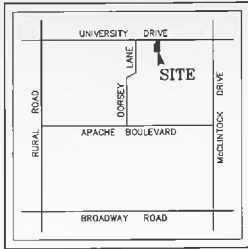


# 2<sup>nd</sup> AMENDED GENERAL PLAN OF DEVELOPMENT FOR AZTECH COURT PHASE II AND PHASE IV AND FINAL PLAN OF DEVELOPMENT FOR PHASE IV

PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 23, T.1N., R.4E. OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

BOOK 450 PAGE 13  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0648117  
09/18/97 01:49

## LEGAL DESCRIPTION

A REPLAT OF LOT "N" OF AZTECH COURT AMENDED PLAT RECORDED IN BOOK 300 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS, SITUATED IN 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.

## CERTIFICATION

I, MARK P. SIDLER, HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THE AMENDED AREA IS A TRUE AND CORRECT REPRESENTATION OF THE SITE THEREOF, ALSO THAT THIS AMENDMENT TO THE DEVELOPMENT PLAN CONFORMS TO THE CITY OF TEMPE SPECIFICATIONS.

MARK P. SIDLER R.L.S. 28232



## OWNERSHIP

STATEMENT OF OWNER

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

By: Laurel K. Walsh  
UNIVERSITY DORSEY LIMITED PARTNERSHIP, AN ARIZONA L.T.P.  
BY ITS GENERAL PARTNER  
LAUREL K. WALSH  
VICE PRESIDENT/TREASURER

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS, THE 18<sup>th</sup> DAY OF August 1997, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LAUREL K. WALSH, WHO WAS ACKNOWLEDGED TO BE VICE PRESIDENT/TREASURER OF WAKE FORREST, INC., A NEVADA CORPORATION, AND THAT HE AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS VICE PRESIDENT/TREASURER OF WAKE FORREST, INC., ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HERETO UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Patricia Haller  
MY COMMISSION EXPIRES: Aug 17, 1998



## OWNERSHIP

STATEMENT OF OWNER

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

By: Gary Lamb  
GARY LAMB, BROOK HOLDING M.T. TEMPE, L.L.C.

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS, THE 17<sup>th</sup> DAY OF August 1997, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GARY LAMB, WHO ACKNOWLEDGED HIMSELF TO BE Member OF BROOK HOLDING M.T. TEMPE, L.L.C. AN ARIZONA CORPORATION, AND THAT HE AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS Member OF BROOK HOLDING M.T. TEMPE, L.L.C., ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HERETO UNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Patricia Haller  
MY COMMISSION EXPIRES: July 4, 1998



## PREVIOUS VARIANCES

PREVIOUSLY APPROVED VARIANCES

BUILDING SETBACKS:

1. REDUCE SETBACK ALONG UNIVERSITY DRIVE FROM 50' TO 25'.
2. REDUCE SETBACK ALONG EAST PROPERTY LINE OF PHASE IV FROM 40' TO 20'.
3. REDUCE SETBACK ALONG SOUTH PROPERTY LINE OF PHASE II FROM 40' TO 26'.
4. REDUCE SETBACK ALONG EAST PROPERTY LINE OF PHASE II FROM 40' TO 37'.

LOT COVERAGE:

1. INCREASE LOT COVERAGE FOR PHASE II TO 27.41% FROM STIPULATED 25% MAXIMUM.

LANDSCAPE REDUCTIONS:

1. WAIVE REQUIREMENT FOR LANDSCAPE ISLAND AT END OF PARKING STALLS IN INTERIOR SERVICE COURT FOR PHASE II ONLY.

LOT W/PHASE II EXISTING:

SGF 89.44

1. REDUCE REQUIRED ON-SITE PARKING FROM 325 TO 308 SPACES (FOR PHASE II & IV).

PARKING:

MAY 17, 1988. THE HEARING OFFICER OF THE CITY OF TEMPE APPROVED A VARIANCE REQUEST FOR AZTECH COURT TO REDUCE THE REQUIRED PARKING FROM 235 TO 210 SPACES SUBJECT TO CONDITIONS.

MAY 30, 1988. CITY COUNCIL APPROVED A USE PERMIT TO ALLOW AN AEROBIC CENTER AND A PARKING VARIANCE FROM 239 TO 210 (29 SPACES) SUBJECT TO CONDITIONS.

1. REDUCE THE WIDTH OF A PRIVATE STREET FROM 25' TO 24'.
2. REDUCE REQUIRED FRONT YARD SETBACK FROM 25' TO 12'.

## USE PERMITS

1. ALLOW A C-2 USE AND USE PERMIT, AN ATHLETIC CLUB, IN THE PCC-1 DISTRICT.
2. ALLOW REQUIRED PARKING FOR PHASE II (30 SPACES) TO BE PROVIDED ON AN ADJACENT SITE (PHASE IV).

## VARIANCES (SGF-97.35)

VARIANCE

- A. REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK FROM 50' TO 25' IN THE PCC-1 ZONING DISTRICT.
- B. REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 40' TO 20' IN THE PCC-1 ZONING DISTRICT.
- C. INCREASE MAXIMUM ALLOWED BUILDING HEIGHT FROM 30' TO 35' IN THE PCC-1 ZONING DISTRICT.

## CONDITIONS OF APPROVAL (SGF-97.35)

ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL FROM C.C.

PLUS

- 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 STREET LIGHTS, 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 STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- e. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- f. 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 REDEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 86.85.

## CONDITIONS OF APPROVAL (SGF-97.35) (CONTINUED)

3. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, THE APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO ISSUANCE OF CERTIFICATE 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 COMMUNITY DEVELOPMENT DIRECTOR.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
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) SHALL BE DEEMED NULL AND VOID.
6. THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
7. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. FINAL PLAN OF DEVELOPMENT AND SUBMISSION PLAT SHALL BE REVERSED TO INCLUDE CONDITIONS FOR THIS ACTION AND REFLECT ALL APPLICABLE DETAILS AS SHOWN ON SITE PLAN REVIEW OF 4/9/97, 4/23/97, AND 5/14/97 PRIOR TO RECORDATION.
9. ALL APPLICABLE DESIGN REVIEW BOARD AND CITY COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

## PROJECT DATA

OWNER

BROOK HOLDING M.T. TEMPE, L.L.C.  
426 NORTH 44TH STREET, SUITE 225  
PHOENIX, ARIZONA 85008

ARCHITECT

LAMB ARCHITECTS  
426 NORTH 44TH STREET, SUITE 225  
PHOENIX, ARIZONA 85008

PROPERTY LOCATION

1375 E. UNIVERSITY DRIVE

EXISTING ZONING

PCC-1 PLANNED COMMERCIAL CENTER 4.799 ACRES

GROSS SITE AREA

PHASE II EXISTING - 147,783 SF - 3.393 ACRES  
PHASE IV PROPOSED - 47,504 SF - 1.09 ACRES

TOTAL 195,287 SF - 4.483 ACRES

GROSS BUILDING AREA

PHASE II EXISTING - 40,530 SF  
PHASE IV PROPOSED - 6,990 SF

TOTAL 47,520 SF

BUILDING COVERAGE

PHASE II EXISTING - 27.43%  
PHASE IV PROPOSED - 17.5%

LANDSCAPING ON SITE

PHASE II EXISTING - 47,799 SF - 31%  
PHASE IV PROPOSED - SF - 31%

TOTAL

PARKING PROVIDED AND REQUIRED  
(PHASE II) 40,530 SF LEASABLE

## PROJECT DATA (CONTINUED)

PARKING REQUIRED FOR EXISTING USES:

BEAUVAIS A.C.	7,843 SF @ 1/125	= 63 SPACES
NEW	3,472 SF @ 1/200	= 17 SPACES
MERRY MAIDS	538 SF @ 1/200	= 5 SPACES
SUNNY'S PIZZA	2,872 SF @ 1/75	= 38 SPACES
JEWELRY SALES	1,115 SF @ 1/250	= 5 SPACES
SUN TAN SALON	904 SF @ 1/200	= 5 SPACES
CONSUMER CREDIT	918 SF @ 1/200	= 5 SPACES
MARSH & BAIR	845 SF @ 1/200	= 5 SPACES
THE POWER LOCK	821 SF @ 1/250	= 3 SPACES
AEROBIC CENTER	2,738 SF @ 1/125	= 22 SPACES
ONE PRICE STORE	4,712 SF @ 1/250	= 19 SPACES
<b>SUB TOTAL</b>	<b>26,978 SF LEASED</b>	<b>185 SPACES</b>

PROPOSED BILLIARD CENTER (FOOD SERVICE)	791 SF @ 1/75	= 11 SPACES
(REMAINING AREA)	5,198 SF @ 1/125	= 41 SPACES
<b>SUB TOTAL</b>	<b>5,989 SF</b>	<b>= 52 SPACES</b>

UNLEASED AREA:

PROJECTED RETAIL	7,563 SF @ 1/250	= 30 SPACES
------------------	------------------	-------------

TOTAL REQUIRED FOR (PHASE II) 267 SPACES

PARKING PROVIDED PHASE II 180 SPACES (ON SITE)  
30 SPACES (+)

TOTAL PROVIDED 210 SPACES  
\* (30 SPACES DEDICATED FROM PHASE IV BY USE PERMIT)

PHASE IV  
LOT 1

PARKING REQUIRED:

FUTURE 52 UNIT HOTEL 1/UNIT + 1/250 OFFICE	= 53 SPACES
SUB TOTAL	53 SPACES
PARKING PROVIDED FOR PHASE IV	53 SPACES (ON SITE)
TOTAL PROVIDED	53 SPACES

LOT 2

PARKING PROVIDED:

TOTAL PROVIDED	32 SPACES
----------------	-----------

(NOTE: AREA CALCULATIONS DO NOT INCLUDE THICKNESS OF EXTERIOR WALLS.)

OVERALL TOTAL PARKING REQUIRED, PHASE II & IV - 308 SPACES  
OVERALL TOTAL PARKING PROVIDED, PHASE II & IV - 308 SPACES

BICYCLE SPACES

55,030 SF @ 1/4000

14 SPACES REQUIRED  
14 SPACES PROVIDED



## APPROVALS

APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 18<sup>th</sup> DAY OF July 1997.

By: Patricia Haller 8-11-97  
MAYOR DATE  
ATTEST: Helen R. Dowler 8-11-97  
CITY CLERK DATE  
By: Norman S. Jordan 8-11-97  
CITY ENGINEER DATE  
By: Paul Bratton 8/11/97  
DEVELOPMENT SERVICES DATE

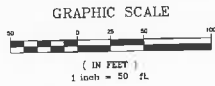
PLANNING - CIVIL ENGINEERING - SURVEYING  
**LEMME ENGINEERING INC.**  
3608 WEST BETHANY HOME ROAD  
PHOENIX, ARIZONA 85018  
PHONE (602) 841-6904 FAX (602) 841-6351

AMENDED GENERAL PLAN OF  
DEVELOPMENT FOR AZTECH COURT  
AND FINAL PLAN OF DEVELOPMENT  
FOR PHASE IV

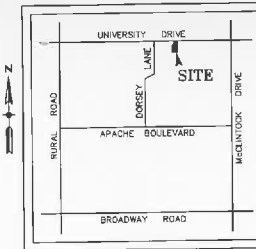
W.O. 97-666 DATE 07-25-97 SHEET 1 OF 3

# 2<sup>nd</sup> AMENDED GENERAL PLAN OF DEVELOPMENT FOR AZTECH COURT PHASE II AND PHASE IV AND FINAL PLAN OF DEVELOPMENT FOR PHASE IV

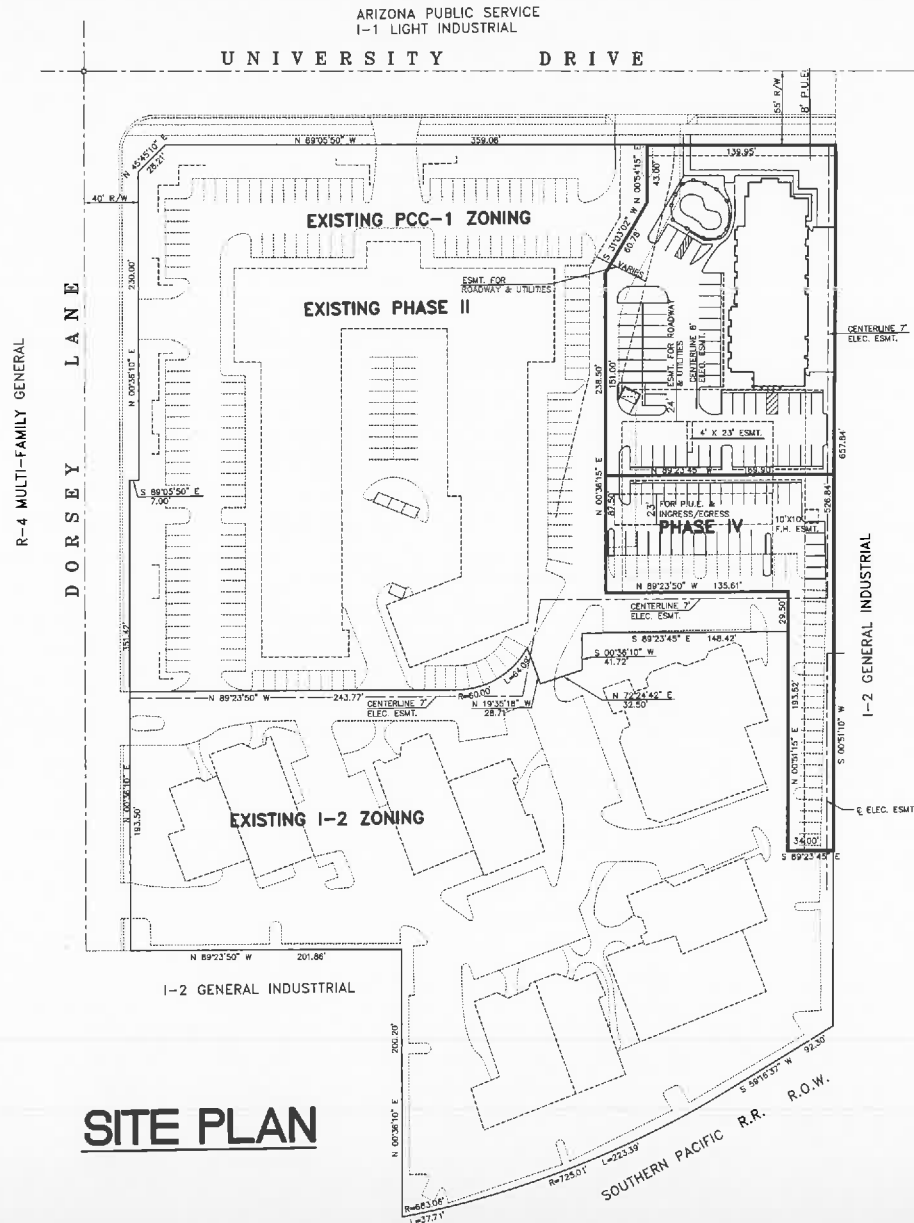
PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 23, T.1N., R.4E. OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



BOOK 450 PAGE 13  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0648117  
09/18/97 01:49



VICINITY MAP  
N.T.S.



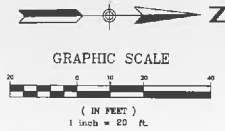
## SITE PLAN

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3608 WEST BETHANY HOME ROAD  
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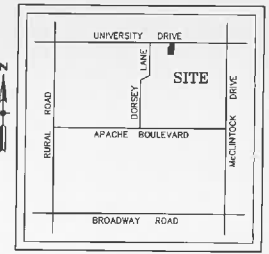
AMENDED GENERAL PLAN OF  
DEVELOPMENT FOR AZTECH COURT  
AND FINAL PLAN OF DEVELOPMENT  
FOR PHASE IV

W.O. 97-686 DATE 07-25-97 SHEET 2 OF 3



# 2<sup>nd</sup> AMENDED GENERAL PLAN OF DEVELOPMENT FOR AZTECH COURT PHASE II AND PHASE IV AND FINAL PLAN OF DEVELOPMENT FOR PHASE IV

PART OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 23, T.1N., R.4E. OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

**LEGEND**

- (R) RECORD DATA
- (C) CALCULATED DATA
- ⊕ EXIST. FIRE HYDRANT
- ⊙ EXIST. WATER VALVE
- ⊙ EXIST. DRYWELL
- ⊙ EXIST. SAN. SEWER MANHOLE
- ⊙ EXIST. LIGHT POLE

BOOK 450 PAGE 13  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0648117  
09/18/97 01:49  
K7048

**BENCHMARK**

BRASS CAP IN HANDHOLE= INTERSECTION OF UNIVERSITY DRIVE  
AND DORSEY LANE.  
ELEV.=1168.13 (CITY OF TEMPE DATUM)

**LEGAL DESCRIPTION**

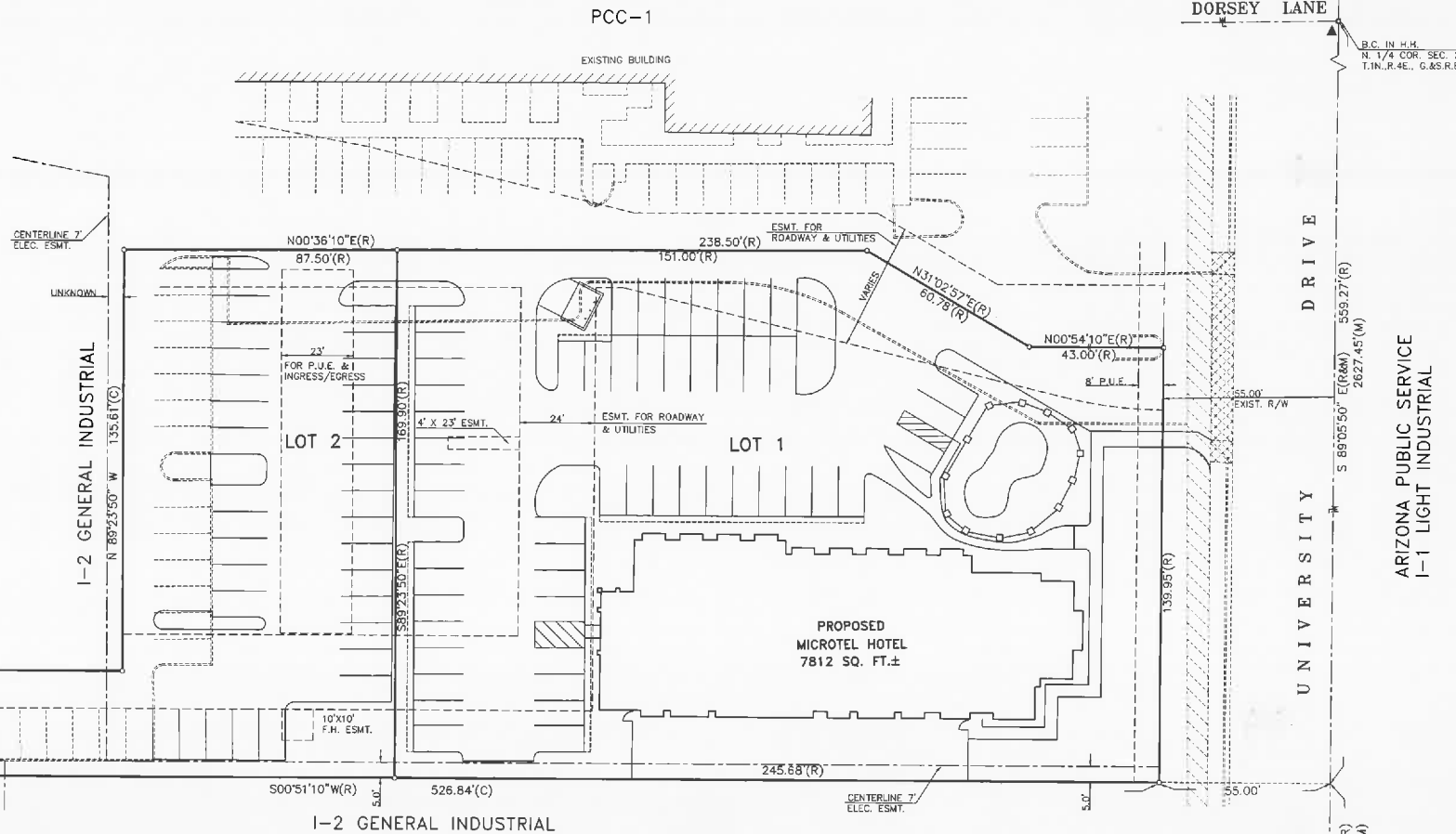
LOT "N" OF AZTECH COURT - AMENDED PLAT RECORDED IN BOOK OF MAPS 300, PAGE 1 IN THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE FOUND BRASS CAP IN A HAND HOLD AT THE NORTH QUARTER CORNER OF SECTION 23, WHICH BEARS SOUTH 89°05'50" EAST, 2068.25 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23. THIS LINE ALSO BEING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 89°05'50" EAST ALONG THE NORTH LINE OF SAID SECTION 23, 559.22 FEET; THENCE SOUTH 0°51'10" WEST 55.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 00°51'10" WEST, 526.84 FEET;  
THENCE NORTH 89°08'50" WEST, 33.91 FEET;  
THENCE NORTH 00°51'10" EAST, 193.52 FEET;  
THENCE NORTH 89°23'50" WEST, 135.61 FEET;  
THENCE NORTH 00°38'10" EAST, 238.50 FEET;  
THENCE NORTH 31°02'57" EAST, 60.78 FEET;  
THENCE NORTH 00°54'10" EAST, 43.00 FEET;  
THENCE SOUTH 89°05'50" EAST, 139.95 FEET TO THE TRUE POINT OF BEGINNING.

N 89°08'50" (W)(C) 33.91 (C)  
N 00°51'10" (E)(R) 193.52 (R)  
34.00 (R)  
281.16 (C)  
CENTERLINE ELEC. ESMT.  
5.0'



**BASIS OF BEARINGS**

THE NORTH LINE OF THE N.E. 1/4 OF SECTION 23, T.1N., R.4E., G.&S.R.B.&M., HAVING A RECORD BEARING OF S 89°05'50" E., AS SHOWN PN THE PLAT OF "AZTECH COURT AMENDED" RECORDED IN BOOK 300 OF MAPS, PAGE 1, M.C.R.

**FLOOD PLAIN NOTE**

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 04013C2170-E THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PRONE AREA DESIGNATED AS ZONE "X".  
ZONE "X" ARE AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND THE 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OF WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

**AREA**

TOTAL GROSS AREA = 1.58 ACRES  
TOTAL NET AREA = 1.40 ACRES

**LOT 1**

AREA = 39,810 SQ. FT. = 0.91 AC.  
BUILDING AREA = 7812 SQ. FT. ±  
PARKING SPACES PROVIDED = 53

**LOT 2**

AREA = 21,430 SQ. FT. = 0.49 AC.  
BUILDING AREA = NONE  
PARKING SPACES PROVIDED = 32

**DEVELOPER**

BROOK GROUP, INC.  
426 N. 44TH STREET, SUITE 225  
PHOENIX, ARIZONA 85008

**ZONING**

EXISTING ZONING IS PCC-1

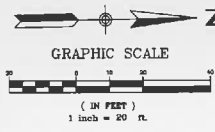
**SITE ADDRESS**

1375 E. UNIVERSITY DRIVE  
TEMPE, ARIZONA

B.C. IN H.H.  
N.E. COR. SEC. 23,  
T.1N., R.4E., G.&S.R.B.&M.

PLANNING - CIVIL ENGINEERING - SURVEYING  
**LEMME ENGINEERING INC.**  
3608 WEST BETHANY HOME ROAD  
PHOENIX, ARIZONA 05019  
PHONE (602) 841-6904 FAX (602) 841-5351

AMENDED GENERAL PLAN OF DEVELOPMENT  
FOR AZTECH COURT PHASE II AND PHASE  
IV AND FINAL PLAN OF DEVELOPMENT  
FOR PHASE IV



# SECOND AMENDED FINAL PLAT OF AZTECH COURT

A REPLAT OF LOT "N" OF AZTECH COURT AMENDED PLAT RECORDED IN BOOK OF MAPS 300, PAGE 1, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BOOK 450 PAGE 12  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
97-0648114  
09/18/97 01:41

## DEDICATION OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: LAUREL K. WALSH, VICE-PRESIDENT/TREASURER WAKE FORREST, INC., A NEVADA CORPORATION AS GENERAL PARTNER FOR UNIVERSITY DORSEY LIMITED PARTNERSHIP, AN ARIZONA L.T.P., AND GARY LAMB, MANAGING PARTNER, BROOK HOLDING M.T. TEMPE L.L.C. HAVE CREATED UNDER THE NAME OF "SECOND AMENDED PLAT OF AZTECH COURT" A REPLAT OF LOT "N" AZTECH COURT AMENDED PLAT RECORDED IN BOOK OF MAPS 300, PAGE 1, MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH IS AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID RE-PLAT OF LOT "N" AZTECH COURT AMENDED RECORDED IN BOOK OF MAPS 300, PAGE 1 MARICOPA COUNTY RECORDS, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA, WHICH IS AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID REPLAT OF LOT "N" AZTECH COURT AMENDED, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS AND EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH ON SAID PLAT AND THAT EACH TRACT SHALL BE FOR THE PURPOSE SPECIFIED ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE CURRENT PUBLIC EASEMENTS, RIGHT-OF-WAY AND UTILITY EASEMENT IN EFFECT BY VIRTUE OF SAID "AZTECH COURT AMENDED". THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ADJUTING LOT/PARCEL OWNER.

IN WITNESS WHEREOF: LAUREL K. WALSH, VICE PRESIDENT/TREASURER OF WAKE FORREST, INC., A NEVADA CORPORATION AS GENERAL PARTNER FOR UNIVERSITY DORSEY LIMITED PARTNERSHIP, AN ARIZONA L.T.P., HAS CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY SIGNATURE OF *Laurel K. Walsh*

IN WITNESS WHEREOF: *Gary Lamb*, MANAGING PARTNER BROOK HOLDING M.T. TEMPE, L.L.C., HAS CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY SIGNATURE OF *Gary Lamb*

DEVELOPER	ZONING	ACREAGE	SITE ADDRESS
BROOK GROUP, INC. 426 N. 44TH STREET, SUITE 225 PHOENIX, ARIZONA 85008	EXISTING ZONING IS PCC-1	GROSS ACREAGE= 1.58 ACRES NET ACREAGE= 1.40 ACRES	1375 E. UNIVERSITY DRIVE TEMPE, ARIZONA

## LEGAL DESCRIPTION

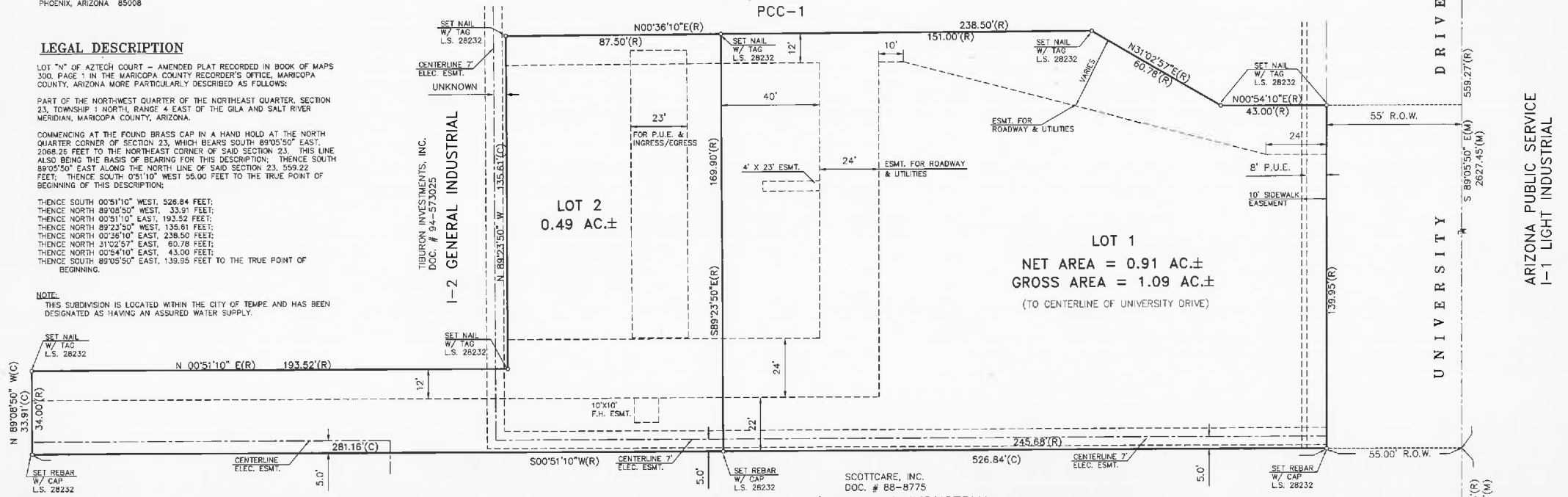
LOT "N" OF AZTECH COURT - AMENDED PLAT RECORDED IN BOOK OF MAPS 300, PAGE 1 IN THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

COMMENCING AT THE FOUND BRASS CAP IN A HAND HOLD AT THE NORTH QUARTER CORNER OF SECTION 23, WHICH BEARS SOUTH 89°05'50" EAST, 2068.26 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23. THIS LINE ALSO BEING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 89°05'50" EAST ALONG THE NORTH LINE OF SAID SECTION 23, 559.22 FEET; THENCE SOUTH 0°51'10" WEST 56.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 00°51'10" WEST, 526.84 FEET;  
THENCE NORTH 89°08'50" WEST, 33.91 FEET;  
THENCE NORTH 00°51'10" EAST, 193.52 FEET;  
THENCE NORTH 89°23'50" WEST, 135.61 FEET;  
THENCE NORTH 00°36'10" EAST, 238.50 FEET;  
THENCE NORTH 31°02'57" EAST, 60.78 FEET;  
THENCE NORTH 00°54'10" EAST, 43.00 FEET;  
THENCE SOUTH 89°05'50" EAST, 139.95 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.



## LEGEND

- (R) RECORD DATA
- (C) CALCULATED DATA

## BENCHMARK

BRASS CAP IN HANDHOLE- INTERSECTION OF UNIVERSITY DRIVE AND DORSEY LANE.  
ELEV.=1168.13 (CITY OF TEMPE DATUM)

## BASIS OF BEARINGS

THE NORTH LINE OF THE N.E. 1/4 OF SECTION 23, T.1N., R.4E., G.S.R.M., HAVING A RECORD BEARING OF S 89°05'50" E AS SHOWN ON THE PLAT OF "AZTECH COURT AMENDED" RECORDED IN BOOK 300 OF MAPS, PAGE 1, M.C.R.

## FLOOD PLAN NOTE

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 04013C2170-E THIS PROPERTY IS DESIGNATED AS ZONE "X". ZONE "X" ARE AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND THE 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OF WATER; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

## SURVEYOR'S CERTIFICATION

I, MARK P. SIDLER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JUNE, 1997, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

MARK P. SIDLER R.L.S. 28232  
LEWME ENGINEERING, INC.  
3608 W. BETHANY HOME RD.  
PHX, AZ 85019



DATE

1997

9-3-97

9-3-97

CLERK

ALBA JUALA

263-1100

CALL COLLECT

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS DAY OF August 8, 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, LAUREL K. WALSH, PERSONALLY APPEARED AND THAT HE/SHE EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
*Patricia Haller*  
NOTARY PUBLIC



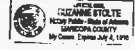
MY COMMISSION EXPIRES Aug 17, 1998

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS DAY OF August 7, 1997, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GARY LAMB, PERSONALLY APPEARED AND THAT HE/SHE EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
*Suzanne Stalder*  
NOTARY PUBLIC



MY COMMISSION EXPIRES July 4, 1998

## APPROVALS

APPROVED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF TEMPE, THIS 18th DAY OF August, 1997.

BY: *Fred Brittingham*

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, THIS 18th DAY OF August, 1997.

BY: *Robert P. Kelly*

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, THIS 18th DAY OF August, 1997.

BY: *Leo A. Sullivan* DATE: 9-3-97

ATTEST: *Alba Juala* DATE: 9-3-97

CLERK



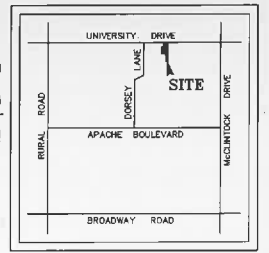
B.C. IN H.H.  
N.E. COR. SEC. 23,  
T.1N., R.4E., G.S.R.M.  
N. 281150.81  
E. 302608.84

McCLINTOCK DRIVE

PLANNING - CIVIL ENGINEERING - SURVEYING  
**LEWME ENGINEERING INC.**  
3608 WEST BETHANY HOME ROAD  
PHOENIX, ARIZONA 85019  
PHONE (602) 841-6904 FAX (602) 841-8351

SECOND AMENDED FINAL PLAT  
MICROTEL HOTEL, TEMPE, ARIZONA  
SEC. 23, T.1N., R.4E., G.S.R.M.,  
MARICOPA COUNTY, ARIZONA

W.O. 97-656 DATE 08-06-97 SHEET 1 OF 1



VICINITY MAP  
N.T.S.

DORSEY LANE

UNIVERSITY DRIVE

McCLINTOCK DRIVE

ARIZONA PUBLIC SERVICE  
I-1 LIGHT INDUSTRIAL

TEMPE PROJECT NO. R9700072