

A GENERAL PLAN AREA DEVELOPMENT

FOR (Apache Park Development)

WITH FINAL PLANNED AREA DEVELOPMENT FOR PARCEL 1, PHASE 1 (RETAIL/OFFICE)

n/d/a

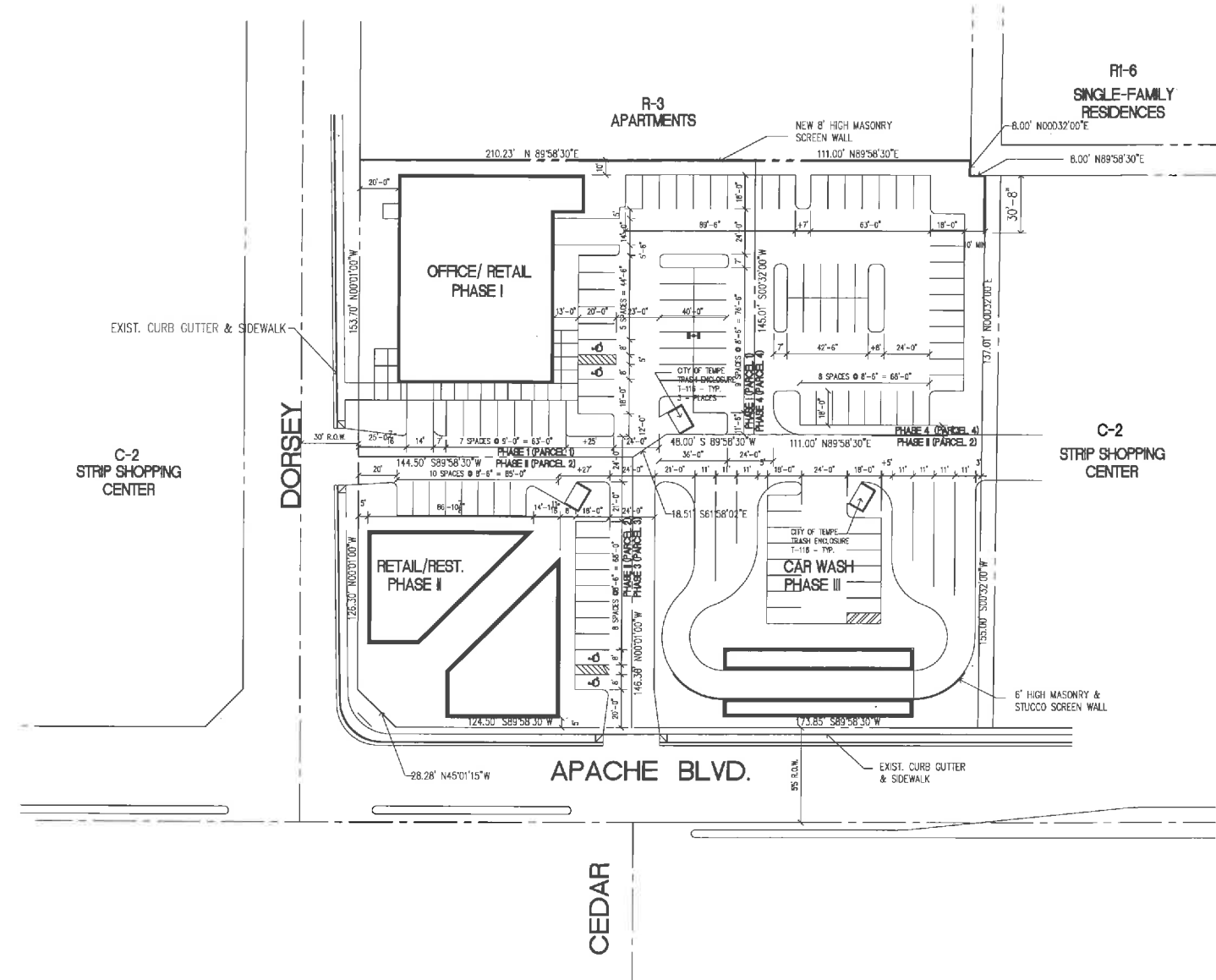
ARBOR COURT
5125 North 16th Street, Suite A-111
Phoenix, Arizona 85016
602-604-8866 602-604-8965 fax

Sec. 23, Tn. 1 North, Range 4 East of the Gila, and Salt River Base, and Meridian

LEGAL DESCRIPTION	DEVELOPMENT PROGRAM	PROPOSED USE PERMIT AND VARIANCES	OWNER AND CONSULTANTS
<p>(PARCEL 1)</p> <p>A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE CENTER OF SAID SECTION 23, THENCE NORTH 00°00'00" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 365.00 FEET;</p> <p>THENCE NORTH 88°50'30" EAST, 30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DORSEY LANE AND THE POINT OF BEGINNING;</p> <p>THENCE CONTINUING NORTH 88°50'30" EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 210.23 FEET;</p> <p>THENCE SOUTH 88°50'30" WEST, 145.01 FEET;</p> <p>THENCE SOUTH 88°50'30" WEST, PARALLEL TO LAST SAID SOUTH LINE, A DISTANCE OF 48.00 FEET;</p> <p>THENCE SOUTH 88°50'30" WEST, A DISTANCE OF 185.1 FEET;</p> <p>THENCE SOUTH 88°50'30" WEST, PARALLEL TO LAST SAID SOUTH LINE, A DISTANCE OF 144.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DORSEY LANE;</p> <p>THENCE NORTH 00°00'00" WEST, ALONG LAST SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 153.70 FEET TO THE POINT OF BEGINNING.</p>	<p>OWNER: APACHE PARK DEVELOPMENT, L.L.C. 738 S. PERRY LANE, TEMPE, ARIZONA 802/966-1210</p> <p>ADDRESS: 1310 EAST APACHE BOULEVARD TEMPE, ARIZONA</p> <p>ZONING: C-2</p> <p>OCCUPANCY GROUP: A - (RESTAURANT), B - (OFFICE), M - (RETAIL), S-3 - (CAR WASH)</p> <p>SITE AREA (GROSS): ± 212,632 S.F. (± 4.88 ACRES) SITE AREA (NET): ± 98,070.6 S.F. (± 2.25 ACRES)</p> <p>BUILDING AREA: 18,470 S.F. (10,140 S.F. + 4,800 S.F. +3,530 S.F.)</p> <p>BUILDING COVERAGE: ±17.5% (17,190 S.F. / 98070.6 S.F.) 30,238.8 S.F. (30,238.8/98,070.6 S.F. = ±30.8%)</p> <p>LANDSCAPE ON SITE: 97 SPACES LANDSCAPE PROVIDED: 111 SPACES UNIFORM BUILDING CODE 1994 AND TEMPE AMENDMENTS NEC 1993 UPC 1991 UMC 1991 UPC 1998</p> <p>FIRE PROTECTION: BUILDING FIRE PROTECTION SYSTEMS TO BE PROVIDED PER NFPA #13 AND C.O. TEMPE, AS TO BE PROVIDED.</p>	<p>APACHE PARK DEVELOPMENT</p> <p>USE PERMIT: GENERAL OFFICE, RETAIL, RESTAURANT (WITHOUT ENTERTAINMENT), AND A CAR WASH IN THE C-2 DISTRICT</p> <p>EXPLANATION: THE PROPOSED USES FOR THE SITE ARE COMMERCIAL BASED AND PROVIDE SERVICES WHICH ARE CURRENTLY NOT BEING PROVIDED AND/OR ARE COMPATIBLE WITH THE SURROUNDING BUSINESS. THESE USES CREATE NO UNUSUAL AMOUNT OF TRAFFIC AND WILL CREATE POSSIBLE ENERGY IN THIS DEVELOPMENT DISTRICT. BEING A PART OF A DEVELOPMENT DISTRICT, THIS DEVELOPMENT IS CONSISTENT WITH THE IDEALS OF BRING VIBRANT AND SUCCESSFUL NEW BUSINESS TO THE DISTRICT/AREA.</p> <p>VARIANCES: A. WAIVE THE REQUIRED BUILDING SETBACK FROM 10' TO 5' IN PHASES 2 & 3 ALONG THE STREET FRONTS OF APACHE BOULEVARD AND DORSEY AVE. UNPHENITY. B. TO ALLOW REQUIRED PARKING FOR PHASE 2 - PARCEL 2 TO BE PROVIDED ON A NON CONTIGUOUS SITE.</p> <p>EXPLANATION: THESE TWO VARIANCE ARISE FROM FACILITATING THE CITY'S DESIRE TO CREATE A PEDESTRIAN ENVIRONMENT ON THE BOULEVARD. THIS CAN BE ACCOMPLISHED BY PLACING THE BUILDINGS ADJACENT TO THE STREET WITH THE VEHICULAR TRAFFIC IN THE REAR. TO ACCOMPLISH THIS GOAL, IT WAS NECESSARY TO PLACE THE BUILDINGS JUST BEHIND THE EXISTING SIDEWALKS AND THIS SET BACK REDUCTION. IN DOING THAT AND ALSO TRYING TO MAINTAIN THE ALIGNMENT OF THE ACCESS DRIVE OFF OF APACHE WITH DORSEY, THE CORNER PAD WAS LIMITED IN ITS SIZE. TRYING TO CREATE A STANDARD BUILDING WITH THE TYPES OF USES THAT THE CITY DESIRES FOR THIS LOCATION. SOME OF THE REQUIRED PARKING HAD TO BE PLACED ON ANOTHER PHASE. EVEN THOUGH THE SITE ON WHICH THIS PARKING IS PROVIDED IS VERY CLOSE IN STREET INTERPRETATION IT IS NOT CONTIGUOUS AND THUS THE SECOND REQUEST TO ALLOW PARKING ON A NON CONTIGUOUS SITE.</p>	<p>OWNER: Apache Park Development, L.L.C. 738 S. Perry Lane Tempe, Arizona 85281 TEL: (602) 966-2010 FAX: (602) 966-2008</p> <p>ARCHITECTS: Negami Design Associates, Inc. 5125 North 18th Street, Suite A-111 Phoenix, Arizona 85016 TEL: (602) 964-9885 FAX: (602) 964-9895 CONTACT: Larry Negami</p> <p>LANDSCAPE: McGough Group 8200 East Thomas Road Scottsdale, Arizona 85210 TEL: (602) 960-8404 FAX: (602) 960-1590 CONTACT: Tim McGough</p> <p>CIVIL: Alan Consulting Engineers 127 W. Aurora, Suite 212 Mesa, Arizona 85210 TEL: (602) 944-1867 FAX: (602) 464-5111 CONTACT: Gary Alan</p>
<p>(PARCEL 2)</p> <p>A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE CENTER OF SAID SECTION 23, THENCE NORTH 88°50'30" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 174.50 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APACHE BOULEVARD AND THE POINT OF BEGINNING;</p> <p>THENCE NORTH 88°50'30" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 124.50 FEET; THENCE NORTH 45°00'15" WEST, A DISTANCE OF 28.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DORSEY LANE; THENCE NORTH 00°00'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 170.30 FEET; THENCE NORTH 88°50'30" EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 144.50 FEET; THENCE SOUTH 00°00'00" EAST, PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 148.30 FEET TO THE POINT OF BEGINNING.</p>	<p>PARCEL 1: - PHASE 1</p> <p>SITE AREA (NET): 31,996.9 S.F. (±7.3 ACRES)</p> <p>BUILDING AREA: 8,860 S.F. BUILDING: (1ST) 1,280 S.F. (2ND) 10,140 S.F.</p> <p>BUILDING COVERAGE: ±27.7% (8,860 S.F. / 31,996.9 S.F.)</p> <p>LANDSCAPE ON SITE: 8778.9 S.F. (27.4%)</p> <p>PARKING REQ'D: 41 SPACES (10,140 S.F. / 250)</p> <p>PARKING PROVIDED: 41 SPACES</p>	<p>CONDITIONS OF APPROVAL</p> <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> Water lines and fire hydrants Sewer lines Storm drains Roadway improvements including street lights, curb, gutter, bike paths, sidewalks, bus shelter, and related amenities. Fees to be paid with the development of this project include: <ol style="list-style-type: none"> Water and sewer development fees. Water and/or sewer participation charges. Inspection and testing fees. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat. All street dedications shall be made within six (6) months of Council approval. <ol style="list-style-type: none"> Public improvements must be installed prior to the issuance of any occupancy permits. Any pricing shall be approved by the Public Works Department. 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. The approval of CO&A's in a form acceptable to the City Attorney and the Development Services Director must take place prior to the issuance of Certificate of Occupancy. These CO&A's should provide that a single entity will ultimately be responsible for the 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. No variances may be created by future property lines without the prior approval of the City of Tempe. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) and use permit(s) shall be deemed null and void. The P.A.D. cover sheet shall be modified to revise life block and reflect bicycle parking calculations requirement and provisions for each parcel, prior to recordation. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the dining areas. No changes or modifications to the dining areas will be allowed without the prior approval of the Engineering Department. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to i.e. east, prior to the issuance of a building permit. A Final Subdivision Plat and Final PAD for Phase One and any future phases must be approved by the City Council and recorded prior to the issuance of construction permits for this project. The Phase One project shall adhere to all Design Review Board conditions of 6/2/99. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit. The PAD document shall be revised to include conditions for this action prior to recordation. All future phases must receive Design Review Board and Final Planned Area Development approval and be recorded prior to issuance of permits for such phases. 	<p>STATE OF ARIZONA) COUNTY OF MARICOPA) SS</p> <p>ON THIS <u>21</u> DAY OF <u>January</u>, 2000</p> <p>BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO ACKNOWLEDGED HERSELF TO BE A <u>Sam Hanna</u> CO-SIGNER, AS OWNER AND ACKNOWLEDGED THAT HE, AS CLERK OF OFFICE, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.</p> <p>IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT THE CITY OF TEMPE, ARIZONA, THIS <u>21</u> DAY OF <u>January</u>, 2000</p> <p>BY: <u>Sam Hanna</u> MY COMMISSION EXPIRES: <u>March 21, 2003</u></p> <p>CERTIFICATION</p> <p>I, <u>Gregory L. Allen</u> HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THESE LEGAL DESCRIPTIONS WERE PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF <u>February</u>, 2000, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.</p> <p><u>Gregory L. Allen</u> REGISTERED LAND SURVEYOR ARIZONA REGISTRATION NO. <u>16097</u></p> <p>MUNICIPAL APPROVALS</p> <p>APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS <u>15</u> DAY OF <u>February</u>, 2000</p> <p>BY: <u>Neil R. Stephens</u> 3/2/00 MAYOR DATE</p> <p>BY: <u>Paul D. Jones</u> 3/2/00 CITY CLERK DATE</p> <p>BY: <u>Charles J. Kelly</u> 3/2/00 CITY ENGINEER DATE</p> <p>BY: <u>Joseph J. Sullivan</u> 3/2/00 DEVELOPMENT SERVICES DIRECTOR DATE</p>
<p>(PARCEL 3)</p> <p>A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE CENTER OF SAID SECTION 23, THENCE NORTH 88°50'30" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 347.87 FEET;</p> <p>THENCE NORTH 88°50'30" EAST, 50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF APACHE BOULEVARD AND THE POINT OF BEGINNING;</p> <p>THENCE SOUTH 88°50'30" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 172.65 FEET;</p> <p>THENCE NORTH 88°50'30" WEST, PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 148.30 FEET;</p> <p>THENCE NORTH 00°00'00" WEST, A DISTANCE OF 185.1 FEET;</p> <p>THENCE NORTH 88°50'30" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 158.00 FEET;</p> <p>THENCE SOUTH 00°00'00" WEST, 155.00 FEET TO THE POINT OF BEGINNING.</p>	<p>PARCEL 2: - PHASE 2</p> <p>SITE AREA (NET): 20,398.7 S.F. (± 47 ACRES)</p> <p>BUILDING AREA: 4,800 S.F.</p> <p>BUILDING COVERAGE: ±23.5%</p> <p>LANDSCAPE ON SITE: 8,140.9 S.F. (28.8%)</p> <p>PARKING REQ'D: 42 SPACES (2,400 S.F. / 75 + 2,400 S.F./250)</p> <p>PARKING PROVIDED: 18 SPACES</p>	<p>3. The approval of CO&A's in a form acceptable to the City Attorney and the Development Services Director must take place prior to the issuance of Certificate of Occupancy. These CO&A's should provide that a single entity will ultimately be responsible for the 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.</p> <p>4. No variances may be created by future property lines without the prior approval of the City of Tempe.</p> <p>5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variance(s) and use permit(s) shall be deemed null and void.</p> <p>6. The P.A.D. cover sheet shall be modified to revise life block and reflect bicycle parking calculations requirement and provisions for each parcel, prior to recordation.</p> <p>7. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the dining areas. No changes or modifications to the dining areas will be allowed without the prior approval of the Engineering Department.</p> <p>8. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to i.e. east, prior to the issuance of a building permit.</p> <p>9. A Final Subdivision Plat and Final PAD for Phase One and any future phases must be approved by the City Council and recorded prior to the issuance of construction permits for this project.</p> <p>10. The Phase One project shall adhere to all Design Review Board conditions of 6/2/99.</p> <p>11. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.</p> <p>12. The PAD document shall be revised to include conditions for this action prior to recordation.</p> <p>13. All future phases must receive Design Review Board and Final Planned Area Development approval and be recorded prior to issuance of permits for such phases.</p>	<p>STATE OF ARIZONA) COUNTY OF MARICOPA) SS</p> <p>ON THIS <u>21</u> DAY OF <u>January</u>, 2000</p> <p>BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO ACKNOWLEDGED HERSELF TO BE A <u>Sam Hanna</u> CO-SIGNER, AS OWNER AND ACKNOWLEDGED THAT HE, AS CLERK OF OFFICE, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.</p> <p>IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT THE CITY OF TEMPE, ARIZONA, THIS <u>21</u> DAY OF <u>January</u>, 2000</p> <p>BY: <u>Sam Hanna</u> MY COMMISSION EXPIRES: <u>March 21, 2003</u></p> <p>CERTIFICATION</p> <p>I, <u>Gregory L. Allen</u> HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THESE LEGAL DESCRIPTIONS WERE PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF <u>February</u>, 2000, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.</p> <p><u>Gregory L. Allen</u> REGISTERED LAND SURVEYOR ARIZONA REGISTRATION NO. <u>16097</u></p> <p>MUNICIPAL APPROVALS</p> <p>APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS <u>15</u> DAY OF <u>February</u>, 2000</p> <p>BY: <u>Neil R. Stephens</u> 3/2/00 MAYOR DATE</p> <p>BY: <u>Paul D. Jones</u> 3/2/00 CITY CLERK DATE</p> <p>BY: <u>Charles J. Kelly</u> 3/2/00 CITY ENGINEER DATE</p> <p>BY: <u>Joseph J. Sullivan</u> 3/2/00 DEVELOPMENT SERVICES DIRECTOR DATE</p>
<p>(PARCEL 4)</p> <p>A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE CENTER OF SAID SECTION 23, THENCE NORTH 00°00'00" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 365.00 FEET;</p> <p>THENCE NORTH 88°50'30" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DORSEY LANE;</p> <p>THENCE CONTINUING NORTH 88°50'30" EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 210.23 FEET TO THE POINT OF BEGINNING;</p> <p>THENCE CONTINUING NORTH 88°50'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 111.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 145.01 FEET;</p> <p>THENCE SOUTH 88°50'30" WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 111.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 145.01 FEET TO THE POINT OF BEGINNING.</p>	<p>PARCEL 3: - PHASE 3</p> <p>SITE AREA (NET): ± 28,275.8 S.F. (±65 ACRES)</p> <p>BUILDING AREA: 3,530 S.F.</p> <p>BUILDING COVERAGE: ±12.5%</p> <p>LANDSCAPE ON SITE: ± 8,140.9 S.F. (28.8%)</p> <p>PARKING REQ'D: 14 SPACES (3,350 S.F. / 250)</p> <p>PARKING PROVIDED: 14</p>	<p>10. The Phase One project shall adhere to all Design Review Board conditions of 6/2/99.</p> <p>11. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.</p> <p>12. The PAD document shall be revised to include conditions for this action prior to recordation.</p> <p>13. All future phases must receive Design Review Board and Final Planned Area Development approval and be recorded prior to issuance of permits for such phases.</p>	<p>STATE OF ARIZONA) COUNTY OF MARICOPA) SS</p> <p>ON THIS <u>21</u> DAY OF <u>January</u>, 2000</p> <p>BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO ACKNOWLEDGED HERSELF TO BE A <u>Sam Hanna</u> CO-SIGNER, AS OWNER AND ACKNOWLEDGED THAT HE, AS CLERK OF OFFICE, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.</p> <p>IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT THE CITY OF TEMPE, ARIZONA, THIS <u>21</u> DAY OF <u>January</u>, 2000</p> <p>BY: <u>Sam Hanna</u> MY COMMISSION EXPIRES: <u>March 21, 2003</u></p> <p>CERTIFICATION</p> <p>I, <u>Gregory L. Allen</u> HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THESE LEGAL DESCRIPTIONS WERE PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF <u>February</u>, 2000, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.</p> <p><u>Gregory L. Allen</u> REGISTERED LAND SURVEYOR ARIZONA REGISTRATION NO. <u>16097</u></p> <p>MUNICIPAL APPROVALS</p> <p>APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS <u>15</u> DAY OF <u>February</u>, 2000</p> <p>BY: <u>Neil R. Stephens</u> 3/2/00 MAYOR DATE</p> <p>BY: <u>Paul D. Jones</u> 3/2/00 CITY CLERK DATE</p> <p>BY: <u>Charles J. Kelly</u> 3/2/00 CITY ENGINEER DATE</p> <p>BY: <u>Joseph J. Sullivan</u> 3/2/00 DEVELOPMENT SERVICES DIRECTOR DATE</p>
<p>VICINITY MAP</p>	<p>PARCEL 4: PHASE 2</p> <p>SITE AREA (NET): ± 17,403.5 S.F.</p> <p>BUILDING AREA: 0</p> <p>BUILDING COVERAGE: 0</p> <p>LANDSCAPE ON SITE: 4,349.9 S.F. (51%)</p> <p>PARKING REQ'D: 0 SPACES</p> <p>PARKING PROVIDED: 38 SPACES</p>	<p>* Condition #10 modified between 1st and 2nd hearing as a result of DRB action on 6/2/99.</p>	<p>APACHE PARK DEVELOPMENT</p> <p>BOOK 528 PAGE 31 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL 00-0238882 03/30/00 01:38</p> <p>1310 East Apache Blvd Tempe, Arizona</p> <p>Project Number: 99003.01 CONSTRUCTION ISSUE Issued Package/Date</p> <p>General Plan of Development 02/28/99</p> <p>SEAL MARICOPA COUNTY AZ 85209A</p> <p>Cover</p>

nda

nagaki design associates
ARBOR COURT
5125 North 16th Street, Suite A-111
Phoenix, Arizona 85016
602-604-8866 602-604-8965 fax



BOOK 528 PAGE 31
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
00-0238882
03/30/00 01:38

APACHE
PARK
DEVELOPMENT

1310 East Apache Boulevard
Tempe, Arizona

99005.01
CONSTRUCTION ISSUE
Issued Package/Date
Preliminary Site Plan 02/19/99

SITE PLAN
SCALE: 1" = 30'-0"



2

SA-1

APACHE
 PARK
 DEVELOPMENT

1310 East Apache Boulevard
 Tempe, Arizona

99005.01
 CONSTRUCTION ISSUE
 Issued Package/Date

Preliminary Site Plan 02/19/99

SA-1 (Phase I)

R-3
 APARTMENTS

OFFICE/ RETAIL
 PHASE I

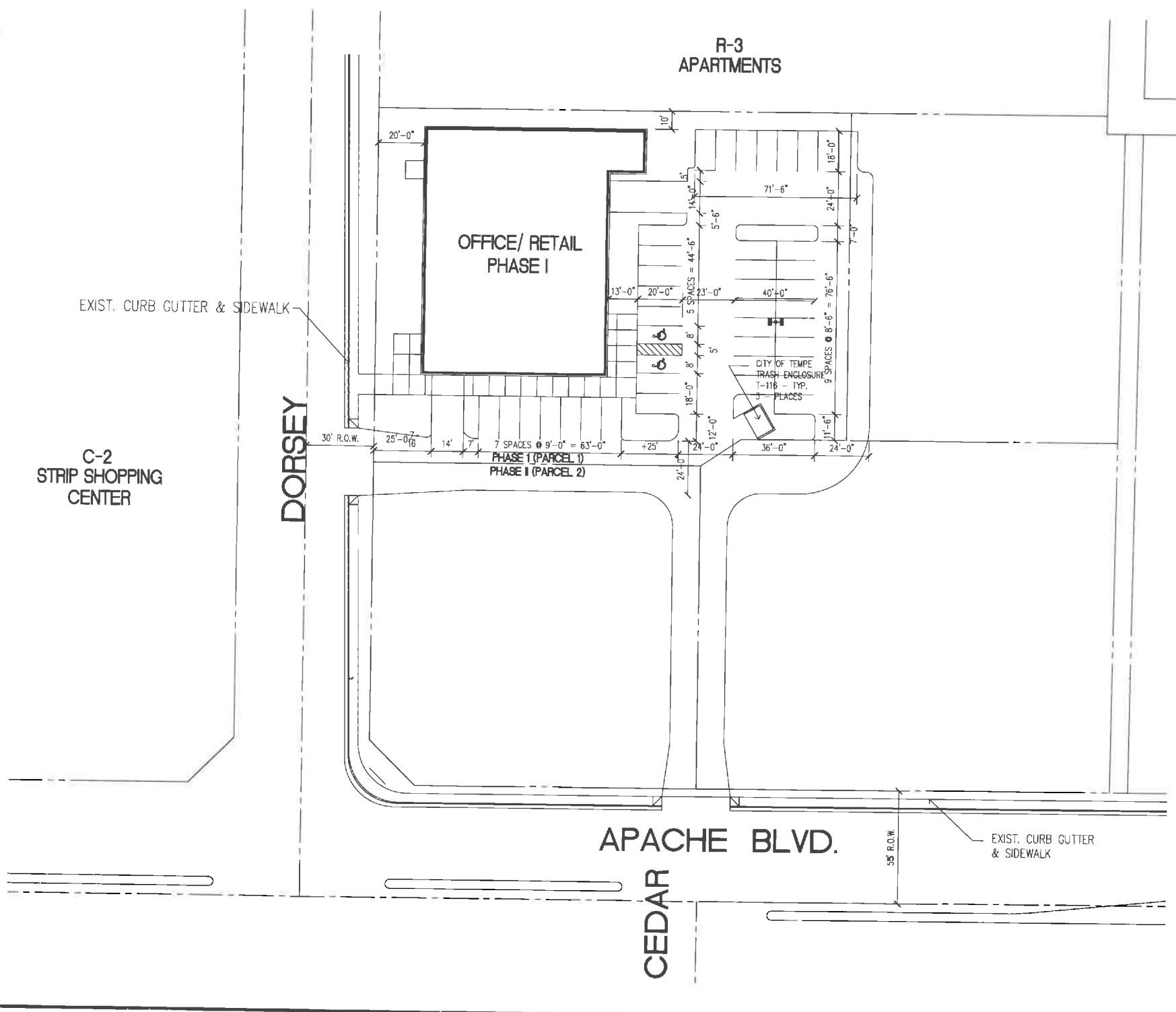
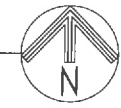
C-2
 STRIP SHOPPING
 CENTER

DORSEY

APACHE BLVD.

CEDAR

Phase I
 SITE PLAN
 SCALE: 1" = 20'-0"



3