

STATE OF ARIZONA }
 County of Maricopa }
 The Dedication Instrument Shown Herein Was Acknowledged Before Me This (Date) 11/16/85 By Robert N. Hermon, Notary Public
 My Commission Expires 1-15-88
 STATE OF ARIZONA }
 County of Maricopa }
 The Dedication Instrument Shown Herein Was Acknowledged Before Me This (Date) 9/16/86 By Walter H. Bland, Notary Public
 My Commission Expires 3-15-88

AMENDED FINAL P.A.D. for UNIVERSITY TOWERS SE/4 SW/4 SEC. 15 T-1N-R-4E

for
THE RASKIN COMPANIES
7380 E. Acoma Drive Suite 5
Scottsdale, Arizona 85260
94R-00

DEDICATION
 State of Arizona }
 County of Maricopa }
 Know All Men By These Presents, That University Towers - 84 Limited Partnership, An Arizona Limited Partnership, As Owner Has Prepared This Amended Final Plan of Development For University Towers, Located In Part On The Southwest Quarter of Section 15, Township 1 North, Range 4 East of the Salt River Base and Meridian, Maricopa County, Arizona, As Shown Hereon And Hereby Publishes This Plan As And For Said Amended Final Plan of Development For University Towers, And Hereby Declares That Said Plan Sets Forth The Location and Class The Dimensions Of The Land, Buildings, And Appurtenant Facilities Constituting Same And Included Therein, Excessively Are Hereby Dedicated For The Use And Purposes Indicated Hereon.
 Dated 11/16/85 at Scottsdale, Arizona
Robert N. Hermon Notary Public
Walter H. Bland Notary Public
 The foregoing instrument was acknowledged before me this (Date) 9/16/86 by Walter H. Bland General Partner, On Behalf of University Towers - 84 Limited Partnership.
 My Commission Expires 1-15-88

STATE OF ARIZONA }
 County of Maricopa }
 I, Walter H. Bland, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this (Date) 9/16/86 by Walter H. Bland General Partner, On Behalf of University Towers - 84 Limited Partnership.
 My Commission Expires 1-15-88

SIERRA ASSOC
 302
 46
Walter H. Bland
 Notary Public

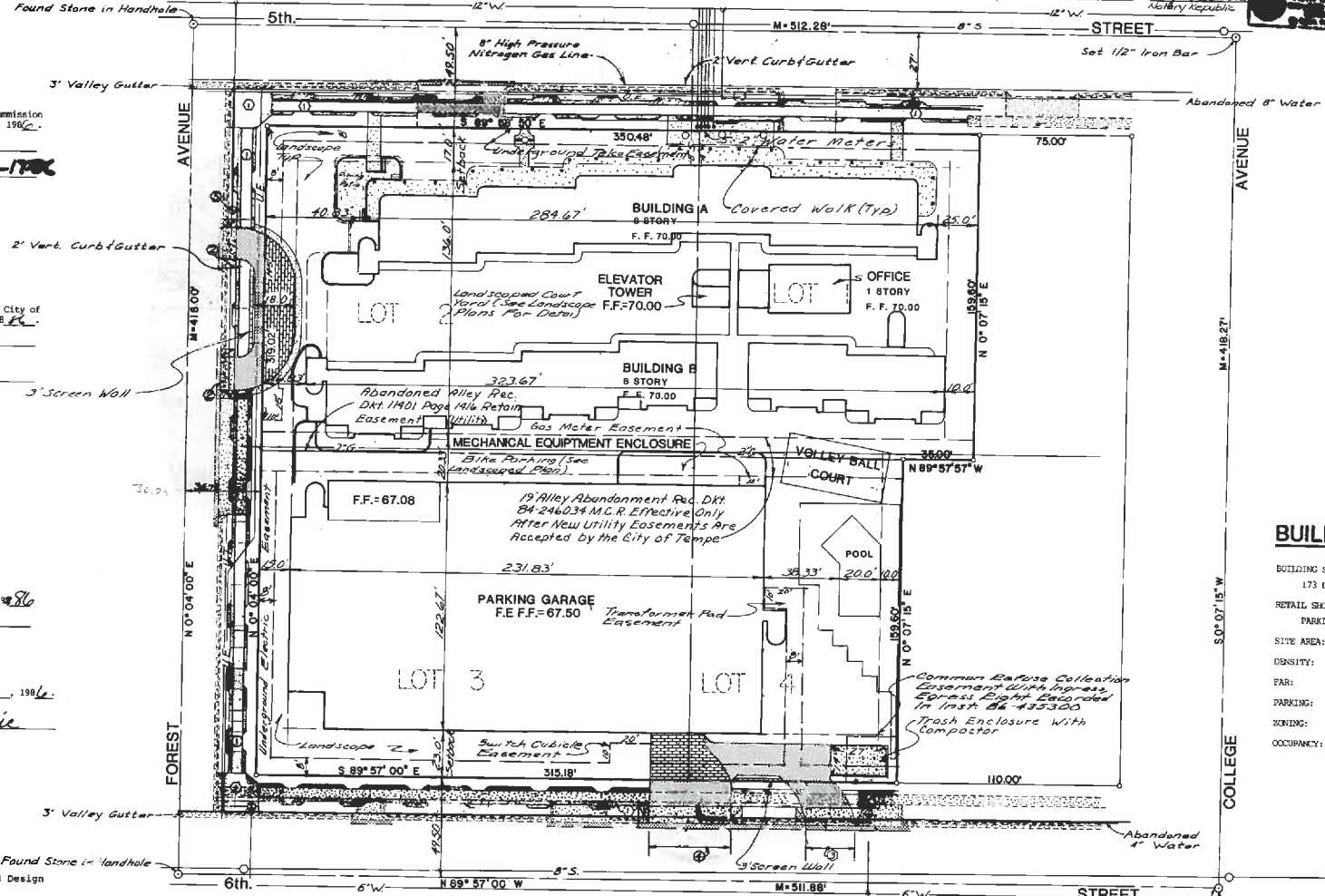
APPROVAL OF PLANNING & ZONING COMMISSION
 This Final P.A.D. approved by the Planning and Zoning Commission of the City of Tempe, Arizona, this 17th day of September, 1986.
 By: Ray J. Jank Planning Director
 My Commission Expires 9-15-88
 City of Tempe President

APPROVAL OF TEMPE CITY COUNCIL
 This Final P.A.D. approved by the City Council of the City of Tempe, Arizona, this 23rd day of September, 1986.
 By: Harvey E. Whitford Mayor
 By: Virginia J. Thompson City Clerk

CERTIFICATE OF OWNER
 This is to Certify That We Have Reviewed This Plan Hereby Approve The Development As Shown.
 This statement signed this 9th day of September, 1986
 By: Walter H. Bland Authorized Officer for Raskin Companies
 STATE OF ARIZONA }
 COUNTY OF MARICOPA }
 Subscribed and sworn to before me this 9th day of September, 1986.
Walter H. Bland Notary Public
 My Commission Expires 1-15-88

CONDITIONS OF APPROVAL
 1. All applicable previous conditions of City Council and Design Review to be adhered to.
 2. 24" box trees and additional landscaping to be installed along 5th Street subject to Design Review.
 3. Canopy columns to be shown on PAD map to recordation.

UTILITY COMPANIES
 Water..... City of Tempe
 Sewer..... City of Tempe
 Electric..... A.P.S.
 Gas..... A.P.S.
 Telephone..... Mountain Bell
 Irrigation..... Salt River Valley Meter Users Association



LEGAL DESCRIPTION
 A portion of Block 1, CITY OF TEMPE, according to the map thereof as recorded in Book 2 of Maps, page 25, Maricopa County Records, also being all of Lots 2 and 3 and a portion of Lot 1 and 4 of Block 1, CITY OF TEMPE, according to the map of WEST TEMPE, as recorded in Book 2 of Maps, page 79, Maricopa County Records, more particularly described as follows:
 Beginning at the Northwest corner of said Block 1 (Lot 2), said point being the intersection of the South right-of-way line of 5th Street and the East right-of-way line of Forest Avenue;
 thence South 89° 58' 50" East along the South right-of-way line of 5th Street 350.48 feet to a point 75.0 feet West of the Northeast corner of said Block 1 (Lot 1);
 thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 1) 155.60 feet to the North line of Lot 4;
 thence North 89° 57' 57" West along the said North line 35.0 feet to a point that is 110 feet West of the East line of said Block 1;
 thence South 00° 07' 15" West parallel with the East line of said Block 1 (Lot 4) 159.60 feet to the North right-of-way line of 6th Street (South line Block 1);
 thence North 89° 57' 00" East along the said North right-of-way line 315.18 feet to the East right-of-way line of Forest Avenue (West line Block 1);
 thence North 00° 04' 00" East along said East right-of-way line 315.02 feet to the Point of Beginning.
 Described property being located in the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Salt River Base and Meridian, Maricopa County, Arizona and comprising an area of 2.4382 net acres more or less.

BUILDING AND SITE DATA

BUILDING SQUARE FOOTAGE:	172,176 S.F. Gross
173 D.O.S. # 656 S.F.	120,408 S.F. Liveable
RETAIL SHOPS AND RESTAURANTS - MINUS OUTDOOR DINING	6324 S.F.
PARKING STRUCTURE (3 1/2 LEVELS)	102,000 S.F.
SITE AREA: NET	106,209 S.S. (2.4382 ac)
DENSITY:	70.90 d.u./acre
FAR:	2.16
PARKING:	336
ZONING:	MG
OCCUPANCY:	M-1 (Apts.) M-3 (Open Parking Garage) M-2 (Retail Shop) A-3 (Restaurant)

VARIANCES:
 1. Setback on 5th Street reduced from 25' to 7' 6"
 2. Setback on Forest Avenue reduced from 25' to 15'
 3. Setback on 6th Street reduced from 25' to 23'
 4. Required parking reduced from 447 to 336 spaces.
 5. Parking stall sizes reduced from 9' x 20' to 8' 5" x 10'.
 6. Courtyard separation reduced from 50' to 17' for elevator tower and 48' for main building.

NOTES:
 1. New Brick Sidewalk
 2. New 24" Driveway
 3. New 30" Driveway
 4. New 40" Driveway
 5. New Fire Hydrant

CERTIFICATE OF SURVEY:
 I, Robert N. Hermon, a Registered Civil Engineer of the State of Arizona hereby certify that this map, consisting of 1 sheet(s), correctly represents a survey made under my supervision during the month of March, 1984 that the survey is true and complete as shown, that all of 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 retraced.
Robert N. Hermon
 Reg. Civil Engr. No. 5277

Found Stone in Handhole
 S 5/4 Corner Sec. 15 T-1N-R-4E
 Found B.C. in H.H.

Revised 9/5/86
 REVISED: 12/30/85
 Ord. 808-295-1 16N

BRADY LAND SURVEYING
 Robert N. Hermon P.E.
 Donald H. Brady L.S.
 1042 E. Guadalupe, Rt. 100
 Tempe, Arizona 85283
 phone: 838-4000

THE RASKIN COMPANIES
 Drawn: W.G.H. Checked: Job No. B93-12-14
 W.G.H.