

THIRD AMENDED FINAL PLANNED AREA DEVELOPMENT FOR WESTCHESTER CARE CENTER

OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BOOK 696 PAGE 45
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2004-0862495
01/27/2004 02:26 PM

FLOOD ZONE

The site lies outside the 500 year flood plain in Zone X per F.E.M.A. Flood Plain Map No. 04013C2635G, Panel No. 2635 OF 4350 dated July 19, 2001.

PROJECT DATA

NURSING HOME BUILDING

3 Private Rooms x 1 bed 3 Beds
 54 Double Rooms x 2 beds 108 Beds
 Total 111 Beds

PARKING

Nursing Home @ 0.5 spaces/bed x 111 beds	56 Spaces
Elderly Apartment Units @ 0.5 spaces/unit x 24 units	12 Spaces
Guest Spaces @ 0.22 spaces/unit x 24 units	5 Spaces
R.V. Spaces @ 0.5 spaces/unit x 24 units	5 Spaces
Total Required	85 Spaces
Total Provided	96 Spaces

BUILDING AREA

Nursing Home 35,848 s.f.
 24 Apartment Units 14,512 s.f.
 Recreation - Dining 1,344 s.f.
 Chapel 1,376 s.f.
 Total 53,080 s.f.

SITE AREA

Net Site Area 181,764 s.f.
 Landscape Area 49,205 s.f.
 Landscape Percentage 27.1%
 Maximum Height 20 ft.

UTILITIES

Water City of Tempe
 Sewer City of Tempe
 Power Salt River Project
 Telephone Qwest

OWNERS STATEMENT

We have reviewed this plan and approved for development as shown.
 Signed this 23rd day of July, 2004.
 By: Roberta Daley as Executive Director
 of
 Volunteers of America Care Facilities
 dba Westchester Care Center

ACKNOWLEDGMENT

State of Arizona SS
 County of Maricopa

This instrument was acknowledged before me this 23rd day of July, 2004, by

Roberta Daley EXECUTIVE DIRECTOR
 of Volunteers of America Care Facilities, dba as Westchester Care Center, authorized to do so, executed this instrument on behalf of said Volunteers of America Care Center, dba as Westchester Care Center, as Owner.

Notary Public Margaret B. Peterson
 My Commission Expires: 2-21-05



APPROVAL

By: Melani C. Hoyer 7/27/04
 DEVELOPMENT SERVICES MANAGER DATE

BENCH MARK

- 1) Brass cap in hand hole at the intersection of Rural Road and Guadalupe Road. Elevation = 1181.86' (City of Tempe datum)
- 2) Project Benchmark: Brass cap in concrete (0.2' below pavement) at the intersection of Rural Road and Westchester Avenue. Elevation = 1180.89'

OWNER

Volunteers of America Care Facilities
 d/b/a Westchester Care Center
 7530 Market Place Drive
 Eden Prairie, Minnesota 55344

LEGAL DESCRIPTION

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 3, Township 1 South, Range 4 East of the G&SRB&M, Maricopa County, Arizona;

EXCEPTING THEREFROM the following four parcels conveyed to the City of Tempe by Docket 8862, page 855:

Parcel No. 1
 The West 30.00 feet of the NE 1/4 of the SE 1/4 of the SE 1/4, Section 3, Township 1 South, Range 4 East of the G&SRB&M.

Parcel No. 2
 The North 30.00 feet of the NE 1/4 of the SE 1/4 of the SE 1/4, Section 3, Township 1 South, Range 4 East of the G&SRB&M except the West 10.00 feet.

Parcel No. 3
 That part of said NE 1/4 of the SE 1/4 of the SE 1/4 described as beginning at a point 30.00 feet South and 30.00 feet East of the northwest corner of said NE 1/4 of the SE 1/4 of the SE 1/4; thence South along a line parallel and 30.00 feet East of the west line of said NE 1/4 of the SE 1/4 of the SE 1/4, a distance of 20.00 feet; thence Northeast to a point in a line parallel to and 30.00 feet South of the north line of said NE 1/4 of the SE 1/4; said point being 70.00 feet East of the Point of Beginning; thence West to the Point of Beginning.

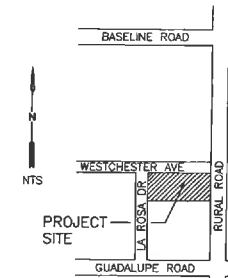
Parcel No. 4
 That part of the SE 1/4 of the SE 1/4 described as beginning at a point 30.00 feet South and 55.00 feet West the northeast corner of the SE 1/4 of the SE 1/4; thence West along a line parallel to and 30.00 feet South of the north line of said SE 1/4 of the SE 1/4, a distance of 20.00 feet to a point; thence Southeasterly to a point in a line parallel to and 55.00 feet West of the east line of the said SE 1/4 of the SE 1/4, said point being 20.00 feet South of the Point of Beginning, thence North to the Point of Beginning.

ALSO, EXCEPT THEREFROM the East 55.00 feet and the South 315 feet as conveyed to the Southeast Christian Church of Tempe, Arizona, a corporation, by agreement recorded in Docket 11784, page 176.

Described property being in and forming a part of the City of Tempe and comprising an area of 4.1727 acres, more or less.

BASIS OF BEARINGS

Assumed North 00°13'43" West, along the East line of the Southeast quarter of Section 3, Township 1 South, Range 4 East of the Gila and Salt River Meridian, Maricopa County, according to the WESTCHESTER CARE CENTER, AMENDED FINAL P.A.D. PLAN, recorded in Book 329 of Maps, Page 21, M.C.R.



VICINITY MAP

PREVIOUS VARIANCES, CASE NO. S-77.10

VARIANCES GRANTED

1. Section 6, Part III, A3
 Parking reduced from 108 spaces to 102.
2. Section 2, Part III, B3
 Reduced setback from 50' along south property line to 15'-0".
3. Section 2, Part I, B66
 Distance between buildings reduced to 10'-0".
4. Section 2, Part III, C2
 Allowable building height to 20'-0".

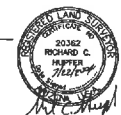
CONDITIONS OF APPROVAL

All previous applicable conditions

CERTIFICATION

This is to certify that the survey on the premises as shown hereon was made under my direction during the months of November and December of 2003, and June of 2004, and that it is true and accurate to the best of my knowledge and belief.

Richard C. Hoyer
 Richard C. Hoyer, R.L.S. #20362



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MOREA-HALL
 engineering, inc.

1820 W. Maricopa Freeway
 Phoenix, Arizona 85007
 Phone: 602-258-4428

CIVIL - SANITARY - STRUCTURAL - SURVEY

DSO 31116 SPD-2004-54 REC 04055

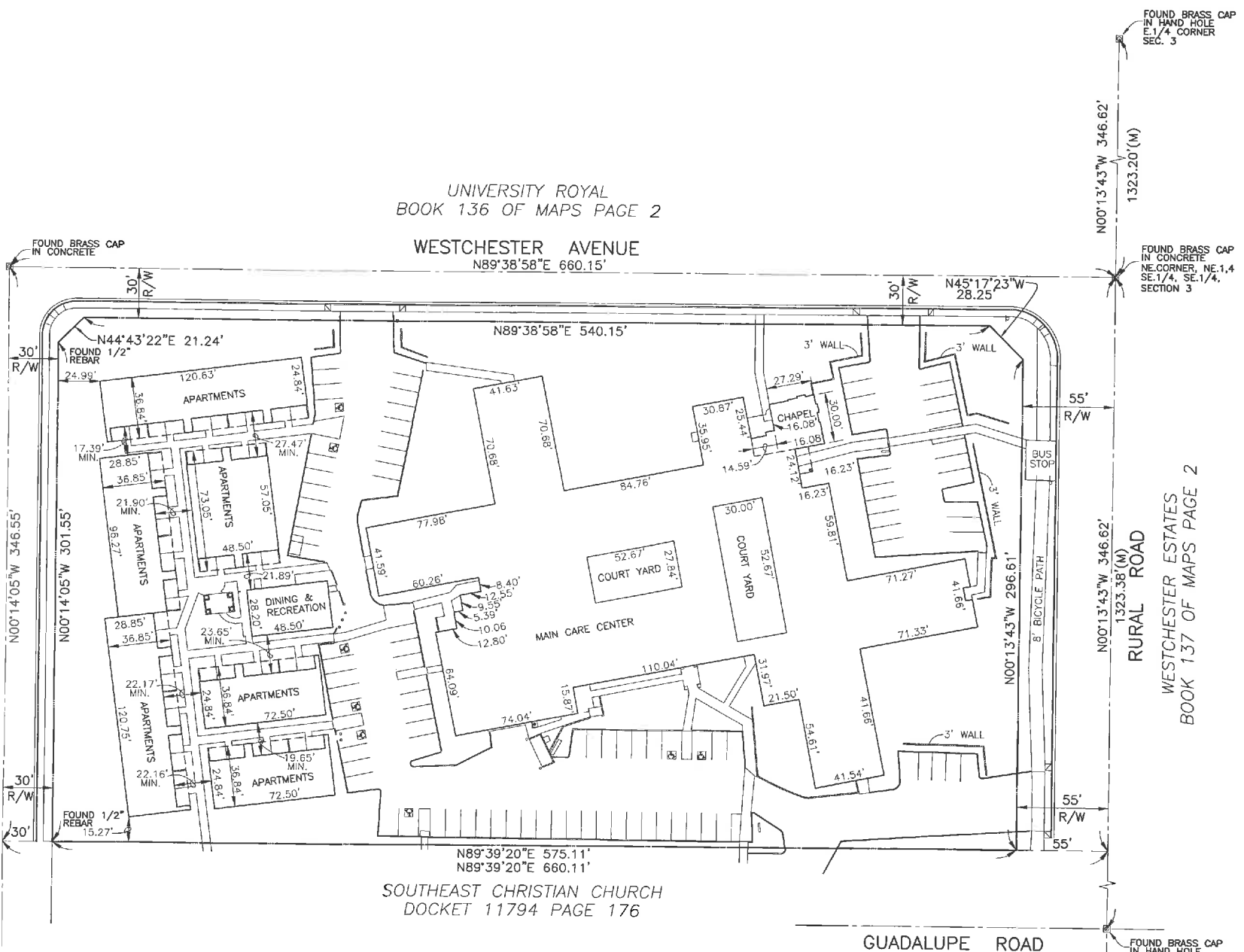
DSO 31116 SPD-2004-54 REC 04055

35707940-1-07-13-04

3870P02-07-19-04

COLLEGE PARK #4
BOOK 140 OF MAPS PAGE 32

LA ROSA DRIVE



UNIVERSITY ROYAL
BOOK 136 OF MAPS PAGE 2

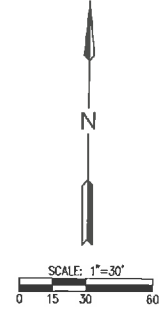
WESTCHESTER AVENUE
N89°38'58\"/>

SOUTHEAST CHRISTIAN CHURCH
DOCKET 11794 PAGE 176

GUADALUPE ROAD

RURAL ROAD
WESTCHESTER ESTATES
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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 0862495



FOUND BRASS CAP
IN HAND HOLE
E. 1/4 CORNER
SEC. 3

N00°13'43\"/>

FOUND BRASS CAP
IN CONCRETE
NE CORNER, NE. 1/4,
SE. 1/4, SE. 1/4,
SECTION 3

N00°13'43\"/>

FOUND BRASS CAP
IN HAND HOLE
S.E. CORNER
SEC. 3

N00°13'43\"/>

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PAGE 2 OF 2



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