

ORIGINAL OWNER

FIESTA VILLAGE LIMITED PARTNERSHIP (AN ARIZONA LIMITED PARTNERSHIP) 8300 N. HAYDEN ROAD, #100 SCOTTSDALE ROAD TEL: (602) 998-5005

ORIGINAL DEVELOPER

NATIONAL PORTFOLIO, INC. 8300 N. HAYDEN ROAD, #100 SCOTTSDALE, ARIZONA 85258 TEL: (602) 998-5005

OWNER THIS ACTION

FIESTA VILLAGE HOMEOWNERS ASSOCIATION, INC. 1482 W. LA JOLLA DRIVE TEMPE, ARIZONA 85282

DEVELOPER THIS ACTION

PIERNE DEVELOPMENT CORP. 5314 N. 12th ST #100 PHOENIX ARIZONA 85014 (602) 279-9044

VARIANCES (ORIGINAL)

VARIANCES REQUESTED: FROM: TO: MIN. LOT AREA PER UNIT 3600 S.F. 878 S.F. MIN. LOT WIDTH 60' 18' MIN. LOT LENGTH 100' 48' MIN. FRONT YARD SETBACK 25' 0' MIN. SIDE YARD SETBACK 10' 0' MIN. REAR YARD SETBACK 15' 0' MIN. STREET SIDE SETBACK 25' 10' MIN. LOT COVERAGE 40% 100%

BUILDING DATA (ORIGINAL)

BUILDING DESCRIPTION: A SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT, CONDOMINIUMS

OCCUPANCY: R3 CONSTRUCTION: SN

ZONING: EXISTING - R-2 PROPOSED - R-2

EXISTING USE: A SUBDIVISION AND PLANNED AREA DEVELOPMENT FOR CONDOMINIUMS.

NO. OF UNITS: 34 DENSITY: 34 UNITS = 3.4 AC(GR) = 100U/AC

GROSS = 3.4 AC (NET OF EXISTING LA JOLLA DR.)

PARKING REQUIRED: 75 SPACES PARKING PROVIDED: 77 SPACES

R.V. PARKING REQUIRED: 4 SPACES R.V. PARKING PROVIDED: 4 SPACES

LOT COVERAGE: .828 ACRES (=36,088 S.F.)

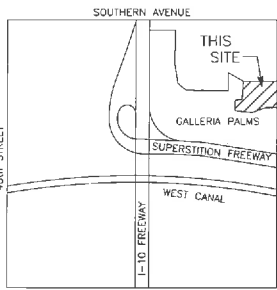
% OF NET SITE AREA: 29%

UTILITIES:

WATER CITY OF TEMPE SEWER CITY OF TEMPE GAS SOUTHWEST GAS POWER SALT RIVER PROJECT TELEPHONE MOUNTAIN BELL

LEGEND:

PROPERTY LINE



VICINITY MAP N.T.S.

OWNER'S STATEMENT

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

NAME: [Signature] TITLE: VICE PRESIDENT DATE: JULY 24, 1995

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS 24th DAY OF July, 1995, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED [Signature] who acknowledged himself/herself to be Vice Pres. of FIESTA VILLAGES HOMEOWNERS ASSOCIATION, THAT HE/SHE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF FIESTA HOMEOWNERS ASSOCIATION, BY HIMSELF/HERSELF AS SAID OFFICER IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL OF NOTARY PUBLIC.

MY COMMISSION EXPIRES: 3-31-98

LEGAL DESCRIPTION

THAT PARCEL OF LAND SITUATE IN THE NE 1/4 SECTION 32, T1N, R4E, G & S.R.B. & M., MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 32; THENCE S 00°57'17" W ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 608.81'; THENCE S 89°59'53" W, A DISTANCE OF 55.01' TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PRIEST DRIVE; THENCE S 89°59'53" W, A DISTANCE OF 314.55'; THENCE S 00°07'53" E, A DISTANCE OF 56.85'; THENCE S 89°52'07" W, A DISTANCE OF 21.42'; THENCE S 89°52'07" W, A DISTANCE OF 18.35'; THENCE S 00°07'53" E, A DISTANCE OF 109.49'; THENCE N 89°00'15" W, A DISTANCE OF 72.00'; THENCE S 00°59'45" W, A DISTANCE OF 25.50'; THENCE N 89°21'39" W, A DISTANCE OF 147.84' TO A POINT ON A NON-TANGENT CURVE WHOSE RADIUS BEARS S 72°51'06" W, A DISTANCE OF 400.00'; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 45.29' THROUGH A CENTRAL ANGLE OF 62°29'13"; THENCE S 10°39'41" E, A DISTANCE OF 93.44'; THENCE S 97°26'12" E, A DISTANCE OF 41.09'; THENCE N 75°47'17" E, A DISTANCE OF 124.19' TO A POINT ON A TANGENT CURVE TO THE RIGHT OF RADIUS 830.00'; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 219.92' THROUGH A CENTRAL ANGLE OF 151°10'52"; THENCE S 89°01'51" E, A DISTANCE OF 144.96'; THENCE N 45°57'43" E, A DISTANCE OF 28.28'; THENCE N 00°57'17" E, A DISTANCE OF 280.47' ALONG THE WEST RIGHT OF WAY LINE OF PRIEST DRIVE TO THE TRUE POINT OF BEGINNING.

CONTAINING 132,616 SQUARE FEET/3.04 ACRES

FINAL P.A.D. PLAN 3rd AMENDMENT TO FIESTA VILLAGES

APPROVALS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, THIS 28th DAY OF December, 1995.

BY: [Signature] MAYOR

ATTEST: [Signature] CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, THIS 28th DAY OF August, 1995.

BY: [Signature] CITY ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF TEMPE, THIS 28th DAY OF August, 1995.

BY: [Signature] PLANNING DIRECTOR

A PLANNED RESIDENTIAL DEVELOPMENT OF PART OF THE NE 1/4 OF SECTION 32, T1N, R4E G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA



TEMPE VILLAGE SQUARE

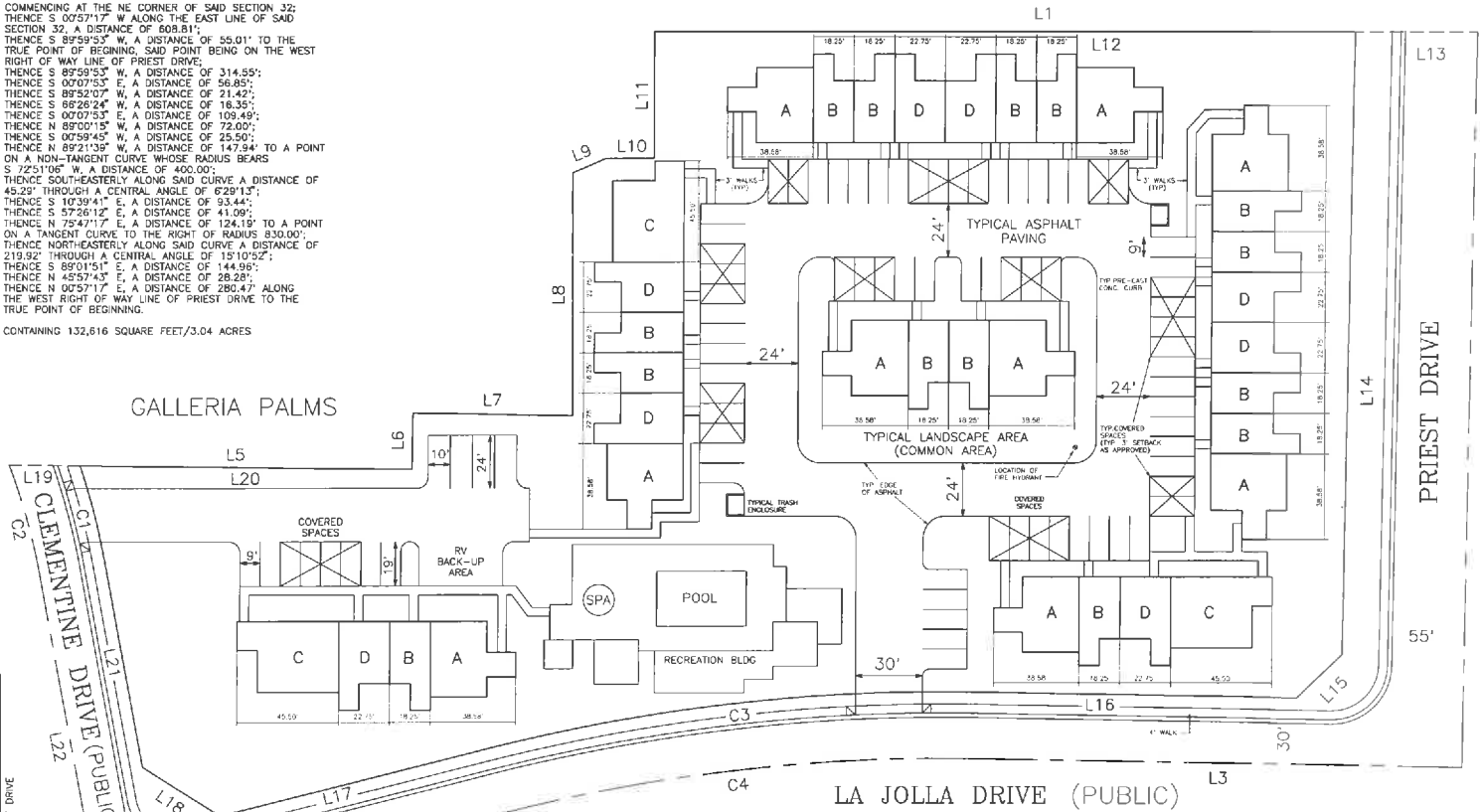


Table with columns: LINE, DIRECTION, DISTANCE. Lists boundary measurements for the site.

Table with columns: CURVE, RADIUS, LENGTH, DELTA. Lists curve data for the site.

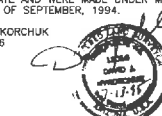
ENGINEER: LYON & ASSOC., INC. 5330 N. 16th ST. PHOENIX, AZ 85016 (602) 263-7560

ARCHITECT: PALMER/BURNS ARCHITECTS 387 E. WINDSOR PHOENIX, AZ 85004 (602) 957-4152

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON ARE CORRECT AND ACCURATE AND WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 1994.

DAVID J. NYKORCHUK R.L.S. 13016



CONDITIONS OF APPROVAL

FIESTA VILLAGES #SPD-94.55

- 1. A FINAL SUBDIVISION PLAT AND FINAL PLANNED DEVELOPMENT FOR FIESTA VILLAGES HOMEOWNERS ASSOCIATION MUST BE APPROVED BY CITY COUNCIL AND RECORDED AT THE SAME TIME AS THE ADJACENT PIERNE FINAL PLANNED AREA DEVELOPMENT.
2. ALL NECESSARY ABANDONMENTS OF EXISTING RIGHTS OF WAY MUST BE APPROVED BY CITY COUNCIL PRIOR TO RECORDATION OF THE SUBJECT PLANNED AREA DEVELOPMENT.

D.N.A. INC. CIVIL ENGINEERING LAND SURVEYING 340 E. WILLETTA ST. PHOENIX, ARIZONA 85004 (602) 271-9911