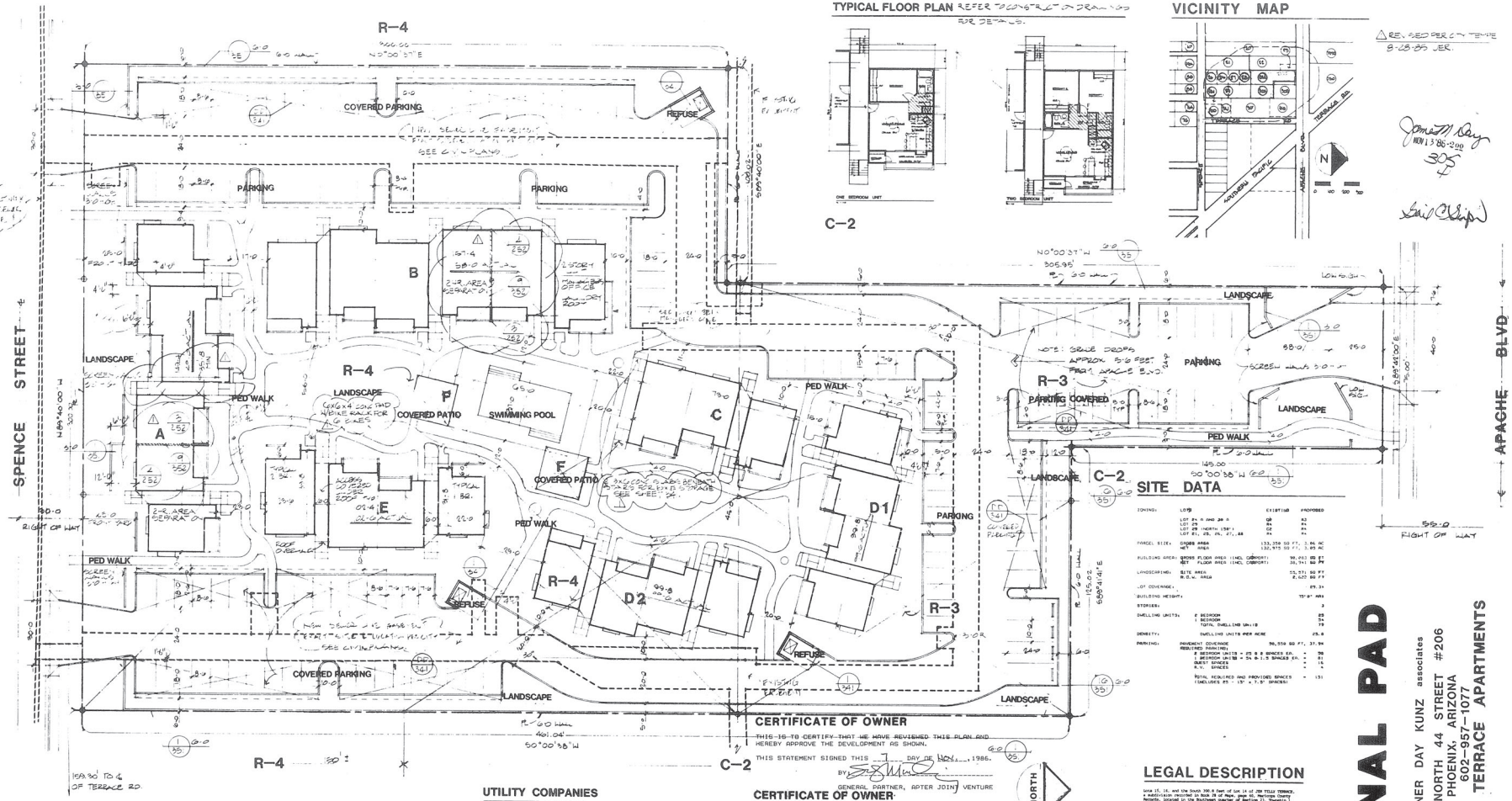

TYPICAL FLOOR PLAN

REFER TO CONSTRUCTION DRAWINGS FOR DETAILS.

VICINITY MAP

△ REVISED PER CITY TEMPE 8-28-85 JER.

SITE DATA

ZONING:	LOTS	EXISTING	PROPOSED
	LOT #'s 9 AND 28 A	OR	R3
	LOT #29	R4	R3
	LOT #29 (NORTH 150')	C2	R3
	LOT #1, #3, #4, #7, #8	R4	R4
PARCEL SIZE:	GROSS AREA	133,359 SQ FT, 3.06 AC	
	NET AREA	132,975 SQ FT, 3.05 AC	
BUILDING AREA:	GROSS FLOOR AREA (INCL CARPORT)	98,203 SQ FT	
	NET FLOOR AREA (INCL CARPORT)	38,941 SQ FT	
LANDSCAPING:	SITE AREA	53,571 SQ FT	
	M.D.U. AREA	2,625 SQ FT	
LOT COVERAGE:		29.3%	
BUILDING HEIGHT:		35'0" MAX	
STORIES:		3	
DWELLING UNITS:	2 BEDROOM	23	
	1 BEDROOM	54	
	TOTAL DWELLING UNITS	79	
DENSITY:	DWELLING UNITS PER ACRE	25.8	
PARKING:	PAVEMENT COVERAGE	36,559 SQ FT, 37.9%	
	REQUIRED PARKING:		
	2 BEDROOM UNITS - 23 @ 2 SPACES EA.	=	46
	1 BEDROOM UNITS - 54 @ 1.5 SPACES EA.	=	81
	GUEST SPACES	=	15
	M.D. SPACES	=	4
	TOTAL REQUIRED AND PROVIDED SPACES (INCLUDES 25 - 15' x 7.5' SPACES)	=	151

SITE PLAN

0 10 20 30 40 60 1" = 20'-0"

VARIANCES APPROVED:

At their regular meeting of June 20, 1985, the Tempe City Council approved the request of APTER PARTNERSHIP for a zoning change from C-2 to R-3 for a 1.0 acre parcel and C-2 to R-4 for a .4 acre parcel and a Final PAD for Apache Terrace Apartments consisting of 79 units on 3.5 acres located at 1125 E. Apache. The following variances were also approved:

a. Reduce the size of required parking spaces from 9' x 20' to 8.5' x 18'.
b. Reduce the required number of RV parking spaces from 15 to 4 spaces.

CONDITIONS REQUIRED:

12. Six 24" box trees to be provided at the Apache Blvd. frontage. Details to be approved by Design Review.
13. All conditions of the Design Review Board shall be complied with.

APPROVAL OF TEMPE CITY COUNCIL

This PAD Plan is approved by the City Council of the City of Tempe Arizona, this 20 day of June, 1985.

By: Harry E. Mitchell, Mayor

By: Virginia R. Thompson, City Clerk

UTILITY COMPANIES

Water	City of Tempe
Sewer	City of Tempe
Electric	APS
Telephone	Mountain Bell

APPROVAL OF PLANNING and ZONING COMM.

This PAD Plan is approved by the Planning and Zoning Commission of the City of Tempe, Arizona, this 14 day of Nov., 198__.

By: Tom Hallett, Planning Director

By: Bill Coughlin, City of Tempe Engineer 11/12/86

CERTIFICATE OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

THIS STATEMENT SIGNED THIS 1 DAY OF NOV., 1986.

BY: [signature]
GENERAL PARTNER, APTER JOINT VENTURE

CERTIFICATE OF OWNER

The undersigned owner hereby pledge that, if this Final Development is approved, he will dedicate to the public all new right-of-ways and/or easements as indicated on this plan at the time actual construction is performed.

These premises are not encumbered by any delinquent taxes.

This statement signed this 14 day of MAY, 1985.

By: [signature]
General Partner, APTER partnership

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss

Subscribed and sworn to before me this 14 day of May, 1985

SEPTEMBER 12, 1986
My Commission expires

Notary Public

NOTARY PUBLIC

LEGAL DESCRIPTION

Lots 15, 16, and the South 300.0 feet of Lot 14 of JOH TILLY TERRACE, a subdivision recorded in Book 28 of Maps, page 40, Maricopa County Records, located in the Southeast Quarter of Section 13, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the North 150.0 feet of Lot 16:

EXCEPT the East 25.00 feet of the North 150.00 feet of Lot 15.

The aforementioned property also described as follows:

Commencing at the monument in the intersection of west line of the Southwest Quarter of Said Section 13 and the centerline of Spence Avenue from which the West line of JOH TILLY TERRACE, a subdivision recorded in Book 28 of Maps, page 40 Maricopa County Records, bears North 89° 40' 00" West 7.21 feet;

thence South 89° 40' 00" East along the Quarter line of Said Spence Avenue 30.00 feet, to the Southwest corner of Lot 15 of JOH TILLY TERRACE, for the centerline of Spence Avenue;

thence North 0° 00' 37" East along the Southerly extension of the West line of Said Lot 15, 30.0 feet to the Southwest corner of Lot 15 and the Point of Beginning;

thence North 0° 00' 37" East 300.0 feet;

thence South 89° 40' 00" East parallel with the South line of Said Lot 15 100.02 feet (Recorded 100.0 feet) to the West line of Lot 13;

thence South 0° 00' 37" West along the West line of Said Lot 13, to the Southwest corner of Said Lot 13;

thence South 89° 41' 41" East (Recorded South 89° 41' East) along the North line of Said Lot 15 75.01 feet;

thence South 0° 00' 37" West parallel with the East line of Said Lot 15 150.0 feet;

thence South 89° 41' 41" East (Recorded 89° 41' East) parallel with the North line of Lots 13 and 14, a distance of 125.02 feet, to the East line of Said Lot 14;

thence South 0° 00' 37" West along the East East Line 482.04 feet to the Southeast corner of Said Lot 14;

thence North 89° 40' 00" West along the South line of Lots 14, 15, and 16, 300.05 feet (Recorded 300.0 feet) to the Point of Beginning.

Described property being in and forming a part of the City of Tempe and comprising an area of 3.0646 acres more or less.

FINAL PAD

SHEINER DAY KUNZ associates
2500 NORTH 44 STREET #206
PHOENIX, ARIZONA
602-957-1077

APACHE TERRACE APARTMENTS

201

23H