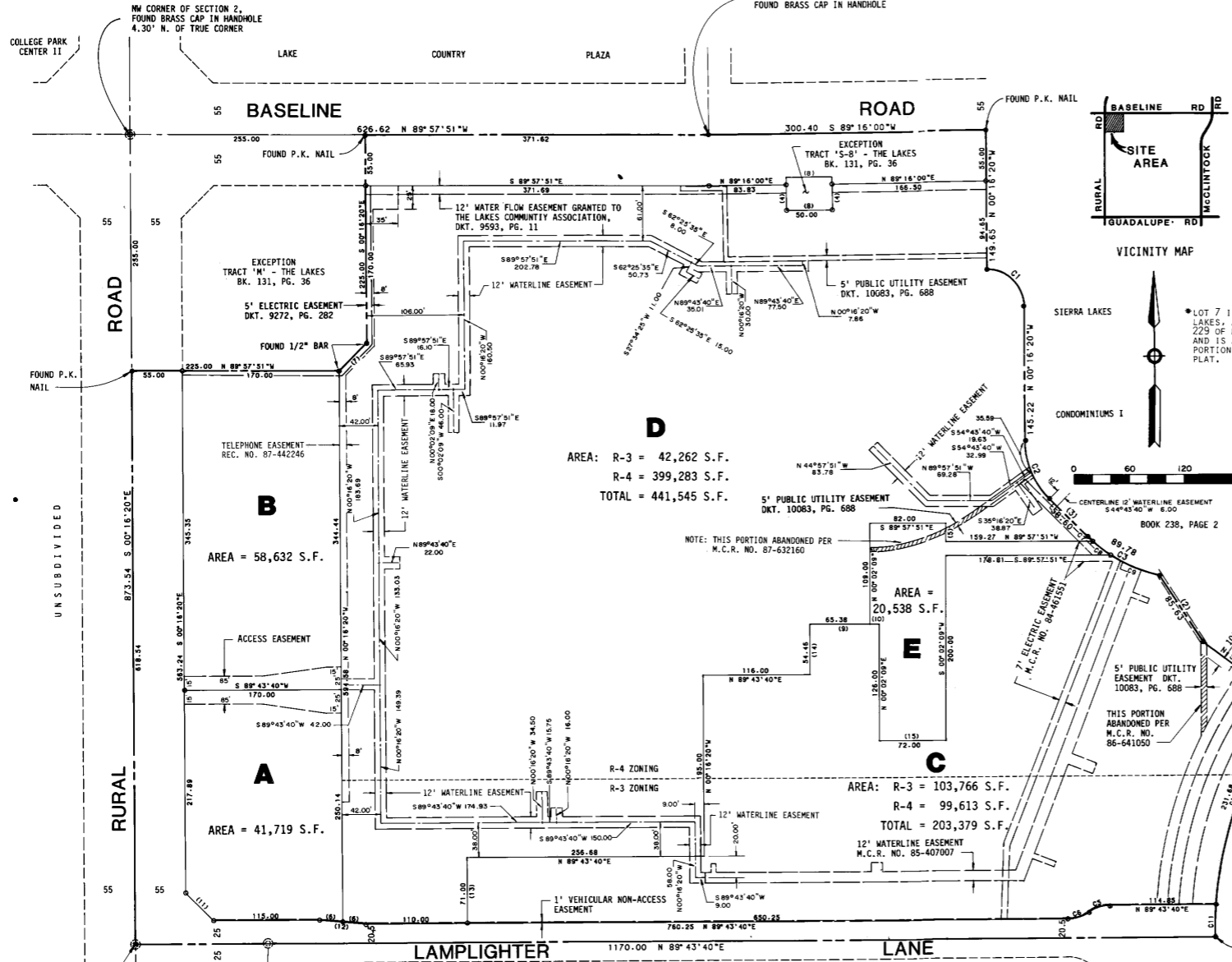


A FINAL PLAT OF LAKEVIEW

A RESUBDIVISION OF SIERRA LAKES, AS RECORDED IN BK. 229, PG. 5, M.C.R.; AND BEING LOCATED IN A PORTION OF THE NW¼ OF SEC. 2, T1S, R4E, G.8S.R.B.M., MARICOPA COUNTY, ARIZONA

Tract T-1



STATE OF ARIZONA }
County of Maricopa }
I, James P. Torino,
City of Tempe
do hereby certify that the within
instrument is a true and correct
copy of the original as recorded
in Book 321
on page 20
Witness my hand and official
seal this 18th day of March,
1987.
By James P. Torino
County Recorder

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA
KNOW ALL MEN BY THESE PRESENTS: THAT THE LAKESIDE PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP AS TO 50% INTEREST IN LOT 7 AND 100% INTEREST IN THE REMAINDER AND FRANCIS P. TORINO, AS TRUSTEE UNDER THE TORINO LIVING TRUST AS TO 50% INTEREST IN LOT 7 AS OWNERS, HAVE RESUBDIVIDED "SIERRA LAKES" BOOK 229 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS BEING LOCATED IN A PORTION OF THE NW¼ OF SECTION 2, T1S, R4E, G8S.R.B.M., MARICOPA COUNTY, ARIZONA, UNDER THE NAME OF "LAKEVIEW" AS SHOWN PLATTED HEREBY, AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "LAKEVIEW" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT THEY SHALL BE KNOWN BY THE LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT THE LAKESIDE PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP AND FRANCIS P. TORINO AS TRUSTEE UNDER THE TORINO LIVING TRUST, AS OWNERS, HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF: THE LAKESIDE PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP AS TO 50% INTEREST IN LOT 7 AND 100% INTEREST IN THE REMAINDER AND FRANCIS P. TORINO, AS TRUSTEE UNDER THE TORINO LIVING TRUST AS TO 50% INTEREST IN LOT 7 AS OWNERS, HAVE CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 18th DAY OF APRIL, 1988.

THE LAKESIDE PARTNERSHIP
BY Francis P. Torino
FRANCIS P. TORINO, PARTNER
THE TORINO LIVING TRUST
BY Francis P. Torino
FRANCIS P. TORINO, AS TRUSTEE
BY Robert Collins
ROBERT COLLINS, PARTNER

ACKNOWLEDGEMENT
STATE OF ~~CALIFORNIA~~ CALIFORNIA
COUNTY OF ~~SAN DIEGO~~ LOS ANGELES
ON THIS 5th DAY OF APRIL, 1988, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED FRANCIS P. TORINO AND ROBERT COLLINS WHO ACKNOWLEDGED THEMSELVES TO BE THE ABOVE STATED PARTNERS AND THAT AS SUCH, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.
M. M. Cross
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-14-91

CERTIFICATION
I, DOUGLAS LEE BAKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 1987; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Douglas Lee Baker
DOUGLAS LEE BAKER
REGISTERED LAND SURVEYOR

APPROVALS
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 16th DAY OF April, 1988.

APPROVED BY James P. Torino ATTESTED Virginia Thompson
MAYOR CLERK
APPROVED BY Ram Duen 4-14-88
CITY ENGINEER DATE
APPROVED BY Tommy L. Mullins 4-15-88
MANAGING DIRECTOR DATE

PREPARED BY:
DOUGLAS LEE BAKER, L.S. #13170
AMERICAN ENGINEERING COMPANY
21442 N. 20TH AVENUE
PHOENIX, ARIZONA 85027
(602) 277-3386

NO.	BEARING	DISTANCE
1	N 53° 13' 46" W	116.07
2	N 32° 59' 58" W	85.63
3	N 45° 16' 20" W	58.60
4	S 00° 44' 00" E	28.00
5	N 00° 02' 09" E	20.00
6	N 85° 07' 46" W	25.10
7	N 44° 52' 55" E	42.31
8	N 89° 16' 00" E	50.00
9	S 89° 57' 51" E	75.38
10	N 89° 57' 51" W	10.00
11	N 45° 16' 20" W	42.43
12	S 85° 07' 46" E	50.20
13	N 00° 16' 20" W	71.00
14	N 00° 16' 20" W	54.46
15	N 89° 57' 51" W	72.00

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	40.00	90° 00' 03"	62.83	40.00	56.57	N 45° 16' 21" W
2	88.98	45° 00' 00"	69.88	36.86	68.10	N 22° 46' 20" W
3	156.85	32° 47' 43"	89.78	46.16	88.56	N 61° 40' 11" W
4	405.00	37° 43' 52"	266.71	138.39	261.91	N 17° 47' 12" E
5	40.00	35° 02' 25"	24.46	12.63	24.08	S 72° 12' 28" W
6	40.00	35° 02' 25"	24.46	12.63	24.08	S 72° 12' 28" W
7	156.85	02° 40' 33"	7.33	3.66	7.32	S 46° 36' 36" E
8	156.85	09° 00' 27"	24.66	12.35	24.63	S 52° 27' 06" E
9	156.85	21° 06' 43"	57.79	29.23	57.47	S 67° 30' 42" E
10	405.00	32° 46' 33"	231.68	119.11	228.53	S 20° 15' 51" W
11	405.00	04° 57' 18"	35.03	17.52	35.01	S 01° 23' 55" W

LEGEND
● INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" REBAR UNLESS NOTED OTHERWISE
NOTE:
VEHICULAR ACCESS SHALL BE PROVIDED FOR THE USES OF ALL EXISTING AND FUTURE PROPERTY OWNERS, LESSEES, INVITEES AND NECESSARY CITY SERVICES OVER THE DRIVING ISLES THAT ARE EXISTING AND OR PROPOSED OVER LOTS C AND D SHOWN HEREON.

AMERICAN ENGINEERING CO.
consulting engineers / surveyors

25

GENERAL NOTES

ALL SURFACE WATER RUN-OFF WILL BE DIRECTED TO THE EXISTING "LAKE SYSTEM" WHICH WAS INITIALLY SIZED TO RECEIVE THE PROJECT'S ON SITE RETENTION REQUIREMENTS.

PROPOSED UTILITIES FOR THIS PARCEL WILL BE EXTENDED FROM SIERRA LAKES PHASE I OR BE ACCESSED IN RURAL ROAD RIGHT-OF-WAY.

VARIANCES

1. REDUCE THE REQUIRED REAR YARD SETBACK FROM 15' TO 10'.
2. REDUCE THE REQUIRED PARKING FROM 194 SPACES TO 182 SPACES.
3. WAIVE THE REQUIRED WALL AND TREES ALONG THE COMMON PROPERTY LINE WITH PHASE II AT THE SOUTHWEST CORNER.

CONDITIONS

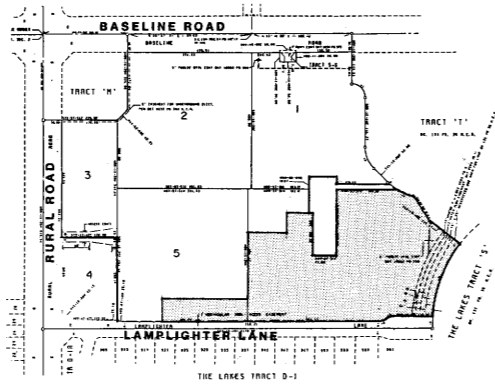
1. All conditions of approval shall apply from SPD-86.12, January 30, 1986
2. Except for the area within the setback requirements between Parcels C and D, covered parking will be provided for Phase II on the north side of the south wall that comprises the boundary of the development.
3. A covered parking canopy shall have a 7' clearance and shall not exceed 8' in height.
4. Vehicles that do not have a 7' clearance will not be parked along the north side of the south wall along Parcel C.
5. Details of all exterior lot lighting are to be reviewed by staff prior to issuance of building permits.
6. Permanent vehicular cross access agreement for circulation and public service is to be recorded.
7. C.C. and R's (conditions, covenants and restrictions) are to be established relating to landscape responsibilities and maintenance for the entire site. Said C.C. and R's to be reviewed and approved by the City Attorney's office and a copy filed with the Planning Department prior to the issuance of building permits. An association of owners or a suitable alternative as approved by the Planning Department and the City Attorney shall be set up for the maintenance and up keep of landscape areas.
8. All parking structures are to have textured columns with textured fascia. Details to be approved by staff prior to issuance of building permits.

LEGAL DESCRIPTION

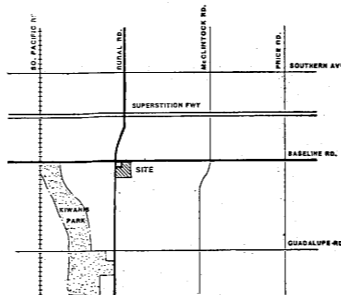
A portion of Lots 5 & 6 SIERRA LAKES as recorded in Book 229 of maps, Page 5, Maricopa County Recorder, Arizona, described more particularly as follows:

Commencing at the SW corner of said Lot 5; thence S85°07'46"E, along the south line of said Lot 5, a distance of 25.10 feet; thence N89°43'40"E a distance of 110.00 feet to the True Point of Beginning thence N00°16'20"W a distance of 71.00 feet; thence N89°43'40"E a distance of 256.68 feet; thence N00°16'20"W a distance of 195.00 feet; thence N89°43'40"E a distance of 116.00 feet; thence N00°16'20"W a distance of 54.46 feet; thence S89°57'51"E a distance of 75.38 feet; thence S10°02'00"W a distance of 126.00 feet; thence N89°57'51"W a distance of 72.00 feet; thence N00°02'09"E a distance of 200.00 feet; thence S89°57'51"E a distance of 178.81 feet to a point on a non-tangent circular curve concave northeasterly, the radius point of which bears N11°55'57"E 156.85 feet; thence southeasterly along said curve through a central angle of 21°06'43" a distance of 57.79 feet; thence S32°59'58"E a distance of 85.63 feet; thence S53°13'46"E a distance of 116.07 feet; to a point on non-tangent circular curve concave southeasterly the radius point of which bears S53°20'52"E 405.00 feet; thence southwesterly along said curve through a central angle of 32°46'33" a distance of 231.68 feet to the SE corner of said Lot 6 thence S89°43'40"W along the south line of said Lot 6 a distance of 114.85 feet to a point of curvature of a circular curve concave southerly with a radius of 40.00 feet; thence westerly along said curve through a central angle of 35°02'25" a distance of 24.45 feet to a point of reverse curvature of a circular curve concave northerly with a radius of 40.00 feet; thence westerly along said curve, through a central angle of 35°02'25" a distance of 24.46 feet; thence S89°43'40"W a distance of 650.25 feet to the True Point Of Beginning.

LOCATION MAP



AREA MAP



PROJECT DATA

PARCEL	AREA	ZONING EXIST.	PROPOSED USE	DENSITY	% LOT COVERAGE	% LANDSCAPE	PARKING
C	2.38AC	R-3	MULTI-FAM.-APARTMENTS	22.78	33.5%	26.7%	REQUIRED: 182 (1.72/UNIT)
	2.29AC	R-4			25.9%		PROVIDED: 182
E	.47	R-4	RECREATION	-	26.1%	31.2%	-

PARCEL C 106 UNITS

36	1 BDRM.
57	2 BDRM.
13	3 BDRM.

(C+E)
32.8%
25.9%
* W/CARPORTS

DENSITY AND PARKING CERTIFICATION

R-3 PORTION
2.38 ACRES X 22 UNITS/ACRE = 52.36 UNITS ALLOWED

R-4 PORTION
2.29 ACRES X 29 UNITS/ACRE = 66.22 UNITS ALLOWED

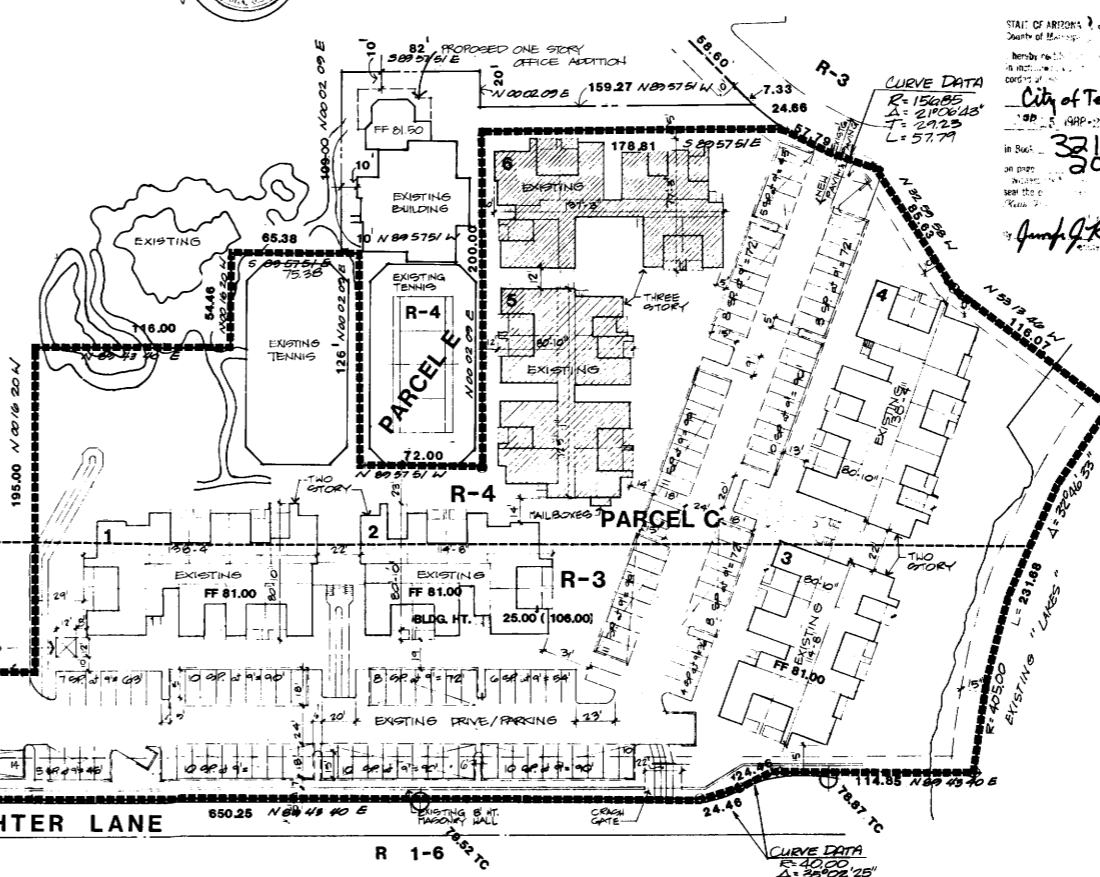
118.58 TOTAL UNITS

PARKING REQUIRED AT 1.72 SPACES/UNIT = 182 SPACES
(106 ACTUAL UNITS X 1.72 = 182)

ENGINEER'S CERTIFICATION

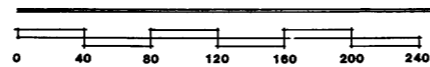


I, DOUGLAS LEE BAKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, AND THAT THE BOUNDARY ON THIS MAP CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 1987, AND THAT THE AREAS SHOWN HEREON ARE CORRECT.



STATE OF ARIZONA
County of Maricopa
City of Tempe
321
Joseph J. R...
City Engineer

SITE PLAN



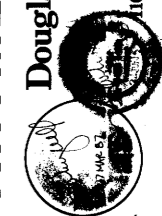
DEVELOPER
TORINO INDUSTRIES
24050 MADISON ST.
TORRANCE, CALIFORNIA 90505
(213) 373-8881

SPD-87.17

2 OF 4
8576

AMENDED FINAL P A D
 SIERRA LAKES APARTMENTS
 LAKEVIEW PHASE II
 TEMPE, ARIZONA

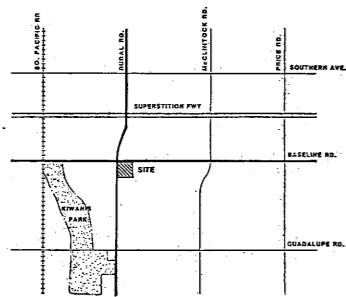
Douglas T. Whitneybell Architects
 incorporated
 a.i.a.



LS-240 TORINO INDUSTRIES INC. A CONSTRUCTION CORP.

1102 east missouri avenue, suite A phoenix, arizona (602) 265-1891

26



LOCATION MAP

VARIANCES

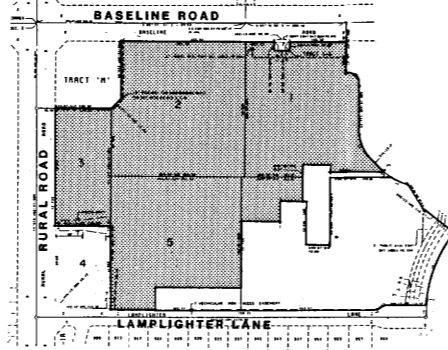
- PARCEL B**
PARCEL D
- INCREASE ALLOWED BUILDING HEIGHT IN CCR ZONING DISTRICT FROM 15' TO 25'.
 - INCREASE ALLOWED BUILDING HEIGHT IN R-3 ZONING DISTRICT FROM 30' TO 35'.
 - REDUCE REQUIRED MINIMUM COURTYARD DISTANCE IN RESIDENTIAL ZONING DISTRICTS FROM 40' TO 22'.
 - REDUCE REQUIRED PARKING IN RESIDENTIAL DISTRICTS FROM 522 SPACES TO 486 SPACES.
 - WAVE REQUIRED GUEST & R/V PARKING REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS.
 - REDUCE REQUIRED FRONT YARD LANDSCAPING FROM 25' TO 10' TO ACCOMMODATE PARKING AND MANEUVERING.
 - REDUCE REQUIRED REAR YARD SETBACK FROM 15' TO 10'.
 - WAIVE THE REQUIRED WALL AND TREES ALONG THE COMMON PROPERTY LINE WITH PHASE II AT THE SOUTHEAST CORNER.

CONDITIONS

- 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.
 - Off-site improvements to bring roadways to current standards include:
 - Water lines and fire hydrants.
 - Sewer lines.
 - Storm drains.
 - Roadway improvements including curb, gutter, and 8' wide bike-path or 5' wide sidewalk.
 - Fees to be paid with the approval of this project include:
 - Water and sewer development fees.
 - Street light investment costs.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
 - All street dedications shall be made within six (6) months of Council approval.
 - All street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
- Perimeter off-site improvements along arterial streets must be installed within six months of the City Council action.
- Should this property be subdivided, CCAR's shall be approved by the City Attorney's Office and the Community Development Director prior to recording of the plat. Any proposed future amendments shall also require approval by the City Attorney's Office.
- All conditions of the Tempe Design Review Board shall be adhered to.
- A Use Permit will be required for the restaurant in Parcel "B" at such time as a specific user proposes to construct the buildings on site.
- Except for the area within the setback requirements between Parcels C and D and one space of the hangar, covered parking will be provided for both Phase II and III on the north side of the south wall that comprises the boundary of the development.
- A covered parking canopy shall have a 7' clearance and shall not exceed 8' in height. Canopies shall have textured fascia.
- Vehicles that do not have a 7' clearance will not be parked along the north side of the south wall along Parcel C & D.

NOTE: Per previous approvals and existing agreements with the Lakes Community, you are not allowed boat and trailer or RV storage on-site.
- Buildings for Parcel B shall not exceed one storey.
- Cross access agreements between Phases II and III shall be recorded along with the subject P.A.S.'s and subdivision.
- Beginning at a point 25' east of the southwest corner of Parcel "D", the wall along the southern boundary of said parcel shall be increased in height by adding one additional course of architecturally compatible 4" block. Beginning at a point approximately 20' east of the southwest corner of Parcel "D", the existing wall along Lamplighter Lane on the south side of Parcel "D" and the south side of the additional parking area of Phase II of Parcel "D" shall be increased in height by adding two additional courses of architecturally compatible 4" block. The additional block shall be added to that portion of the wall adjacent to the new parking canopies. Beginning at the eastern end of the new parking canopies and for a distance of 25' east of that point, the wall will be increased in height by adding one course of architecturally compatible 4" block.
- The landscaping along the applicant's side of said portion of the existing wall will be in substantial conformity with the existing landscaping of Phase II.

AREA MAP



GENERAL NOTES

ALL SURFACE WATER RUN-OFF WILL BE DIRECTED TO THE EXISTING "LAKE SYSTEM" WHICH WAS INITIALLY SIZED TO RECEIVE THE PROJECT'S ON SITE RETENTION REQUIREMENTS.

PROPOSED UTILITIES FOR THIS PARCEL WILL BE EXTENDED FROM SIERRA LAKES PHASE I OR BE ACCESSED IN RURAL ROAD RIGHT-OF-WAY.

FINISH FLOOR GRADES SHOWN ON PROPOSED BUILDINGS ARE APPROXIMATE BASED ON PRELIMINARY INFORMATION

FIRE MATHS & HYDRANTS SHALL BE INSTALLED & OPERATIONAL PRIOR TO & DURING CONSTRUCTION AS PER UNIFORM FIRE CODE.

NO PARKING FIRE LAKE SIGNS TO BE INSTALLED PRIOR TO OCCUPANCY (STD R7-35).

TEMPORARY CONSTRUCTION SIGNS INDICATING FIRE LAKES & FIRE HYDRANT ACCESS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE DEVELOPMENT. (SIGNS SHALL BE POSTED AT THE START OF CONSTRUCTION.)

ALL APARTMENT BUILDINGS IN THIS PHASE ARE TO BE SPRINKLERED PER CURRENT CITY OF TEMPE ORDINANCE.

ENGINEER'S CERTIFICATION



I, DOUGLAS LEE BAKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, AND THAT THE BOUNDARY ON THIS MAP CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 1987, AND THAT THE AREAS SHOWN HEREON ARE CORRECT.

DEVELOPER
TORINO INDUSTRIES
 24050 MADISON ST.
 TORRANCE, CALIFORNIA 90505
 (213) 373-8881

PROJECT DATA

PARCEL	AREA	ZONING EXIST.	PROPOSED	USE	DENSITY	% LOT COVERAGE	% LANDSCAPE	PARKING
B	1.88 ac	CCR	CCR	PRO OFFICE/RESTAURANT	4000 +/- 8400 +/-	25.9%* 18.0%	21.1%	20-72 = 92
D	9.17 ac R-4 9.7 ac R-3	R-4/R-3	R-4/R-3	MULTI-FAM. - APARTMENTS	27.76 +/- 60	36.8%* 27.6%	32.3%	REQUIRED:486 (1.72/UNIT) PROVIDED:486

LIVING UNITS

A	ONE BR/ONE BA	693 S.F.	78
Am	ONE BR/ONE BA	704 S.F.	18
B1	ONE BR/ONE BA	817 S.F.	18
B2	TWO BR/TWO BA	927 S.F.	36
B2m	TWO BR/TWO BA	961 S.F.	12
B3	TWO BR/TWO BA	1036 S.F.	30
B3m	TWO BR/TWO BA	1005 S.F.	18
B4	TWO BR/TWO BA	984 S.F.	54
C	THREE BR/TWO BA	1195 S.F.	18

*** W/CARPORTS**

PARKING

CURRENT ORDINANCE REQUIREMENTS :
 114 1 BDRM UNITS X 1.5 = 171 SPACES
 168 2/3 BDRM UNITS X 2.0 = 336 SPACES
TOTAL 507 SPACES

R/V SPACES = 14 SPACES
 GUEST SPACES=56
PARKING PROVIDED THIS PHASE=486 SPACES
 (@ 1.72 SPACES/UNIT)

DENSITY AND PARKING CERTIFICATION

R-3 PORTION
 .97 ACRES X 22 UNITS/ACRE= 21.3 UNITS ALLOWED

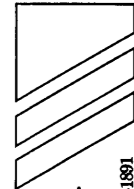
R-4 PORTION
 9.17 ACRES X 29 UNITS/ACRE= 265.8 UNITS ALLOWED

287.1 TOTAL UNITS
 PARKING REQUIRED AT 1.72 SPACES/UNIT = 486 SPACES
 (282 ACTUAL UNITS X 1.72=485 SPACES)

LEGAL DESCRIPTION

A portion of Lots 1, 2, 3, 5, & 6 SIERRA LAKES as recorded in Book 229 of maps, Page 5, Maricopa County Recorder, Arizona described more particularly as follows:

Beginning at the SW corner of said Lot 5; thence N00°16'20"W, along the west line of said Lot 5, a distance of 250.14 feet; thence S89°43'40"W a distance of 170.00 feet; thence N00°16'20"W a distance of 345.35 feet; thence S89°57'51"E a distance of 170.00 feet; thence N44°52'55"E a distance of 42.31 feet; thence N00°16'20"W a distance of 170.00 feet to the NW corner of said Lot 2; thence S89°57'51"E, along the north line of said Lot 2 a distance of 371.69 feet; thence N89°16'00"E a distance of 83.83 feet; thence S00°44'00"E a distance of 28.00 feet; thence N89°16'00"E a distance of 50.00 feet; thence N00°44'00"W a distance of 28.00 feet; thence N89°16'00"E a distance of 166.50 feet to the NE corner of said Lot 1; thence S00°16'20"E along the east line of said Lot 1 a distance of 94.55 feet to a point on a non-tangent circular curve, the radius point of which bears S00°16'23"E 40.00 feet; thence southeasterly along said curve through a central angle of 90°00'03" a distance of 62.83 feet; thence S00°16'20"E a distance of 145.22 feet to a point of curvature of a circular curve concave easterly with a radius of 88.98 feet; thence southerly along said curve through a central angle of 45°00'00" a distance of 69.88 feet; thence S45°16'20"E a distance of 58.60 feet to a point of curvature of a circular curve concave northeasterly having a radius of 156.85 feet; thence southeasterly along said curve through a central angle of 02°40'33" a distance of 7.33 feet; thence N89°57'51"W a distance of 159.27 feet; thence N00°02'09"E a distance of 20.00 feet; thence N89°57'51"W a distance of 82.00 feet; thence S00°02'09"W a distance of 109.00 feet; thence N89°57'51"W a distance of 65.38 feet; thence S00°16'20"E a distance of 54.46 feet; thence S89°43'40"W a distance of 116.00 feet; thence S00°16'20"E a distance of 195.00 feet; thence S89°43'40"W a distance of 256.68 feet; thence S00°16'20"E a distance of 71.00 feet to a point on the south line of said Lot 5; thence S89°43'40"W along said south line of Lot 5, a distance of 110.00 feet; thence N89°07'46"W a distance of 25.10 feet to the point of beginning.



Douglas T. Whitney Bell Architects
 incorporated
 a.i.a.



AMENDED FINAL P A D
SIERRA LAKES
LAKEVIEW PHASE III
TEMPE, ARIZONA

3 OF 4
 8576

SPD-87.10

1102 east missouri avenue, suite A phoenix, arizona (602) 265-1891

25

RURAL ROAD

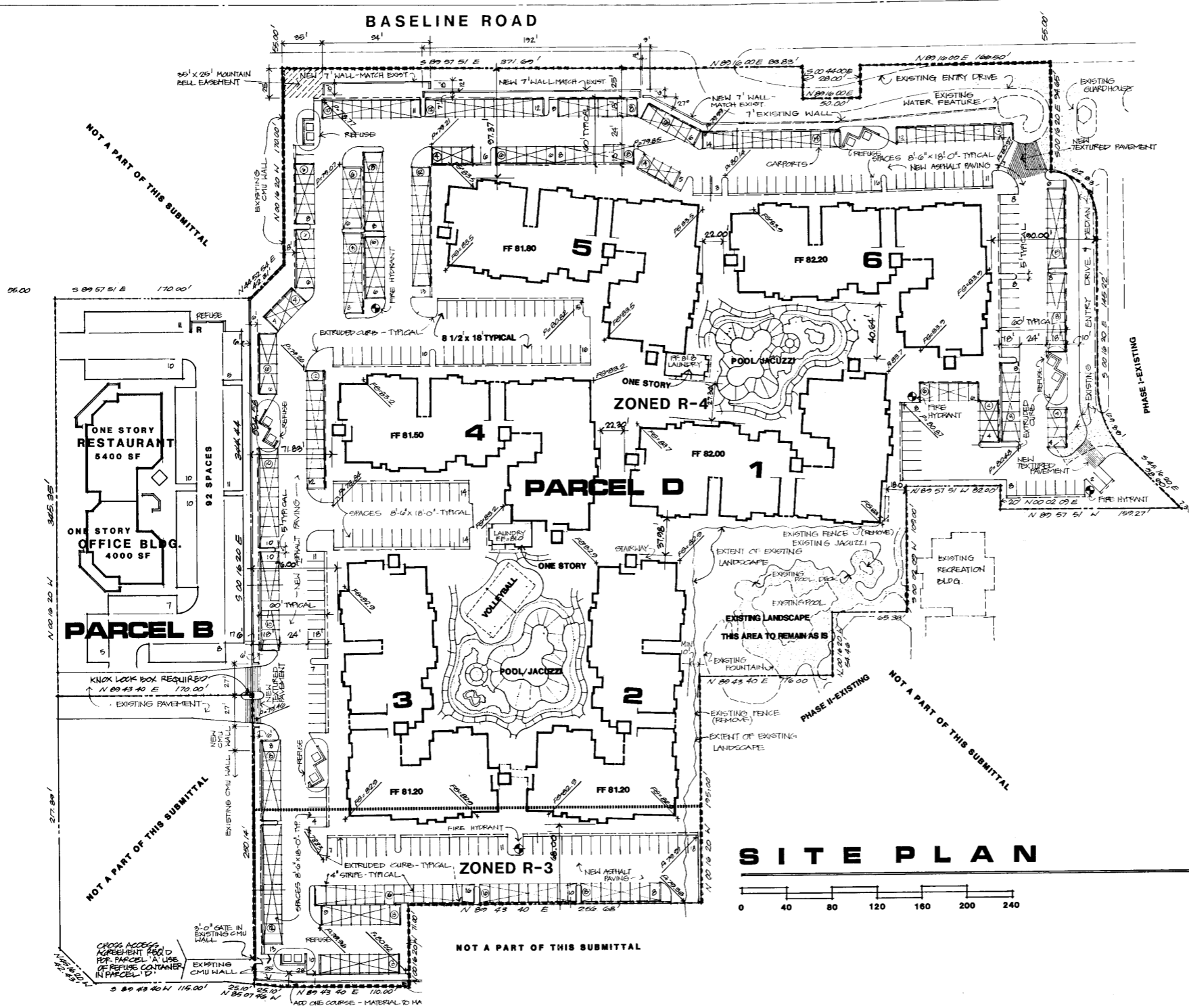
NOT A PART OF THIS SUBMITTAL

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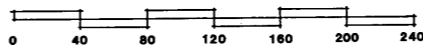
NOT A PART OF THIS SUBMITTAL

LAMPLIGHTER LANE

BASELINE ROAD



S I T E P L A N



TYPICAL BUILDING
(TWO AND THREE STORY)
14,171 SF/FLOOR NET
19,400 SF/FLOOR GROSS

City of Tempe
326
20
By: *Joseph J. Roman*

AMENDED FINAL P A D
SIERRA LAKES APARTMENTS
LAKEVIEW PHASE III
TORINO LS-2-40
INDUSTRIES INC. A CONSTRUCTION CO.



Douglas T. Whitneybell Architects
incorporated
a.i.a.

1102 east missouri avenue, suite A phoenix, arizona (602) 265-1891

4 OF 4
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DOUGLAS T. WHITNEYBELL
ARCHITECTS INC. INCORPORATED
8576

SPD - 87.10

25