

Staff Summary Report

City Council Meeting Date: 01/10/08

Agenda Item Number: 30

SUBJECT: This is a request for an Amended Condominium Plat for CENTERPOINT PHASE I located at 75 West 5th Street.

DOCUMENT NAME: 20080110dsrl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CENTERPOINT PHASE I (PL070500)** (Tempe Land Company LLC, property owner; Jason Kack, DEI Professional Services, applicant) located at 75 West 5th Street, in the CC, City Center District and Planned Area Development Overlay. The request includes the following:

SBD07051 – Amended Condominium Plat consisting of (375) units on +/-1.71 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

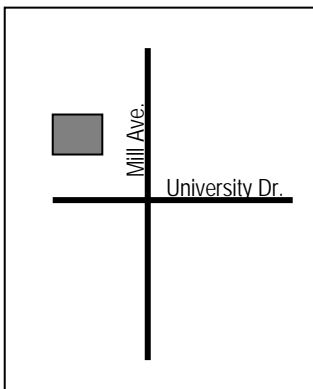


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to one (1) condition.

ADDITIONAL INFO:



Gross site area	1.71 acres
Units	375
Lot	1

PAGES:

1. List of Attachments
2. Comments; Reason for Approval / Conditions of Approval;
History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo(s)
3. Letter of Explanation
- 4-40. Amended Condominium Plat

COMMENTS:

The applicant is requesting approval for an Amended Condominium Plat for Centerpoint Phase I. The plat includes both phase I and II condominium towers currently under construction. The purpose of the amended plat is to consolidate both phases of the tower which were initially platted separately, into one condominium. Square footage calculations of each respective unit boundary were also revised to reflect the final architectural plans. Staff recommends approval of the amended plat.

REASONS FOR APPROVAL:

1. The plat has access to public streets and meets the technical requirements of the Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

1. The Centerpoint Phase I Subdivision Plat 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 January 10, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

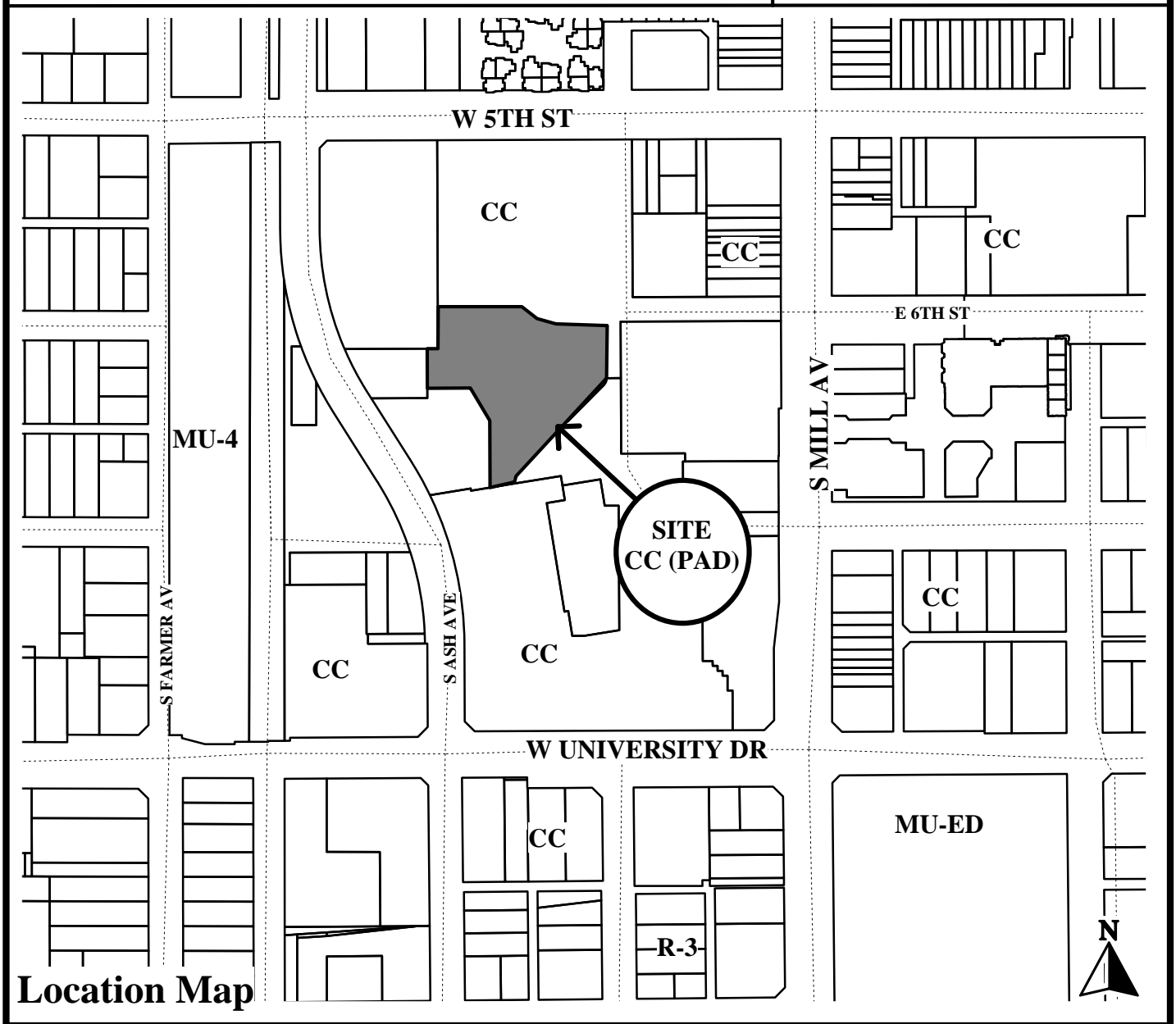
March 3, 2005	City Council approved a Condominium Plat for CENTERPOINT PHASE I CONDOMINIUM.
March 1, 2007	City Council approved an Amended Condominium Plat for CENTERPOINT PHASE 1 CONDOMINIUM AMENDED.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions

CENTERPOINT PHASE I

PL070500





Civil Engineering
Land Surveying
Project Management

November 19, 2007

City of Tempe
31 E. 5th Street
Garden Level
Tempe, Arizona 85281

RE: Amended Plat of Centerpoint Phase 1 Condominiums
Tempe, Arizona

To Whom It May Concern:

We have prepared the attached Amended Plat of Centerpoint Phase 1 Condominiums submittal on behalf of our client, Avenue Communities. Included in our submittal is a copy of the letter of Authorization from our client.

If you have any questions or need additional information, please do not hesitate to contact me at 602-954-0038.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason R. Kack'.

Jason R. Kack, RLS
Principal
Survey Division Leader

Attachments:

25 YEARS OF
EXCELLENCE

ATTACHMENT 4

LIENHOLDER RATIFICATION

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN, SIGNED THIS _____ DAY OF _____, 2008

BY SCOTT M. COLES, CEO
MORTGAGE L.L.C., AN ARIZONA CORPORATION
COUNTY OF ARIZONA

ON THIS _____ DAY OF _____, 2008 BEFORE ME, THE ABOVE SIGNED OFFICER PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE SCOTT M. COLES, CEO OF MORTGAGE L.L.C., AN ARIZONA CORPORATION, THAT HE WAS FULLY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
IN WITNESS WHEREOF,
I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

RATIFICATION

CENTERPOINT HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER WITH CENTERPOINT PLAZA LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, SUCCESSOR BY MERGER WITH CPT DEVELOPMENT PARTNERS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP.

BY: DMB CONSOLIDATED HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER.
BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, ITS MANAGER.

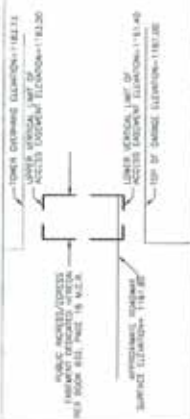
BY: _____
ITS: _____

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008, BY _____ OF DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, THE MANAGER OF DMB CONSOLIDATED HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF CENTERPOINT HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER WITH CENTERPOINT PLAZA LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, SUCCESSOR BY MERGER WITH CPT DEVELOPMENT PARTNERS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCESS EASEMENT VERTICAL DETAIL "A"



NOTES

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE FENCE SECTION, TYPE FENCING.
2. THE CITY OF TEMPE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT.
3. THE WATERLINE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. DOMESTIC AND SANITARY SEWER FOR THIS DEVELOPMENT IS PRIVATE. MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
5. THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE "CITY OF TEMPE", ARIZONA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.
6. THIS PLAT IS A TOTAL AMENDMENT OF CENTERPOINT PHASE 1 CONDOMINIUM AMENDED PER BOOK 934 OF MAPS, PAGE 17 AND A TOTAL AMENDMENT OF CENTERPOINT PHASE 1 CONDOMINIUM RECORDED IN BOOK 842 OF MAPS, PAGE 8 IN THE RECORDS OF MARICOPA COUNTY, ARIZONA (THE "ORIGINAL PLATS").
7. THIS CONDOMINIUM MAP IS BASED ON ARCHITECTURAL DRAWINGS, NOT YET APPROVED. THIS DEVELOPMENT IS PROPOSED. NO CONSTRUCTION OF ANY KIND IS IN PLACE. THE SURVEYOR HAS NOT MEASURED NOR LOCATED THE BUILDINGS, UNITS, PARKING NOR ELEVATIONS.
8. THE SQUARE FOOTAGE (AREA) SHOWN HEREON HAVE BEEN ROUNDED TO THE NEAREST FOOT.
9. THE SQUARE FOOTAGE (AREA) FOR THE TWO STORY UNITS (UNIT TYPE D-1) HAS BEEN CALCULATED AS FOLLOWS:
THE ENTIRE FIRST FLOOR AREA IS INCLUDED WITHIN THE AREA SHOWN HEREON. THE SECOND STORY AREA DOES NOT INCLUDE ANY AREA SHOWN AS OPEN TO BELOW OR STAIRCASE.

REC 07080

SBD 07051

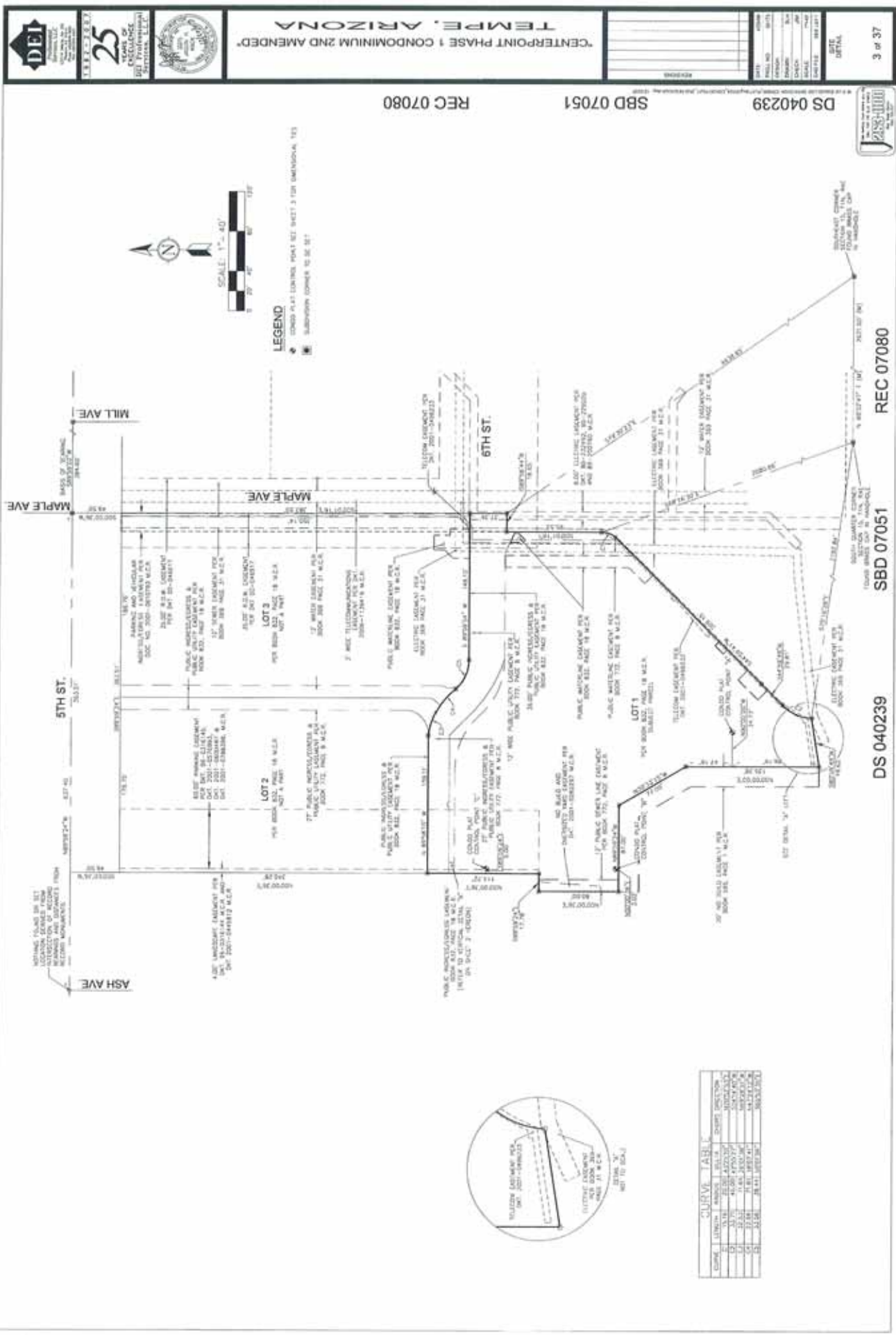
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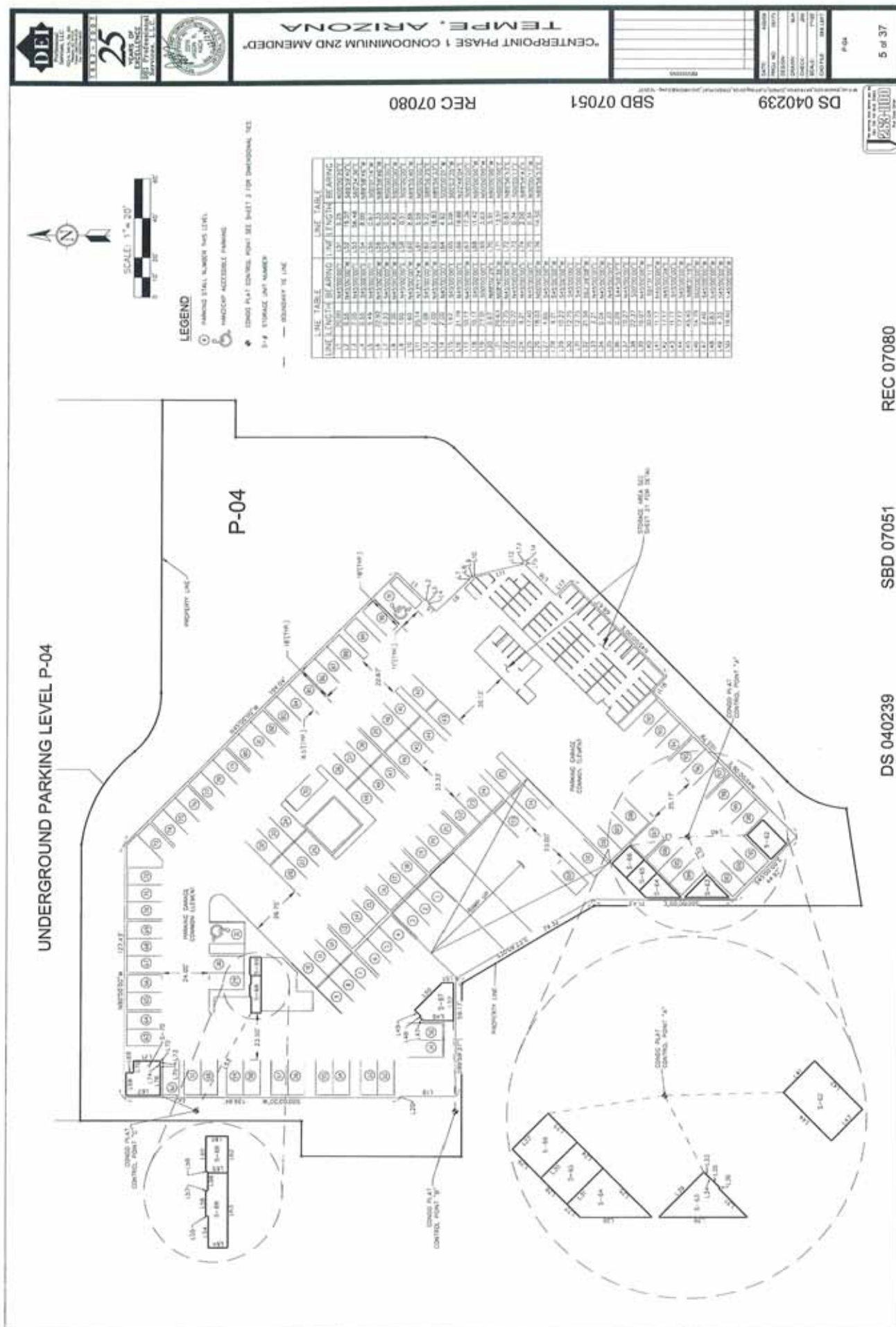
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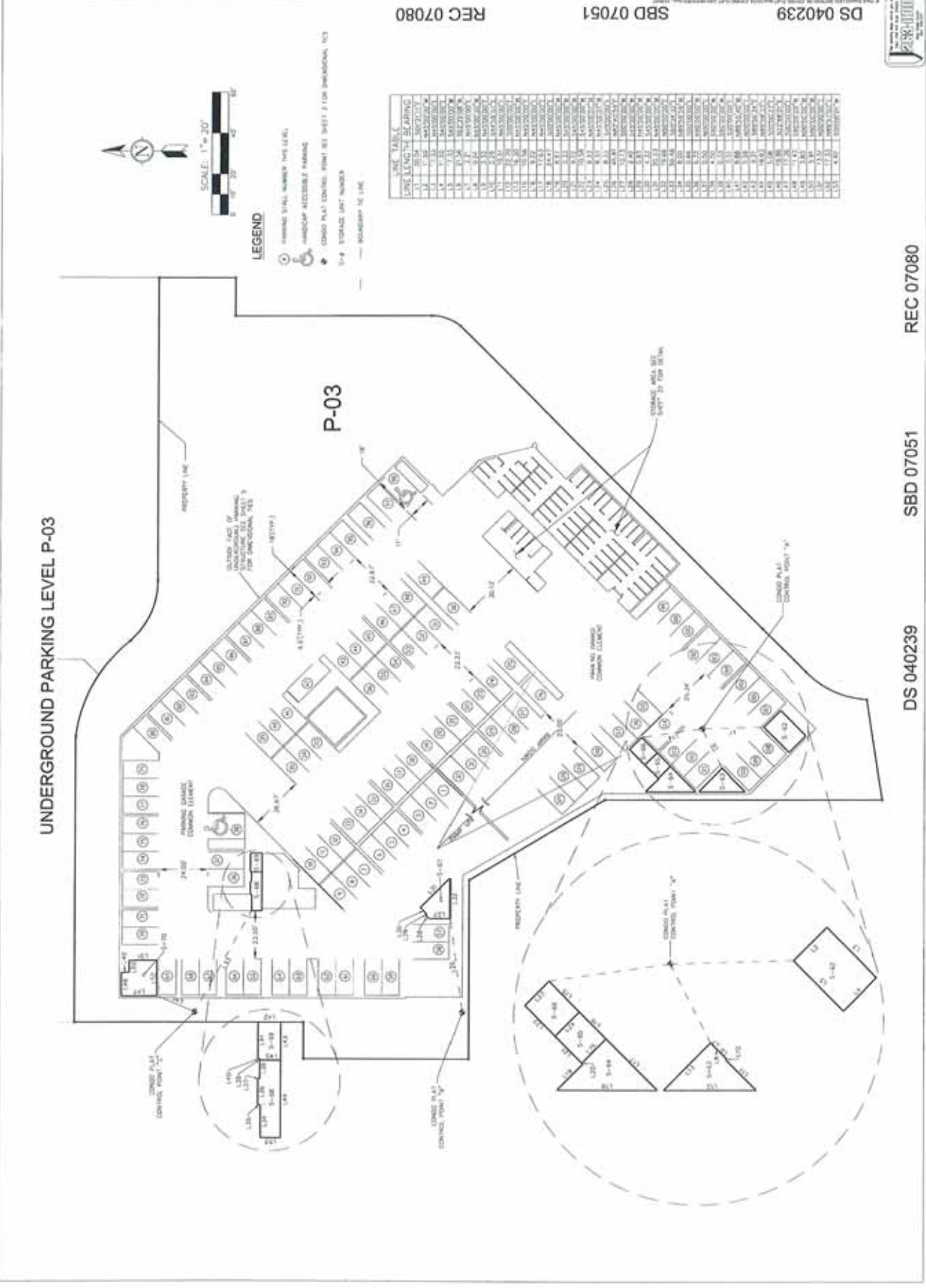
SBD 07051

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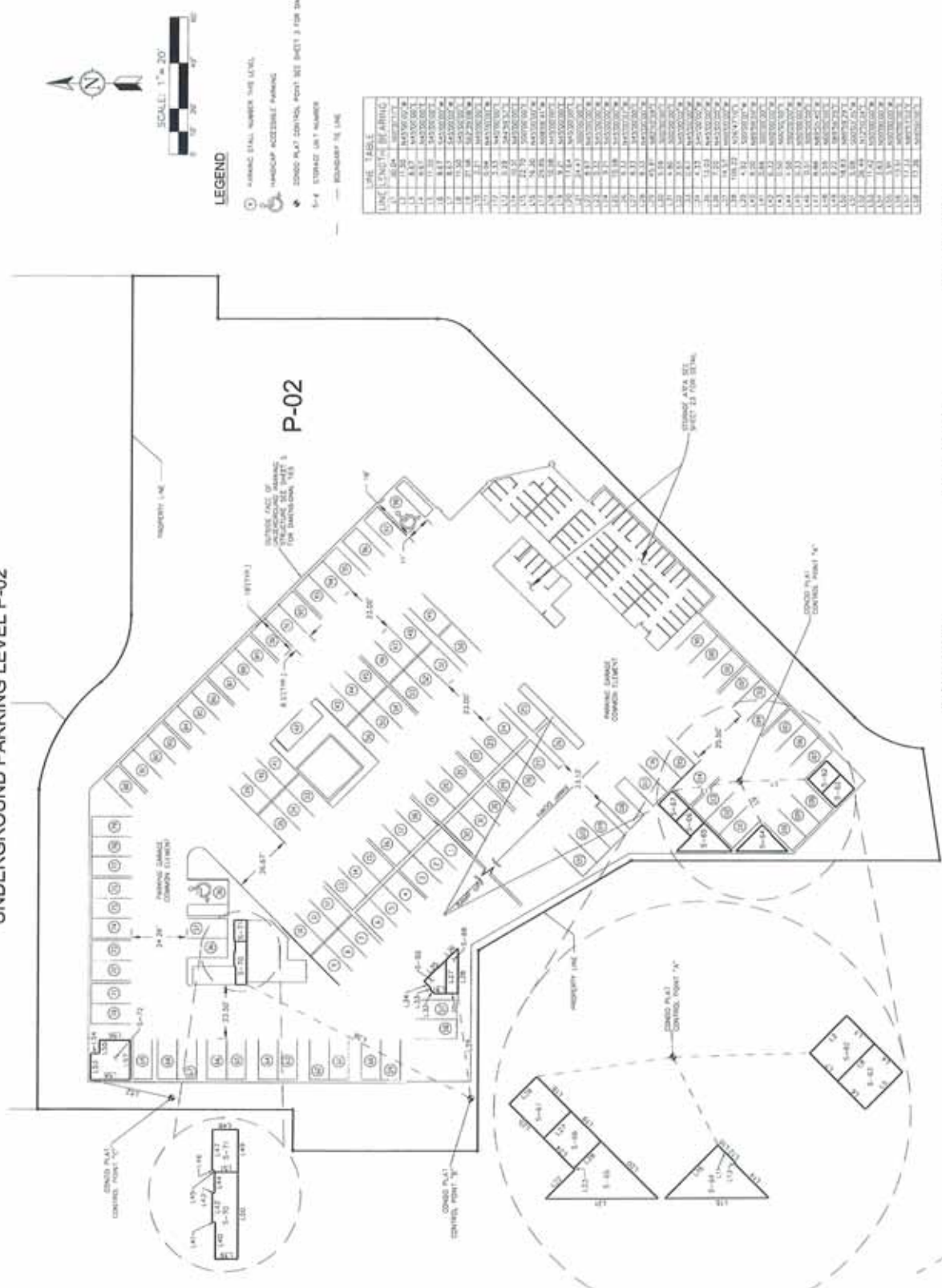






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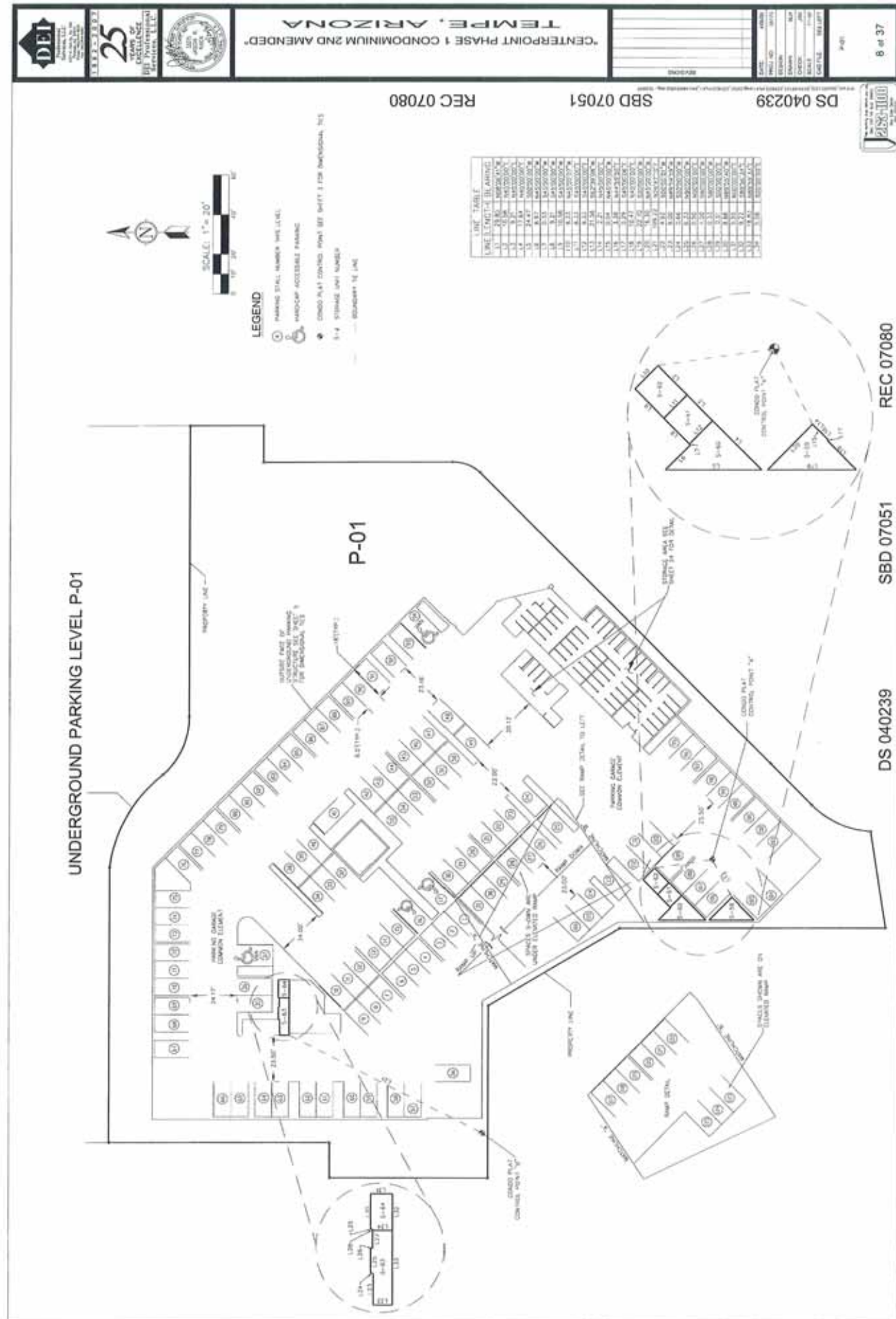
UNDERGROUND PARKING LEVEL P-02



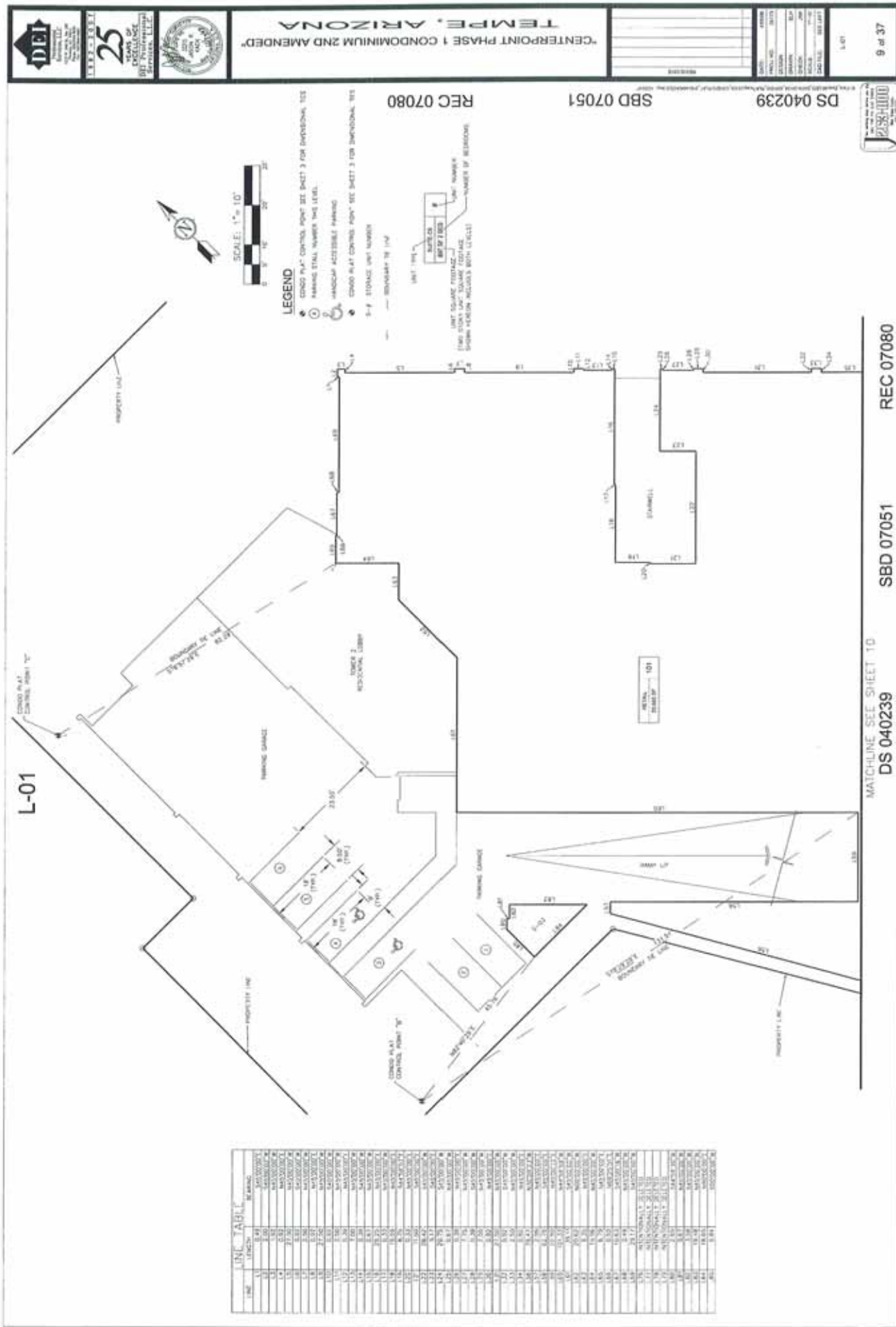
REC 07080 SBD 07051 DS 040239

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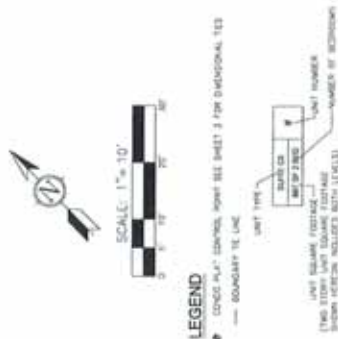
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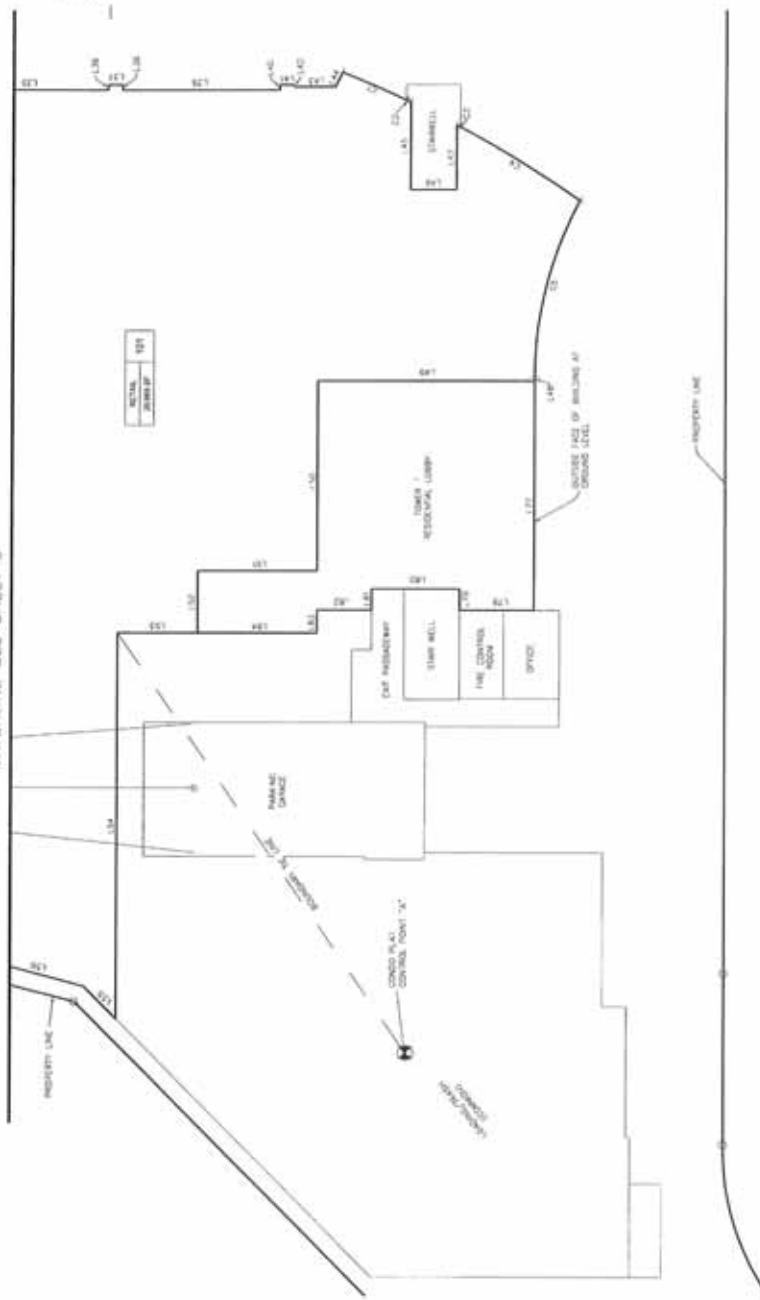


MATCHLINE SEE SHEET 9

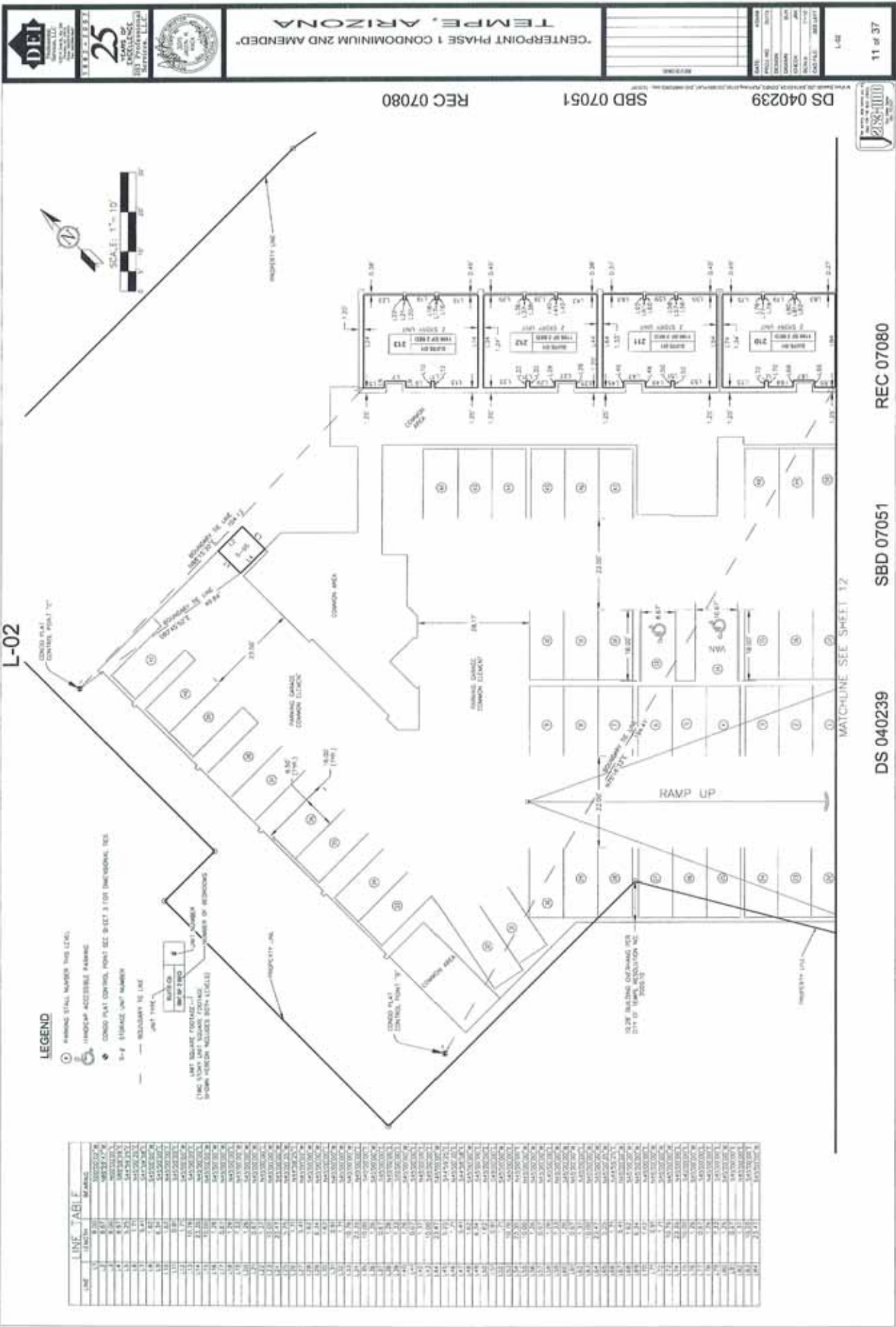


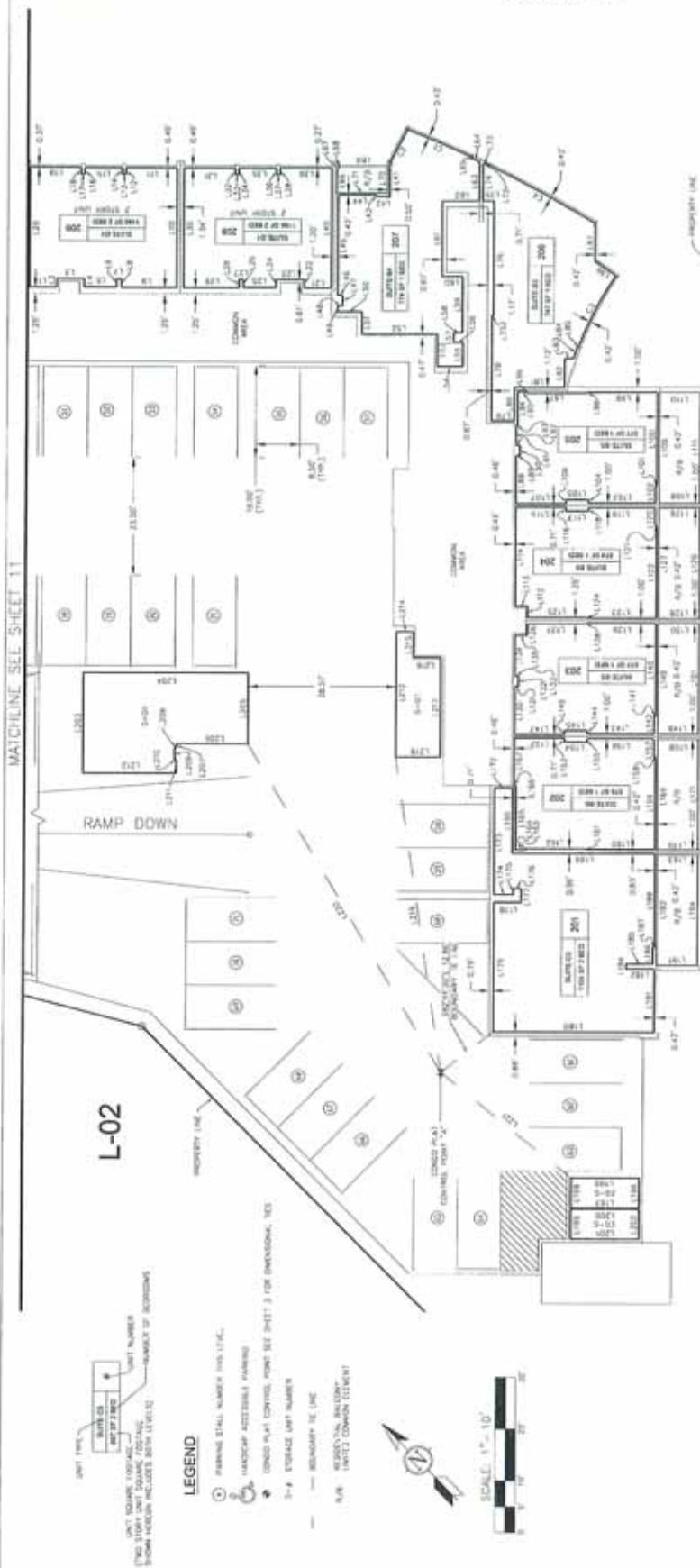
Year	Revenue	Expenditure	Balance
1956	1,36	1,33	41,000,000
1957	1,36	1,33	41,000,000
1958	1,36	1,33	41,000,000
1959	1,36	1,33	41,000,000
1960	1,36	1,33	41,000,000
1961	1,36	1,33	41,000,000
1962	1,36	1,33	41,000,000
1963	1,36	1,33	41,000,000
1964	1,36	1,33	41,000,000
1965	1,36	1,33	41,000,000
1966	1,36	1,33	41,000,000
1967	1,36	1,33	41,000,000
1968	1,36	1,33	41,000,000
1969	1,36	1,33	41,000,000
1970	1,36	1,33	41,000,000
1971	1,36	1,33	41,000,000
1972	1,36	1,33	41,000,000
1973	1,36	1,33	41,000,000
1974	1,36	1,33	41,000,000
1975	1,36	1,33	41,000,000
1976	1,36	1,33	41,000,000
1977	1,36	1,33	41,000,000
1978	1,36	1,33	41,000,000
1979	1,36	1,33	41,000,000
1980	1,36	1,33	41,000,000
1981	1,36	1,33	41,000,000
1982	1,36	1,33	41,000,000
1983	1,36	1,33	41,000,000
1984	1,36	1,33	41,000,000
1985	1,36	1,33	41,000,000
1986	1,36	1,33	41,000,000
1987	1,36	1,33	41,000,000
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1992	1,36	1,33	41,000,000
1993	1,36	1,33	41,000,000
1994	1,36	1,33	41,000,000
1995	1,36	1,33	41,000,000
1996	1,36	1,33	41,000,000
1997	1,36	1,33	41,000,000
1998	1,36	1,33	41,000,000
1999	1,36	1,33	41,000,000
2000	1,36	1,33	41,000,000
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2003	1,36	1,33	41,000,000
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2008	1,36	1,33	41,000,000
2009	1,36	1,33	41,000,000
2010	1,36	1,33	41,000,000
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2013	1,36	1,33	41,000,000
2014	1,36	1,33	41,000,000
2015	1,36	1,33	41,000,000
2016	1,36	1,33	41,000,000
2017	1,36	1,33	41,000,000
2018	1,36	1,33	41,000,000
2019	1,36	1,33	41,000,000
2020	1,36	1,33	41,000,000
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2022	1,36	1,33	41,000,000
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2027	1,36	1,33	41,000,000
2028	1,36	1,33	41,000,000
2029	1,36	1,33	41,000,000
2030	1,36	1,33	41,000,000

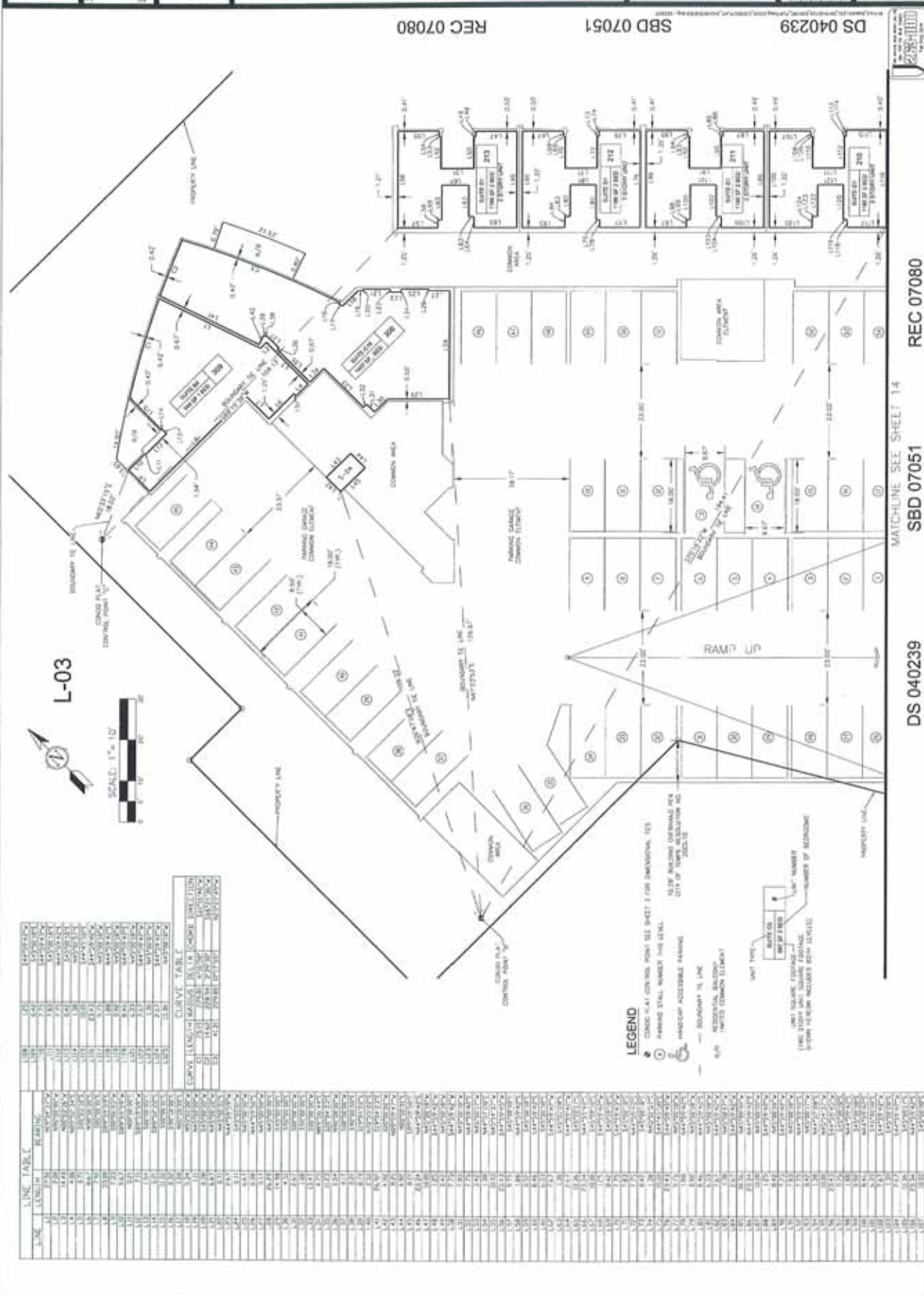
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4	110.00	100.00	S 10.00° E
5	110.00	100.00	S 10.00° E
6	110.00	100.00	S 10.00° E
7	110.00	100.00	S 10.00° E
8	110.00	100.00	S 10.00° E
9	110.00	100.00	S 10.00° E
10	110.00	100.00	S 10.00° E
11	110.00	100.00	S 10.00° E
12	110.00	100.00	S 10.00° E
13	110.00	100.00	S 10.00° E
14	110.00	100.00	S 10.00° E
15	110.00	100.00	S 10.00° E
16	110.00	100.00	S 10.00° E
17	110.00	100.00	S 10.00° E
18	110.00	100.00	S 10.00° E
19	110.00	100.00	S 10.00° E
20	110.00	100.00	S 10.00° E
21	110.00	100.00	S 10.00° E
22	110.00	100.00	S 10.00° E
23	110.00	100.00	S 10.00° E
24	110.00	100.00	S 10.00° E
25	110.00	100.00	S 10.00° E
26	110.00	100.00	S 10.00° E
27	110.00	100.00	S 10.00° E
28	110.00	100.00	S 10.00° E
29	110.00	100.00	S 10.00° E
30	110.00	100.00	S 10.00° E
31	110.00	100.00	S 10.00° E
32	110.00	100.00	S 10.00° E
33	110.00	100.00	S 10.00° E
34	110.00	100.00	S 10.00° E
35	110.00	100.00	S 10.00° E
36	110.00	100.00	S 10.00° E
37	110.00	100.00	S 10.00° E
38	110.00	100.00	S 10.00° E
39	110.00	100.00	S 10.00° E
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44	110.00	100.00	S 10.00° E
45	110.00	100.00	S 10.00° E
46	110.00	100.00	S 10.00° E
47	110.00	100.00	S 10.00° E
48	110.00	100.00	S 10.00° E
49	110.00	100.00	S 10.00° E
50	110.00	100.00	S 10.00° E
51	110.00	100.00	S 10.00° E
52	110.00	100.00	S 10.00° E
53	110.00	100.00	S 10.00° E
54	110.00	100.00	S 10.00° E
55	110.00	100.00	S 10.00° E
56	110.00	100.00	S 10.00° E
57	110.00	100.00	S 10.00° E
58	110.00	100.00	S 10.00° E
59	110.00	100.00	S 10.00° E
60	110.00	100.00	S 10.00° E
61	110.00	100.00	S 10.00° E
62	110.00	100.00	S 10.00° E
63	110.00	100.00	S 10.00° E
64	110.00	100.00	S 10.00° E
65	110.00	100.00	S 10.00° E
66	110.00	100.00	S 10.00° E
67	110.00	100.00	S 10.00° E
68	110.00	100.00	S 10.00° E
69	110.00	100.00	S 10.00° E
70	110.00	100.00	S 10.00° E
71	110.00	100.00	S 10.00° E
72	110.00	100.00	S 10.00° E
73	110.00	100.00	S 10.00° E
74	110.00	100.00	S 10.00° E
75	110.00	100.00	S 10.00° E
76	110.00	100.00	S 10.00° E



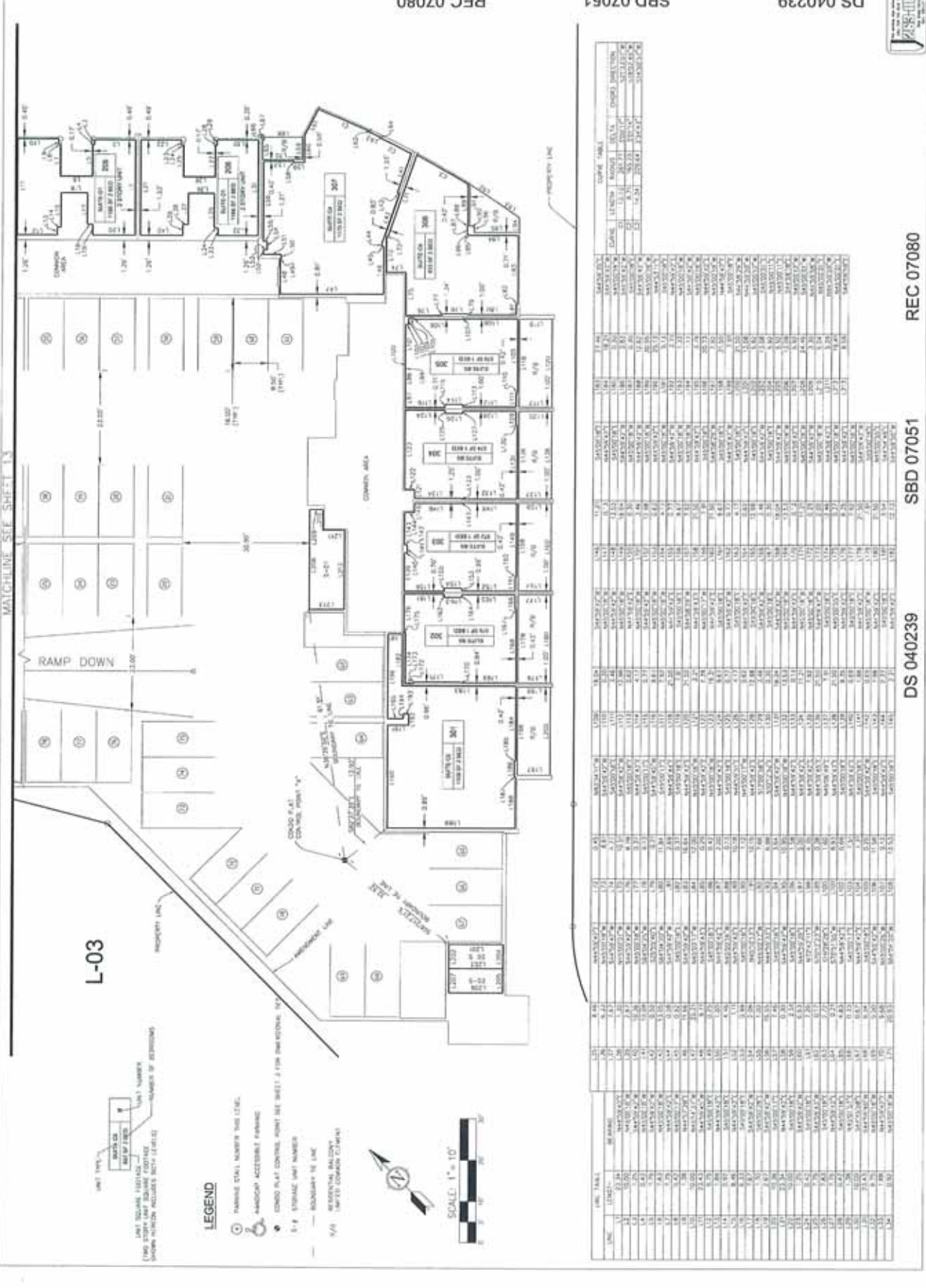
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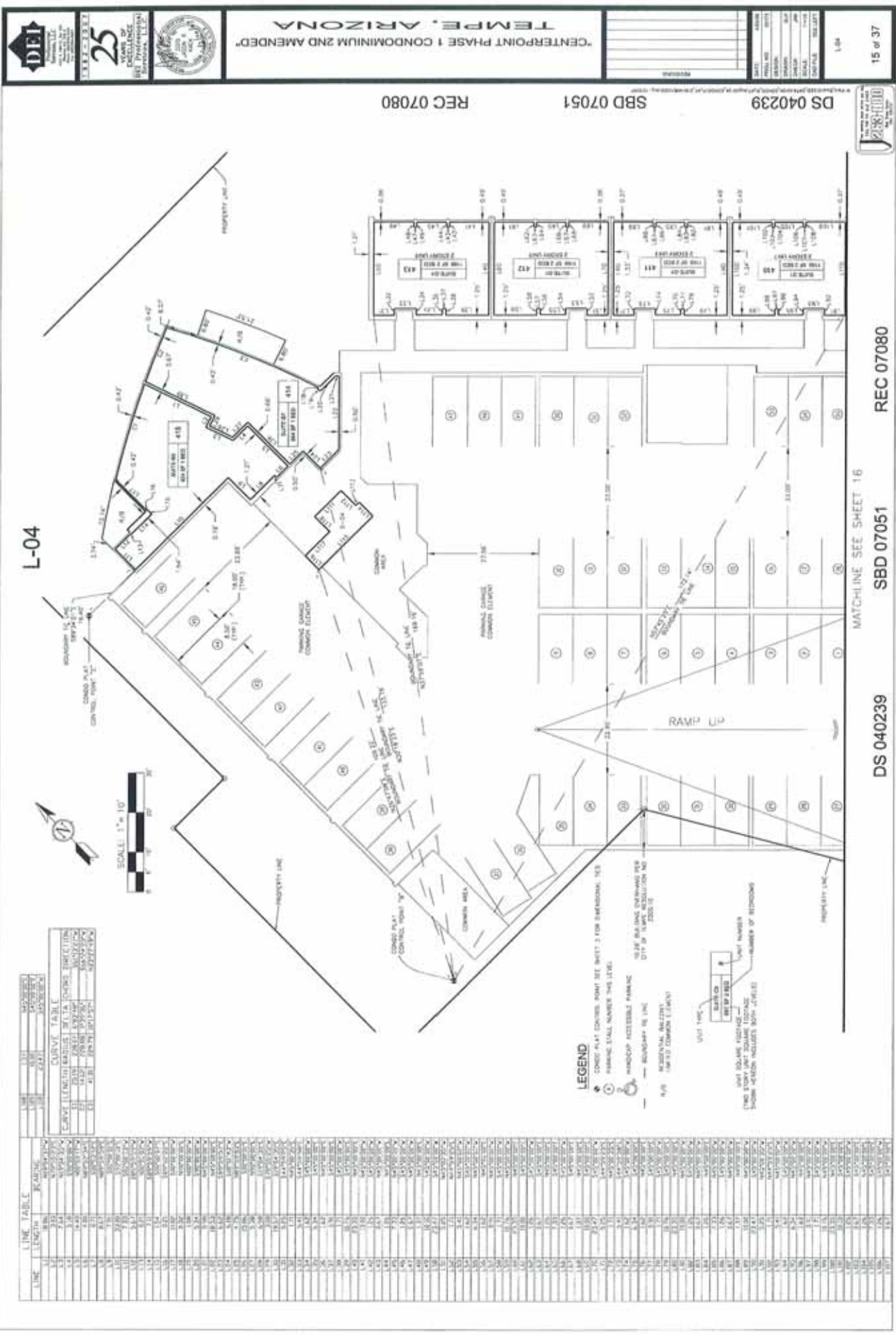
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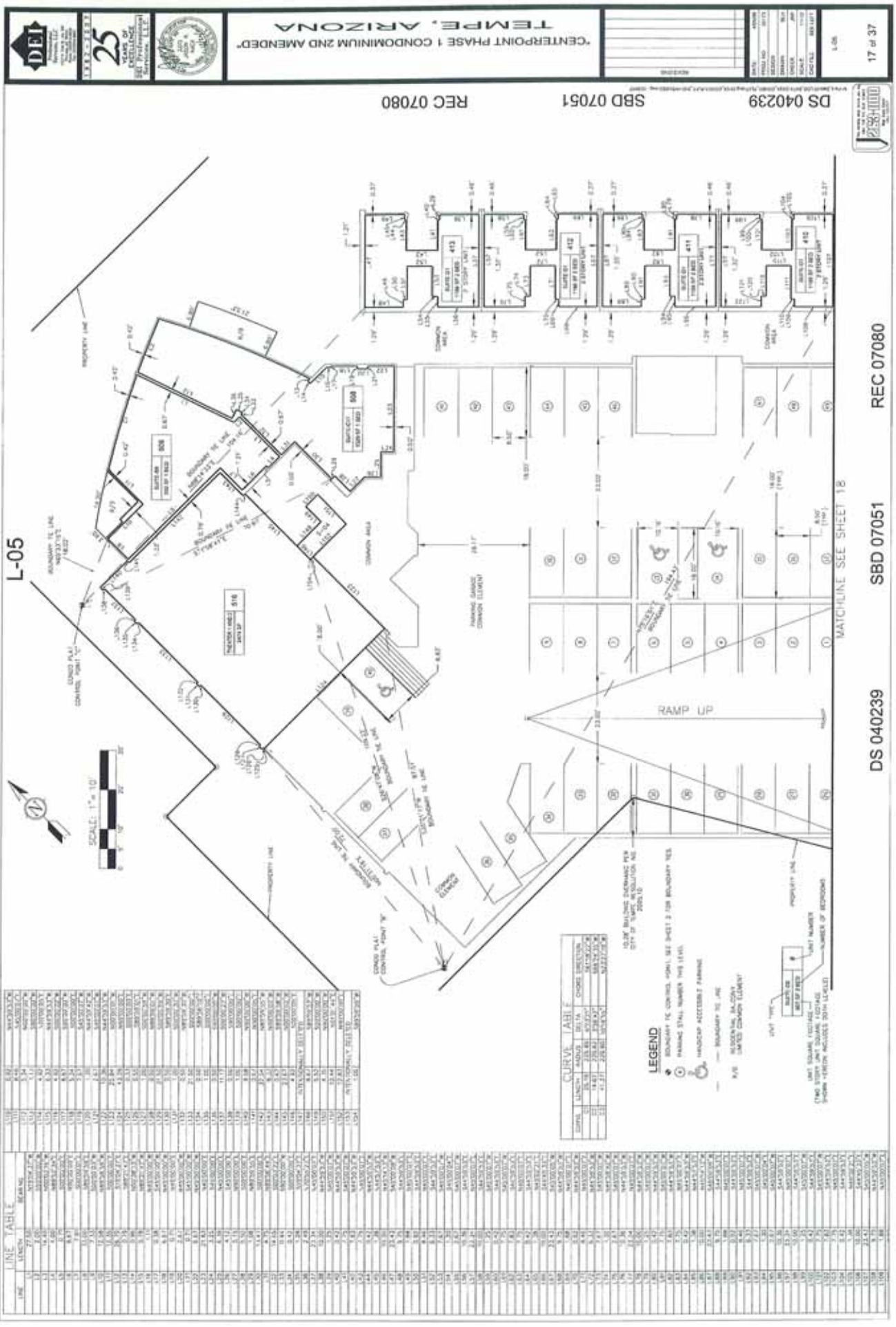


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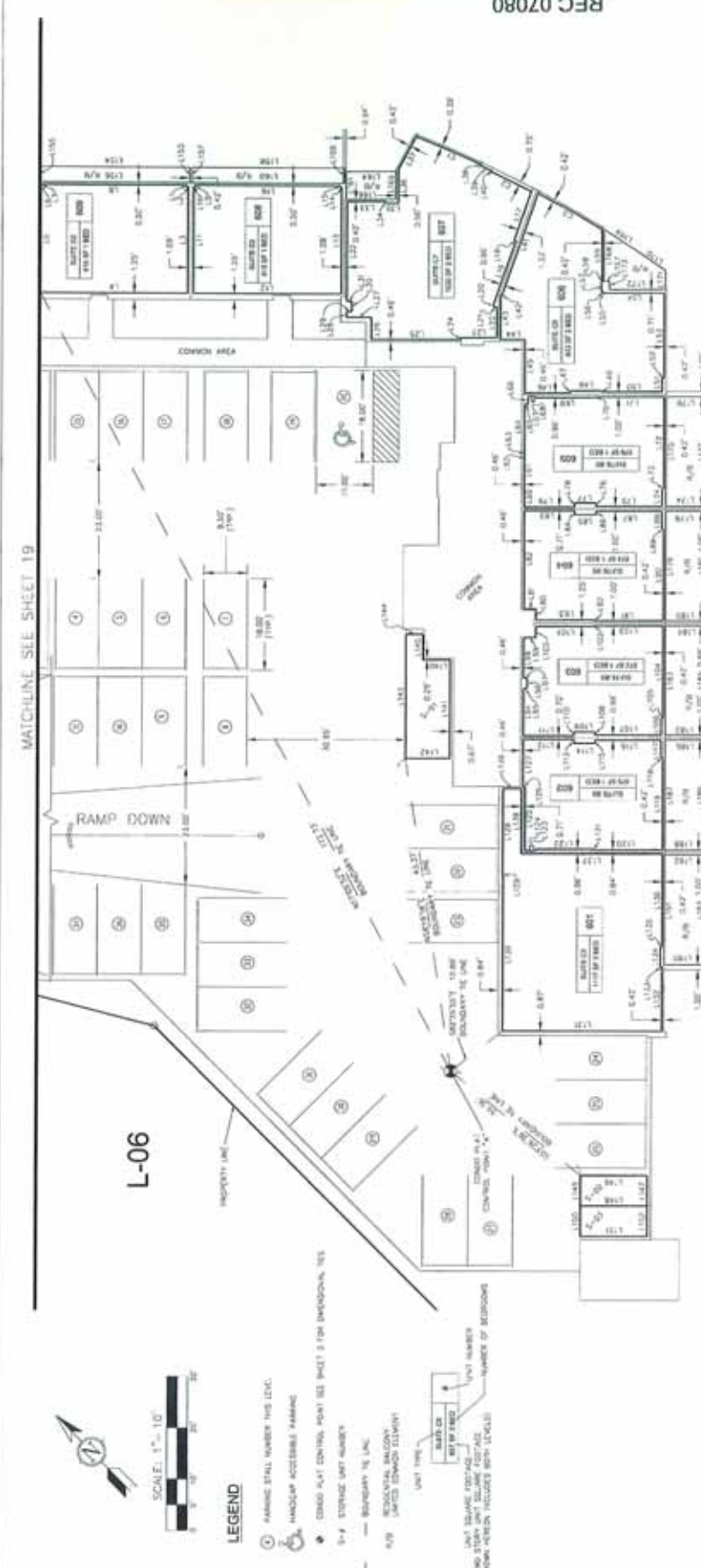
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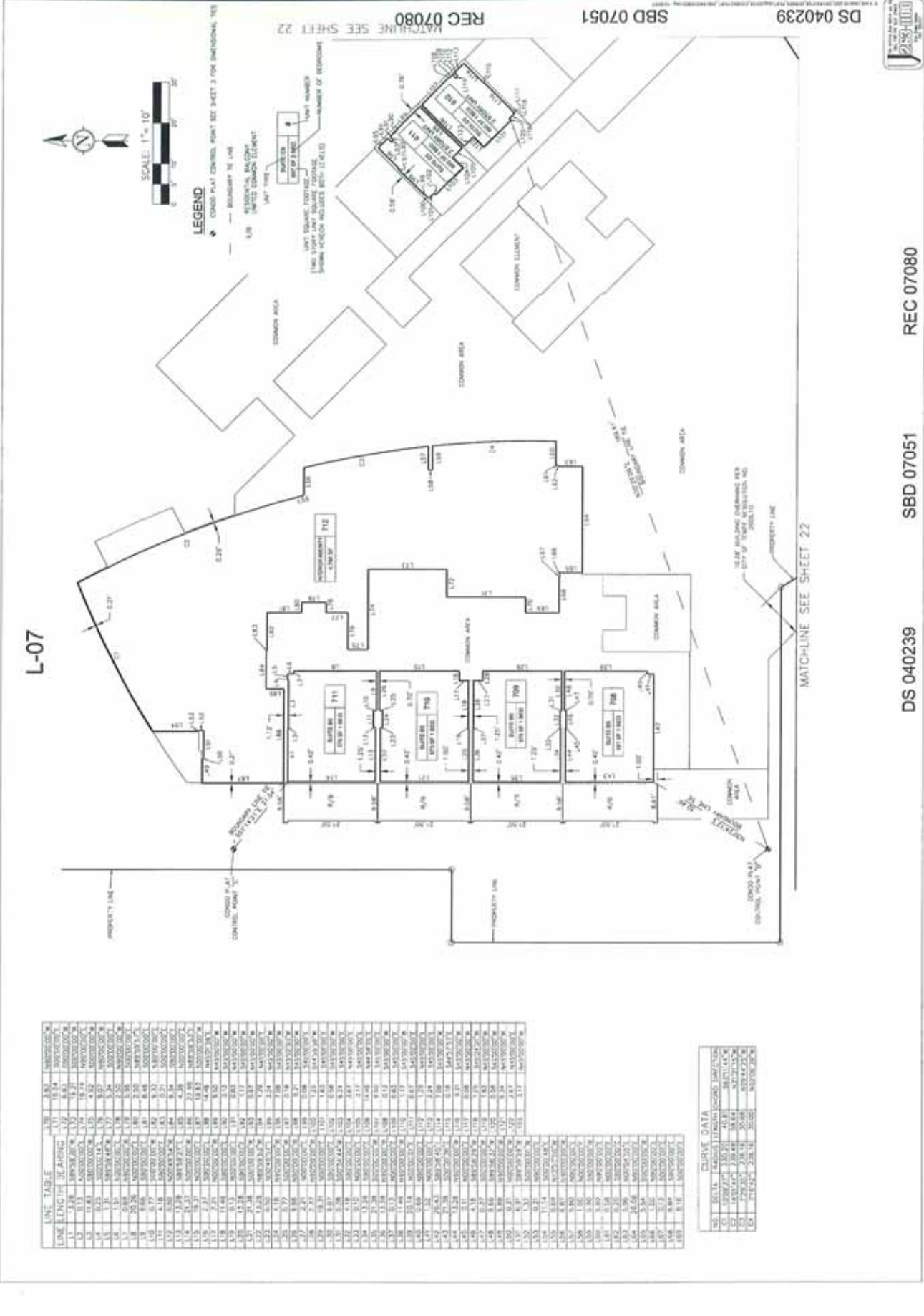


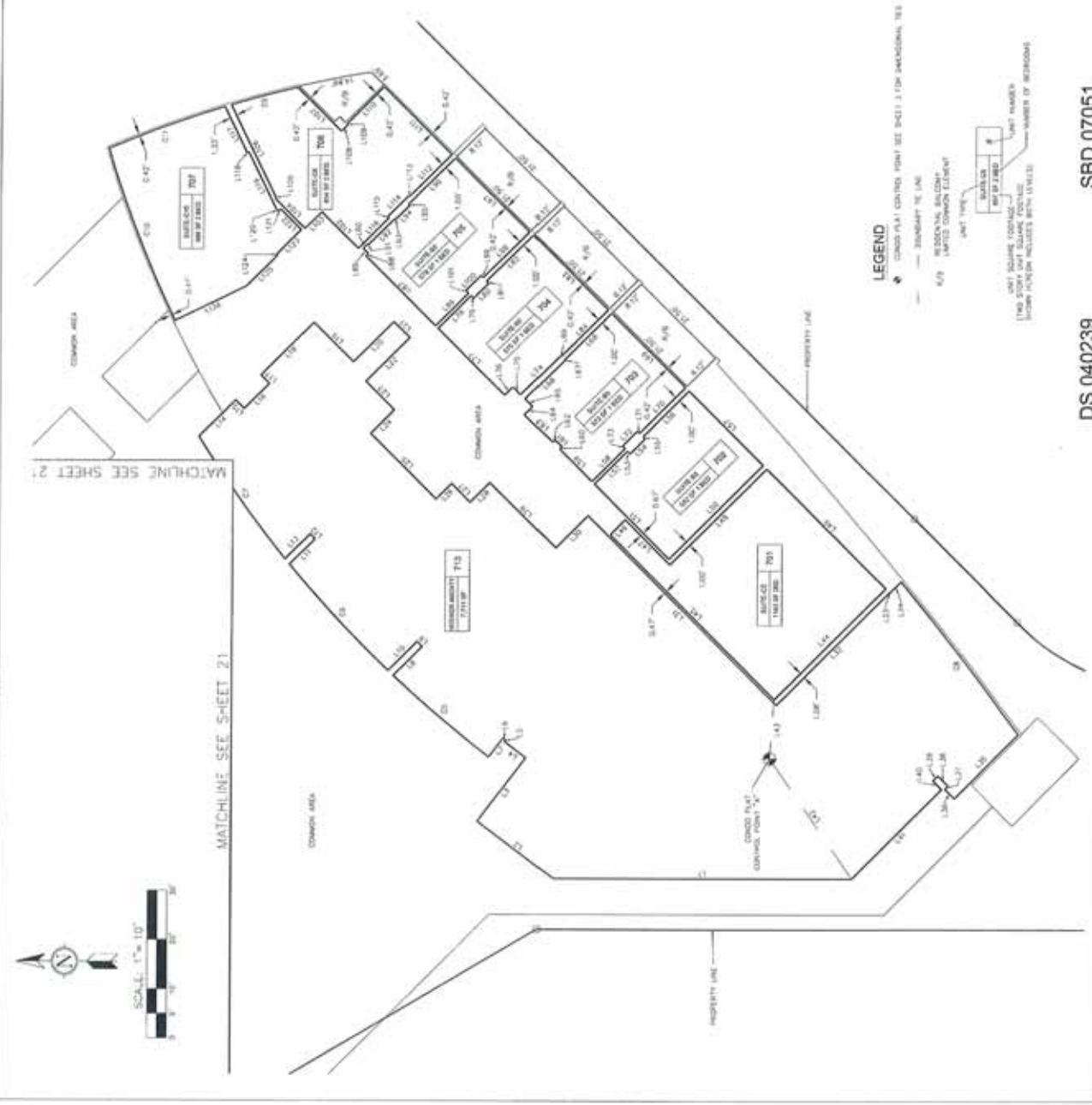


LINE TABLE									
LINE	ITEMNO	ITEMNAME	QTY	UNIT	PRICE	AMOUNT	TAX	TOTAL	REMARK
1	10	10-10-10	1	1	10.00	10.00	0.00	10.00	
2	20	20-20-20	1	1	20.00	20.00	0.00	20.00	
3	30	30-30-30	1	1	30.00	30.00	0.00	30.00	
4	40	40-40-40	1	1	40.00	40.00	0.00	40.00	
5	50	50-50-50	1	1	50.00	50.00	0.00	50.00	
6	60	60-60-60	1	1	60.00	60.00	0.00	60.00	
7	70	70-70-70	1	1	70.00	70.00	0.00	70.00	
8	80	80-80-80	1	1	80.00	80.00	0.00	80.00	
9	90	90-90-90	1	1	90.00	90.00	0.00	90.00	
10	100	100-100-100	1	1	100.00	100.00	0.00	100.00	
11	110	110-110-110	1	1	110.00	110.00	0.00	110.00	
12	120	120-120-120	1	1	120.00	120.00	0.00	120.00	
13	130	130-130-130	1	1	130.00	130.00	0.00	130.00	
14	140	140-140-140	1	1	140.00	140.00	0.00	140.00	
15	150	150-150-150	1	1	150.00	150.00	0.00	150.00	
16	160	160-160-160	1	1	160.00	160.00	0.00	160.00	
17	170	170-170-170	1	1	170.00	170.00	0.00	170.00	
18	180	180-180-180	1	1	180.00	180.00	0.00	180.00	
19	190	190-190-190	1	1	190.00	190.00	0.00	190.00	
20	200	200-200-200	1	1	200.00	200.00	0.00	200.00	
21	210	210-210-210	1	1	210.00	210.00	0.00	210.00	
22	220	220-220-220	1	1	220.00	220.00	0.00	220.00	
23	230	230-230-230	1	1	230.00	230.00	0.00	230.00	
24	240	240-240-240	1	1	240.00	240.00	0.00	240.00	
25	250	250-250-250	1	1	250.00	250.00	0.00	250.00	
26	260	260-260-260	1	1	260.00	260.00	0.00	260.00	
27	270	270-270-270	1	1	270.00	270.00	0.00	270.00	
28	280	280-280-280	1	1	280.00	280.00	0.00	280.00	
29	290	290-290-290	1	1	290.00	290.00	0.00	290.00	
30	300	300-300-300	1	1	300.00	300.00	0.00	300.00	
31	310	310-310-310	1	1	310.00	310.00	0.00	310.00	
32	320	320-320-320	1	1	320.00	320.00	0.00	320.00	
33	330	330-330-330	1	1	330.00	330.00	0.00	330.00	
34	340	340-340-340	1	1	340.00	340.00	0.00	340.00	
35	350	350-350-350	1	1	350.00	350.00	0.00	350.00	
36	360	360-360-360	1	1	360.00	360.00	0.00	360.00	
37	370	370-370-370	1	1	370.00	370.00	0.00	370.00	
38	380	380-380-380	1	1	380.00	380.00	0.00	380.00	
39	390	390-390-390	1	1	390.00	390.00	0.00	390.00	
40	400	400-400-400	1	1	400.00	400.00	0.00	400.00	
41	410	410-410-410	1	1	410.00	410.00	0.00	410.00	
42	420	420-420-420	1	1	420.00	420.00	0.00	420.00	
43	430	430-430-430	1	1	430.00	430.00	0.00	430.00	
44	440	440-440-440	1	1	440.00	440.00	0.00	440.00	
45	450	450-450-450	1	1	450.00	450.00	0.00	450.00	
46	460	460-460-460	1	1	460.00	460.00	0.00	460.00	
47	470	470-470-470	1	1	470.00	470.00	0.00	470.00	
48	480	480-480-480	1	1	480.00	480.00	0.00	480.00	
49	490	490-490-490	1	1	490.00	490.00	0.00	490.00	
50	500	500-500-500	1	1	500.00	500.00	0.00	500.00	
51	510	510-510-510	1	1	510.00	510.00	0.00	510.00	
52	520	520-520-520	1	1	520.00	520.00	0.00	520.00	
53	530	530-530-530	1	1	530.00	530.00	0.00	530.00	
54	540	540-540-540	1	1	540.00	540.00	0.00	540.00	
55	550	550-550-550	1	1	550.00	550.00	0.00	550.00	
56	560	560-560-560	1	1	560.00	560.00	0.00	560.00	
57	570	570-570-570	1	1	570.00	570.00	0.00	570.00	
58	580	580-580-580	1	1	580.00	580.00	0.00	580.00	
59	590	590-590-590	1	1	590.00	590.00	0.00	590.00	
60	600	600-600-600	1	1	600.00	600.00	0.00	600.00	
61	610	610-610-610	1	1	610.00	610.00	0.00	610.00	
62	620	620-620-620	1	1	620.00	620.00	0.00	620.00	
63	630	630-630-630	1	1	630.00	630.00	0.00	630.00	
64	640	640-640-640	1	1	640.00	640.00	0.00	640.00	
65	650	650-650-650	1	1	650.00	650.00	0.00	650.00	
66	660	660-660-660	1	1	660.00	660.00	0.00	660.00	
67	670	670-670-670	1	1	670.00	670.00	0.00	670.00	
68	680	680-680-680	1	1	680.00	680.00	0.00	680.00	
69	690	690-690-690	1	1	690.00	690.00	0.00	690.00	
70	700	700-700-700	1	1	700.00	700.00	0.00	700.00	
71	710	710-710-710	1	1	710.00	710.00	0.00	710.00	
72	720	720-720-720	1	1	720.00	720.00	0.00	720.00	
73	730	730-730-730	1	1	730.00	730.00	0.00	730.00	
74	740	740-740-740	1	1	740.00	740.00	0.00	740.00	
75	750	750-750-750	1	1	750.00	750.00	0.00	750.00	
76	760	760-760-760	1	1	760.00	760.00	0.00	760.00	
77	770	770-770-770	1	1	770.00	770.00	0.00	770.00	
78	780	780-780-780	1	1	780.00	780.00	0.00	780.00	
79	790	790-790-790	1	1	790.00	790.00	0.00	790.00	
80	800	800-800-800	1	1	800.00	800.00	0.00	800.00	
81	810	810-810-810	1	1	810.00	810.00	0.00	810.00	
82	820	820-820-820	1	1	820.00	820.00	0.00	820.00	
83	830	830-830-830	1	1	830.00	830.00	0.00	830.00	
84	840	840-840-840	1	1	840.00	840.00	0.00	840.00	
85	850	850-850-850	1	1	850.00	850.00	0.00	850.00	
86	860	860-860-860	1	1	860.00	860.00	0.00	860.00	
87	870	870-870-870	1	1	870.00	870.00	0.00	870.00	
88	880	880-880-880	1	1	880.00	880.00	0.00	880.00	
89	890	890-890-890	1	1	890.00	890.00	0.00	890.00	
90	900	900-900-900	1	1	900.00	900.00	0.00	900.00	
91	910	910-910-910	1	1	910.00	910.00	0.00	910.00	
92	920	920-920-920	1	1	920.00	920.00	0.00	920.00	
93	930	930-930-930	1	1	930.00	930.00	0.00	930.00	
94	940	940-940-940	1	1	940.00	940.00	0.00	940.00	
95	950	950-950-950	1	1	950.00	950.00	0.00	950.00	
96	960	960-960-960	1	1	960.00	960.00	0.00	960.00	
97	970	970-970-970	1	1	970.00	970.00	0.00	970.00	
98	980	980-980-980	1	1	980.00	980.00	0.00	980.00	
99	990	990-990-990	1	1	990.00	990.00	0.00	990.00	
100	1000	1000-1000-1000	1	1	1000.00	1000.00	0.00	1000.00	

CURVE TABLE									
LINE	ITEMNO	ITEMNAME	QTY	UNIT	PRICE	AMOUNT	TAX	TOTAL	REMARK
1	10	10-10-10	1	1	10.00	10.00	0.00	10.00	
2	20	20-20-20	1	1	20.00	20.00	0.00	20.00	
3	30	30-30-30	1	1	30.00	30.00	0.00	30.00	
4	40	40-40-40	1	1	40.00	40.00	0.00	40.00	
5	50	50-50-50	1	1	50.00	50.00	0.00	50.00	
6	60	60-60-60	1	1	60.00	60.00	0.00	60.00	
7	70	70-70-70	1	1	70.00	70.00	0.00	70.00	
8	80	80-80-80	1	1	80.00	80.00	0.00	80.00	
9	90	90-90-90	1	1	90.00	90.00	0.00	90.00	
10	100	100-100-100	1	1	100.00	100.00	0.00	100.00	
11	110	110-110-110	1	1	110.00	110.00	0.00	110.00	
12	120	120-120-120	1	1	120.00	120.00	0.00	120.00	
13	130	130-130-130	1	1	130.00	130.00	0.00	130.00	
14	140	140-140-140	1	1	140.00	140.00	0.00	140.00	
15	150	150-150-150	1	1	150.00	150.00	0.00	150.00	
16	160	160-160-160	1	1	160.00	160.00	0.00	160.00	
17	170	170-170-170	1	1	170.00	170.00	0.00	170.00	
18	180	180-180-180	1	1	180.00	180.00	0.00	180.00	
19	190	190-190-190	1	1	190.00	190.00	0.00	190.00	
20	200	200-200-200	1	1	200.00	200.00	0.00	200.00	
21	210	210-210-210	1	1	210.00	210.00	0.00	210.00	
22	220	220-220-220	1	1	220.00	220.00	0.00	220.00	
23	230	230-230-230	1	1	230.00	230.00	0.00	230.00	
24	240	240-240-240	1	1	240.00	240.00	0.00	240.00	
25	250	250-250-250	1	1	250.00	250.00	0.00	250.00	
26	260	260-260-260	1	1	260.00	260.00	0.00	260.00	
27	270	270-270-270	1	1	270.00	270.00	0.00	270.00	
28	280	280-280-280	1	1	280.00	280.00	0.00	280.00	
29	290	290-290-290	1	1	290.00	290.00	0.00	290.00	
30	300	300-300-300	1	1	300.00	300.00	0.00	300.00	
31	310	310-310-310	1	1	310.00	310.00	0.00	310.00	
32	320	320-320-320	1	1	320.00	320.00	0.00	320.00	
33	330	330-330-330	1	1	330.00	330.00			

[illegible]



[illegible]

No.	CURVE		DATA	
	BEA	TAQO	1967	1968
1	100.0	100.0	100.0	100.0
2	100.0	100.0	100.0	100.0
3	100.0	100.0	100.0	100.0
4	100.0	100.0	100.0	100.0
5	100.0	100.0	100.0	100.0
6	100.0	100.0	100.0	100.0
7	100.0	100.0	100.0	100.0
8	100.0	100.0	100.0	100.0
9	100.0	100.0	100.0	100.0
10	100.0	100.0	100.0	100.0
11	100.0	100.0	100.0	100.0
12	100.0	100.0	100.0	100.0
13	100.0	100.0	100.0	100.0
14	100.0	100.0	100.0	100.0
15	100.0	100.0	100.0	100.0
16	100.0	100.0	100.0	100.0
17	100.0	100.0	100.0	100.0
18	100.0	100.0	100.0	100.0
19	100.0	100.0	100.0	100.0
20	100.0	100.0	100.0	100.0
21	100.0	100.0	100.0	100.0
22	100.0	100.0	100.0	100.0
23	100.0	100.0	100.0	100.0
24	100.0	100.0	100.0	100.0
25	100.0	100.0	100.0	100.0
26	100.0	100.0	100.0	100.0
27	100.0	100.0	100.0	100.0
28	100.0	100.0	100.0	100.0
29	100.0	100.0	100.0	100.0
30	100.0	100.0	100.0	100.0
31	100.0	100.0	100.0	100.0
32	100.0	100.0	100.0	100.0
33	100.0	100.0	100.0	100.0
34	100.0	100.0	100.0	100.0
35	100.0	100.0	100.0	100.0
36	100.0	100.0	100.0	100.0
37	100.0	100.0	100.0	100.0
38	100.0	100.0	100.0	100.0
39	100.0	100.0	100.0	100.0
40	100.0	100.0	100.0	100.0
41	100.0	100.0	100.0	100.0
42	100.0	100.0	100.0	100.0
43	100.0	100.0	100.0	100.0
44	100.0	100.0	100.0	100.0
45	100.0	100.0	100.0	100.0
46	100.0	100.0	100.0	100.0
47	100.0	100.0	100.0	100.0
48	100.0	100.0	100.0	100.0
49	100.0	100.0	100.0	100.0
50	100.0	100.0	100.0	100.0
51	100.0	100.0	100.0	100.0
52	100.0	100.0	100.0	100.0
53	100.0	100.0	100.0	100.0
54	100.0	100.0	100.0	100.0
55	100.0	100.0	100.0	100.0
56	100.0	100.0	100.0	100.0
57	100.0	100.0	100.0	100.0
58	100.0	100.0	100.0	100.0
59	100.0	100.0	100.0	100.0
60	100.0	100.0	100.0	100.0
61	100.0	100.0	100.0	100.0
62	100.0	100.0	100.0	100.0
63	100.0	100.0	100.0	100.0
64	100.0	100.0	100.0	100.0
65	100.0	100.0	100.0	100.0
66	100.0	100.0	100.0	100.0
67	100.0	100.0	100.0	100.0
68	100.0	100.0	100.0	100.0



Legend

◆ CONTO PLAY CONTROL POINT SET SHEET 3 FOR DIMENSIONAL TEST

— ——— BOUNDARY TO LINE

0.70 40°20'N TAIL RAILROAD
1.86(1.1) CANTON (CLIMB)

The diagram shows a rectangular frame structure. A box labeled 'UNIT FRAME' is at the top left. Below it is a larger box labeled 'UNIT SQUARE FRAME'. Inside this box is a smaller box labeled 'TWO STORY UNIT SQUARE FRAME'. To the right of the 'UNIT SQUARE FRAME' box is a vertical line labeled 'COLUMN'. To the right of the 'TWO STORY UNIT SQUARE FRAME' box is a horizontal line labeled 'MEMBER'. Arrows point from the labels to their respective parts in the diagram.

REC 07080

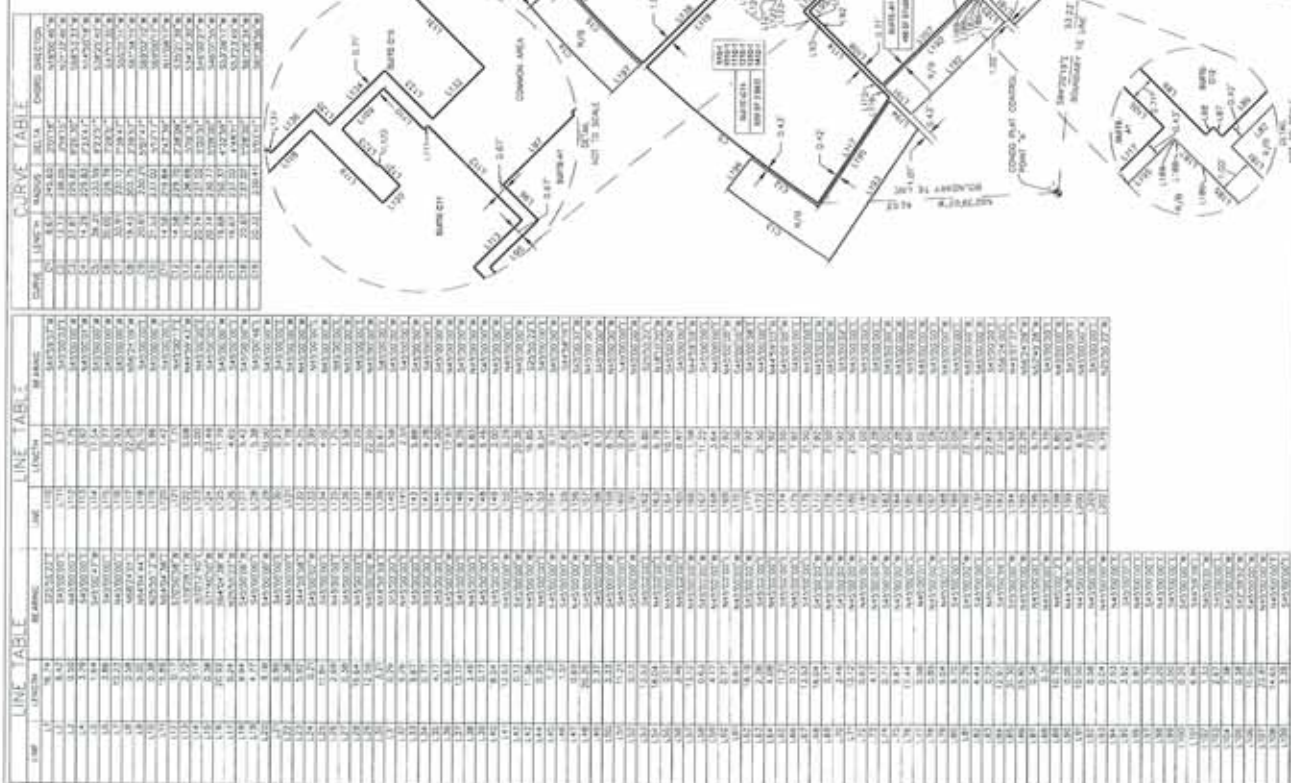
SBD 07051

CS 040239

REC 07080

SBD 07051

DS 040239



L-15 - L-19 TOWER 1

[illegible][illegible]

THESE DATA REPRESENTS THE FOLLOWING UNITS

1.00	1.00
0.99	0.99
0.98	0.98
0.97	0.97
0.96	0.96
0.95	0.95
0.94	0.94
0.93	0.93
0.92	0.92
0.91	0.91
0.90	0.90
0.89	0.89
0.88	0.88
0.87	0.87
0.86	0.86
0.85	0.85
0.84	0.84
0.83	0.83
0.82	0.82
0.81	0.81
0.80	0.80
0.79	0.79
0.78	0.78
0.77	0.77
0.76	0.76
0.75	0.75
0.74	0.74
0.73	0.73
0.72	0.72
0.71	0.71
0.70	0.70
0.69	0.69
0.68	0.68
0.67	0.67
0.66	0.66
0.65	0.65
0.64	0.64
0.63	0.63
0.62	0.62
0.61	0.61
0.60	0.60
0.59	0.59
0.58	0.58
0.57	0.57
0.56	0.56
0.55	0.55
0.54	0.54
0.53	0.53
0.52	0.52
0.51	0.51
0.50	0.50
0.49	0.49
0.48	0.48
0.47	0.47
0.46	0.46
0.45	0.45
0.44	0.44
0.43	0.43
0.42	0.42
0.41	0.41
0.40	0.40
0.39	0.39
0.38	0.38
0.37	0.37
0.36	0.36
0.35	0.35
0.34	0.34
0.33	0.33
0.32	0.32
0.31	0.31
0.30	0.30
0.29	0.29
0.28	0.28
0.27	0.27
0.26	0.26
0.25	0.25
0.24	0.24
0.23	0.23
0.22	0.22
0.21	0.21
0.20	0.20
0.19	0.19
0.18	0.18
0.17	0.17
0.16	0.16
0.15	0.15
0.14	0.14
0.13	0.13
0.12	0.12
0.11	0.11
0.10	0.10
0.09	0.09
0.08	0.08
0.07	0.07
0.06	0.06
0.05	0.05
0.04	0.04
0.03	0.03
0.02	0.02
0.01	0.01
0.00	0.00

[illegible]

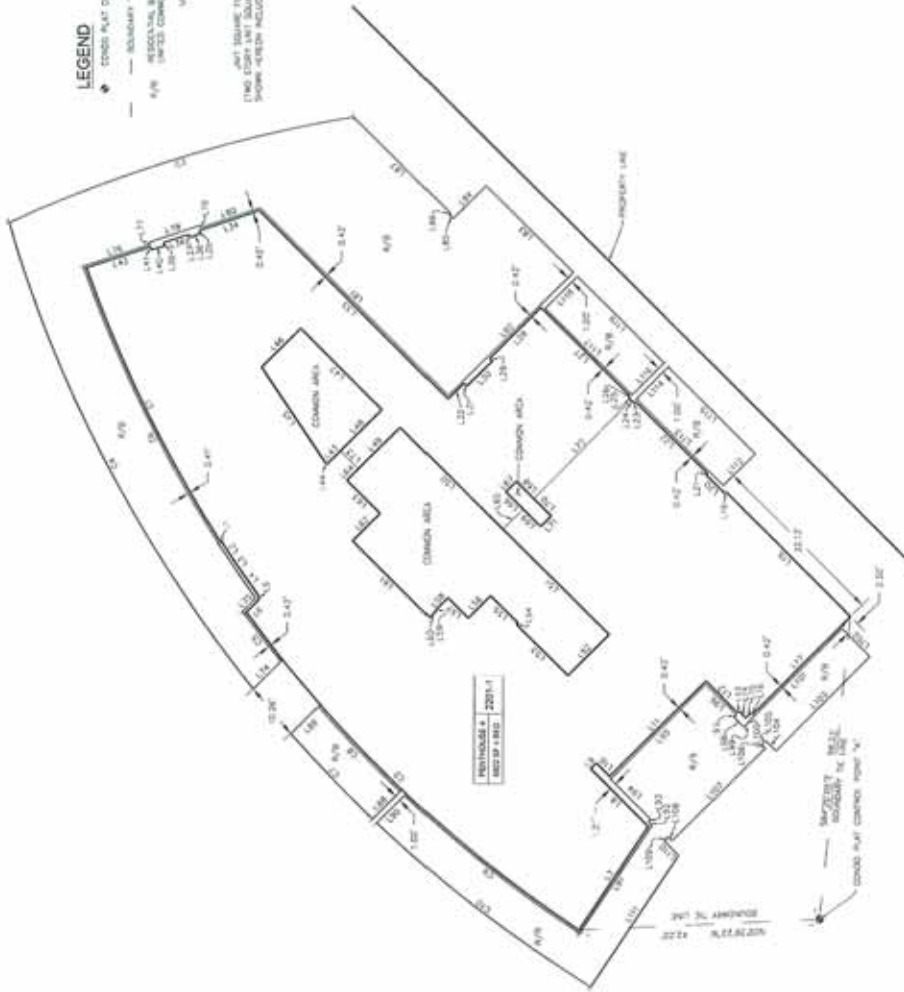
[illegible]

L-22 TOWER 1



LEGEND

- [illegible]



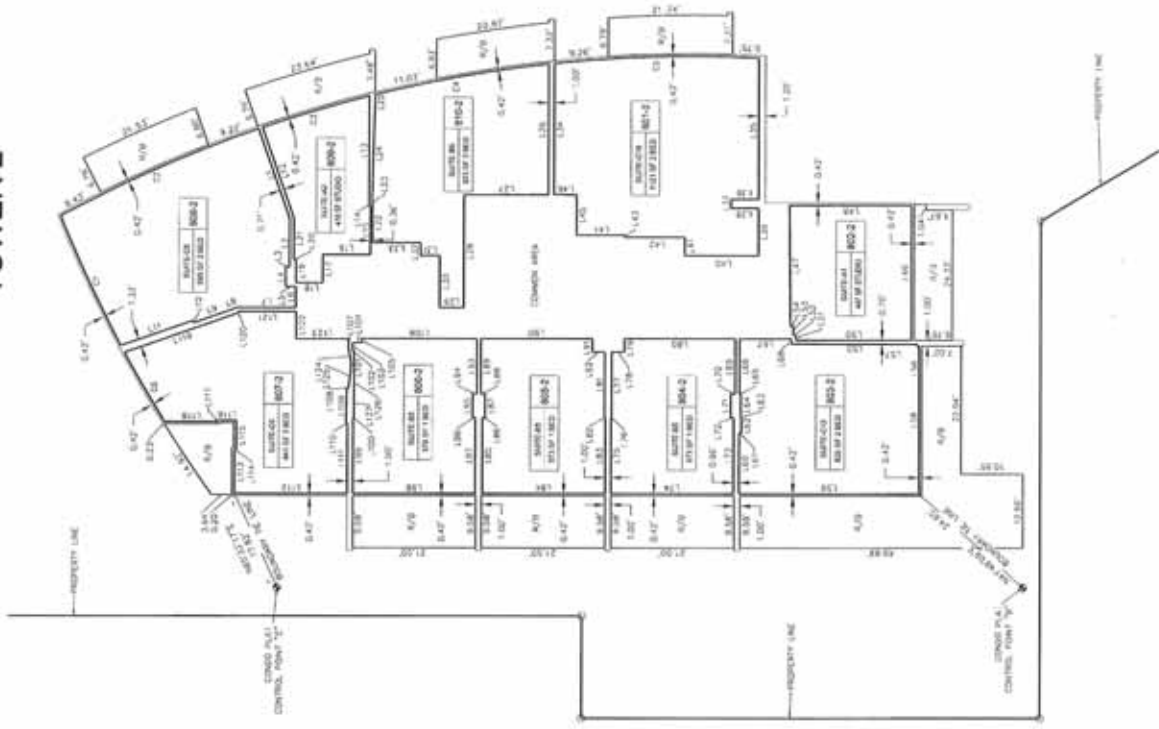
L-08 TOWER 2

LINE	TABLE C	TABLE D	TABLE E	TABLE F	TABLE G	TABLE H	TABLE I	TABLE J	TABLE K	TABLE L	TABLE M	TABLE N	TABLE O	TABLE P	TABLE Q	TABLE R	TABLE S	TABLE T	TABLE U	TABLE V	TABLE W	TABLE X	TABLE Y	TABLE Z	TABLE AA	TABLE AB	TABLE AC	TABLE AD	TABLE AE	TABLE AF	TABLE AG	TABLE AH	TABLE AI	TABLE AJ	TABLE AK	TABLE AL	TABLE AM	TABLE AN	TABLE AO	TABLE AP	TABLE AQ	TABLE AR	TABLE AS	TABLE AT	TABLE AU	TABLE AV	TABLE AW	TABLE AX	TABLE AY	TABLE AZ	TABLE BA	TABLE BB	TABLE BC	TABLE BD	TABLE BE	TABLE BF	TABLE BG	TABLE BH	TABLE BI	TABLE BJ	TABLE BK	TABLE BL	TABLE BM	TABLE BN	TABLE BO	TABLE BP	TABLE BQ	TABLE BR	TABLE BS	TABLE BT	TABLE BU	TABLE BV	TABLE BW	TABLE BX	TABLE BY	TABLE BZ	TABLE CA	TABLE CB	TABLE CC	TABLE CD	TABLE CE	TABLE CF	TABLE CG	TABLE CH	TABLE CI	TABLE CJ	TABLE CK	TABLE CL	TABLE CM	TABLE CN	TABLE CO	TABLE CP	TABLE CQ	TABLE CR	TABLE CS	TABLE CT	TABLE CU	TABLE CV	TABLE CW	TABLE CX	TABLE CY	TABLE CZ	TABLE DA	TABLE DB	TABLE DC	TABLE DD	TABLE DE	TABLE DF	TABLE DG	TABLE DH	TABLE DI	TABLE DJ	TABLE DK	TABLE DL	TABLE DM	TABLE DN	TABLE DO	TABLE DP	TABLE DQ	TABLE DR	TABLE DS	TABLE DT	TABLE DU	TABLE DV	TABLE DW	TABLE DX	TABLE DY	TABLE DZ	TABLE EA	TABLE EB	TABLE EC	TABLE ED	TABLE EE	TABLE EF	TABLE EG	TABLE EH	TABLE EI	TABLE EJ	TABLE EK	TABLE EL	TABLE EM	TABLE EN	TABLE EO	TABLE EP	TABLE EQ	TABLE ER	TABLE ES	TABLE ET	TABLE EU	TABLE EV	TABLE EW	TABLE EX	TABLE EY	TABLE EZ	TABLE FA	TABLE FB	TABLE FC	TABLE FD	TABLE FE	TABLE FF	TABLE FG	TABLE FH	TABLE FI	TABLE FJ	TABLE FK	TABLE FL	TABLE FM	TABLE FN	TABLE FO	TABLE FP	TABLE FQ	TABLE FR	TABLE FS	TABLE FT	TABLE FU	TABLE FV	TABLE FW	TABLE FX	TABLE FY	TABLE FZ	TABLE GA	TABLE GB	TABLE GC	TABLE GD	TABLE GE	TABLE GF	TABLE GH	TABLE GI	TABLE GJ	TABLE GK	TABLE GL	TABLE GM	TABLE GN	TABLE GO	TABLE GP	TABLE GQ	TABLE GR	TABLE GS	TABLE GT	TABLE GU	TABLE GV	TABLE GW	TABLE GX	TABLE GY	TABLE GZ	TABLE HA	TABLE HB	TABLE HC	TABLE HD	TABLE HE	TABLE HF	TABLE HG	TABLE HH	TABLE HI	TABLE HJ	TABLE HK	TABLE HL	TABLE HM	TABLE HN	TABLE HO	TABLE HP	TABLE HQ	TABLE HR	TABLE HS	TABLE HT	TABLE HU	TABLE HV	TABLE HW	TABLE HX	TABLE HY	TABLE HZ	TABLE IA	TABLE IB	TABLE IC	TABLE ID	TABLE IE	TABLE IF	TABLE IG	TABLE IH	TABLE II	TABLE IJ	TABLE IK	TABLE IL	TABLE IM	TABLE IN	TABLE IO	TABLE IP	TABLE IQ	TABLE IR	TABLE IS	TABLE IT	TABLE IU	TABLE IV	TABLE IW	TABLE IX	TABLE IY	TABLE IZ	TABLE JA	TABLE JB	TABLE JC	TABLE JD	TABLE JE	TABLE JF	TABLE JG	TABLE JH	TABLE JI	TABLE JJ	TABLE JK	TABLE JL	TABLE JM	TABLE JN	TABLE JO	TABLE JP	TABLE JQ	TABLE JR	TABLE JS	TABLE JT	TABLE JU	TABLE JV	TABLE JW	TABLE JX	TABLE JY	TABLE JZ	TABLE KA	TABLE KB	TABLE KC	TABLE KD	TABLE KE	TABLE KF	TABLE KG	TABLE KH	TABLE KI	TABLE KJ	TABLE KK	TABLE KL	TABLE KM	TABLE KN	TABLE KO	TABLE KP	TABLE KQ	TABLE KR	TABLE KS	TABLE KT	TABLE KU	TABLE KV	TABLE KW	TABLE KX	TABLE KY	TABLE KZ	TABLE LA	TABLE LB	TABLE LC	TABLE LD	TABLE LE	TABLE LF	TABLE LG	TABLE LH	TABLE LI	TABLE LJ	TABLE LK	TABLE LM	TABLE LN	TABLE LO	TABLE LP	TABLE LQ	TABLE LR	TABLE LS	TABLE LT	TABLE LU	TABLE LV	TABLE LW	TABLE LX	TABLE LY	TABLE LZ	TABLE MA	TABLE MB	TABLE MC	TABLE MD	TABLE ME	TABLE MF	TABLE MG	TABLE MH	TABLE MI	TABLE MJ	TABLE MK	TABLE ML	TABLE MM	TABLE MN	TABLE MO	TABLE MP	TABLE MQ	TABLE MR	TABLE MS	TABLE MT	TABLE MU	TABLE MV	TABLE MW	TABLE MX	TABLE MY	TABLE MZ	TABLE NA	TABLE NB	TABLE NC	TABLE ND	TABLE NE	TABLE NF	TABLE NG	TABLE NH	TABLE NI	TABLE NJ	TABLE NK	TABLE NL	TABLE NM	TABLE NN	TABLE NO	TABLE NP	TABLE NQ	TABLE NR	TABLE NS	TABLE NT	TABLE NU	TABLE NV	TABLE NW	TABLE NX	TABLE NY	TABLE NZ	TABLE OA	TABLE OB	TABLE OC	TABLE OD	TABLE OE	TABLE OF	TABLE OG	TABLE OH	TABLE OI	TABLE OJ	TABLE OK	TABLE OL	TABLE OM	TABLE ON	TABLE OO	TABLE OP	TABLE OQ	TABLE OR	TABLE OS	TABLE OT	TABLE OU	TABLE OV	TABLE OW	TABLE OX	TABLE OY	TABLE OZ	TABLE PA	TABLE PB	TABLE PC	TABLE PD	TABLE PE	TABLE PF	TABLE PG	TABLE PH	TABLE PI	TABLE PJ	TABLE PK	TABLE PL	TABLE PM	TABLE PN	TABLE PO	TABLE PP	TABLE PQ	TABLE PR	TABLE PS	TABLE PT	TABLE PU	TABLE PV	TABLE PW	TABLE PX	TABLE PY	TABLE PZ	TABLE QA	TABLE QB	TABLE QC	TABLE QD	TABLE QE	TABLE QF	TABLE QG	TABLE QH	TABLE QI	TABLE QJ	TABLE QK	TABLE QL	TABLE QM	TABLE QN	TABLE QO	TABLE QP	TABLE QQ	TABLE QR	TABLE QS	TABLE QT	TABLE QU	TABLE QV	TABLE QW	TABLE QX	TABLE QY	TABLE QZ	TABLE RA	TABLE RB	TABLE RC	TABLE RD	TABLE RE	TABLE RF	TABLE RG	TABLE RH	TABLE RI	TABLE RJ	TABLE RK	TABLE RL	TABLE RM	TABLE RN	TABLE RO	TABLE RP	TABLE RQ	TABLE RR	TABLE RS	TABLE RT	TABLE RU	TABLE RV	TABLE RW	TABLE RX	TABLE RY	TABLE RZ	TABLE SA	TABLE SB	TABLE SC	TABLE SD	TABLE SE	TABLE SF	TABLE SG	TABLE SH	TABLE SI	TABLE SJ	TABLE SK	TABLE SL	TABLE SM	TABLE SN	TABLE SO	TABLE SP	TABLE SQ	TABLE SR	TABLE SS	TABLE ST	TABLE SU	TABLE SV	TABLE SW	TABLE SX	TABLE SY	TABLE SZ	TABLE TA	TABLE TB	TABLE TC	TABLE TD	TABLE TE	TABLE TF	TABLE TG	TABLE TH	TABLE TI	TABLE TJ	TABLE TK	TABLE TL	TABLE TM	TABLE TN	TABLE TO	TABLE TP	TABLE TQ	TABLE TR	TABLE TS	TABLE TT	TABLE TU	TABLE TV	TABLE TW	TABLE TX	TABLE TY	TABLE TZ	TABLE UA	TABLE UB	TABLE UC	TABLE UD	TABLE UE	TABLE UF	TABLE UG	TABLE UH	TABLE UI	TABLE UJ	TABLE UK	TABLE UL	TABLE UM	TABLE UN	TABLE UO	TABLE UP	TABLE UQ	TABLE UR	TABLE US	TABLE UT	TABLE UY	TABLE UZ	TABLE VA	TABLE VB	TABLE VC	TABLE VD	TABLE VE	TABLE VF	TABLE VG	TABLE VH	TABLE VI	TABLE VJ	TABLE VK	TABLE VL	TABLE VM	TABLE VN	TABLE VO	TABLE VP	TABLE VQ	TABLE VR	TABLE VS	TABLE VT	TABLE VU	TABLE VV	TABLE VW	TABLE VX	TABLE VY	TABLE VZ	TABLE WA	TABLE WB	TABLE WC	TABLE WD	TABLE WE	TABLE WF	TABLE WG	TABLE WH	TABLE WI	TABLE WJ	TABLE WK	TABLE WL	TABLE WM	TABLE WN	TABLE WO	TABLE WP	TABLE WQ	TABLE WR	TABLE WS	TABLE WT	TABLE WU	TABLE WV	TABLE WW	TABLE WX	TABLE WY	TABLE WZ	TABLE XA	TABLE XB	TABLE XC	TABLE XD	TABLE XE	TABLE XF	TABLE XG	TABLE XH	TABLE XI	TABLE XJ	TABLE XK	TABLE XL	TABLE XM	TABLE XN	TABLE XO	TABLE XP	TABLE XQ	TABLE XR	TABLE XS	TABLE XT	TABLE XU	TABLE XV	TABLE XW	TABLE XX	TABLE XY	TABLE XZ	TABLE YA	TABLE YB	TABLE YC	TABLE YD	TABLE YE	TABLE YF	TABLE YG	TABLE YH	TABLE YI	TABLE YJ	TABLE YK	TABLE YL	TABLE YM	TABLE YN	TABLE YO	TABLE YP	TABLE YQ	TABLE YR	TABLE YS	TABLE YT	TABLE YU	TABLE YV	TABLE YW	TABLE YX	TABLE YY	TABLE YZ	TABLE ZA	TABLE ZB	TABLE ZC	TABLE ZD	TABLE ZE	TABLE ZF	TABLE ZG	TABLE ZH	TABLE ZI	TABLE ZJ	TABLE ZK	TABLE ZL	TABLE ZM	TABLE ZN	TABLE ZO	TABLE ZP	TABLE ZQ	TABLE ZR	TABLE ZS	TABLE ZT	TABLE ZU	TABLE ZV	TABLE ZW	TABLE ZX	TABLE ZY	TABLE ZZ
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LEGEND

- CONDO PLAT CONTROL POINT SEE SHEET 3 FOR ADDITIONAL VCS
- BOUNDARY "C" LINE
- RESIDENTIAL BALCONY LIMITED ELEVATION ELEMENT
- UNIT TYPE
- UNIT NUMBER
- UNIT SQUARE FOOTAGE
- THIRD STORY JUMP SQUARE FOOTAGE
- SHOW HENSON SQUARES WITH (FILL)



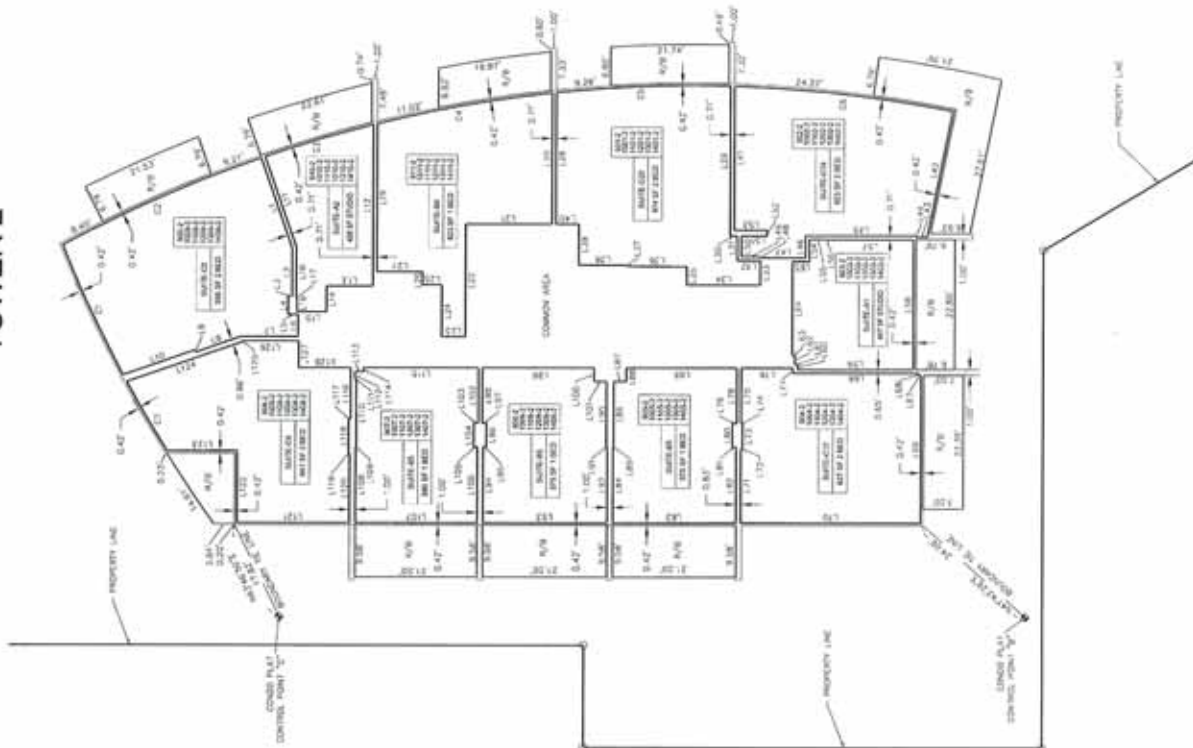
"CENTERPOINT PHASE 1 CONDOMINIUM 2ND AMENDED"
 TEMPE, ARIZONA

DATE	08/11/2011
PROJECT NO.	00111
PROJECT NAME	Centerpoint Phase 1 Condominium 2nd Amended
CLIENT	City of Tempe
SCALE	1" = 10'
DRAWN BY	00111
CHECKED BY	00111
APPROVED BY	00111
DATE	08/11/2011

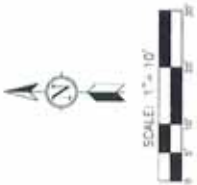
DEC 24 2011

L-09 - L-14
TOWER 2

LINE TABLE			LINE ASKS	
LINE	LENGTH	BEARING	LINE LENGTH	LINE ASKS
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2	1.0	100.000000	1.0	100.000000
3	1.0	100.000000	1.0	100.000000
4	1.0	100.000000	1.0	100.000000
5	1.0	100.000000	1.0	100.000000
6	1.0	100.000000	1.0	100.000000
7	1.0	100.000000	1.0	100.000000
8	1.0	100.000000	1.0	100.000000
9	1.0	100.000000	1.0	100.000000
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12	1.0	100.000000	1.0	100.000000
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16	1.0	100.000000	1.0	100.000000
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18	1.0	100.000000	1.0	100.000000
19	1.0	100.000000	1.0	100.000000
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23	1.0	100.000000	1.0	100.000000
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44	1.0	100.000000	1.0	100.000000
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46	1.0	100.000000	1.0	100.000000
47	1.0	100.000000	1.0	100.000000
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49	1.0	100.000000	1.0	100.000000
50	1.0	100.000000	1.0	100.000000
51	1.0	100.000000	1.0	100.000000
52	1.0	100.000000	1.0	100.000000
53	1.0	100.000000	1.0	100.000000
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67	1.0	100.000000	1.0	100.000000
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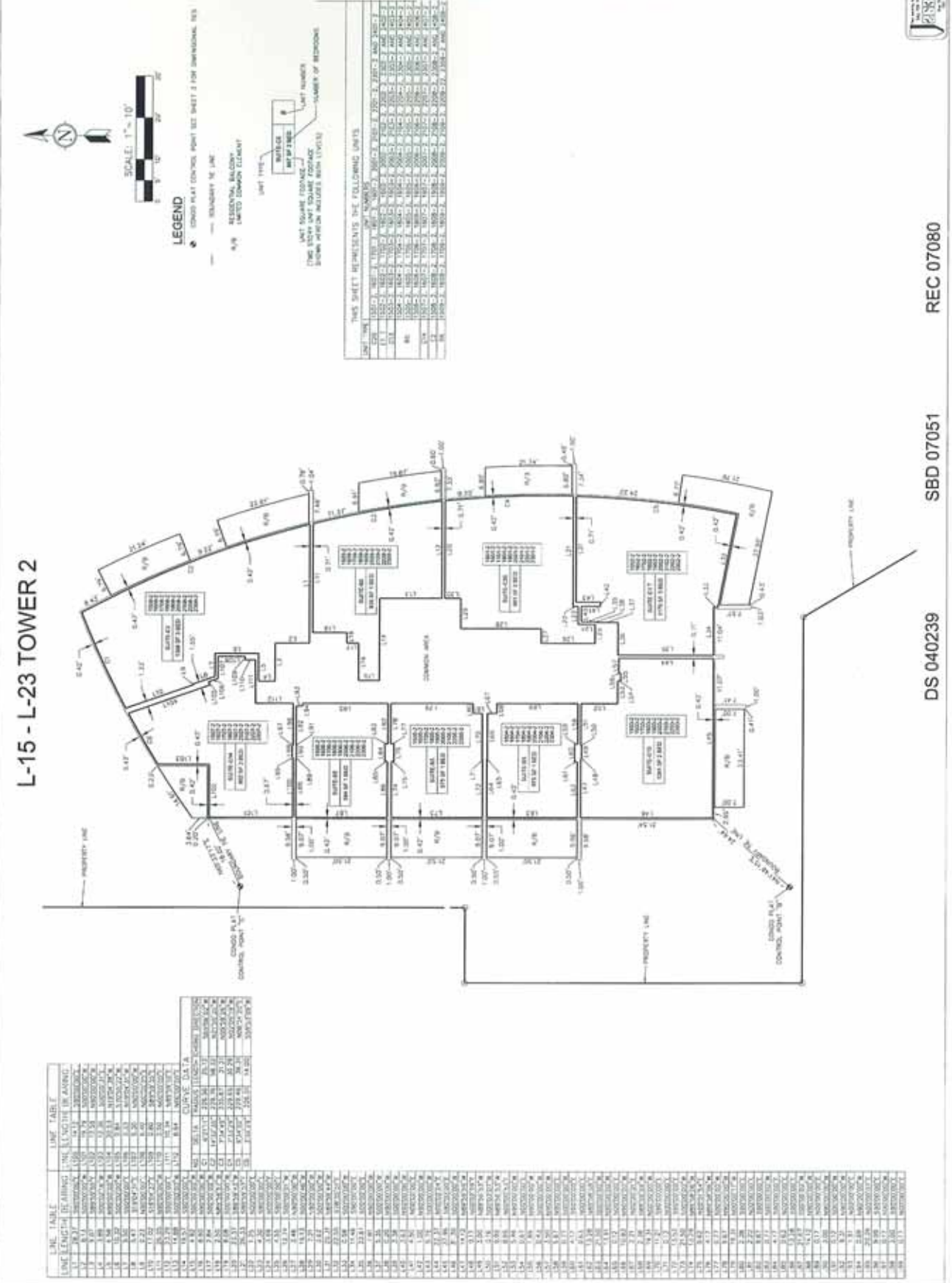
LEGEND

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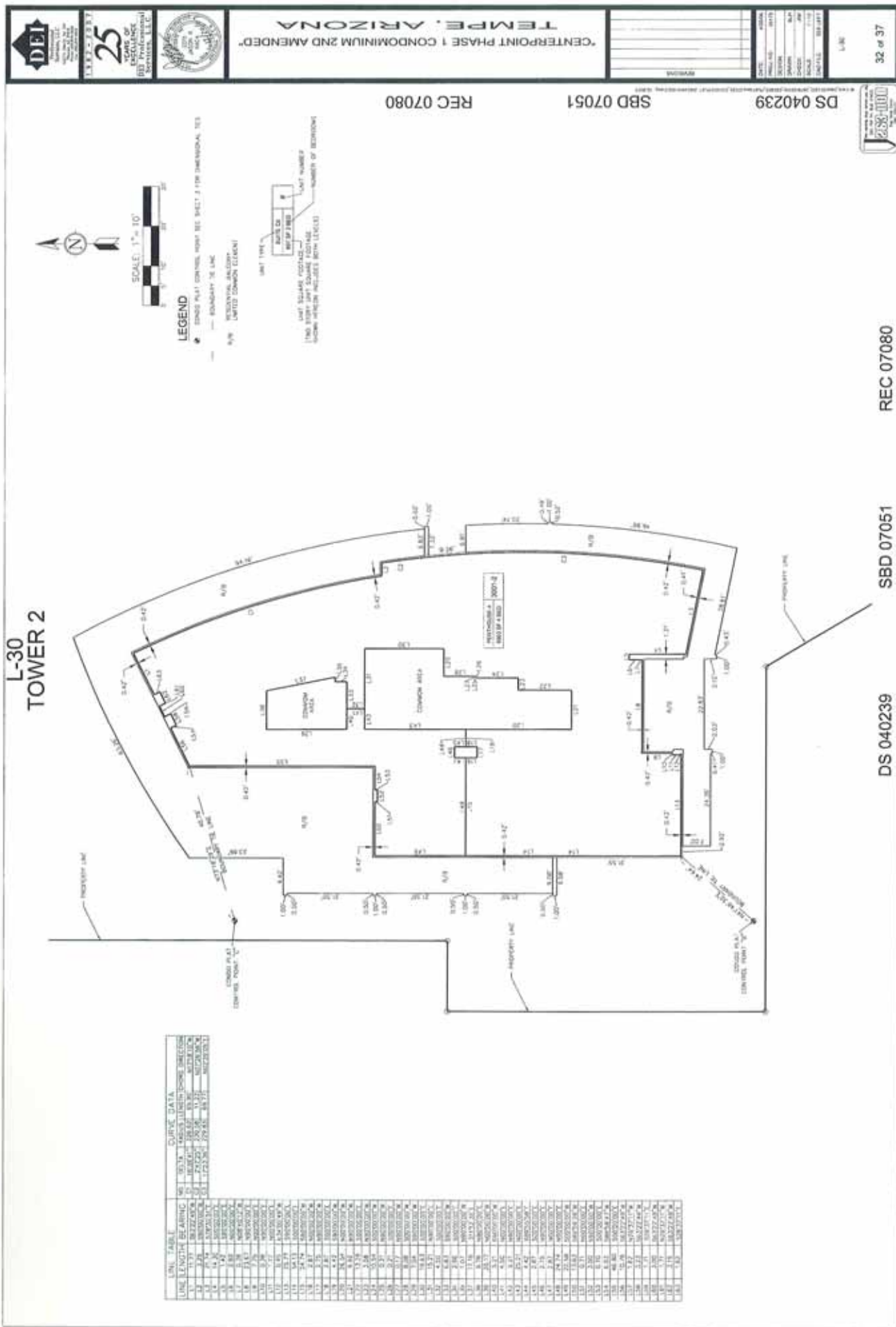
DS 040239

SBD 07051

REC 07080



DEC 24 2007



DEC 24 2007



REC 07080

SBD 07051

DS 040239

33 of 37

P-04 STORAGE

DS 040239

SBD 07051

REC 07080

"CENTERPOINT PHASE 1 CONDOMINIUM 2ND AMENDED"

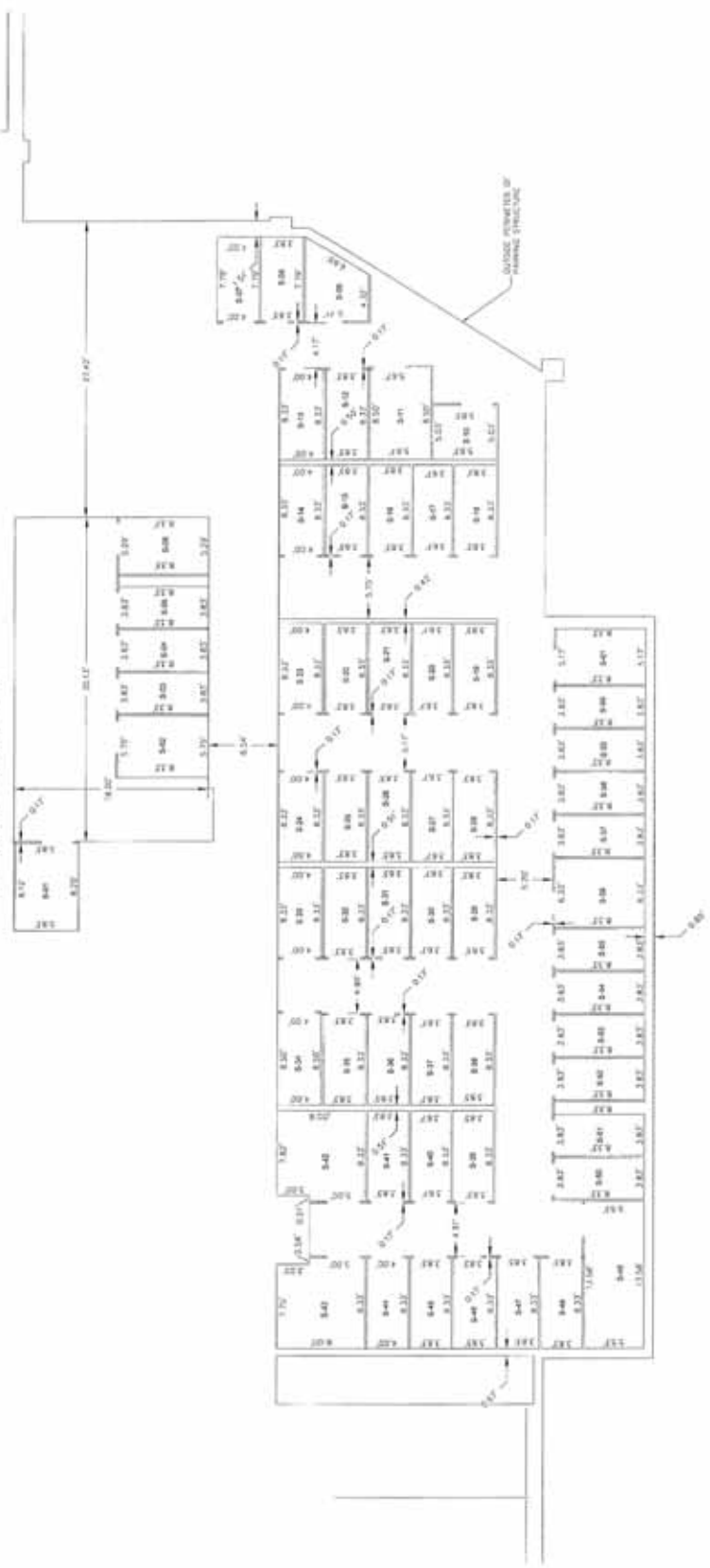
TEMPE, ARIZONA



25 YEARS OF EXCELLENCE
DAVID S. BROWN, P.E.
DAVID S. BROWN & ASSOCIATES, P.C.



P-04 STORAGE



DEC 24 2009

REC 07080 SBD 07051 DS 040239



P-03 STORAGE

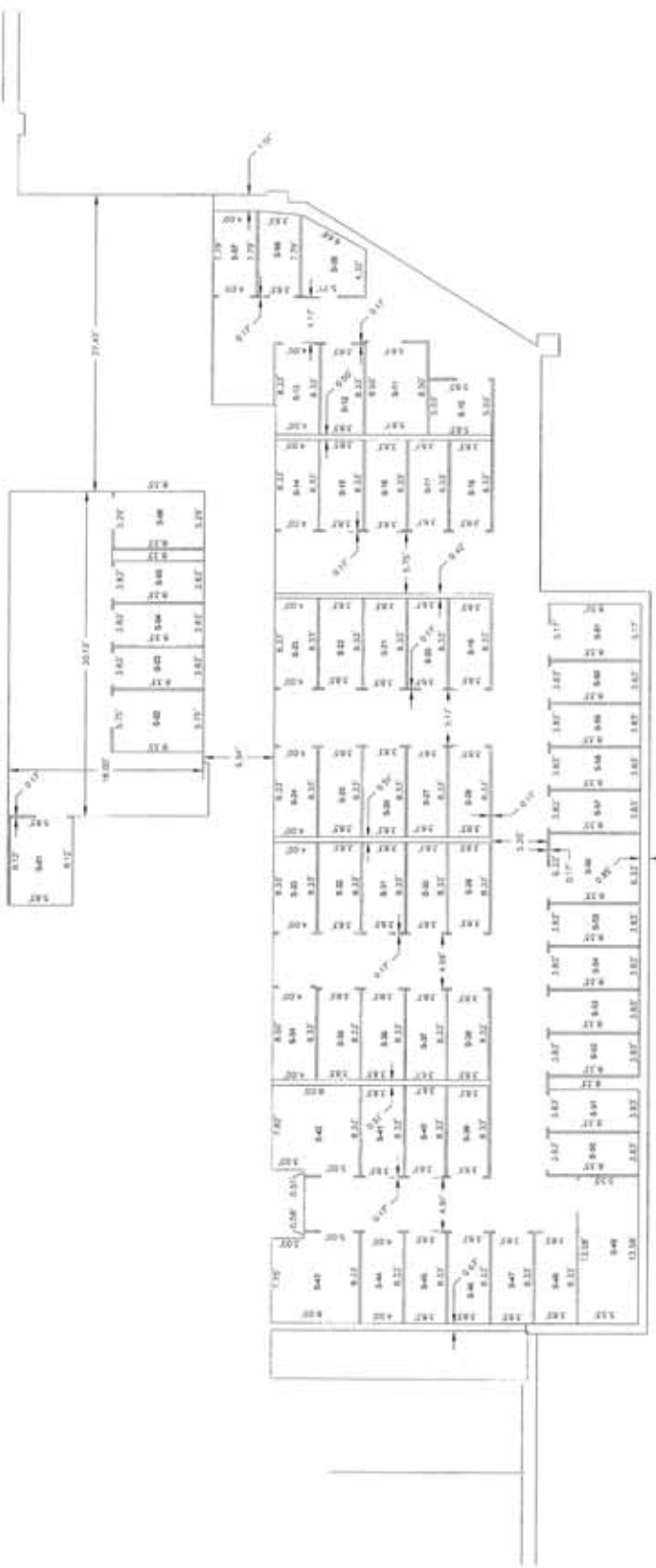
34 of 37

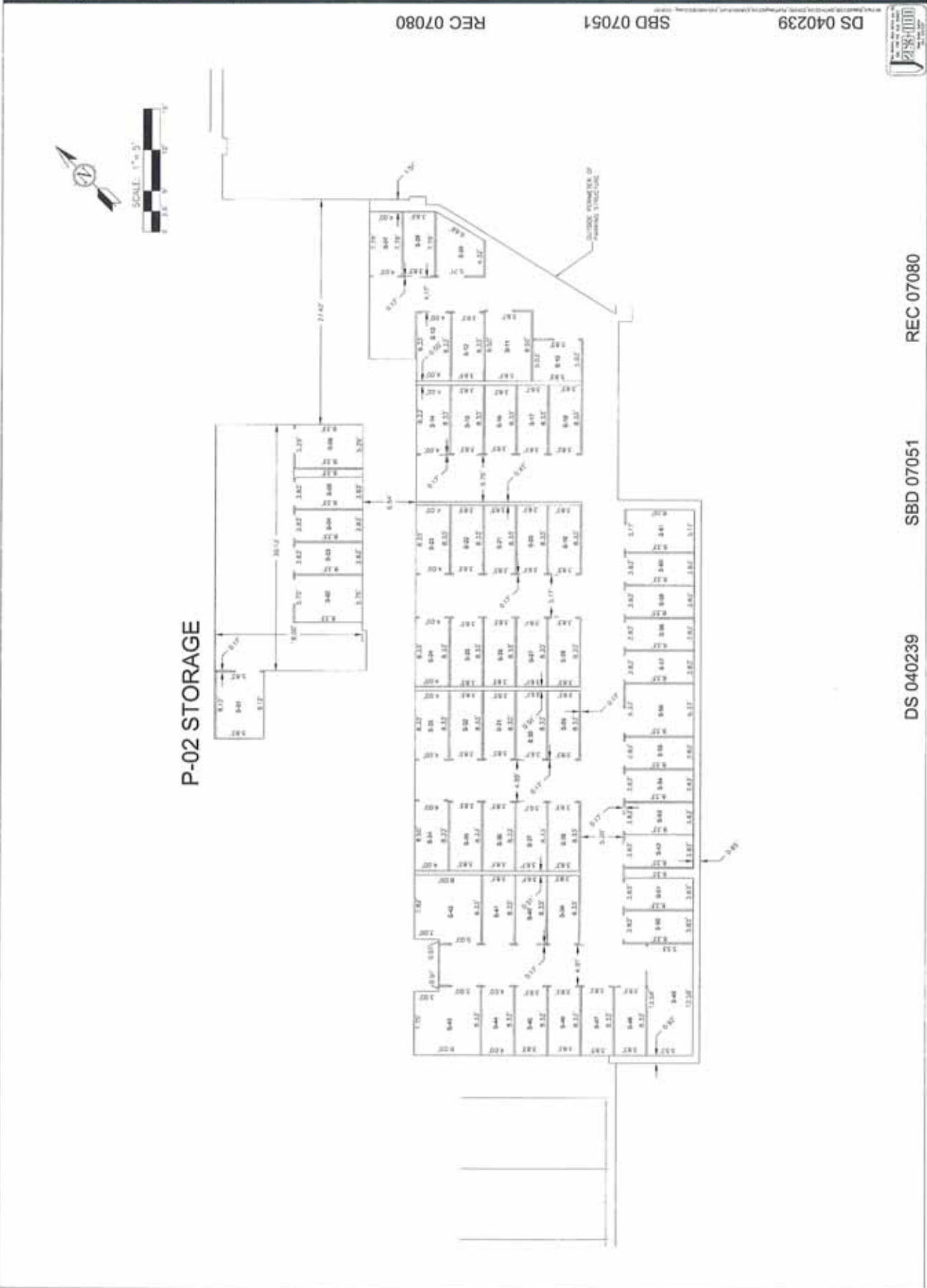
DATE	01/01/09
PROJECT NO.	07051
DESIGNER	DAVID S. BROWN
CHECKER	DAVID S. BROWN
SCALE	1"=10'
CAD FILE	07051.dwg

"CENTERPOINT PHASE 1 CONDOMINIUM 2ND AMENDED"
TEMPE, ARIZONA

25
DAVID S. BROWN
PROFESSIONAL ENGINEER
STATE OF ARIZONA
LICENSE NO. 12345

P-03 STORAGE





DEC 24 2007

DEC 24 2007



DS 040239 REC 07080 SBD 07051

36 of 37

P-01 STORAGE

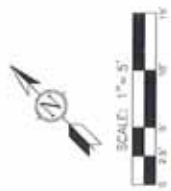
DATE	12/24/07
PROJECT NO.	07080
PROJECT NAME	P-01 STORAGE
DESIGNER	DAVID S. SMITH
CHECKER	DAVID S. SMITH
SCALE	1"=5'
CAD FILE	07080.dwg

CENTERPOINT PHASE 1 CONDOMINIUM 2ND AMENDED
TEMPE, ARIZONA

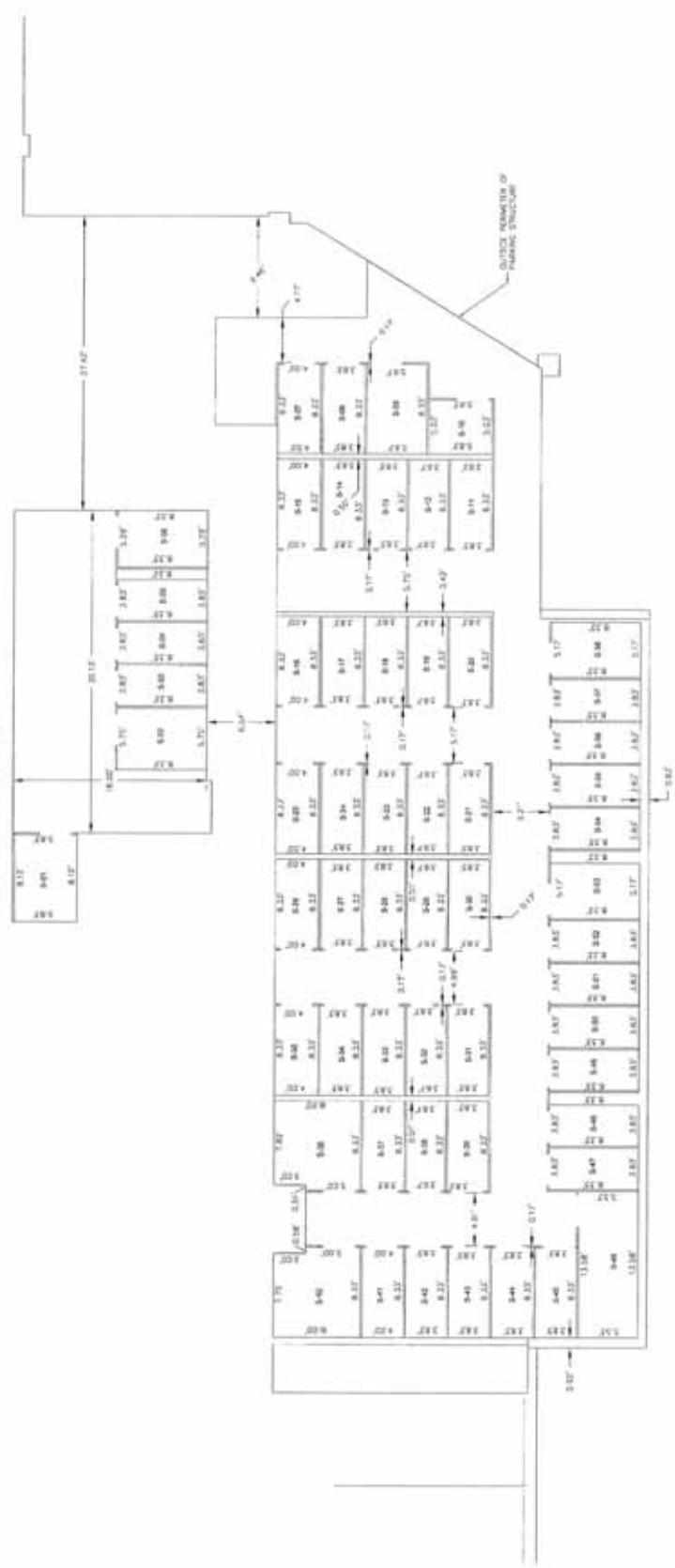


25
YEARS OF
EXPERIENCE
DET Professional
Services, LLC





P-01 STORAGE



SBD 07051 REC 07080

