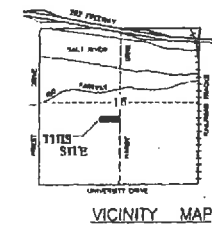


PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR DOLCE VITA TOWNHOMES

A PORTION THE SOUTHWEST QUARTER SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTIONS:

PARCEL NO. 1

ALL OF LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE WEST 36.63 FEET OF VACATED ROBINS AVENUE ABUTTING SAID LOT

EXCEPT THAT PART CONVEYED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION BY QUIT CLAIM DEED RECORDED IN DOCKET 11936, PAGE 863, DESCRIBED AS FOLLOWS:

THAT PART OF STATE PLAT 12, AMENDED ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 21, SAID POINT BEING 411.66 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 21, SAID POINT ALSO BEING 36.52 FEET EAST OF THE EAST RIGHT OF WAY LINE OF ROBBIN AVENUE;

THENCE NORTH 01 DEGREES 02 MINUTES 00 SECONDS WEST, PARALLEL TO THE CENTERLINE OF SAID ROBBIN AVENUE, THENCE NORTH 01 DEGREES 02 MINUTES 00 SECONDS WEST, PARALLEL TO THE CENTERLINE OF SAID ROBBIN AVENUE, A DISTANCE OF 121.97 FEET TO A POINT 15.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 21;

THENCE NORTH 45 DEGREES 27 MINUTES 28 SECONDS EAST, A DISTANCE OF 21.04 FEET TO AN INTERSECTION WITH NORTH LINE OF SAID LOT 21 AND THE SOUTH RIGHT OF WAY LINE OF 2ND STREET; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.52 FEET TO A POINT OF CURVATURE TO THE LEFT WAY LINE OF 2ND STREET; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.52 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 11.81 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE BEING THE SOUTHERLY RIGHT OF WAY LINE OF 2ND STREET AND THE EASTERLY RIGHT OF WAY OF ROBINS AVENUE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 54 MINUTES 56 SECONDS, A DISTANCE OF 18.74 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT OF WAY LINE OF SAID ROBINS AVENUE; 18.74 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT OF WAY LINE OF SAID ROBINS AVENUE;

THENCE SOUTH 01 DEGREE 02 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE OF ROBINS AVENUE, A DISTANCE OF 124.97 FEET TO THE SOUTH LINE OF SAID LOT 21; DISTANCE OF 124.97 FEET TO THE SOUTH LINE OF SAID LOT 21;

THENCE EAST ALONG SOUTH LINE OF SAID LOT 21, A DISTANCE OF 36.53 FEET TO THE POINT OF BEGINNING, AND ALSO

EXCEPT THE EAST 153 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 69.93 FEET THEREOF, AND ALSO

EXCEPT THE EAST 150 FEET OF THE SOUTH 69.93 FEET OF THE EAST 314.095 FEET OF THAT PORTION OF LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING ONE-SIXTEENTH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT RECORDED IN DOCKET 3230, PAGE 240, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BRASSCAP FLUSH AT THE INTERSECTION OF 1ST STREET AND HARDY DRIVE
ELEVATION - 1153.79
(CITY OF TEMPE DATUM)
COORD. - NORTING 283747.05
EASTING 289406.53

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF HARDY DRIVE BETWEEN 1ST STREET AND UNIVERSITY DRIVE USING A BEARING OF N0°50'03"W.

FLOOD ZONE NOTE:

THIS TRACT IS LOCATED WITHIN ZONE "X" DELINEATED ON THE CITY OF TEMPE FLOOD INSURANCE RATE MAP FLOOD HAZARD BOUNDARY MAP PANEL NO. 04013C21708 DATED SEPTEMBER 4, 1991 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS DETERMINED TO BE WITHIN THE 500 YEAR FLOOD LIMITS.

PARCEL NO. 2

THE EAST 153 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 69.93 FEET OF THE EAST 314.095 FEET OF THAT PORTION OF LOT 21 LYING EAST OF ROBINS AVENUE, AND ALSO

EXCEPTING ONE-SIXTEENTH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS AS RESERVED IN PATENT RECORDED IN DOCKET 3230, PAGE 240, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT "A"

THE EAST 150 FEET OF THE SOUTH 69.93 FEET OF THE EAST 314.095 FEET OF THAT PORTION OF LOT 21, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING EAST OF ROBINS AVENUE.

EXCEPT AN UNDIVIDED 1/16 OF ALL OIL, GASES AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, AND FERTILIZER OF EVERY NAME AND DESCRIPTION AND

EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE STATE OF ARIZONA, THE UNITED STATES OF AMERICA OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSILE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN SECTION 37-231 ARIZONA REVISED STATUTES.

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPED THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT. THE CITY OF TEMPE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR TRACTS.
5. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.
6. ALL SUBDIVISION CORNERS TO BE MARKED WITH SURVEY MARKERS PER M.A.G. STD. DTL 120.

CONDITIONS OF APPROVAL

(SPD 2005.)

OWNER/DEVELOPER
PINNACLE LAND DEVELOPMENT
1820 W. DRAKE DRIVE
TEMPE, AZ 85283
CONTACT: JR HUDSPETH
(602) 604-2299

ENGINEER
CBI DEVELOPMENT, INC.
4136 W. PARKVIEW
GLENDALE, ARIZONA 85310
PHONE: (623) 780-7621

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE THE DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____, 2005

BY _____ AS _____ OF
PINNACLE LAND DEVELOPMENT, INC.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2005, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, AND ACKNOWLEDGED THAT HE, AS _____, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR PURPOSES THEREON CONTAINED.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____, MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA

THIS _____ DAY OF _____, 2005.

BY: _____ DATE _____

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
DEVELOPMENT SERVICES MANAGER

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2005; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT 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 REFERENCED.

BY _____ DATE _____
REGISTERED LAND SURVEYOR

_____, (SEAL)

REVISIONS

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

DEVELOPMENT, INC.
CBI DEVELOPMENT, INC.
4136 W. PARKVIEW
GLENDALE, ARIZONA 85310
PHONE: (623) 780-7621

DOLCE VITA TOWNHOMES
2ND STREET AND HARDY DRIVE
TEMPE, ARIZONA.

DATE: _____
MARCH 24, 2005
JOB NO.: 040812
SHEET 1 OF 2

SPD _____ DS _____ REC _____

MAR 14 2005

REAR OF DEPARTMENT
LEAD OF DEPARTMENT



TABLE	R-3 CURRENT ZONING	R-1 P.A.D. PROPOSED ZONING
NUMBER OF UNITS	37	37
FRONT SETBACK	25'	17'-6" ON HARDY DRIVE AND 2ND STREET, 5' FROM R.O.B. ON EAST SIDE OF WESTFALL, 20' ON WEST SIDE OF WESTFALL
SIDE SETBACK	10'	10'
REAR SETBACK	30'	30'
DENSITY	20 UNITS PER ACRE	18.5 UNITS PER ACRE
LOT COVERAGE	40%	30.7%
HEIGHT	35' TOP OF PARAPET	15' TOP OF ROOF OF ROOF
PARKING	63 SPACES	74 SPACES
GUEST PARKING	8 SPACES	8 SPACES
TOTAL PARKING	81 SPACES	82 SPACES
BICYCLE PARKING	8 SPACES	8 SPACES

