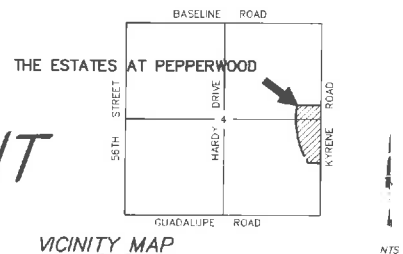


THE ESTATES AT PEPPERWOOD

A SUBDIVISION OF A PORTION OF THE E. 1/2 SECTION 4,
T. -1-S. R. -4-E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

FINAL PLAT AND

AMENDED FINAL PLANNED AREA DEVELOPMENT



DEDICATION

State of Arizona)
County of Maricopa)

Know All Men By These Presents:

That A.V.M. CORPORATION, an Arizona Corporation, as Owner, has subdivided under the name of THE ESTATES AT PEPPERWOOD, a portion of the East Half (E. 1/2) of Section 4, Township 1 South, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted herein and hereby publishes this plat as and for the plat of THE ESTATES AT PEPPERWOOD and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting the same and that each lot, tract and street shall be known by the number, letter or name given each respectively on said plat. A.V.M. CORPORATION, an Arizona Corporation, as Owner, hereby dedicates to the public for use as such, all streets as shown on said plat and included in the above described premises. All easements are granted for the purpose shown hereon. All landscaped tracts are to be maintained by the Homeowners Association. The maintenance of landscaping within the Public right-of-way shall be the responsibility of the Homeowners Association. A.V.M. CORPORATION, an Arizona Corporation, as Owner of the subdivided land, warrants that the title thereto is free, clear and unincumbered by any recorded or unrecorded instruments or claims of title which need not be recorded in order to be valid, including but not limited to claims of adverse possession and prescriptive rights.

The City of Tempe is hereby granted the right to allow, prohibit or otherwise control construction within, on, or under said drainage, landscape, sewer or public utility easement

In witness whereof:

That _____ of A.V.M. CORPORATION, has hereunto caused his name to be signed this _____ day of _____, 1994

RH Meyer
Title,
A.V.M. CORPORATION

On this _____ day of _____, 1994, before me, the undersigned officer, appeared _____ and that he, as Title _____, A.V.M. CORPORATION, executed the foregoing instrument for the purposes contained therein.

In witness whereof, I hereby set my hand and official seal

JEANNE M. SARGENT
Notary Public
My Commission Expires _____

VARIANCES SPD-94.30

- A Reduce the required minimum guest parking from 3 spaces to 5 spaces.
- B Reduce the required minimum front yard setback from 25' to 18' and from 25' to 15' for lots 14-22, 25 & 26.
- C Reduce the required minimum driveway setback, without common walls, from 10' to 5'.
- D Reduce the required street side yard setback from 25' to 10'.
- E Reduce the required minimum rear yard setback from 20' to 10' for patio cover support columns and from 20' to 18' for one story structures.
- F Increase the maximum allowed lot coverage from 40% to 50%.
- G Reduce the required minimum lot area per unit from 5,500 s.f. to 4,500 s.f. and from 5,500 s.f. to 4,190 s.f. for lot #21, to 4,285 s.f. for lot #20, to 4,330 s.f. for lot #19, to 4,444 s.f. for lot # 17, to 4,493 s.f. for lot #25, to 4,387 s.f. for lot #26, to 4,468 s.f. for lot #27 and to 4,379 s.f. for lot #28.
- H Waive required landscaping trees (24" box trees, 10' O.C.) between this project and adjacent single-family districts.
- I Reduce the required landscaping from 30% to 20% of net site area.
- J Reduce the required minimum on-site driveway length from 20' to 18' and from 20' to 15' for lots 14-22, 25 & 26.

CONDITIONS OF APPROVAL SBD-94.29 SPD-94.30

1. a. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pick-up, 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, bikepaths, sidewalks, 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.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed under ground prior to issuance of occupancy permit for this development in accordance with Ordinance No. RR 85.
3. Approval of COAR's in a form acceptable to the City Attorney and Community Development Director must take place prior to recardation of the plan or plat. These COAR'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 Community Development Director.
4. No variances may be created by future property lines without prior approval of the City of Tempe.
5. The entire project of Pepperwood estates shall be limited to single storey homes (Lots 1-44).
6. All mechanical equipment to be ground mounted and screened according to ordinance requirements.
7. On all corner lots, dwelling units shall be built so that the driveway is adjacent to the interior property line.
8. Architectural details and character of products shall consist of a stucco finish and concrete tile roofs. Should the floor plans or elevations be changed after that time from those submitted with this request, they shall also be reviewed by the Design Review Board prior to construction.
9. Developer shall provide three (3) 15 gallon trees (from a list approved by Design Review staff) to each buyer and install the trees along the rear property line within 30 days of closing on the sale of each home.
10. Developer shall provide one (1) 15 gallon tree (from a list approved by Design Review staff) to each buyer and install the trees in the front yard setback within 30 days of closing on the sale of each home.
11. Final details of the landscape plan and exterior perimeter walls shall be approved by the Design Review Board staff prior to recardation of the Final Plat/PAL.
12. All previous applicable City Council and Design Review Board conditions of approval shall be adhered to.
13. A Final Subdivision Plat and Planned Area Development Map shall be put into proper engineered format with City Council Conditions of approval listed on the Final PAL and shall be recorded with the Maricopa County Assessor's office prior to issuance of any construction permits for this project.

NOTES:
Construction within utility easements shall be limited to utilities, wood, wire or removable section type fencing.
No structure of any kind may be constructed, or any vegetation planted nor be allowed to grow, within drainage easements which would impede the flow of water through the easements.

STATE OF ARIZONA) SS
County of Maricopa)
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
8-19-94 9:57
in Book 381
on page 41
Witness my hand and official seal this day and year aforesaid:
William M. Hall
County Recorder
94-172545
RECORDING NUMBER

This is to certify that this plat is correct and accurate and the monuments described herein have either been set or isolated as described to the best of the knowledge and belief.

Neil K. Hulsman
Signature and Seal of Register Land Surveyor

BASIS OF BEARING:
The East line of the SE 1/4 of Section 4, Township 1 South, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, Bearing North 00° 18' 19" West per sheet 2 of City of Tempe Quarter Section Surveys Map of Township 1 South, Dated 6/26/84

APPROVALS *Fred Brittingham* 8-18-94

Approved By _____
COMMUNITY DEVELOPMENT DIRECTOR

Approved By *Ken Andrew* 8-17-94
City Engineer Date

Approved by the Council of the City of Tempe, Arizona this _____ day of _____, 1994

Approved By *Neil K. Hulsman*
Mayor

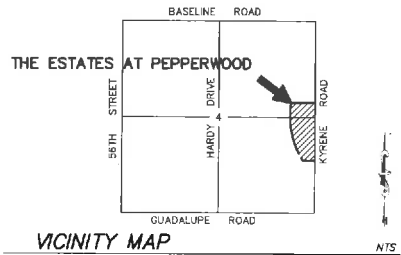
Attested To: *Helen R. Dowler*
City Clerk



ENGINEER SHEET 1 OF 3

BROOKS, HERSEY & ASSOCIATES, INC.
ENGINEERS/SURVEYORS
4802 E. ELWOOD STREET, 10
Phoenix, Arizona 85040 Phone (602) 437-3733 Fax (602) 868-0204

DRB93191 E9300180



AMENDED FINAL PLANNED AREA DEVELOPMENT THE ESTATES AT PEPPERWOOD

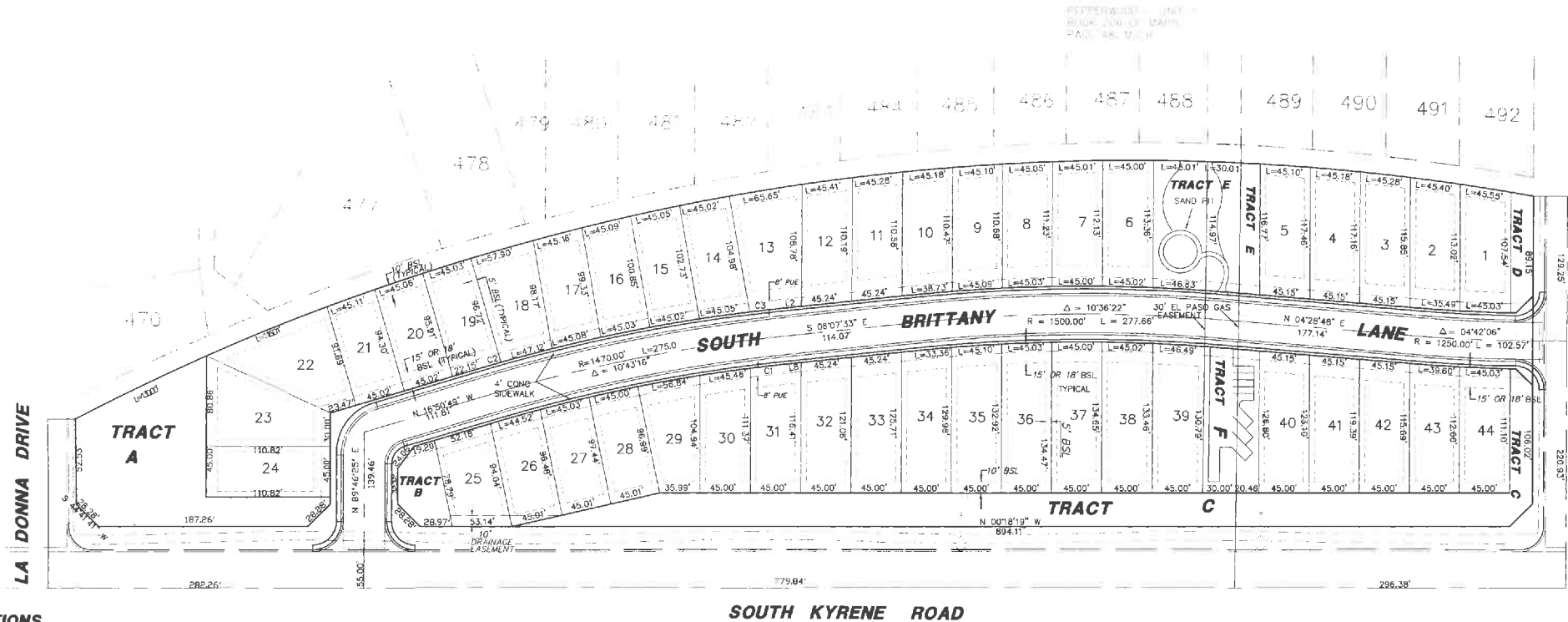
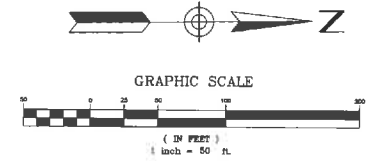
STATE OF ARIZONA }
County of Maricopa } SS

I hereby certify that the within instrument was filed and recorded at request of
Chloé Tempe
8-19-94 9:57

In Book 381
on page 41

Witness my hand and official seal the day and year aforesaid,
Notary Public

County Recorder
Gayle K. Krahn
Deputy Recorder
94-1622545
RECORDING NUMBER



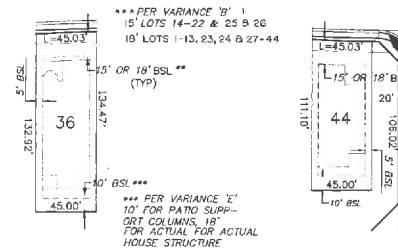
CONDITIONS

- Entire project shall be limited to one-story buildings.
- No automatic fire extinguishing systems are proposed for this project.
- Developer required to install street lights per City standards.
- Street names are to be assigned by Eng. Dept. prior to recordation.
- Addresses to be assigned by Eng. after recordation and prior to permit issuance.

Project Statistics

Project Name	The Estates At Pepperwood
Site Address	5880 South Kyrene Road
Existing Zoning	L.B.D.
Proposed Zoning	R-7H
Gross Area	8.06 Acres
Net Area	8.06 Acres
Building Area	1.36 Acres
Site Coverage	16.87%
Lot Coverage	(1.36 Acres / 8.06 Acres)
Building Height	40'
Type of Construction:	thirty Feet
Proposed Use	Single Family Townhouse
Number of Units	44 Units
Density	5.46 Units per acre
Site Landscaping	67,893.56 S.F.
R.O.W. Landscaping	12,706.85 S.F.
Open Space	19.34%
Parking required	88 Regular Spaces 9 Guest Spaces 4 R.V. Spaces
Parking provided	101 Total Spaces 88 Regular Spaces 5 Guest Spaces 4 R.V. Spaces 97 Total Spaces

SOUTH KYRENE ROAD



TYPICAL INTERIOR LOT TYPICAL CORNER LOT



PROOKS, HERSEY AND ASSOCIATES, INC.
ENGINEERS/SURVEYORS
4802 E. Stwood Street, 16
Phoenix, Arizona 85040
(602) 437-5733

DESIGN: JVC
DRAWN: JVC
CHECK: WLC
SCALE:
HORZ: 50'
VERT: N/A

DRB93101 E9300180