

LEGAL DESCRIPTION

(PRIOR TO THIS SUBDIVISION)
THE WEST 104 FEET OF TRACT 'A', LOLA VISTA,
ACCORDING TO BOOK 30 OF MAPS PAGE 20,
RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 25 FEET THEREOF.

**PRELIMINARY AND FINAL
PLANNED AREA DEVELOPMENT
RANCHO MIO PROPERTIES**

A PORTION OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

STATEMENT OF OWNER

RANCHO MIO PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE
SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED
OFFICER THEREUNTO DULY AUTHORIZED THIS 10th DAY OF
September, 2004.

RANCHO MIO PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: [Signature] managing member
ITS

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.
ON THIS 10th DAY OF September, 2004, Iver Bowden PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED
HIMSELF TO BE member OF RANCHO MIO PROPERTIES LLC, AN ARIZONA
LIMITED LIABILITY COMPANY, THE LEGAL CO-OWNER OF THE PROPERTY PLATTED HEREON
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, EXECUTED THIS INSTRUMENT FOR THE
PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: October 2006

STATEMENT OF OWNER

MARICOPA INVESTORS ALLIANCE, AN AN ARIZONA LIMITED LIABILITY
COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED
AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE
UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS
10th DAY OF September, 2004.

MARICOPA INVESTORS ALLIANCE, AN ARIZONA LIMITED LIABILITY
COMPANY
BY: [Signature] member
ITS

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.
ON THIS 10th DAY OF September, 2004, Richard Nalls PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED
HIMSELF TO BE member OF MARICOPA INVESTORS ALLIANCE, AN ARIZONA
LIMITED LIABILITY COMPANY, THE LEGAL CO-OWNER OF THE PROPERTY PLATTED HEREON
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, EXECUTED THIS INSTRUMENT FOR THE
PURPOSES HEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: October 2006

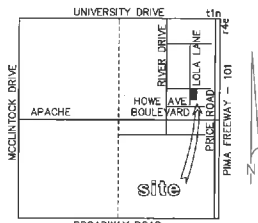
APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THE
4th DAY OF December, 2003.
BY: [Signature] Mayor DATE: 9/14/04
ATTEST: [Signature] City Clerk DATE: 9/15/04
BY: [Signature] City Engineer DATE: 9/16/04
BY: [Signature] Development Services DATE: 9/17/04



CONDITIONS OF APPROVAL: SPD 2003.86

1. 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 streetlights, curb, gutter, bikepath, 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 applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
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 underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. A building permit for Rancho Mio shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application, subject to a public hearing.
5. 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 aisle accessing the garages. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The Preliminary and Final PAD and Final Subdivision Plat for Rancho Mio shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **December 4, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.

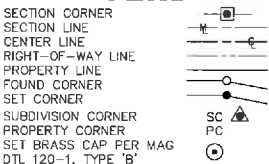


VICINITY MAP
NTS

UTILITIES

- WATER - City of Tempe
- SEWER - City of Tempe
- GAS - Southwest Gas
- ELECTRIC - Salt River Project
- TELEPHONE - Qwest
- IRRIGATION - SRVWUA

LEGEND



SITE ADDRESS

1259 South Lola Lane
Tempe, AZ.

DEVELOPER
RANCHO MIO PROPERTIES, LLC.
1259 South Lola Lane
Tempe, AZ.
480-888-4851

FIRE SAFETY

THE NEAREST FIRE HYDRANT IS
LOCATED 22 FEET SOUTH OF
AND 25 FEET WEST OF THE
INTERSECTION OF LOLA LANE
AND HOWE AVENUE.

BENCH MARK

CITY OF TEMPE No. 182
BRASS CAP IN A HAND HOLE AT THE CENTER OF
SECTION 24
ELEV OF 1186.05 (City of Tempe Datum)

FLOOD PLAIN STATEMENT

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE "X" AS
DESIGNATED BY THE FLOOD INSURANCE RATE MAP. ZONE
"X" HAS BEEN DETERMINED TO BE AN AREA THAT LIES
BETWEEN THE 100 YEAR AND 500 YEAR FLOOD BOUNDARIES.
COMMUNITY - PANEL NUMBER: 04013C 2155 F
EFFECTIVE DATE: July 15, 2001

CERTIFICATION

THIS IS TO CERTIFY THAT: I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF TWO SHEETS CORRECTLY
REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY,
2003, THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN, THAT ALL MONUMENTS
SHOWN ACTUALLY EXIST AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY
SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED. I HEREBY CERTIFY THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF TEMPE.

[Signature]
DAVID J. BUCHLI, RLS NO. 17126
REGISTERED LAND SURVEYOR

BOOK 705 PAGE 15
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 1093338
09/29/2004 10:08 AM



DAVID J. BUCHLI ENGRS, LTD
CIVIL ENGINEERS

email: hccdx@aol.com
FAX: 480-888-5143
phone: 480-888-5143

105 NORTH SKI COURT
GILBERT, ARIZONA 85233

PLANNED AREA DEVELOPMENT
for
RANCHO MIO PROPERTIES

JOB NO. 2003-13

SCALE: 1"=20'

DESIGNED BY: DJB

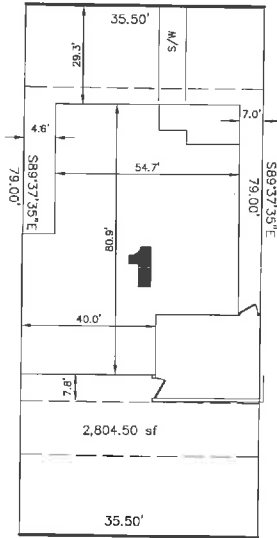
DRAWN BY: DJB

DATE: 8-27-04

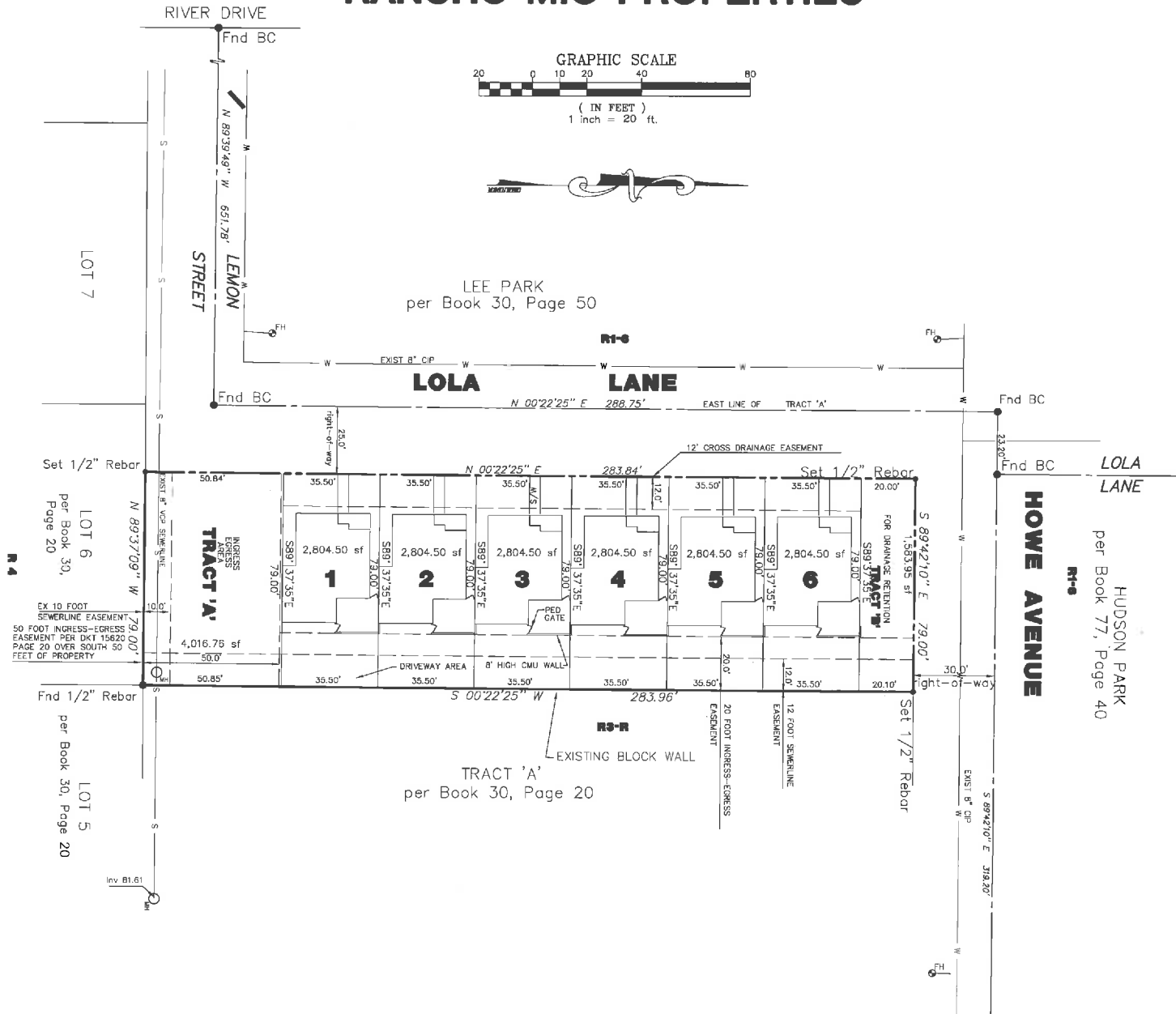


SHEET 1 of 2

PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT RANCHO MIO PROPERTIES



TYPICAL ALL LOTS



BOOK 705 PAGE 15
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-1093338
09/22/2004 10:08 AM WELLS

24N.
DSO30525 SPD-2003.86 RECO3089



DAVID J. BUCHLI ENGRS, LTD
CIVIL ENGINEERS

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FAX: 480-899-5143
phone: 480-899-5143

105 NORTH SKI COURT -- GILBERT, ARIZONA 85233

PLANNED AREA DEVELOPMENT
for
RANCHO MIO PROPERTIES

JOB NO.
2003-13
SCALE:
1"=20'
DESIGNED BY:
DJB
DRAWN BY:
DJB
DATE:
8-27-04



SHEET
2 of 2

DSO30525 SPD-2003.86 RECO3089