

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That First Service Title Agency, Inc., an Arizona corporation, as Trustee of its Trust No. 1030, is the owner of fee title to the real property described and depicted hereon, and in such capacity, and in compliance with the Arizona Condominium Act, Chapter 9 of Title 33 of the Arizona Revised Statutes (the "Act"), hereby:

1. Publishes this Plat with respect to the real property described and depicted hereon as "Phase I", which is submitted to a condominium form of ownership to be known as Village Square at Westbrook Village, a Condominium (the "Condominium"), pursuant to the Act and as more particularly provided in that certain Declaration of Condominium and Covenants, Conditions and Restrictions for Village Square at Westbrook Village, a Condominium (the "Declaration"), to be recorded subsequent to this Plat and which shall expressly reference this Plat (except as otherwise provided herein, capitalized terms shall have the meanings given them in the Declaration);

2. Reserves the right and option, as more particularly provided in the Declaration, to add and annex to the Condominium: (a) any or all of the areas depicted on this Condominium Plat as "Phase 2" or "Phase 3"; and (b) any or all of certain other real property more particularly described in the Declaration but not depicted hereon. Unless and until either such Phase or other property is annexed to the Condominium pursuant to the Declaration, such Phase or other property shall not be a part of the Condominium, nor subject to any of the easements or other rights granted, established or reserved hereby or by the Declaration (notwithstanding that any such Phase or other property is depicted hereon). In the event the undersigned exercises the right and option referenced herein to add and annex to the Condominium Phase 2 and Phase 3 (or either of them), the same shall be accomplished in the manner provided in the Declaration and, upon the effective date of such annexation and addition, the Units shown hereon as being included within the applicable Phase shall be deemed to come into existence and all property within such Phase (together with all improvements then or thereafter situated thereon) shall become fully a part of the Condominium and subject to the Declaration, and subject to any and all easements and other matters shown hereon. The addition and annexation to the Condominium of certain other real property not depicted hereon shall be accomplished (if at all) in accordance with the provisions of the Declaration and the Act (and, among other things, shall require the recordation of one or more additional plats with respect to such other real property);

3. Declares that this Plat sets forth the locations and gives the dimensions of the Units and the private streets or drives (together with certain other Common Elements and Limited Common Elements) comprising the Condominium, and that the Units shall be known by the identifying number given to each, respectively, hereon;

4. Declares that the private streets or drives shown on this Plat constitute means of ingress and egress by the Owners and Occupants of Units in the Condominium, and their respective guests and invitees, as more particularly provided in, and subject to the terms of, the Declaration;

5. Declares that, as more particularly provided in the Declaration, the Common Elements shall be subject to an easement for public utility lines (including the construction, operation, maintenance and repair thereof);

6. Declares that, as more particularly provided in the Declaration, the Common Elements (including, but not limited to, the private streets or drives shown hereon) shall be subject to an easement thereover for emergency and maintenance vehicles;

7. Declares that, as more particularly provided in the Declaration, the private streets or drives shown hereon, together with the area shown hereon and labelled as "15' Wellsite Access Esmt.", shall be subject to an easement in favor of the owner at any time and from time to time of the wellsite shown hereon for purposes of access to and maintenance, repair and servicing of said wellsite;

8. Reserves to itself and its successors and assigns, as more particularly provided in the Declaration, fee title to, and all other rights of ownership in, the aforementioned wellsite (including, but not limited to, all right and entitlement to any water which is or may be withdrawn therefrom) and the area shown hereon and labelled as "12' Waterline Exception Parcel," provided that Owners and Occupants of Units within the Condominium shall have easement rights for recreational and related purposes over said "12' Waterline Exception Parcel" and the Association shall be responsible, at its expense, for installing, maintaining and replacing landscaping on such "12' Waterline Exception Parcel," as more particularly provided in the Declaration; and

9. Declares that the portion of the Condominium depicted and labelled hereon as "Emergency Access Easement" (together with that portion of said "Emergency Access Easement" lying upon and across property adjacent to but not a part of the Condominium, of which the undersigned, as Trustee of its Trust No. 1030, is the fee title owner) shall be subject to an easement for ingress and egress of emergency vehicles and equipment (including, but not limited to, fire, police and medical emergency vehicles and equipment).

IN WITNESS WHEREOF, First Service Title Agency, Inc., as Trustee, has caused its corporate name to be signed by the undersigned officer thereunto duly authorized this 1st day of OCTOBER, 1986.

FIRST SERVICE TITLE AGENCY, INC.,
an Arizona corporation, as Trustee

By James P. Bunker
Trust Officer

VILLAGE SQUARE AT WESTBROOK VILLAGE, A CONDOMINIUM

A CONDOMINIUM COMPLEX LOCATED IN
SECTION 28, T.4N., R.1E., G. & S.R.B. & M.,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTIONS

PHASE I VILLAGE SQUARE AT WESTBROOK VILLAGE

A portion of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 28;

Thence North 00° 00' 00" East, 10.80 feet to a point; Thence South 00° 00' 00" West, 30.64 feet to a point; Thence South 90° 00' 00" West, 16.80 feet to a point; Thence North 00° 00' 00" East, 20.64 feet to a point; Thence North 300° 00' 00" West, 6.00 feet to a point; Thence North 00° 00' 00" West, 27.43 feet to a point; Thence North 45° 00' 00" West, 63.15 feet to a point; Thence South 90° 00' 00" West, 53.51 feet to a point; Thence south 45° 00' 00" West, 48.06 feet to the TRUE POINT OF BEGINNING. Containing 0.0671 acres, More or Less.

Thence North 89° 25' 06" East along the east-west Mid-section line of said Section 28, 2522.03 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence North 00° 00' 00" East along said west line, 101.98 feet to a point;

Thence North 53° 52' 40" East 236.16 feet to a point; Thence South 53° 09' 00" East, 208.41 feet to a non-tangent point on a curve of 40.00 foot radius which bears South 16° 30' 51" East, said curve having an internal angle of 106° 02' 32";

Thence southeasterly along the arc of said curve 74.03 feet to a point of reverse curvature with a curve to the left having a radius of 15.00 feet and an internal angle of 50° 28' 44";

Thence along the arc of said curve 13.22 feet to a point of tangency;

Thence south 50° 57' 02" East 107.57 feet to the beginning of a curve to the left having a radius of 10.00 feet and an internal angle of 53° 07' 48";

Thence along the arc of said curve 9.27 feet to a point of reverse curvature with a curve to the right having a radius of 40.00 feet and an internal angle of 99° 07' 46";

Thence along the arc of said curve 69.21 feet to a point of reverse curvature with a curve to the left having a radius of 15.00 feet and an internal angle of 67° 53' 26";

Thence along the arc of said curve to the left 17.77 feet to a point of non-tangency, said point lying on the northwesterly right of way line of Westbrook Parkway and on a curve to the right whose radius is 857.50 feet and bears North 52° 34' 25" West;

Thence Southeasterly along the arc of said curve thru a central of 20° 42' 55" a distance of 310.03 feet to a point;

Thence North 31° 51' 30" 29.68 feet to a point;

Thence North 37° 08' 46" West 27.96 feet to a non-tangent point on a curve whose radius is 40.00 feet and which bears North 09° 24' 36" East;

Thence Northwesterly along the arc of said curve thru a central angle of 44° 25' 36" a distance of 31.02 feet to a point of tangency;

Thence North 36° 09' 37" East, 11.44 feet to a point;

Thence North 90° 00' 00" West, 162.41 feet to a point;

Thence North 00° 00' 00" West, 196.49 feet to a point;

Thence North 45° 00' 00" West, 33.25 feet to a point;

Thence South 90° 00' 00" West, 53.03 feet to a point;

Thence South 45° 00' 00" West, 48.74 feet to the TRUE POINT OF BEGINNING.

EXCEPT well site and water line parcel, more particularly described as follows:

Beginning at the TRUE POINT OF BEGINNING;

Thence North 00° 00' 00" East, 16.97 feet to a point;

Thence North 90° 00' 00" East, 41.71 feet to a point;

Thence North 90° 00' 00" East, 62.97 feet to a point;

Thence South 45° 00' 00" East, 73.09 feet to a point;

ACKNOWLEDGMENT

State of Arizona)
County of Maricopa) ss.

On this 1st day of OCTOBER, 1986, before me, the undersigned officer, personally appeared James P. Bunker, who acknowledged himself to be the Trust Officer of First Service Title Agency, Inc., an Arizona corporation, and that he, being authorized so to do, executed this instrument for the purposes contained herein by signing the name of said corporation, as trustee, by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

6-17-88
My Commission Expires

James P. Bunker
Notary Public

Thence South 00° 00' 00" East, 22.88 feet to a point;

Thence North 90° 00' 00" East, 10.80 feet to a point;

Thence South 00° 00' 00" West, 30.64 feet to a point;

Thence South 90° 00' 00" West, 16.80 feet to a point;

Thence North 00° 00' 00" East, 20.64 feet to a point;

Thence North 300° 00' 00" West, 6.00 feet to a point;

Thence North 00° 00' 00" West, 27.43 feet to a point;

Thence North 45° 00' 00" West, 63.15 feet to a point;

Thence South 90° 00' 00" West, 53.51 feet to a point;

Thence south 45° 00' 00" West, 48.06 feet to the TRUE POINT OF BEGINNING. Containing 0.0671 acres, More or Less.

PHASE II

A portion of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 28;

Thence North 00° 00' 00" West along the west line of said Section 28, 2648.73 feet to the West Quarter Corner of said Section 28;

Thence North 89° 25' 06" East along the east-west Mid-section line of said Section 28, 2522.03 feet to a point, said point being the TRUE POINT OF BEGINNING;

Thence North 45° 00' 00" East, 48.06 feet to a point;

Thence North 45° 00' 00" East, 53.51 feet to a point;

Thence South 00° 00' 00" East, 33.25 feet to a point;

Thence South 00° 00' 00" East, 196.49 feet to a point;

Thence North 90° 00' 00" West, 31.00 feet to a point;

Thence South 00° 00' 00" East, 179.50 feet to a non-tangent point on a curve lying on the northerly Right of Way of Edgewater Road whose radius is 857.50 feet and bears North 13° 05' 08" West;

Thence Southeasterly along the arc of said curve thru a central angle of 04° 13' 15" a distance of 63.17 feet to a point;

Thence North 00° 00' 00" East, 294.53 feet to a point;

Thence North 90° 00' 00" West, 18.00 feet to a point;

Thence North 90° 00' 00" West, 83.02 feet to the TRUE POINT OF BEGINNING.

Containing 0.7492 Acres more or less.

PHASE III

A portion of Section 28, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 28;

Thence North 00° 00' 00" West along the west line of said Section 28, 2648.73 feet to the West Quarter Corner of said Section 28;

Thence North 89° 25' 06" East along the east-west Mid-section line of said Section 28, 2522.03 feet to a point,

Thence South 00° 00' 00" East, 83.02 feet along said east line to a point;

Thence East 90° 00' 00" East, 18.00 feet to a point;

Thence South 00° 00' 00" East, 294.53 feet to a non-tangent point on a curve lying on the northerly Right of Way of Edgewater Road whose radius bears North 08° 51' 54" West 857.50 feet;

Thence Northeasterly along the arc of said curve thru a central angle of 04° 13' 15" a distance of 63.17 feet said point being the TRUE POINT OF BEGINNING;

Thence departing said curve North 00° 00' 00" East, 179.50 feet to a point;

Thence North 90° 00' 00" East, 193.41 feet to a point;

Thence South 36° 09' 37" East, 11.44 feet to a point of tangency of a curve to the left having a radius of 40.00 feet;

Thence Southeasterly along the arc of said curve thru a central angle of 44° 25' 47" a distance of 31.02 feet;

Thence South 37° 08' 46" East, 27.96 feet to a point;

Thence South 31° 51' 30" East, 29.68 feet to a non-tangent point lying on the northerly Right of Way of Edgewater Road whose radius bears North 31° 51' 30" west;

Thence Southwesterly along the arc of said curve thru a central angle of 18° 46' 22" a distance of 280.96 feet to the TRUE POINT OF BEGINNING.

Containing 0.7492 Acres more or less.

UNIT ELEVATION CHART

BUILDING NO.	UNIT NO.	PLAN NO.	* FLOOR ELEVATION	* CEILING ELEVATION
1	1110	A-0	1240.24	1249.32
1	1120	B-0	1240.24	1249.32
1	1121	B-1	1240.24	1249.32
1	1122	B-2	1240.24	1249.32
1	1123	B-3	1240.24	1249.32
1	1130	C-0	1240.24	1249.32
1	1131	C-1	1240.24	1249.32
1	1132	C-2	1240.24	1249.32

1	1210	A-0	1250.49	1259.57
1	1220	B-0	1250.49	1259.57
1	1221	B-1	1250.49	1259.57
1	1222	B-2	1250.49	1259.57
1	1223	B-3	1250.49	1259.57
1	1230	C-0	1250.49	1259.57
1	1231	C-1	1250.49	1259.57
1	1232	C-2	1250.49	1259.57

1	1321	B-1	1260.74	1269.82
1	1322	B-2	1260.74	1269.82
1	1330	C-0	1260.74	1269.82
1	1331	C-1	1260.74	1269.82
1	1340	D-0	1260.74	1269.82
1	1341	D-1	1260.74	1269.82

2	2110	A-0	1238.80	1247.88
2	2120	B-0	1238.80	1247.88
2	2121	B-1	1238.80	1247.88
2	2122	B-2	1238.80	1247.88
2	2123	B-3	1238.80	1247.88
2	2130	C-0	1238.80	1247.88
2	2131	C-1	1238.80	1247.88
2	2132	C-2	1238.80	1247.88

2	2210	A-0	1249.05	1258.13
2	2220	B-0	1249.05	1258.13
2	2221	B-1	1249.05	1258.13
2	2222	B-2	1249.05	1258.13
2	2223	B-3	1249.05	1258.13
2	2230	C-0	1249.05	1258.13
2	2231	C-1	1249.05	1258.13
2	2232	C-2	1249.05	1258.13

2	2321	B-1	1259.30	1268.38
2	2322	B-2	1259.30	1268.38
2	2330	C-0	1259.30	1268.38
2	2331	C-1	1259.30	1268.38
2	2340	D-0	1259.30	1268.38
2	2341	D-1	1259.30	1268.38

3	3110	A-0	1237.99	1247.07
3	3120	B-0	1237.99	1247.07
3	3121	B-1	1237.99	1247.07
3	3122	B-2	1237.99	1247.07
3	3123	B-3	1237.99	1247.07
3	3130	C-0	1237.99	1247.07
3	3131	C-1	1237.99	1247.07
3	3132	C-2	1237.99	1247.07

SHEET INDEX

SHEET NO. DESCRIPTION

1.	COVER SHEET
2.	LOWER LEVEL PARKING (WITH SITE DIMENSIONS)
3.	SECOND FLOOR SITE PLAN
4.	THIRD FLOOR SITE PLAN
5.	UNIT FLOOR PLANS
6.	BUILDING FLOOR PLANS

WATER ASSURANCE

This subdivision is situated in the City of Peoria water system and has a certificate of assured water supply.

APPROVALS

Approved by the Council of the City of Peoria on this 14 day of OCTOBER, 1986.

By: Richard J. Davis Mayor Attest: James P. Bunker City Clerk

By: John A. Johnson City Engineer Date 10-1-86

BENCHMARK

USC & GS. Brass Cap Located 87' East of & 30' North of the NW Corner of Section 28, T.4N., R.1E. Stamped R266-1948. Elev.=1248.04

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 1986; AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN; AND THAT ALL THE MONUMENTS SHOWN HAVE BEEN SET OR LOCATED AS DESCRIBED AND ARE SUFFICIENT TO IDENTIFY THE SURVEY TO BE RETRACTED.



304-38

*NOTE: ALL FLOOR & CEILING ELEVATIONS GIVEN ARE U.S.C. & G.S. ELEVATIONS CITY OF PEORIA, ARIZONA

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7447 EAST INDIAN SCHOOL ROAD, SUITE 225
SCOTTSDALE, ARIZONA 85251 (602)949-0833



A CONDOMINIUM PLAT FOR
VILLAGE SQUARE AT WESTBROOK VILLAGE

JOB NO: 89062 DATE: 6/86 DRN: J.K.D. SHT. 1 OF 5

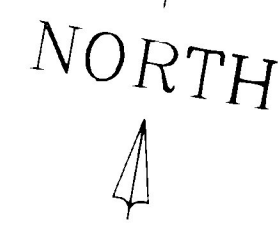
permanente
304
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B. Hough

NOTE: SEE SHEETS 4 AND 5 FOR DETAIL REGARDING DIMENSIONS AND RELATIVE LOCATIONS OF UNITS AND CERTAIN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

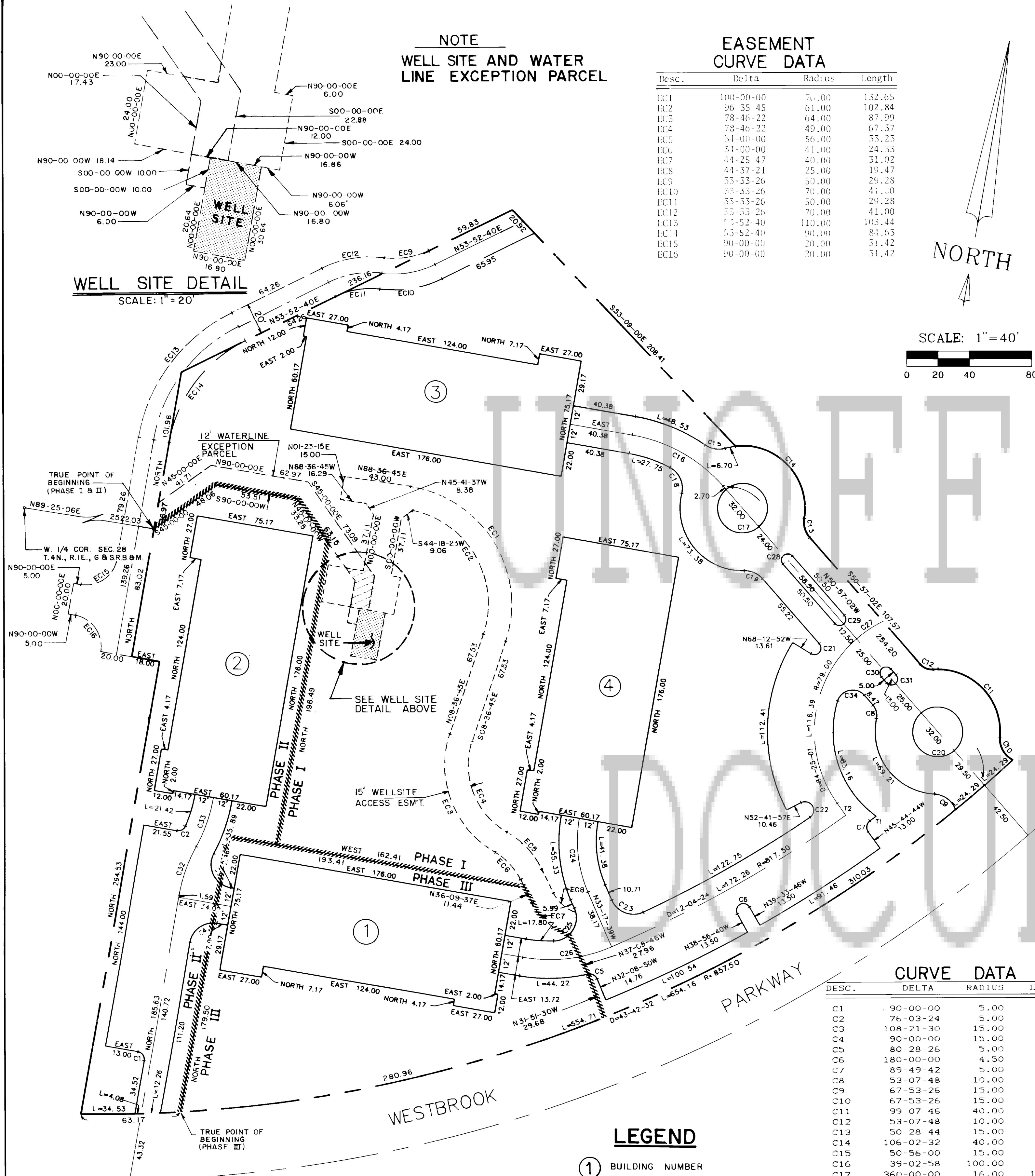
NOTE
WELL SITE AND WATER
LINE EXCEPTION PARCEL

EASEMENT
CURVE DATA

Desc.	Delta	Radius	Length
EC1	100-00-00	70.00	132.65
EC2	96-55-45	61.00	102.84
EC3	78-46-22	64.00	87.99
EC4	78-46-22	49.00	67.57
EC5	54-00-00	56.00	53.25
EC6	54-00-00	41.00	24.35
EC7	44-25-47	40.00	51.02
EC8	44-37-24	25.00	19.47
EC9	53-53-26	50.00	29.28
EC10	53-53-26	70.00	41.30
EC11	53-53-26	50.00	29.28
EC12	53-53-26	70.00	41.00
EC13	53-52-40	110.00	103.44
EC14	53-52-40	90.00	84.63
EC15	90-00-00	20.00	31.42
EC16	90-00-00	20.00	31.42



SCALE: 1" = 40'



DESC.	DELTA	RADIUS	LENGTH
C1	90-00-00	5.00	7.85
C2	76-03-24	5.00	6.64
C3	108-21-30	15.00	28.37
C4	90-00-00	15.00	23.56
C5	80-28-26	5.00	7.02
C6	180-00-00	4.50	14.14
C7	89-49-42	5.00	7.84
C8	53-07-48	10.00	9.27
C9	67-53-26	15.00	17.77
C10	67-53-26	15.00	17.77
C11	99-07-46	40.00	69.21
C12	53-07-48	10.00	9.27
C13	50-28-44	15.00	13.22
C14	106-02-32	40.00	74.03
C15	50-56-00	15.00	13.33
C16	39-02-58	100.00	68.15
C17	360-00-00	16.00	100.53
C18	75-36-32	15.00	19.79
C19	50-28-44	15.00	13.22
C20	360-00-00	16.00	100.53
C21	162-44-10	4.25	12.07
C22	173-19-05	5.50	16.64
C23	91-57-26	15.00	24.07
C24	33-17-39	83.22	48.36
C25	111-42-26	15.00	29.24
C26	33-17-42	100.00	58.11
C27	14-39-53	79.00	20.22
C28	180-00-00	4.00	12.57
C29	180-00-00	4.00	12.57
C30	180-00-00	4.00	12.57
C31	180-00-00	4.00	12.57
C32	19-05-28	100.00	33.32
C33	19-05-28	100.00	33.32
C34	121-45-25	10.00	21.25

LEGEND

- 1 BUILDING NUMBER
- 1321 UNIT IDENTIFYING NUMBER (SEE BELOW)
- WELL SITE
- WATERLINE EASEMENT
- WELL SITE ACCESS EASEMENT

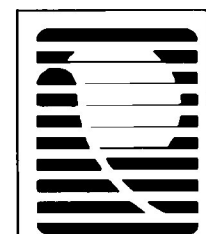
BUILDING NUMBER
FLOOR LEVEL
UNIT TYPE
(IN THIS CASE B-1)
COORDINATES W/UNIT LETTER
A-1, B-2, C-3, D-4.

LOWER LEVEL

(AND GROUND LEVEL BUILDING
TIES, EASEMENT LOCATIONS
AND DIMENSIONS).

FIRST FLOOR

304-38



CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7447 EAST INDIAN SCHOOL ROAD, SUITE 225
SCOTTSDALE, ARIZONA 85251 (602)949-0633

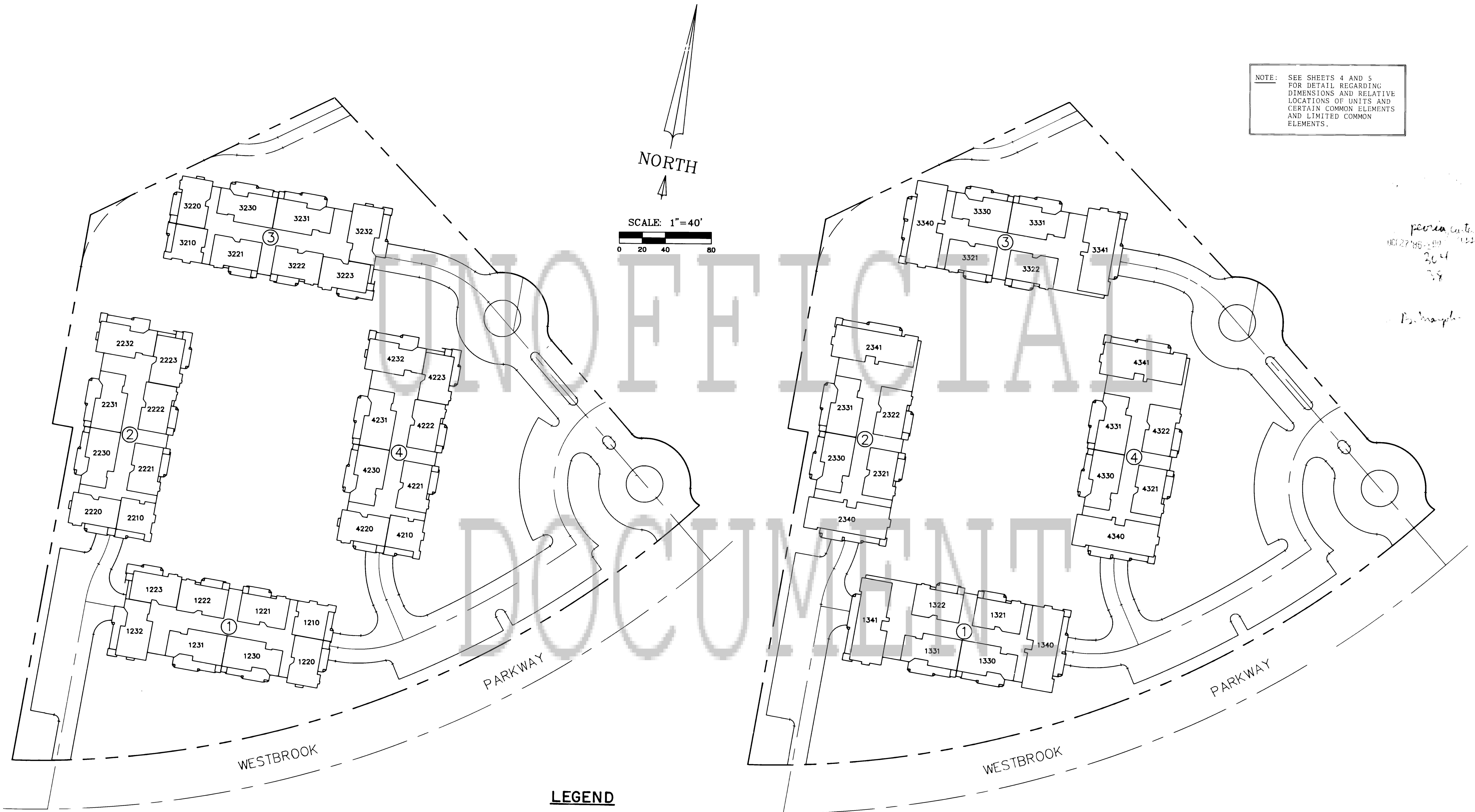
A CONDOMINIUM PLAT FOR
VILLAGE SQUARE AT WESTBROOK VILLAGE

JOB NO: 89062 DATE: 7/86 DRN: LKO/BLM SHT. 2 OF 5

NOTE: SEE SHEETS 4 AND 5 FOR DETAIL REGARDING DIMENSIONS AND RELATIVE LOCATIONS OF UNITS AND CERTAIN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

NORTH

SCALE: 1"=40'
0 20 40 80



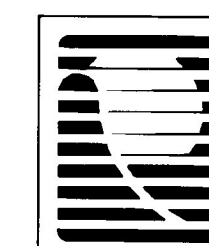
LEGEND

① BUILDING NUMBER
1321 UNIT NUMBER

SECOND FLOOR

THIRD FLOOR

BUILDING NUMBER
FLOOR LEVEL
UNIT TYPE
(IN THIS CASE B-1)
COORDINATES W/UNIT LETTER
A=1, B=2, C=3, D=4.



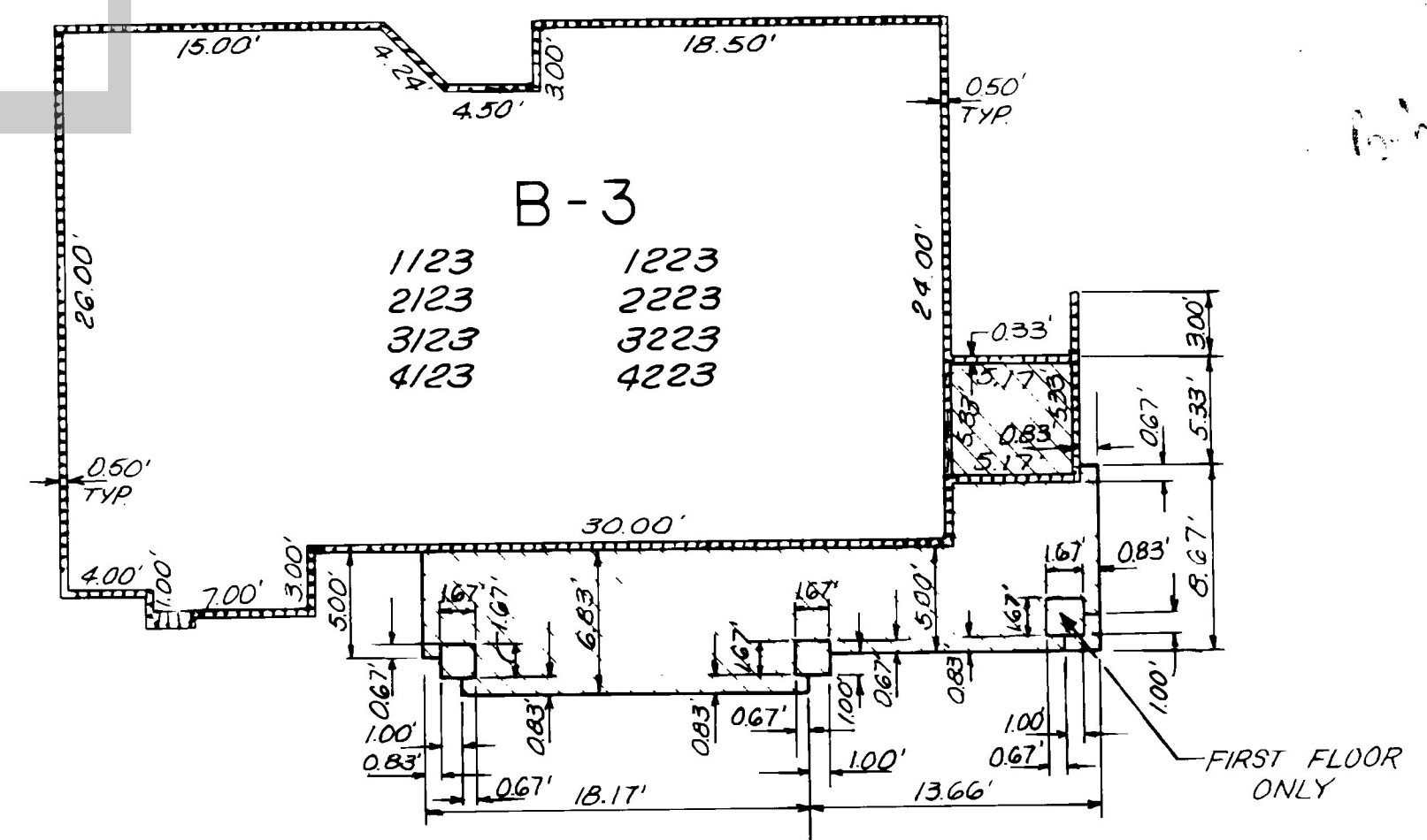
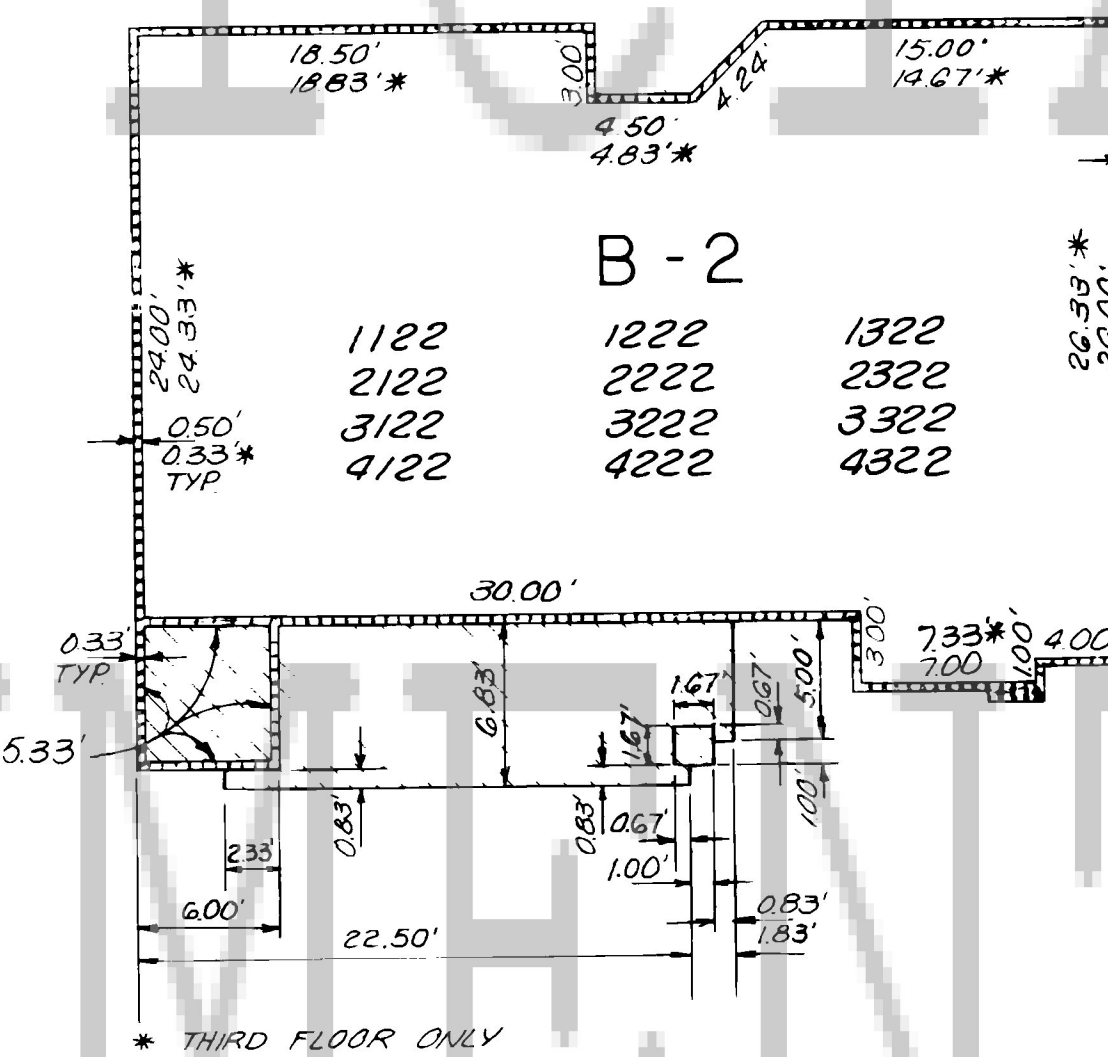
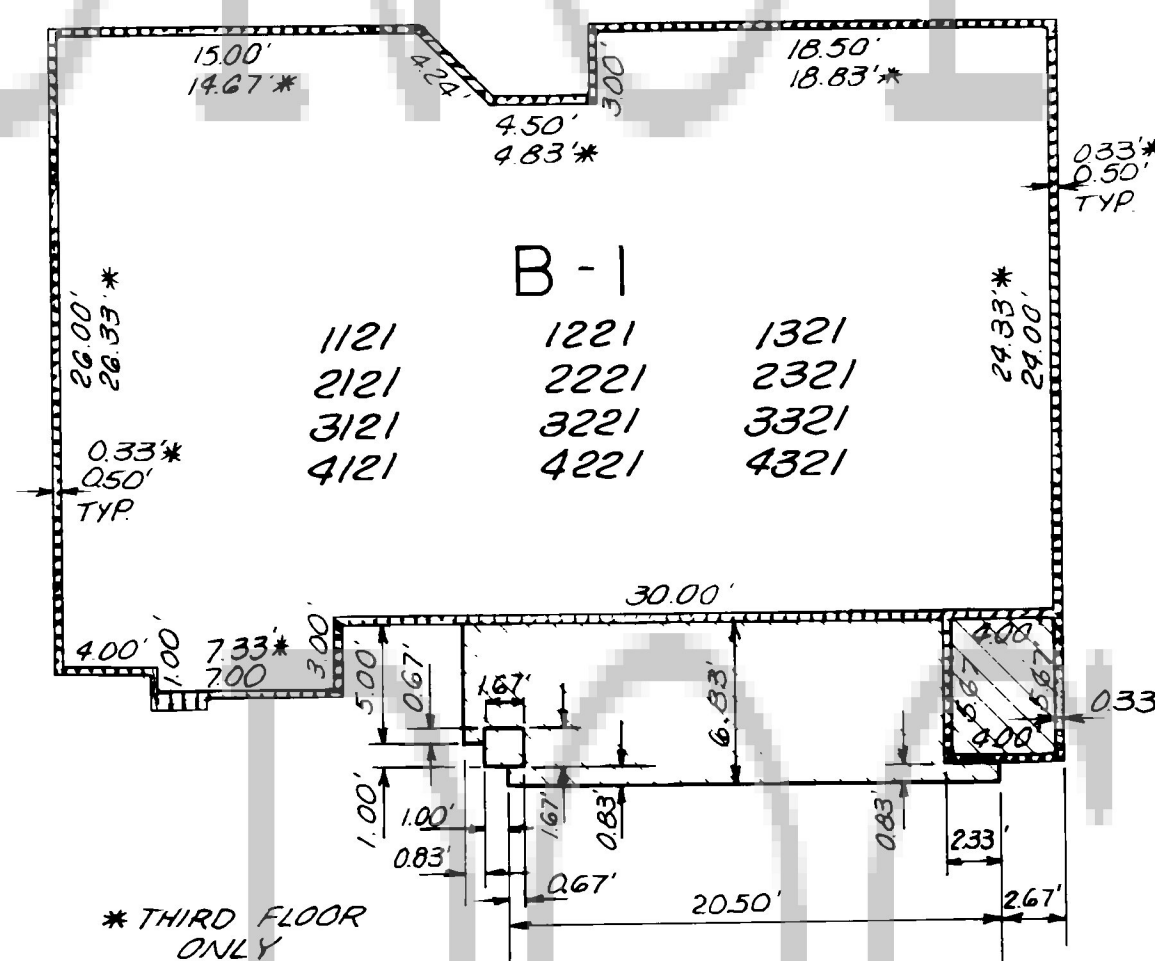
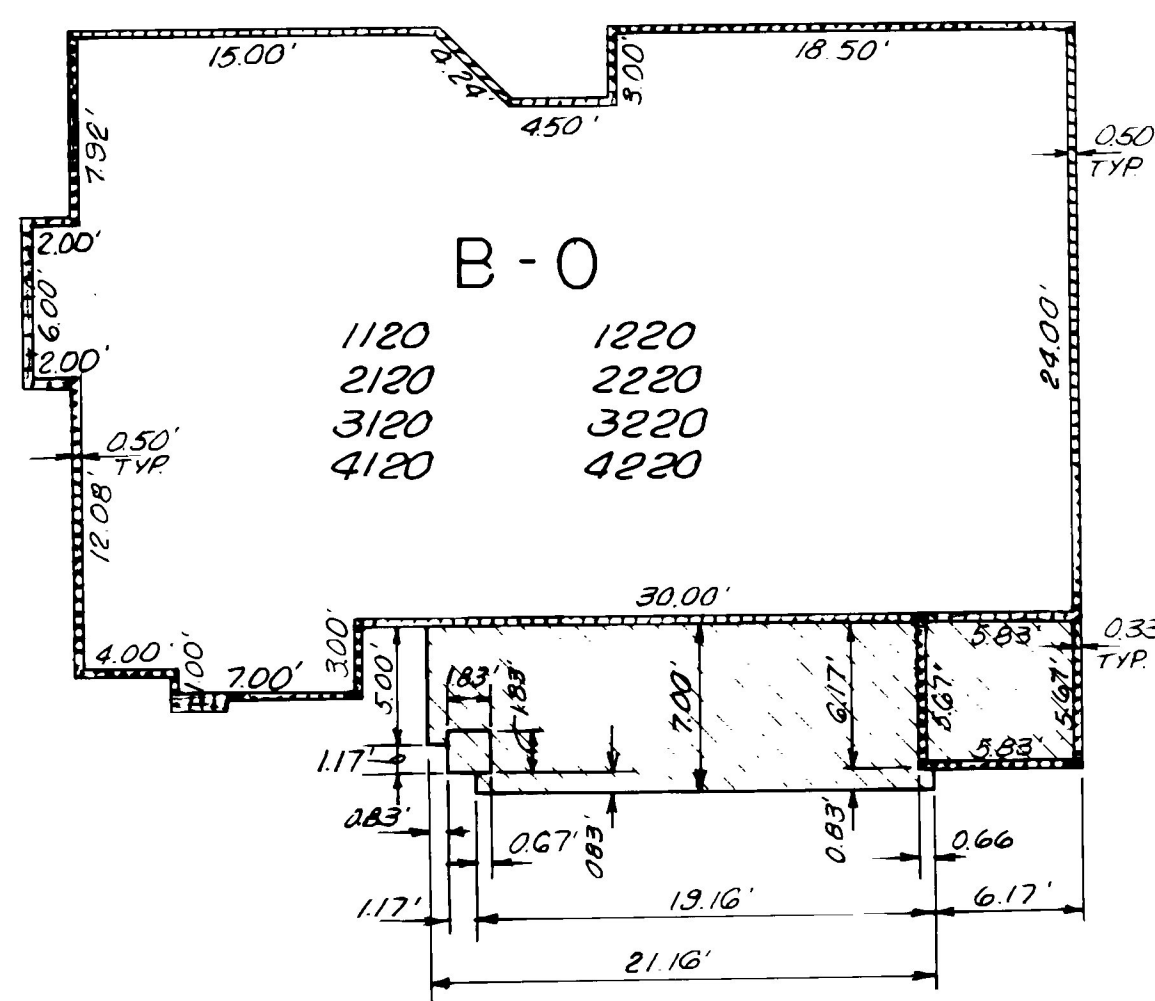
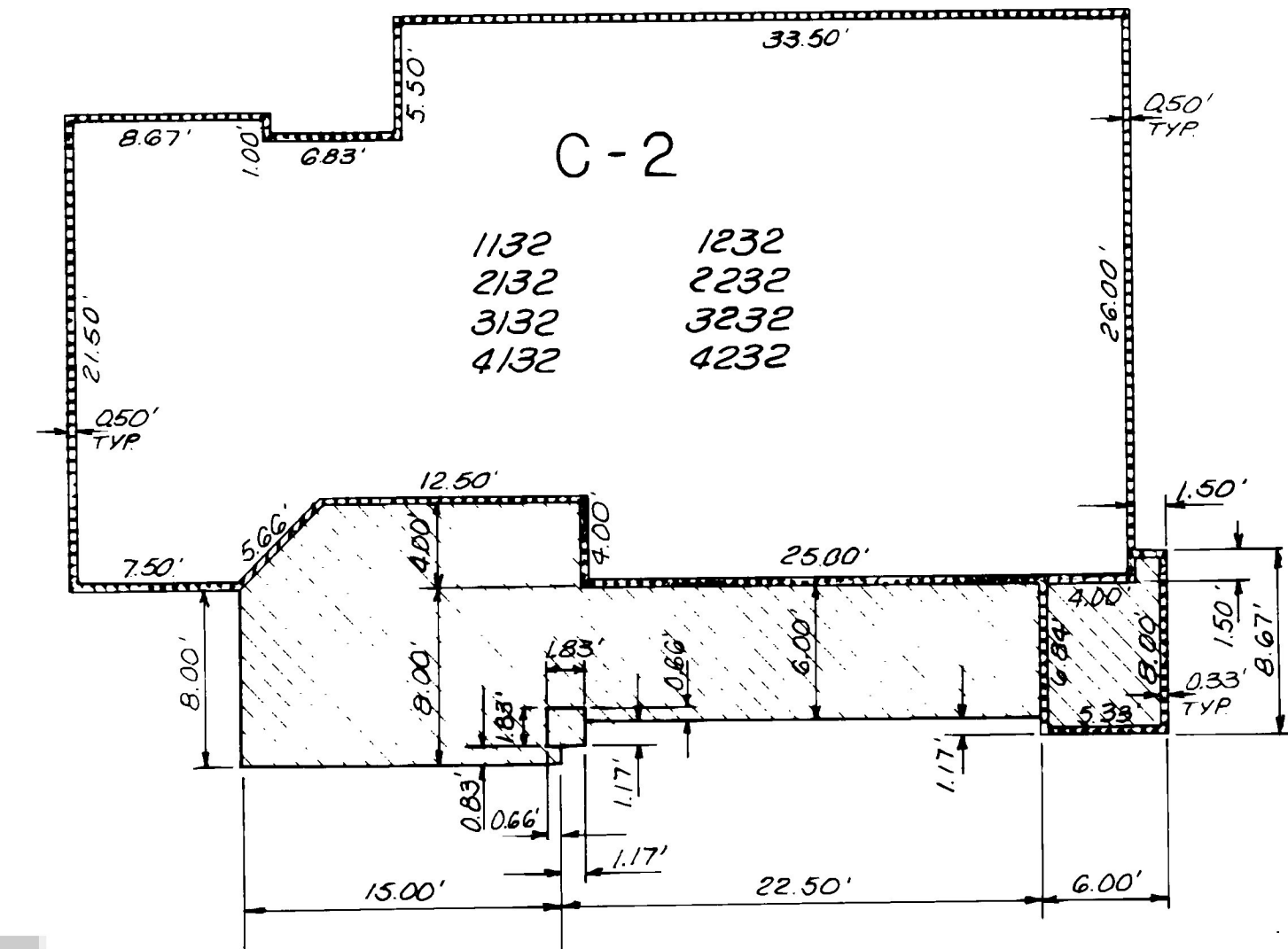
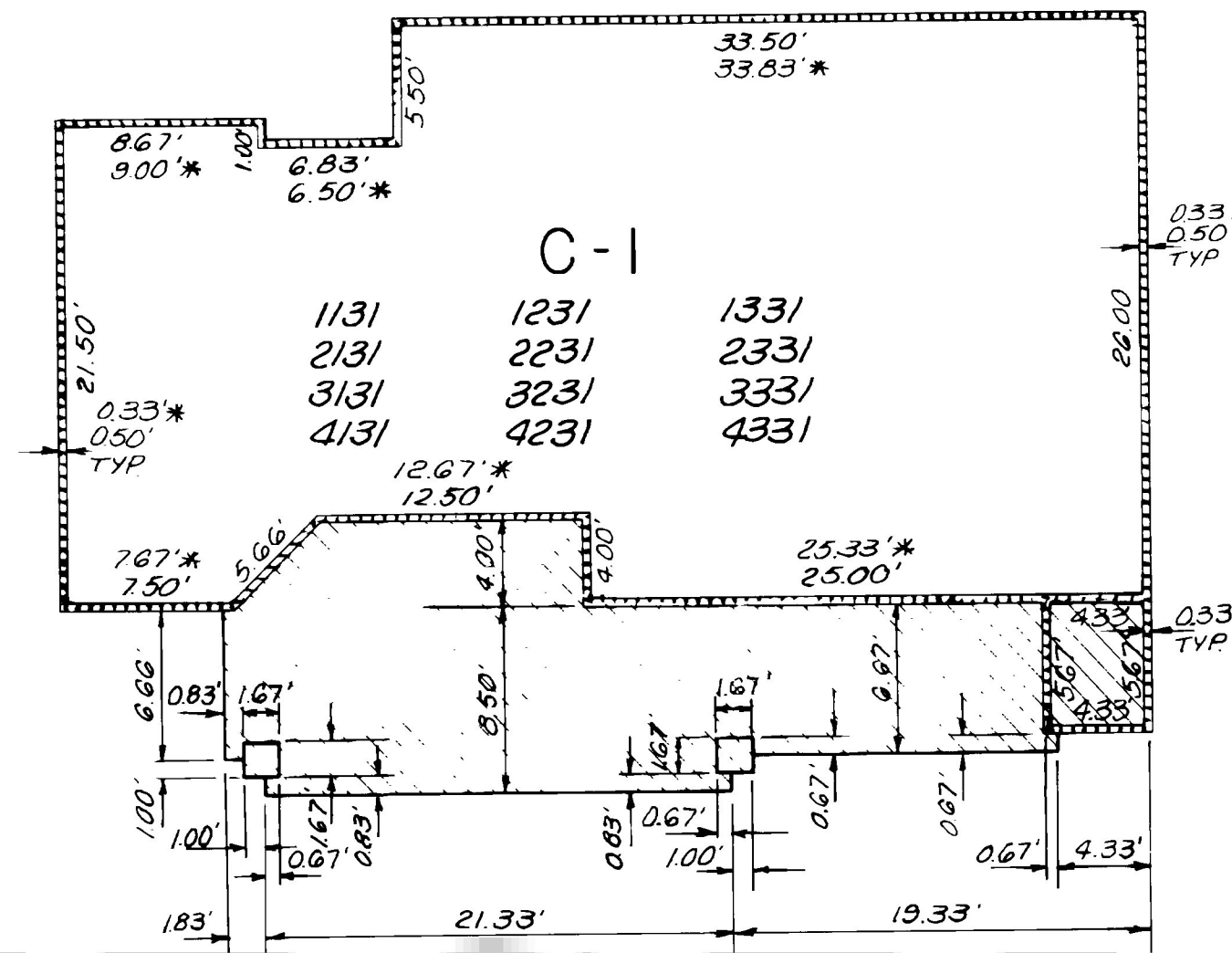
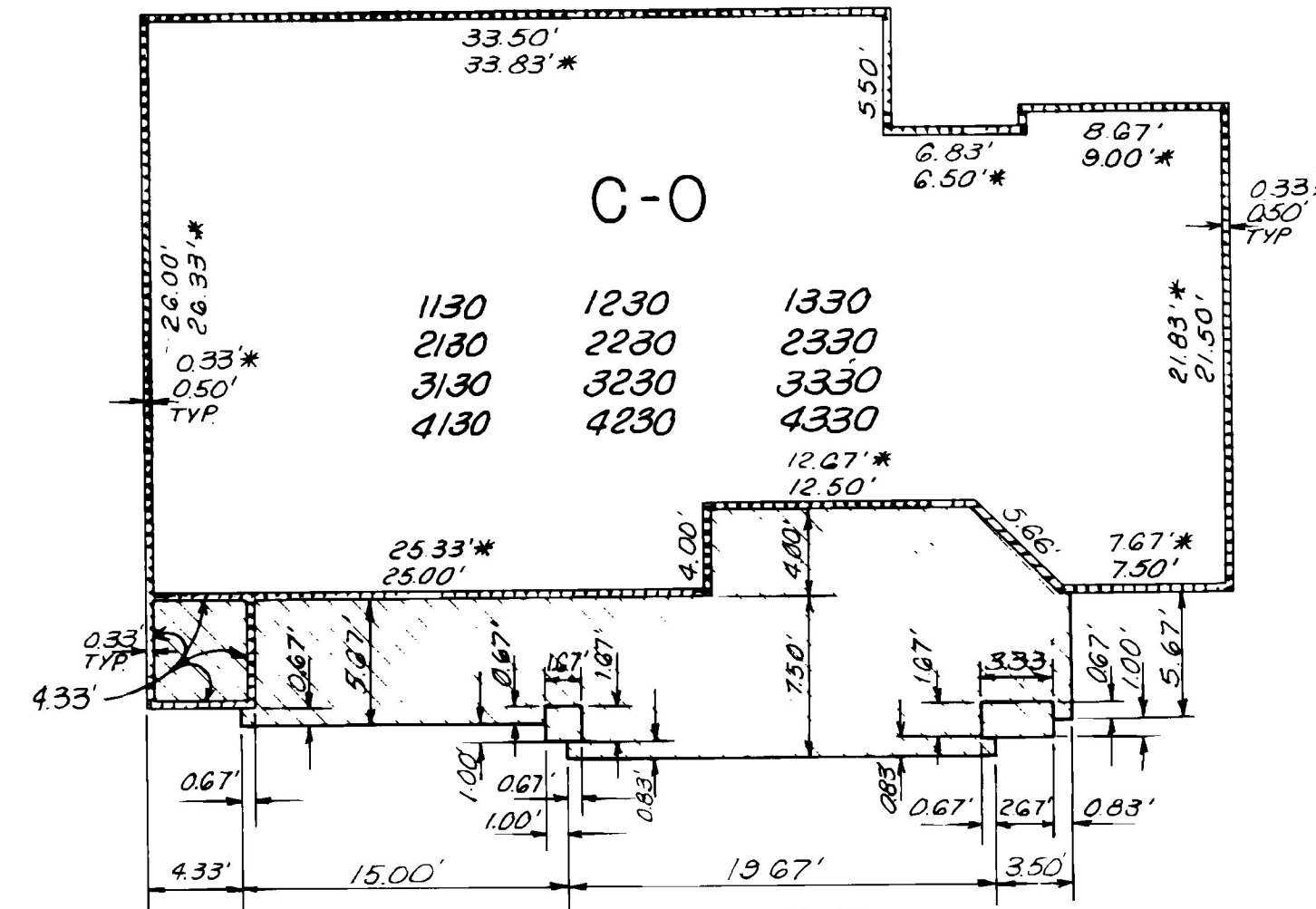
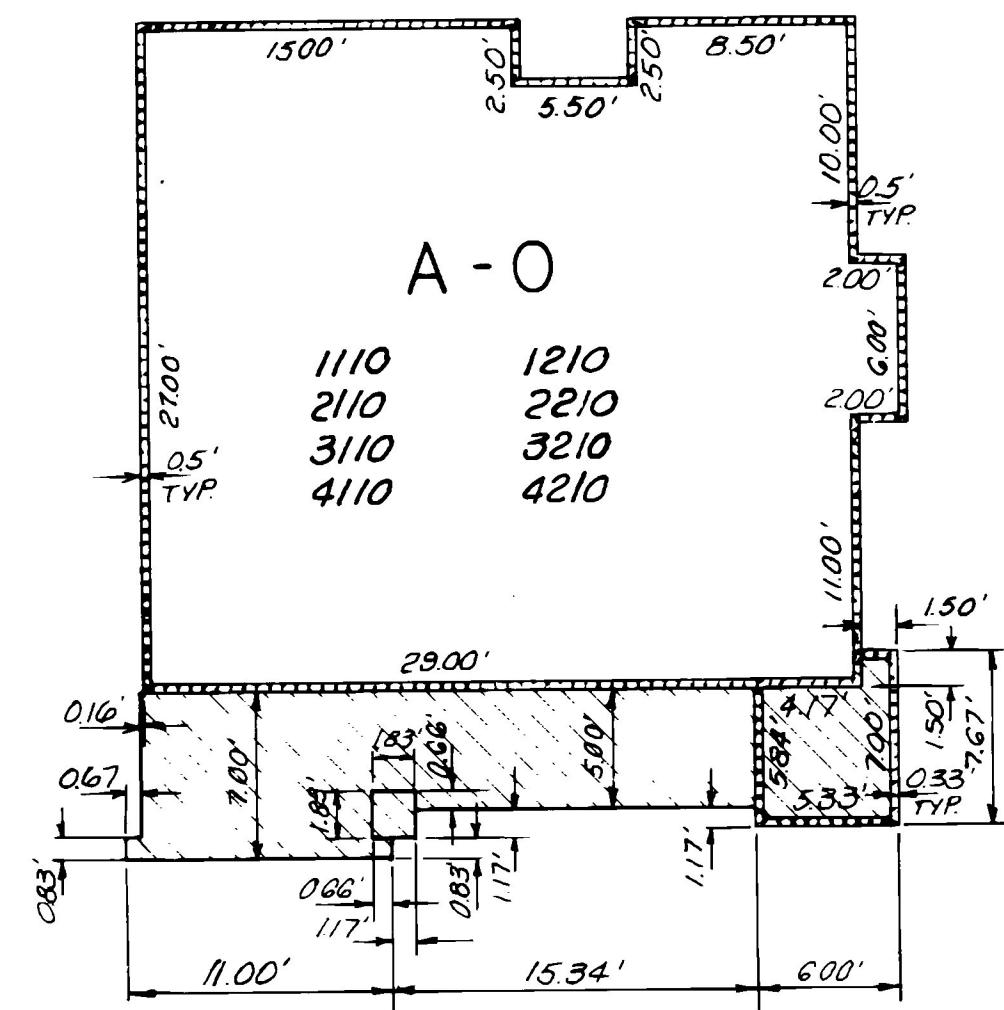
CARTER ASSOCIATES, INC
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7447 EAST INDIAN SCHOOL ROAD, SUITE 225
SCOTTSDALE, ARIZONA 85261 (602)949-0633

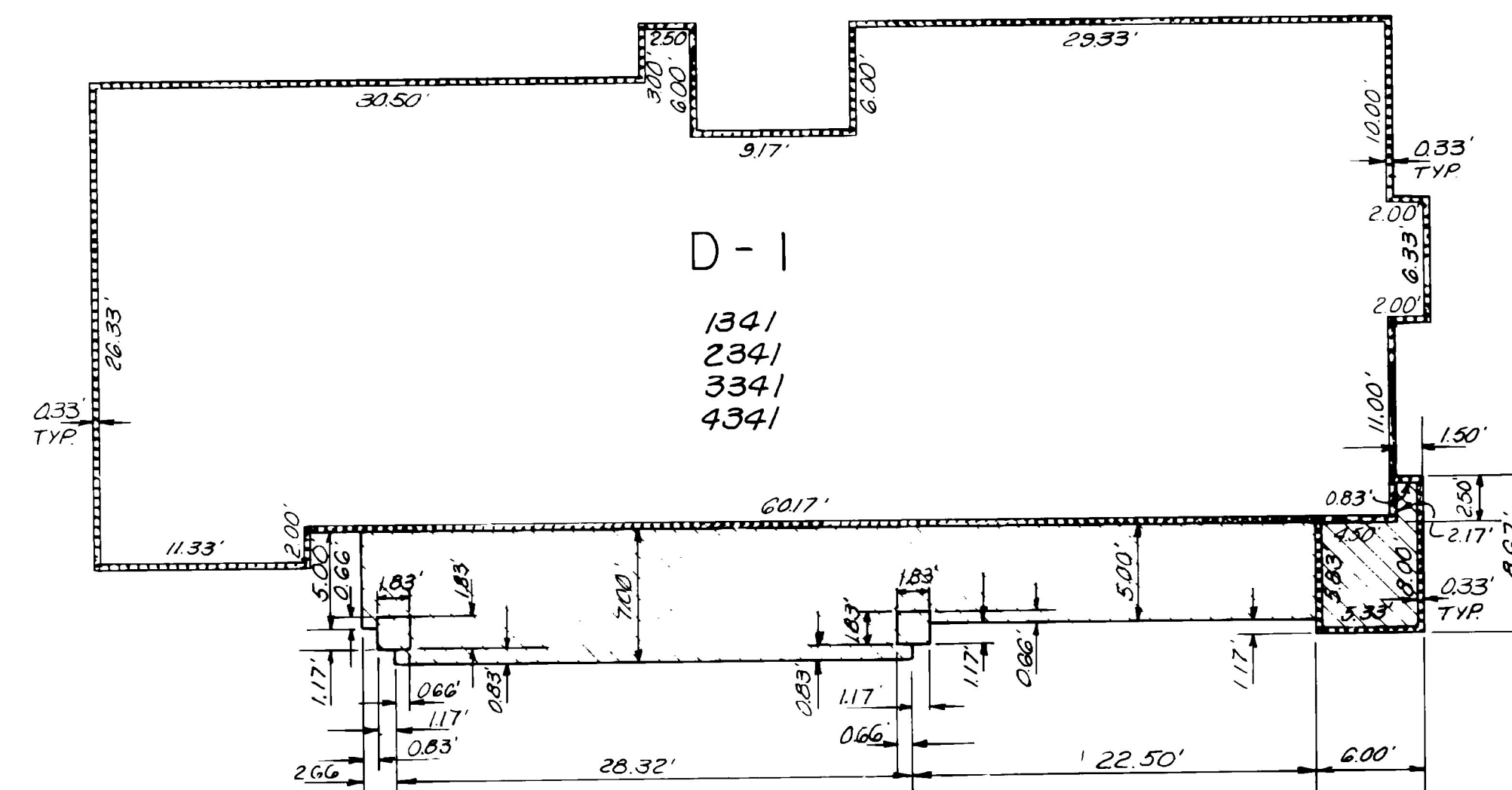
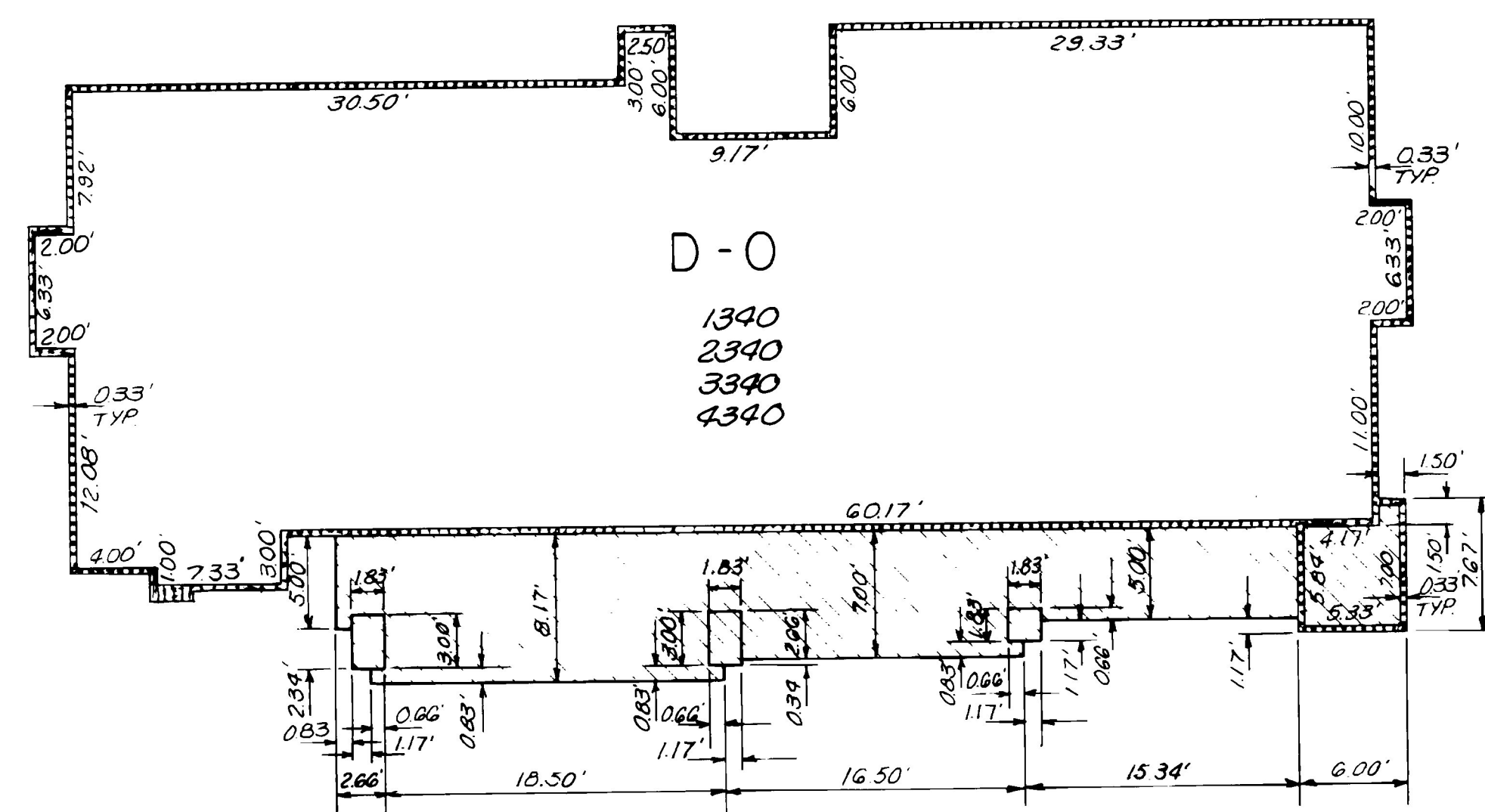
A CONDOMINIUM PLAT FOR
VILLAGE SQUARE AT WESTBROOK VILLAGE

JOB NO. 89062 DATE: 7/86 DRN:JKD/BLM SHT. 3 OF 5

304-38

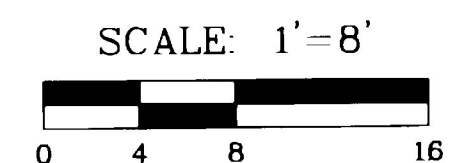


previous unit
00-27-86-1-1
30-1
38
in map



LEGEND

- B-3 UNIT TYPE
- 2123 APPLICABLE UNIT IDENTIFYING NUMBER
- LIMITED COMMON ELEMENTS



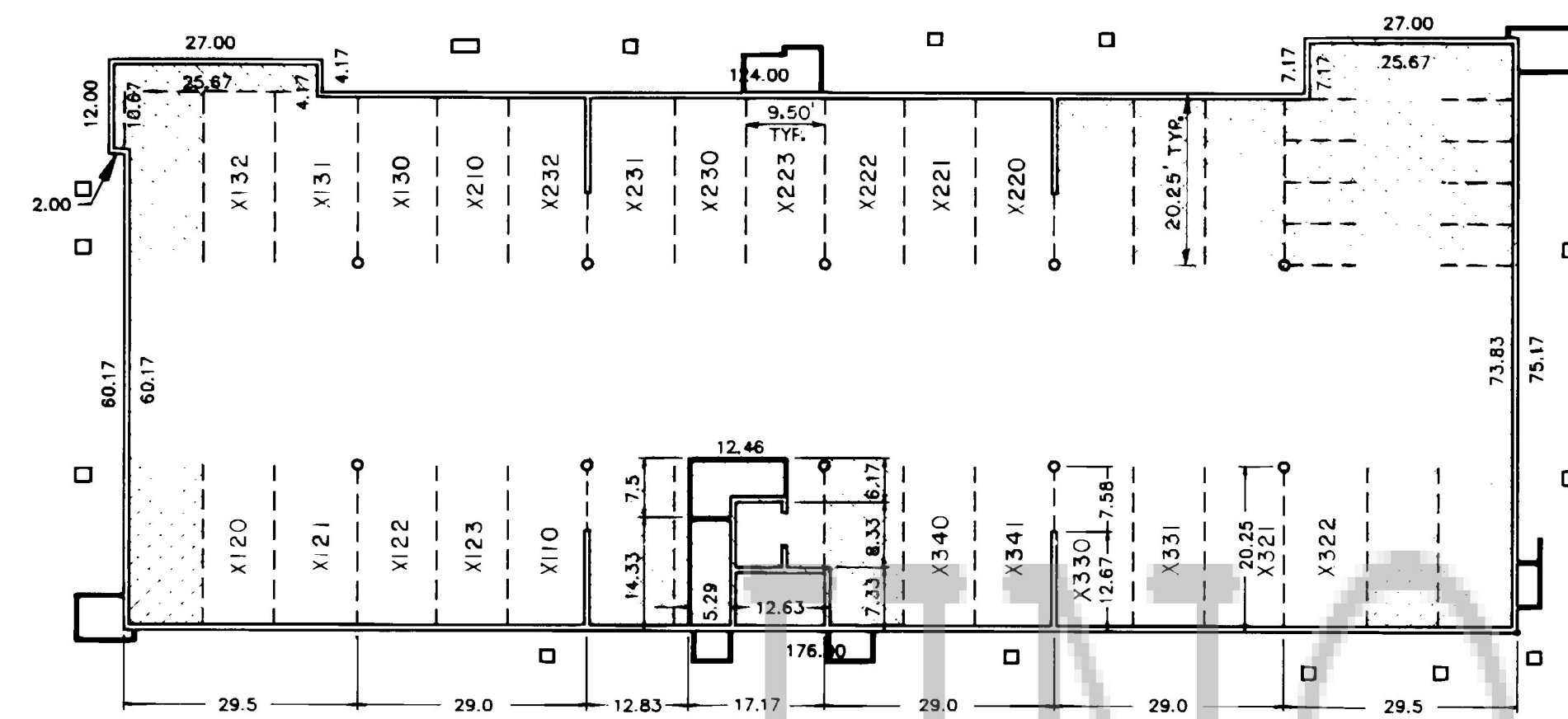
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7447 EAST INDIAN SCHOOL ROAD, SUITE 225
SCOTTSDALE, ARIZONA 85251 (602)949-0633

A CONDOMINIUM PLAT FOR
VILLAGE SQUARE AT WESTBROOK VILLAGE

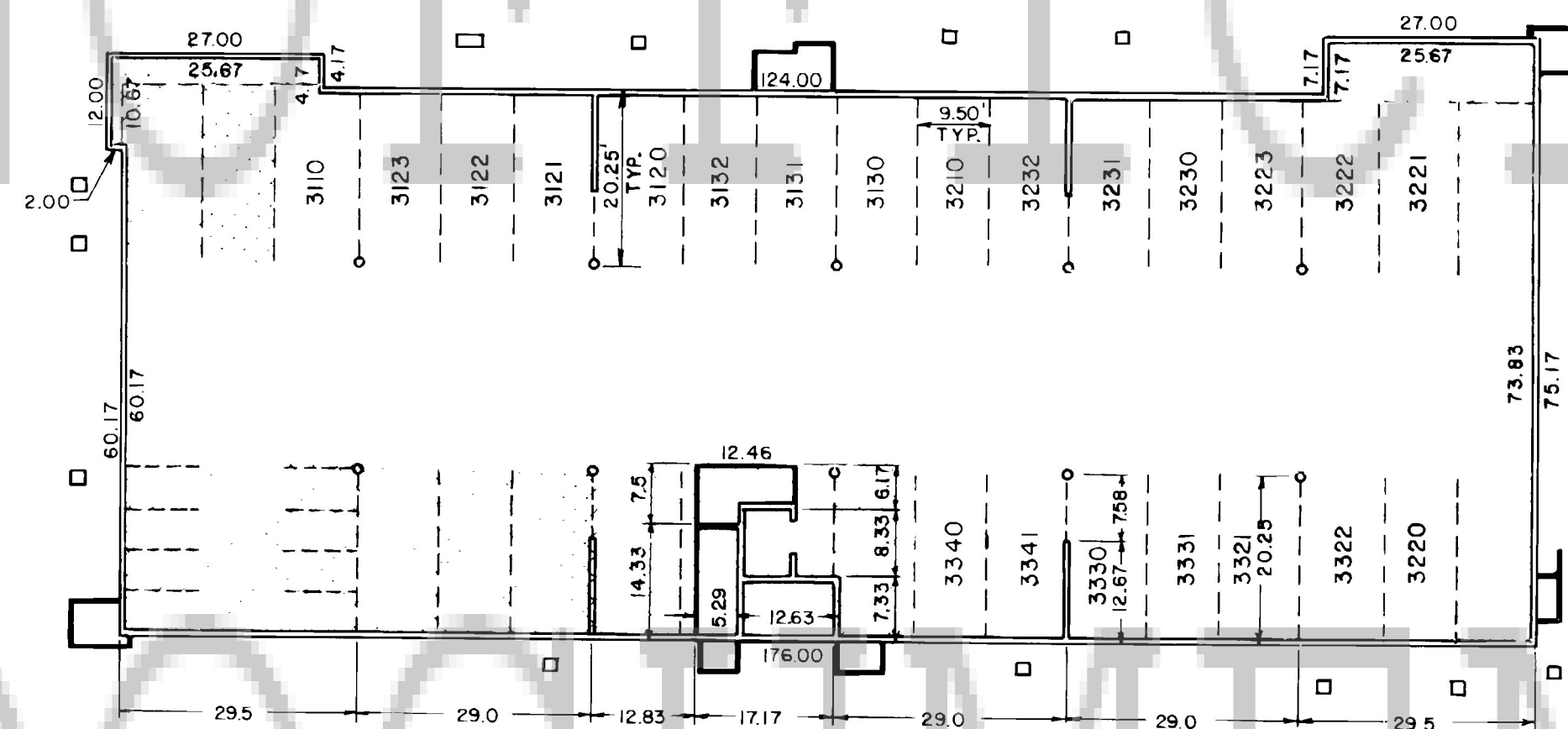
JOB NO: 89062 DATE: 7/86 DRN: J.K.D. SHT. 4 OF 5

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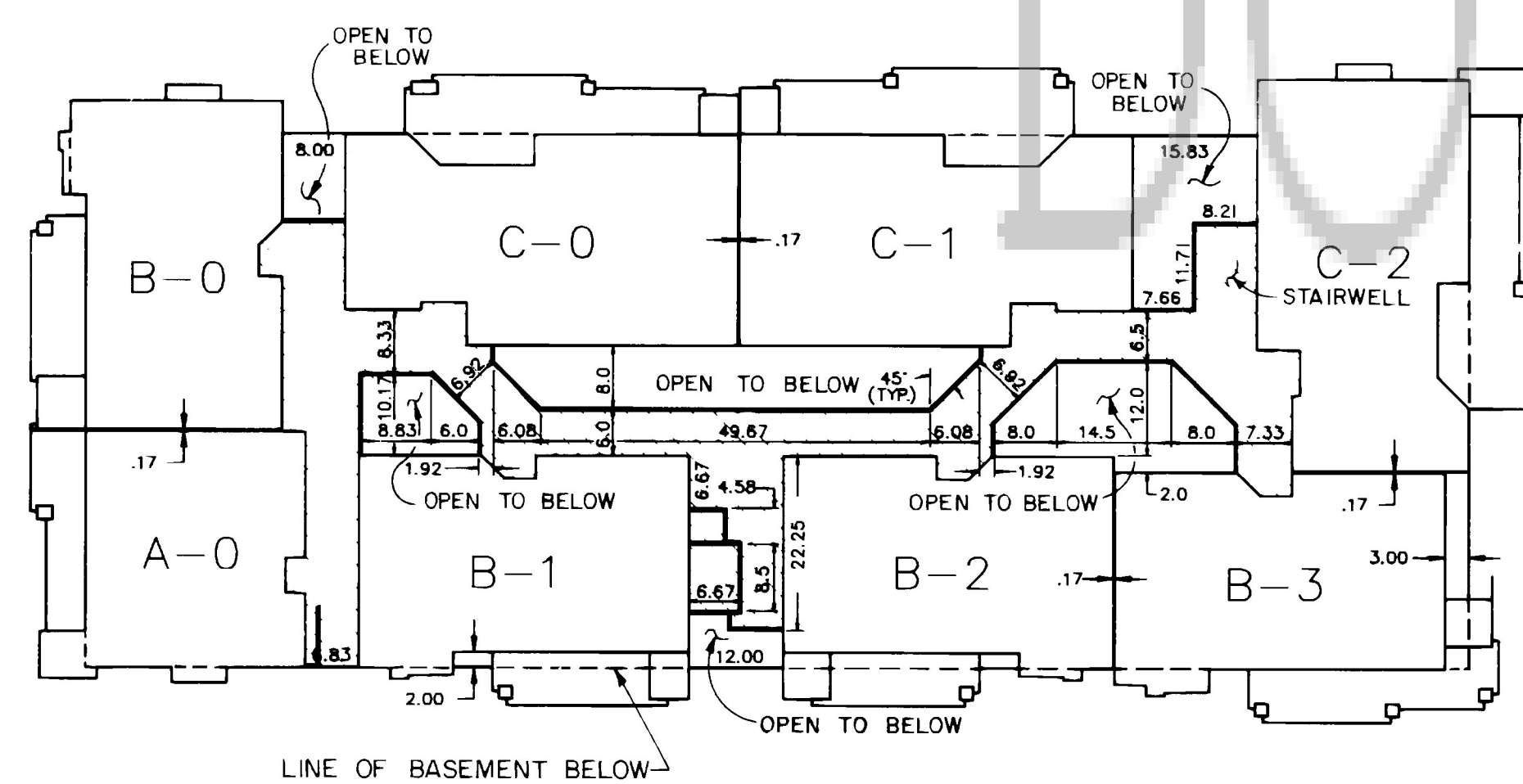


X= 1, 2 OR 4 DEPENDING
UPON THE BUILDING IN
WHICH PARKING SPACES
ARE LOCATED

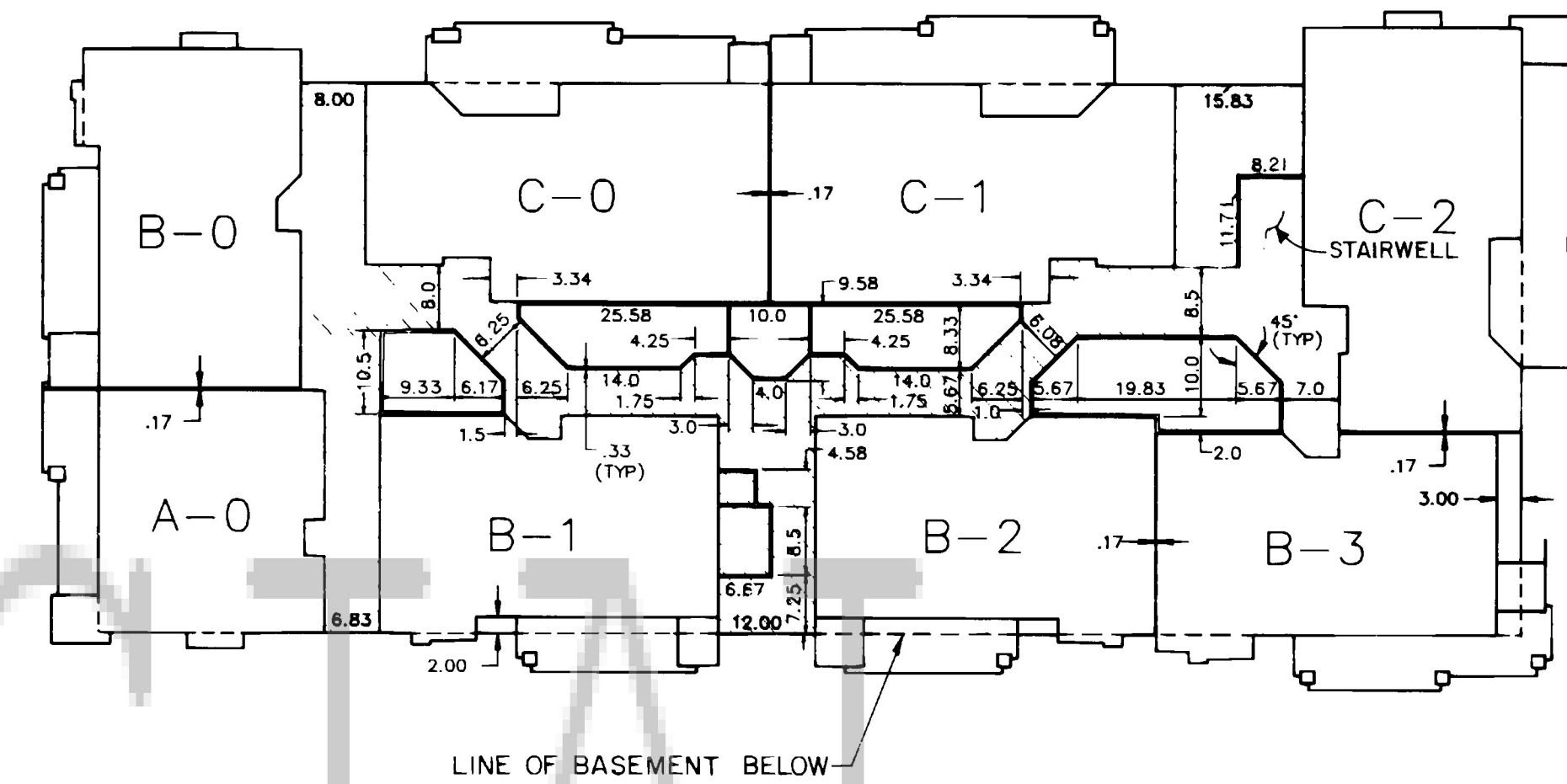
GARAGE LEVEL
BUILDINGS 1, 2 & 4



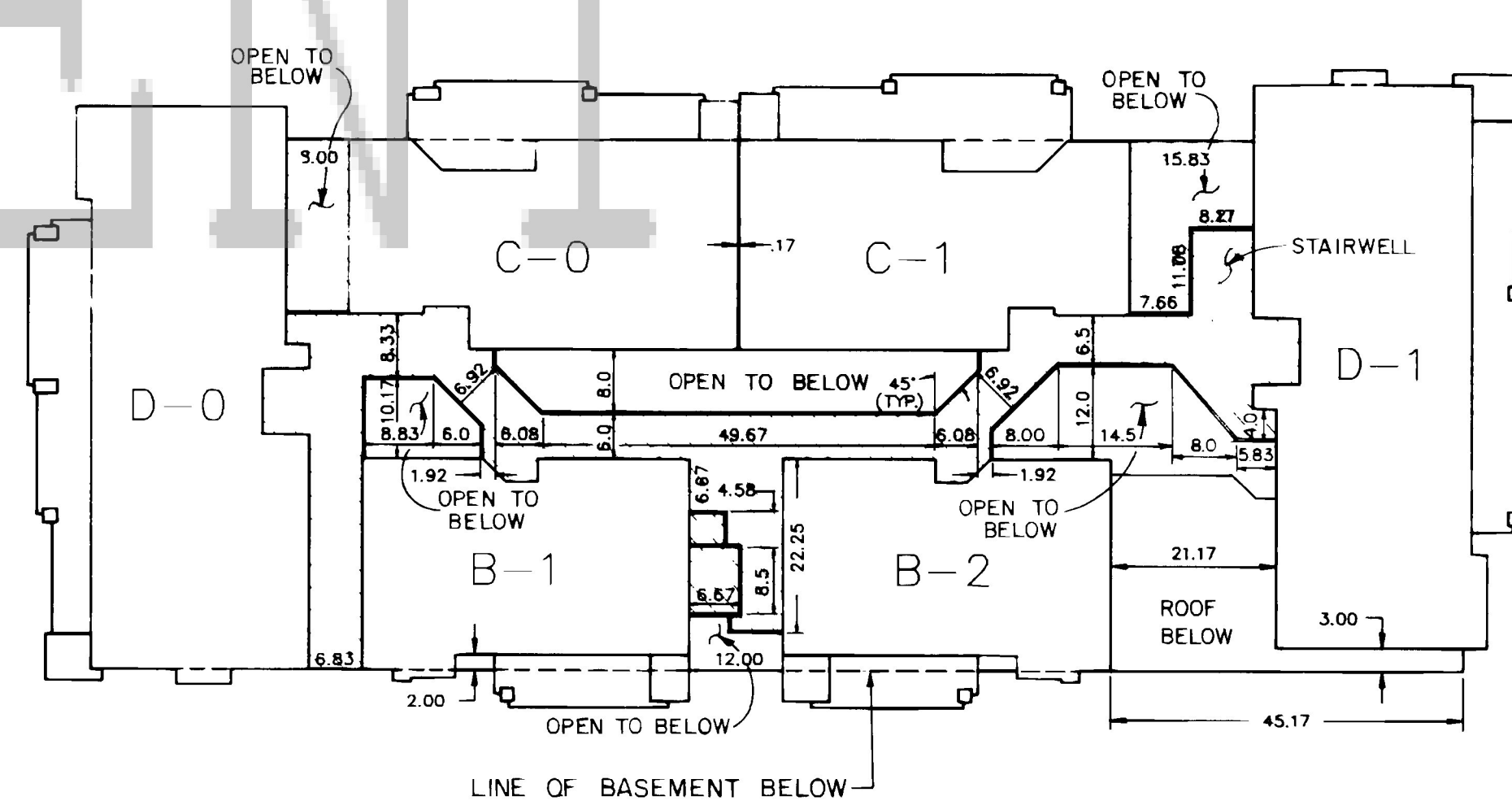
GARAGE LEVEL
BUILDING 3



SECOND FLOOR
(BUILDING 1, 2, 3 & 4)



FIRST FLOOR
(BUILDING 1, 2, 3 & 4)



THIRD FLOOR
(BUILDING 1, 2, 3 & 4)

LEGEND

- COMMON ELEMENTS
- LIMITED COMMON ELEMENTS
(ALLOCATED TO ALL UNITS
IN APPLICABLE BUILDING).

B-2 UNIT TYPE

- 3221
- PARKING SPACES ALLOCATED
AS LIMITED COMMON
ELEMENTS TO THE SPECIFIED
UNIT.

NOTE: SEE SHEET 4 FOR ADDITIONAL
COMMON ELEMENT AREAS
(INCLUDING, IN PARTICULAR,
LIMITED COMMON ELEMENTS
ALLOCATED TO PARTICULAR
UNITS).

SCALE: 1" = 20"

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JOB NO: 89062 DATE: 7/86 DRN: JKD/BLM SHT: 5 OF 5