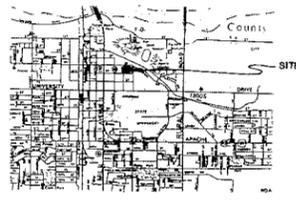


VICINITY MAP



STATE OF ARIZONA
County of Maricopa
The Dedication Instrument Shown Herein Has Acknowledged Before Me This (Date) 9/14/85 By VIKOR L. RASKIN, General Partner, on Behalf of University Towers-84 Limited Partnership, a Limited Partnership, a Limited Partnership.

AMENDED FINAL P.A.D. for UNIVERSITY TOWERS SE/4 SW/4 SEC. 15 T-1N,R-4E for THE RASKIN COMPANIES 7360 E. Acoma Drive Suite 5 Scottsdale, Arizona 85260

DEDICATION

State of Arizona
County of Maricopa
Know All Men By These Presents, That University Towers-84 Limited Partnership, An Arizona Limited Partnership, As Owner Has Proprietary This Amended Final Plan of Development For University Towers, Located In Part Of The Southwest Quarter Of Section 15, Township 1 North, Range 4 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, As Shown Hereon And Hereby Publishes This Plan As And For Said Amended Final Plan of Development And University Towers, And Hereby Declares That Said Plan Sets Forth The Location And Gives The Dimensions Of The Land, Buildings, And Appurtenant Facilities, Constituting Some Indicated Hereon, As Shown On The Hereby Provided For The Use And Purposes Indicated Hereon.

STATE OF ARIZONA
County of Maricopa
SIEFER ASSOC
302 46
Daryl C. Singer

APPROVAL OF PLANNING & ZONING COMMISSION

This Final P.A.D. approved by the Planning and Zoning Commission of the City of Tempe, Arizona, this 17th day of September, 1985.
By: [Signature] Planning Director
By: [Signature] City of Tempe Engineer

APPROVAL OF TEMPE CITY COUNCIL

This Final P.A.D. approved by the City of Council of the City of Tempe, Arizona, this 23rd day of September, 1985.
By: [Signature] Mayor
By: [Signature] City Clerk

CERTIFICATE OF OWNER

This is to Certify That We Have Reviewed This Plan Hereby Approve The Development As Shown.
This statement signed this 9th day of September, 1985.
By: [Signature] Authorized Officer for Raskin Companies
Subscribed and sworn to before me this 9th day of September, 1985.
By: [Signature] Notary Public

CONDITIONS OF APPROVAL

- 1. All applicable previous conditions of City Council and Design Review to be adhered to.
2. 24" box trees and additional landscaping to be installed along 5th Street subject to Design Review.
3. Canopy columns to be shown on PAD map to recordation.

UTILITY COMPANIES

Water..... City of Tempe
Sewer..... City of Tempe
Electric..... A.P.S.
Gas..... A.P.S.
Telephone..... Mountain Bell
Irrigation..... Salt River Valley Water Users Association

VARIANCES:

- 1. Setback on 5th Street reduced from 25' to 7'-6".
2. Setback on Forest Avenue reduced from 25' to 15'.
3. Setback on 6th Street reduced from 25' to 23'.
4. Required parking reduced from 444 to 356 spaces.
5. Parking stall sizes reduced from 9' x 20' to 8.5' x 18'.
6. Courtyard separation reduced from 50' to 17' for elevator tower and 48' for main building.

NOTES:

- 1. New Brick Sidewalk
2. New 24" Driveway
3. New 30" Driveway
4. New 40" Driveway
5. New Fire Hydrant

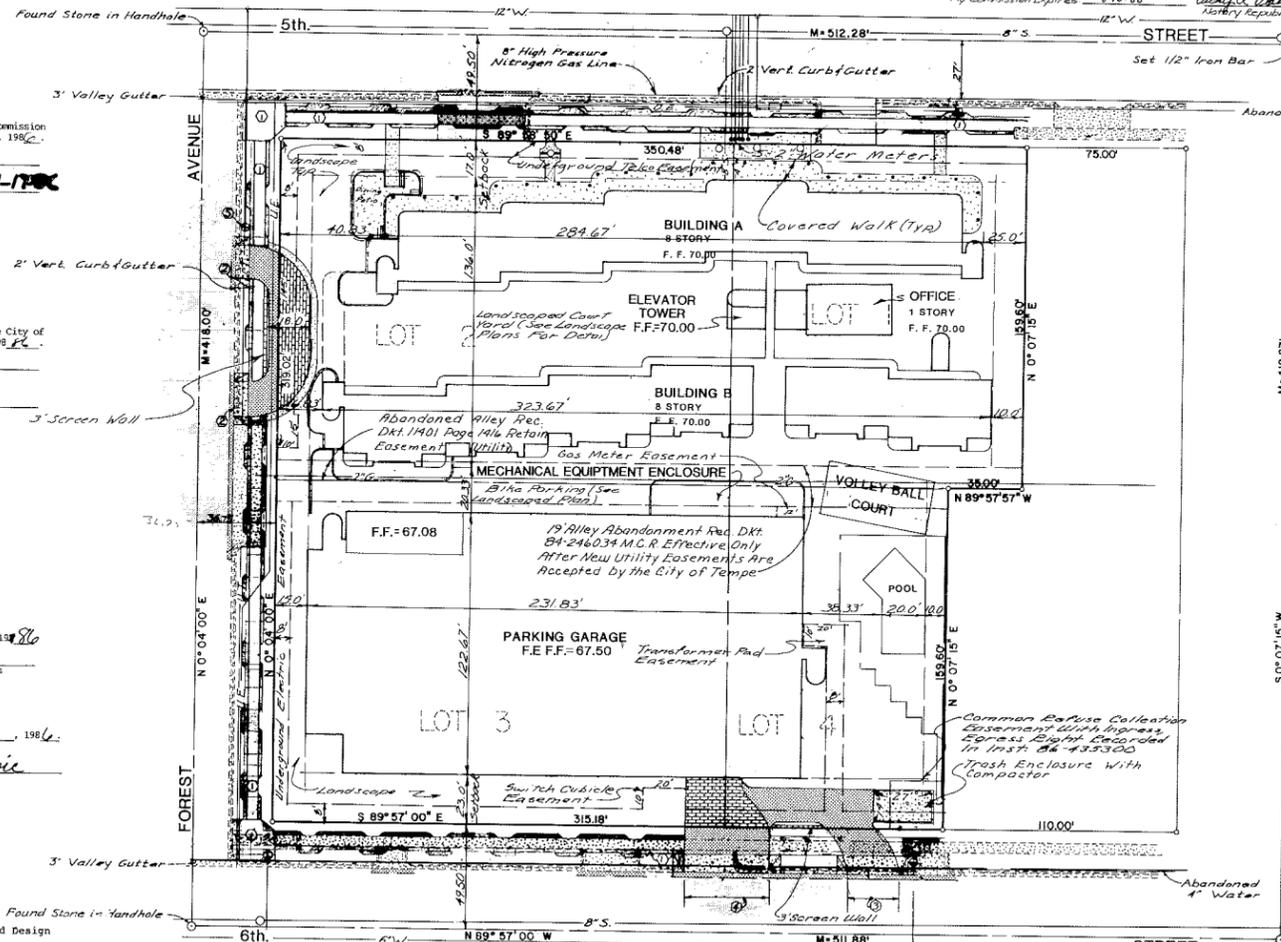
CERTIFICATE OF SURVEY:

I, Robert N. Hermon, a Registered Civil Engineer of the State of Arizona hereby certify that this map, consisting of 1 sheet(s), correctly represents a survey made under my supervision during the month of March, 1984 that the survey is true and complete as shown, that all of 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.

Revised 9/8/85
REVISED: 12/30/85
Ord. 808.295.1

1069

BRADY LAND SURVEYING
Robert N. Hermon P.E.
Dennis H. Brady L.S.
1042 E. Guadalupe Rd. Suite 100
Tempe, Arizona 85283
Sheet 828-000
5
THE RASKIN COMPANIES
Checked: Job No.
R.N.H. 883-12-14



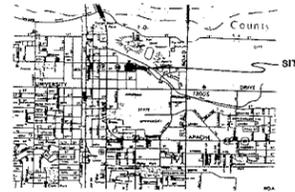
LEGAL DESCRIPTION

A portion of Block 1, CITY OF TEMPE, according to the map thereof as recorded in Book 2 of Maps, page 25, Maricopa County Records, also being all of Lots 2 and 3 and a portion of Lot 1 and 4 of Block 1, CITY OF TEMPE, according to the map of WEST TEMPE, as recorded in Book 2 of Maps, page 79, Maricopa County Records, more particularly described as follows:
Beginning at the Northwest corner of said Block 1 (Lot 2), said point being the intersection of the South right-of-way line of 5th Street and the East right-of-way line of Forest Avenue:
thence South 89° 58' 50" East along the South right-of-way line of 5th Street 350.48 feet to a point 75.0 feet West of the Northeast corner of said Block 1 (Lot 1);
thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 1) 159.60 feet to the North line of Lot 4;
thence North 89° 57' 57" West along the said North line 25.0 feet to a point that is 110 feet West of the East line of said Block 1;
thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 4) 159.60 feet to the North right-of-way line of 5th Street (South line Block 1);
thence North 89° 57' 00" West along the said North right-of-way line 315.18 feet to the East right-of-way line of Forest Avenue (West line Block 1);
thence North 00° 04' 00" East along said East right-of-way line 315.02 feet to the Point of Beginning.
Described property being located in the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and comprising an area of 2.4382 net acres more or less.

BUILDING AND SITE DATA

Table with 2 columns: Category and Value. Includes Building Square Footage (172,176 S.P. Gross), Site Area (106,208 S.S.), Density (70.90 d.u./acre), and Occupancy details.

VICINITY MAP



STATE OF ARIZONA
County of Maricopa
The Dedication Instrument Shown Herein Has Acknowledged Before Me This (Date) 9/14/85 By VIKOR L. RASKIN, General Partner, on Behalf of University Towers-84 Limited Partnership, a Limited Partnership, a Limited Partnership.

AMENDED FINAL P.A.D. for UNIVERSITY TOWERS SE/4 SW/4 SEC. 15 T-1N,R-4E for THE RASKIN COMPANIES 7360 E. Acoma Drive Suite 5 Scottsdale, Arizona 85260

DEDICATION

State of Arizona
County of Maricopa
Know All Men By These Presents, That University Towers-84 Limited Partnership, An Arizona Limited Partnership, As Owner Has Propriated This Amended Final Plan of Development For University Towers, Located In Part Of The Southwest Quarter Of Section 15, Township 1 North, Range 4 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, As Shown Hereon And Hereby Publishes This Plan As And For Said Amended Final Plan of Development And University Towers, And Hereby Declares That Said Plan Sets Forth The Location And Gives The Dimensions Of The Land, Buildings, And Appurtenant Facilities, Constituting Some Indicated Hereon, As Set Forth In Said Plan, As Amended, For The Use And Purposes Indicated Hereon.

STATE OF ARIZONA
County of Maricopa
SIEFER ASSOC
302 46
Daryl C. Singer

APPROVAL OF PLANNING & ZONING COMMISSION

This Final P.A.D. approved by the Planning and Zoning Commission of the City of Tempe, Arizona, this 17th day of September, 1985.
By: [Signature] Planning Director
By: [Signature] City of Tempe Engineer

APPROVAL OF TEMPE CITY COUNCIL

This Final P.A.D. approved by the City of Council of the City of Tempe, Arizona, this 23rd day of September, 1985.
By: [Signature] Mayor
By: [Signature] City Clerk

CERTIFICATE OF OWNER

This is to Certify That We Have Reviewed This Plan Hereby Approve The Development As Shown.

This statement signed this 9th day of September, 1985.
By: [Signature] Authorized Officer for Raskin Companies

STATE OF ARIZONA
COUNTY OF MARICOPA
Subscribed and sworn to before me this 9th day of September, 1985.
[Signature] Notary Public

CONDITIONS OF APPROVAL

- 1. All applicable previous conditions of City Council and Design Review to be adhered to.
2. 24" box trees and additional landscaping to be installed along 5th Street subject to Design Review.
3. Canopy columns to be shown on PAD map to recordation.

UTILITY COMPANIES

Water..... City of Tempe
Sewer..... City of Tempe
Electric..... A.P.S.
Gas..... A.P.S.
Telephone..... Mountain Bell
Irrigation..... Salt River Valley Water Users Association

VARIANCES:

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NOTES:

- 1. New Brick Sidewalk
2. New 24" Driveway
3. New 30" Driveway
4. New 40" Driveway
5. New Fire Hydrant

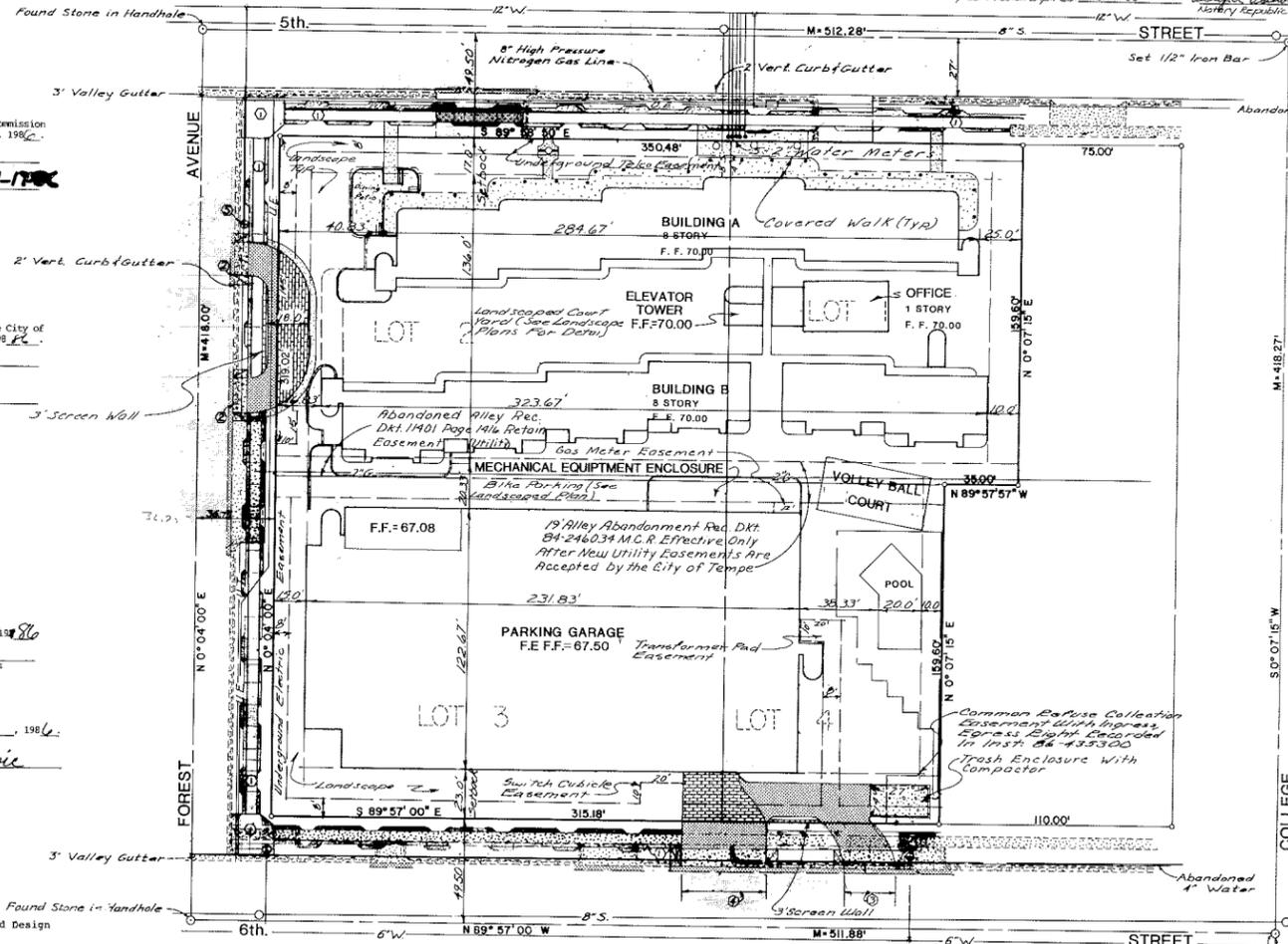
CERTIFICATE OF SURVEY:

I, Robert N. Hermon, a Registered Civil Engineer of the State of Arizona hereby certify that this map, consisting of 1 sheet(s), correctly represents a survey made under my supervision during the month of March, 1984 that the survey is true and complete as shown, that all of 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.

Revised 9/8/85
REVISED: 12/30/85
Ord. 808.295.1

1069

BRADY LAND SURVEYING
Robert N. Hermon P.E.
Dennis H. Brady L.S.
1042 E. Goodwain Rd. Suite 100
Tempe, Arizona 85283
Sheet 828-000
THE RASKIN COMPANIES
Checked: [Signature] Job No. 883-12-14

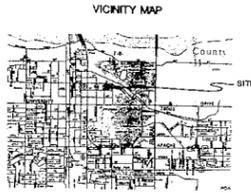


LEGAL DESCRIPTION

A portion of Block 1, CITY OF TEMPE, according to the map thereof as recorded in Book 2 of Maps, page 25, Maricopa County Records, also being all of Lots 2 and 3 and a portion of Lot 1 and 4 of Block 1, CITY OF TEMPE, according to the map of WEST TEMPE, as recorded in Book 2 of Maps, page 79, Maricopa County Records, more particularly described as follows:
Beginning at the Northwest corner of said Block 1 (Lot 2), said point being the intersection of the South right-of-way line of 5th Street and the East right-of-way line of Forest Avenue;
thence South 89° 58' 50" East along the South right-of-way line of 5th Street 350.48 feet to a point 75.0 feet West of the Northeast corner of said Block 1 (Lot 1);
thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 1) 159.60 feet to the North line of Lot 4;
thence North 89° 57' 57" West along the said North line 25.0 feet to a point that is 110 feet West of the East line of said Block 1;
thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 4) 159.60 feet to the North right-of-way line of 6th Street (South line Block 1);
thence North 89° 57' 00" West along the said North right-of-way line 315.18 feet to the East right-of-way line of Forest Avenue (West line Block 1);
thence North 00° 04' 00" East along said East right-of-way line 315.02 feet to the Point of Beginning.

BUILDING AND SITE DATA

Table with 2 columns: Category and Value. Includes Building Square Footage (172,176 S.P. Gross), Site Area (106,208 S.S.), Density (70.90 d.u./acre), and Occupancy details.



CONDITIONS OF CITY COUNCIL APPROVAL

1. All buildings shall have a minimum 3' set-back from the street.
2. All buildings shall have a minimum 5' set-back from the side and rear property lines.
3. All buildings shall have a minimum 10' set-back from the rear property line.
4. The height of buildings shall not exceed 35 feet.
5. The height of buildings shall not exceed 35 feet.
6. The height of buildings shall not exceed 35 feet.
7. The height of buildings shall not exceed 35 feet.
8. The height of buildings shall not exceed 35 feet.
9. The height of buildings shall not exceed 35 feet.
10. The height of buildings shall not exceed 35 feet.
11. The height of buildings shall not exceed 35 feet.
12. The height of buildings shall not exceed 35 feet.
13. The height of buildings shall not exceed 35 feet.
14. The height of buildings shall not exceed 35 feet.
15. The height of buildings shall not exceed 35 feet.

FINAL P.A.D.
for
UNIVERSITY TOWERS
SE/4 SW/4 SEC. 15 T-1N,R-4E

for
THE RASKIN COMPANIES
7360 E. Acoma Drive Suite 5
Scottsdale, Arizona 85260
948-0000

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the within instrument was filed and recorded as required of record of
CITY OF TEMPE
in Book 284
Page 9
Witness my hand and the official seal of the City and County of Maricopa, Arizona, this 11th day of February, 1988.
County Recorder
By: R. BISCOCK, Deputy Recorder

APPROVAL OF PLANNING & ZONING COMMISSION
This Final P.A.D. approved by the Planning and Zoning Commission of the City of Tempe, Arizona, this 10th day of March, 1988.
By: [Signature] Planning Director
[Signature] City of Tempe Engineer

APPROVAL OF TEMPE CITY COUNCIL
This Final P.A.D. approved by the City Council of the City of Tempe, Arizona, this 10th day of March, 1988.
By: [Signature] Mayor
[Signature] City Clerk

CERTIFICATE OF OWNER
The undersigned owner hereby pledge that, if this Final P.A.D. is approved, he will dedicate to the public all new right-of-way and easements as indicated on this plan at the time actual construction is performed.
This statement signed this 25th day of February, 1988.
By: [Signature] Authorized Officer for Raskin Companies

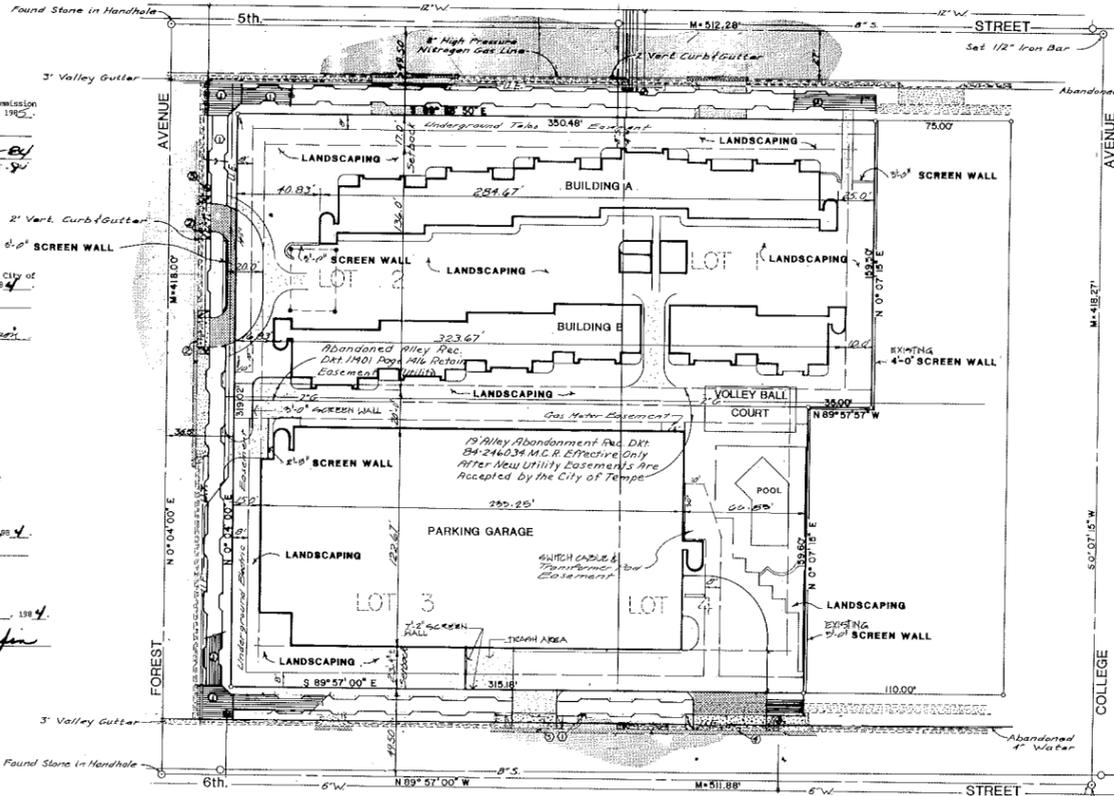
STATE OF ARIZONA } ss
COUNTY OF MARICOPA }
Subscribed and sworn to before me this 26th day of September, 1988.
Feb. 11, 1988
By Commission Expires [Signature] Notary Public

UTILITY COMPANIES
Water..... City of Tempe
Sewer..... City of Tempe
Electric..... A.P.S.
Gas..... A.P.S.
Telephone..... Mountain Bell
Sanitation..... Salt River Valley Water Users Association

VARIANCES:
1. Setback on 5th Street reduced from 25' to 17'.
2. Setback on Forest Avenue reduced from 25' to 15'.
3. Setback on 5th Street reduced from 25' to 23'.
4. Required parking reduced from 442 to 331 spaces.
5. Parking stall sizes reduced from 9' x 20' to 8.5' x 13'.
6. Courtyard separation reduced from 50' to 17' for elevator tower and 48' for rain building.

NOTES:
1. Remove existing concrete walk and construct new 8' brick walk.
2. New 16" Brileyway.
3. New 20" Brileyway.
4. New 40" Brileyway.
5. New Fire Relief.

CERTIFICATE OF SURVEY:
I, Robert N. Hermon, a Registered Civil Engineer of the State of Arizona hereby certify that this map, consisting of a sheet(s), correctly represents a survey made under my supervision during the month of March, 1984 that the survey is true and complete as shown, that all of 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.
[Signature] Robert N. Hermon
Reg. Civil Engr. No. 5277



SCALE: 1"=30'

LEGAL DESCRIPTION
A portion of Block 1, CITY OF TEMPE, according to the map thereof as recorded in Book 2 of Maps, page 26, Maricopa County Records, also being all of Lots 2 and 3 and a portion of Lot 1 and 4 of Block 1, CITY OF TEMPE, according to the map of said TEMPE, as recorded in Book 2 of Maps, page 29, Maricopa County Records, more particularly described as follows:
Beginning at the Northwest corner of said Block 1 (Lot 2), said point being the intersection of the South right-of-way line of 5th Street and the East right-of-way line of Forest Avenue;
thence South 89° 58' 50" East along the South right-of-way line of 5th Street 350.48 feet to a point 75.0 feet West of the Northeast corner of said Block 1 (Lot 1);
thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 1) 159.60 feet to the North line of Lot 4;
thence North 89° 07' 57" West along the said North line of said Block 1;
thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 4) 159.60 feet to the North right-of-way line of 6th Street (South line Block 1);
thence North 89° 57' 00" West along the said North right-of-way line 815.18 feet to the East right-of-way line of Forest Avenue (West line Block 1);
thence North 00° 04' 00" East along said East right-of-way line 318.00 feet to the Point of Beginning.
Described property being located in the Southwest quarter of Section 15, Township 1 North, Range 4 East of the 6th and Salt River Base and Meridian, Maricopa County, Arizona and comprising an area of 2.4382 net acres more or less.

BUILDING AND SITE DATA

BUILDING SQUARE FOOTAGE:	172,176 S.F. Gross
184 D.U.'S @ 696 S.F.	128,064 S.F. Leasable
PARKING STRUCTURE (34 LEVELS)	102,000 S.F.
SITE AREA: NET	106,208 S.F. (2.4382 ac)
DENSITY:	75.16 d.u./acre
FAR:	2.16
PARKING:	PROVIDED: 551 SPACES REQUIRED: 550 SPACES
ZONING:	M-1 (APM)
OCCUPANCY:	B-4-B-2 (GENERAL PARKING GARAGE) (MIXED OCCUPANCY) TYPE I (OFFICE) (MIXED OCCUPANCY) TYPE II (PARKING GARAGE) (MIXED OCCUPANCY)
CONSTRUCTION TYPE:	

BRADY LAND SURVEYING
Derek H. Brady, P.E.
1042 E. Goodwin St. Suite 100
Tempe, Arizona 85283
Phone: 948-4000

THE RASKIN COMPANIES
Drawn: WGL
Checked: RNL
Job No: B83-12-14

RECORDED

1019