FACILITIES SHALL BE PROVIDED WITH DETAILS TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS. 14. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS. 15. THE DESIGN REVIEW PORTION OF THE PROJECT (I.E. SITE PLAN, ELEVATIONS, FLOOR PLANS, LANDSCAPE, ETC.) SHALL BE RETURNED TO THE REDEVELOPMENT REVIEW COMMISSION FOR REVIEW AND APPROVAL. ALL FINAL DETAILS OF THE PROJECT (I.E. ELEVATIONS, FLOOR PLANS, LANDSCAPE, ETC) SHALL BE REVIEW AND APPROVED BY THE DESIGN REVIEW BOARD. MODIFIED BY REDEVELOPMENT REVIEW COMMISSION. 16. A DEVELOPMENT AND DISPOSITION AGREEMENT (DDA) SHALL BE COMPLETED WITH THE CITY OF TEMPE PRIOR TO THE ISSUANCE OF BUILDING PERMITS 17. THE ZONING DISTRICT DESIGNATION OF NEIGHBORHOOD MIXED USE (MU-2) FOR THE SUBJECT PROPERTY DOES NOT BECOME EFFECTIVE OR VEST UNTIL FEE SIMPLE INTEREST TITLE TO THE PROPERTY INCLUDING PARCEL NUMBERS (#124-24-10, #124-24-11) TRANSFERS FROM TWM LLC/TOM MEISSNER TO PULTE HOMES, INC. ON OR BEFORE MAY 3, 2005. IF FEE SIMPLE INTEREST TITLE DOES NOT TRANSFER FROM TWM LLC/TOM MEISSNER, TO PULTE HOMES, INC. ON OR BEFORE MAY 3, 2005 THEN THE REZONING OF THE SUBJECT PROPERTY FROM GENERAL INDUSTRIAL (I-2) TO NEIGHBORHOOD MIXED USE (MU-2) DOES NOT BECOME EFFECTIVE. THE ENFORCEMENT OF THIS ZONING CONDITION DOES NOT REQUIRE ANY FURTHER HEARINGS BECAUSE THIS CONDITION DOES NOT INVOLVE A REVERSION OF A ZONING DESIGNATION.

BASIS OF BEARINGS

BASIS OF BEARINGS IS NORTH 89° 28' 05" EAST ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DS041683 SPD-2005.13 REC05018

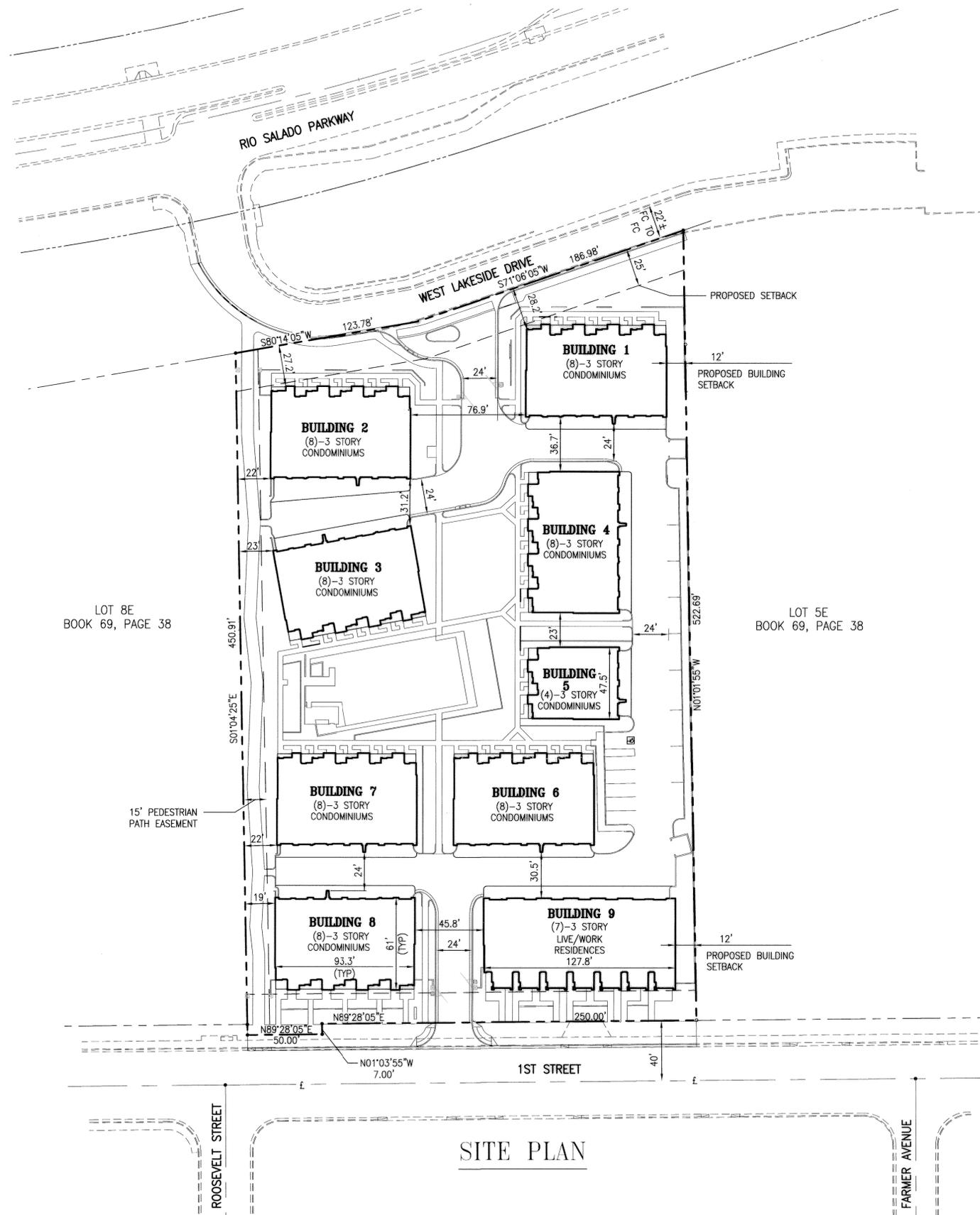
REC05018 SPD-2005.13 DS041683

Pulte Development, Inc. Suite 100 15111 N. Pima Road Scottsdale, AZ 85260 Phone: 480.391.6000 Fax: 480.391.6177

525 TOWN LAKE PLANNED AREA DEVELOPMENT COVER SHEET

otak Incorporated 51 W Third St., Suite 201 Tempe, Arizona 85281 Phone: (480) 557-6670 Fax: (480) 557-6506 Internet: www.otak.com

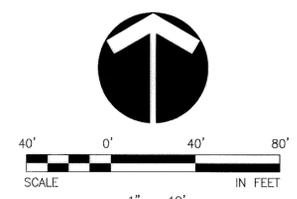
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SITE PLAN

SITE DATA

ASSESSOR NUMBERS:	124-24-06, 124-24-10, 124-24-11 AND THE 13,394± SF CITY OWNED PARCEL (COMMITMENT # 01329133)
TOTAL SITE AREA:	143,581 SF
NET SITE AREA:	143,231 SF
LANDSCAPED AREA:	70,903 SF (INCLUDES SIDEWALKS) 49
TOTAL PAVING AREA:	35,214 SF
BUILDING AREA:	37,464 SF
COVERAGE:	26%
TOTAL PROJECT AREA:	110,600 SF
LAND USE GP 2030:	MIXED USE; LIVE/WORK
PROPOSED LAND USE:	MIXED USE; LIVE/WORK
DENSITY GP 2030:	MED/HIGH, UP TO 25 DU PER ACRE
PROPOSED DENSITY:	20.3 DU/AC (GROSS)
EXISTING ZONING:	I-2; RIO SALADO OVERLAY DISTRICT
PROPOSED ZONING:	MU-2
PARKING REQUIRED	RESIDENT = 2 PER UNIT (67 X 2) = 134 VISITOR = .2 PER UNIT (67 X .2) = 14 TOTAL = 148 BICYCLE = .5 PER UNIT (67 X .5) = 34
PARKING PROVIDED	RESIDENT = 2 PER UNIT (67 X 2) = 134 VISITOR = .2 PER UNIT (67 X .2) = 14 TOTAL = 148 (NOTE: 6 ON STREET PARKING NOT INCLUDED IN COUNT) BICYCLE = 67 (1 PER GARAGE) + 12 (2 RACKS) = 79



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