



AUG 15 2011

TOWN OF ORO VALLEY, PLANNING AND ZONING
11000 N. LA CANADA DRIVE, ORO VALLEY AZ 85737
PHONE: (520) 229-4800 FAX: (520) 742-1022
www.orovalleyaz.gov

APPLICATION FORM

OV Case # (Office Use Only): OV1111-002

Application Type/Reason for request: MAJOR AMENDMENT TO GENERAL PLAN

A. Applicant

Name: BEZTAK LAND COMPANY - SAM BEZKOS
Engineering Firm: _____
Address: 31731 NORTHWESTERN HWY SUITE 250 W
City: FARMINGTON HILLS State: MI Zip: 48334
Telephone: 248.855.5400 Fax: 248.851.4744 Email: SBEZKOS@BEZTAK.COM

B. Property Owner (s), if more than one owner, attach list

Name: INNOVATION COMMERCE CAMPUS LLC
Firm: ARIZONA EQUITIES GROUP INVESTORS LLC
Address: 1600 N. KOLB ROAD SUITE 118
City: TUCSON State: AZ Zip: 85715
Telephone: 520.886.1226 Fax: 520.886.1294 Email: DDESSY@ANTHEM-EQUITY.COM

C. Subject Property

Parcel/Tax Code: 223-02-014 G9
Legal Description/Property Address: 2105 E. RANCHO VISTOSO BLVD.
PARCEL 2E OF RANCHO VISTOSO PAD
Area of property: 15.23 AC.
Existing Zoning: CPI Proposed Zoning: HDR (17 DU/AC)
Is Proposed Zoning in conformance with General Plan designation? N/A Yes No
General Plan Designation: COMMERCE/OFFICE PARK
Existing Land Use: VACANT Proposed Land Use: LUXURY APARTMENTS

D. Previous Applications Relating To This Property

Condition Use Permit _____	Rezoning _____
Board of Adjustment _____	GP Amendment _____
Plat/Development Plan _____	Architecture _____

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

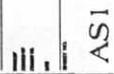
8/15/11
Date

[Signature]
Signature



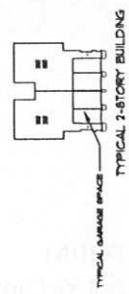
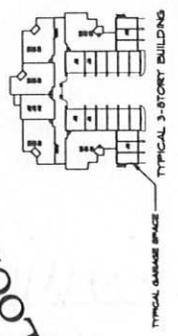
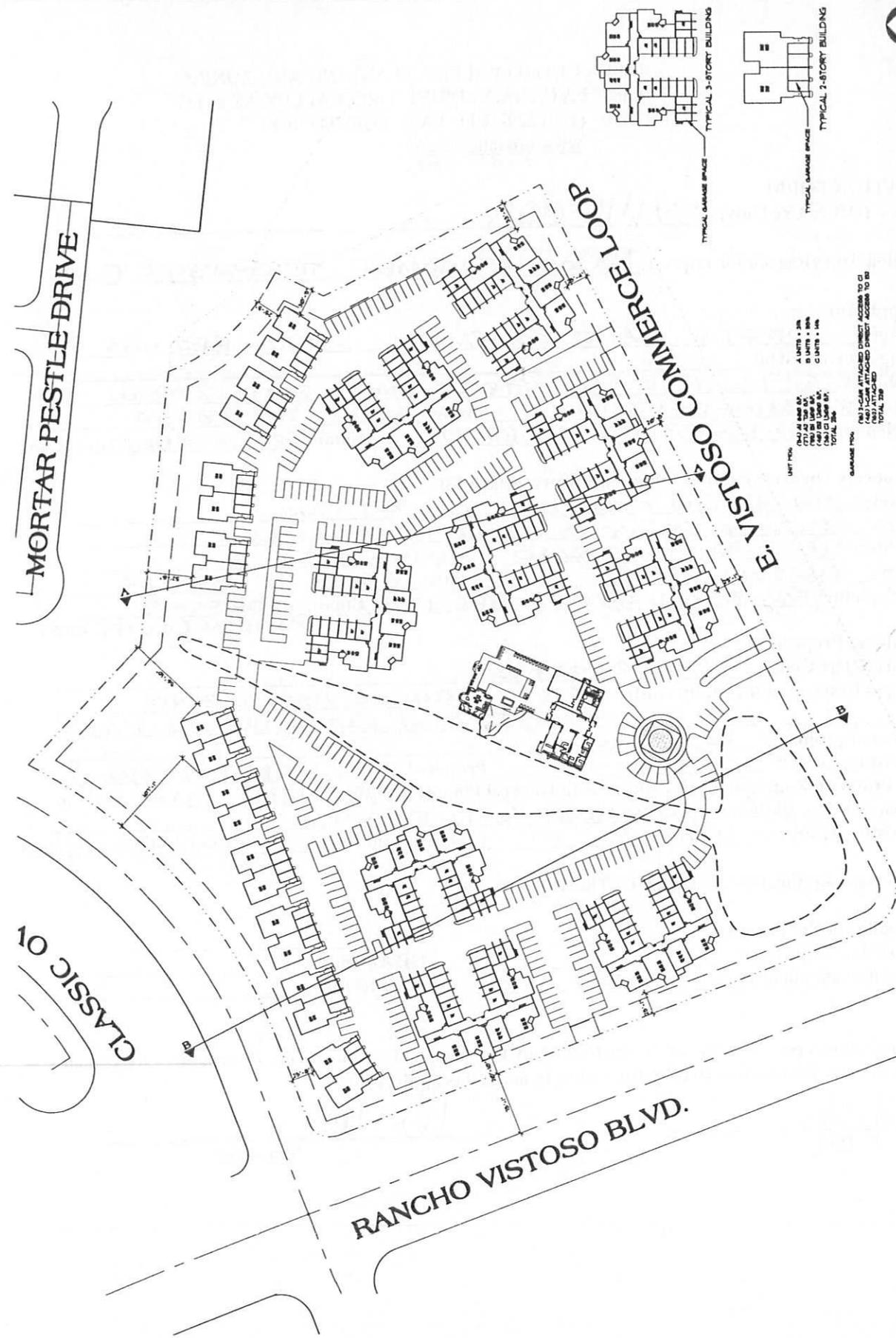
Copyright L.R. Niemiec Architects Inc. 2011. All Rights Reserved.
 This drawing is the property of L.R. Niemiec Architects, Inc. and shall remain the property of the Architect. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The drawings are prepared within the limits of the professional seal of the Architect. The drawings are prepared within the limits of the professional seal of the Architect. The drawings are prepared within the limits of the professional seal of the Architect.

SITE PLAN
 Scale: 1" = 50' 0"



PRELIMINARY SITE PLAN

SCALE: 1"=50'0"

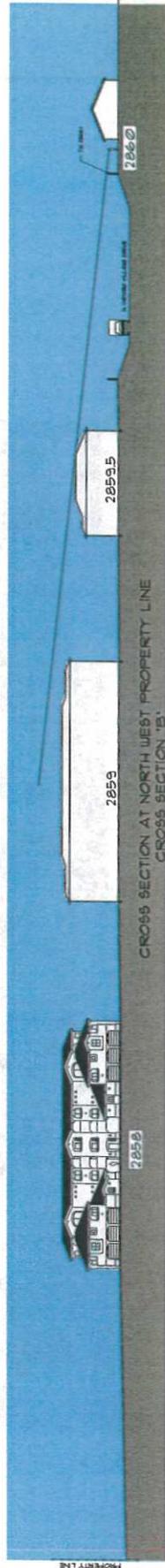
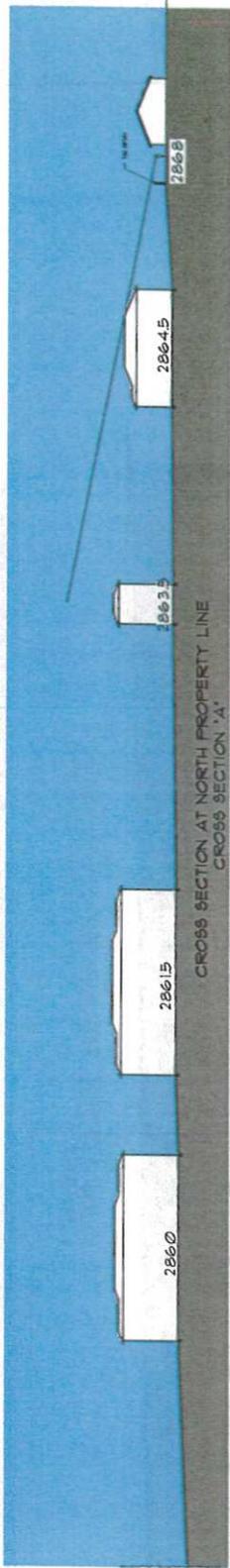


UNIT FLOOR PLAN

A UNITS	• 104
B UNITS	• 104
C UNITS	• 104
TOTAL UNITS	312

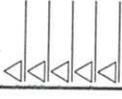
GARAGE FLOOR PLAN

(A) 1-CAR ATTACHED DIRECT ACCESS TO G1	• 104
(B) 1-CAR ATTACHED DIRECT ACCESS TO G2	• 104
TOTAL GARAGES	208





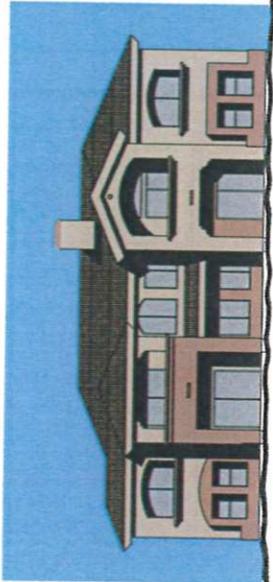
Copyright - L.R. Niemiec Architects Inc. 2011. All Rights Reserved.
This drawing is a preliminary design and is not to be used for construction or any other purpose without the written permission of the Architect.
The Architect warrants that the design is based on the information provided by the client and that the design is intended to be a preliminary design and is not to be used for construction or any other purpose without the written permission of the Architect. The design is preliminary and is subject to change without notice. The Architect does not warrant that the design is intended to be a preliminary design and is not to be used for construction or any other purpose without the written permission of the Architect. The design is preliminary and is subject to change without notice.



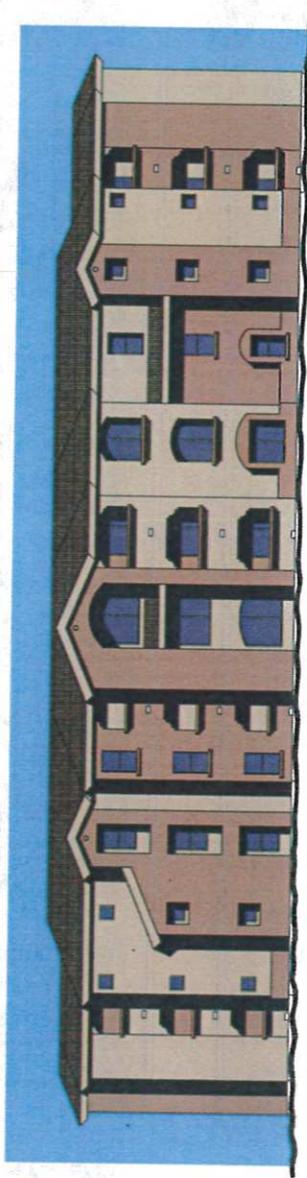
ELEVATIONS
Scale: 1/8" = 1'-0"



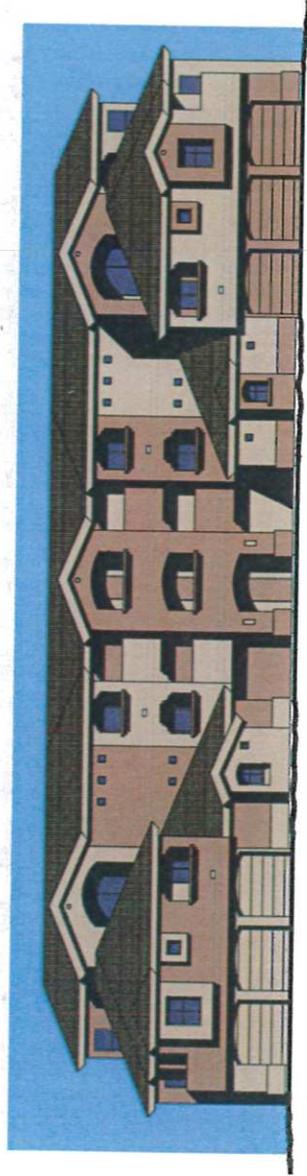
A2



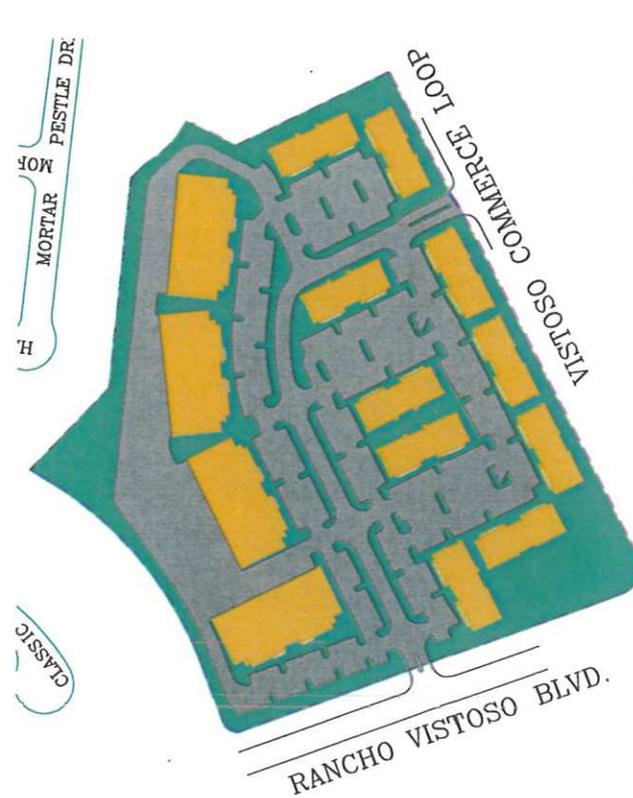
4 PLEX REAR ELEVATION
SCALE: 1/8"=1'-0"



24 PLEX REAR ELEVATION
SCALE: 1/8"=1'-0"



24 PLEX FRONT ELEVATION
SCALE: 1/8"=1'-0"



Amending the General Plan and Rezoning Parcel 2E from CPI to HDR and developing luxury apartments will benefit property owners and residents, local businesses and the community

Benefit of Reduced Visual Impact

- Adjacent homes see the "finished" sides of luxury apartments, not industrial loading areas.
- Area residents see apartment buildings that are significantly smaller than CPI buildings.
- Area residents see larger landscaped and open space areas.
- Area residents see less pavement and less total building area.
- Adjacent homes see low-intensity decorative lighting, not high-intensity wall packs near them.
- Adjacent homes see the smallest apartment building, not the largest industrial building near them

Benefit of Reduced Traffic & Infrastructure Impact

- Area roads receive fewer vehicle trips per day from apartments than from industrial buildings.
- Area roads receive fewer peak hour vehicle trips from apartments than from industrial buildings.
- Area roads receive much less truck traffic from apartments than from industrial buildings.
- Demand on the water supply system is up to 60% less from apartments than from industrial uses.
- Local drainage systems receive less storm water runoff from apartments than from industrial use.

Benefit of Increased Business Support

- Large businesses and medical facilities have access to convenient corporate and visitor housing
- Local service and retail businesses will have the support of a larger customer base from apartments.
- Demand for expanded or new service and retail businesses increases with a larger customer base.

Benefit of Development in the Community

- There is demand for new apartments to be developed now, but not new industrial space.
- Building apartments provides community revenues now, not possible future industrial revenue.
- Building apartments generates \$3.4 million (est.) in planning/construction fees now, not in the future.
- Developing now means workers and building materials are needed now, not in the future
- Developing now means workers will buy food, fuel, etc. from local businesses now, not in the future.

Comparison of Impacts - CPI versus HDR

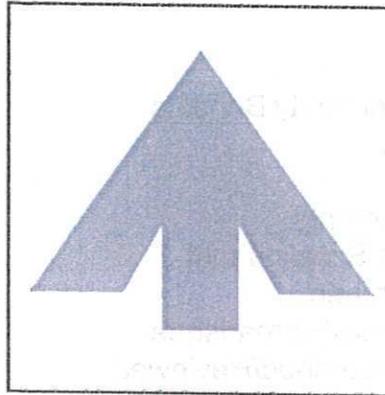
Based on the Innovation Commerce Campus plan (ICC) and our Preliminary Site Plan.

	CPI use	HDR use	%Difference
Building Height	36'	3 stories/34'	0.05% less
Setbacks	25' f, 20' s, 30' r	30' f, 30' s, 45' r	varies
Bldg Separation	10'	20'+	100% more
Bldg Coverage	153,870 sf	122,633 sf	20% less
Lndscp/Open Area*	4.10 ac	7.32 ac.	78.5% more
Water/Sanitary	240,000 gpd	95,340 gpd	60.3% less
Parking (inc. garage)	485 spaces	495 spaces	0.06% more
Pavement Area	8.59 ac.	5.09 ac.	40.7% less
Total Impervious	12.12 ac	7.90 ac	34.8% less

* = all landscape, open space and buffer areas (non-impervious)

Site Research and Preliminary Project Plan for
Parcel 2E, Rancho Vistoso PAD
Town of Oro Valley, Arizona

Prepared June 14, 2010 by



AUG 15 2011

The Beztak Companies
31731 Northwestern Highway
Suite 250W
Farmington Hills, MI 48334
Telephone: 248-855-5400
Facsimile: 248-851-4744
Website: www.beztak.com

Page Index

3. Project Proposal

4. Executive Summary

5. Site Research

- HDR Site Analysis
- CPI/C-1 Vacant Parcel Analysis
- Parcel 2E Review
- General Plan Amendment & Rezoning

8. Project Information

- Project Summary
- Site Design & Layout
- Rezoning Reasons & Community Benefits
- Building Types & Unit Mix

11. Research and Project Attachments

- Vacant HDR Site Analysis Spreadsheet
- Map of HDR Sites Researched
- Vacant CPI/C-1 Site Analysis Spreadsheet
- Map of CPI/C-1 Sites Researched/Reviewed
- Preliminary Site Plan for HDR Use
- Previous Site Plan for CPI Use
- Preliminary Exterior Elevation – 4 Unit Building
- Preliminary Exterior Elevation – 24 Unit Building

20. Current Arizona Apartment Properties

- Golf Villas
- Oro Vista
- Sage

36. The Beztak Companies

- Corporate Brochure

EXECUTIVE SUMMARY

The Beztak Companies develop, own and operate our properties. We currently own and operate Golf Villas Apartment Homes, Oro Vista Luxury Apartments and Oro Vista Shops in Oro Valley, and Sage Luxury Apartment Homes in Phoenix. We have been active in Oro Valley since the early 1990's. Given the growth in the northwest Tucson area, and particularly around Ventana Medical, we believe that there is a strong demand for luxury apartment homes are needed in northern Oro Valley, and have been researching sites in that area.

We looked at vacant High Density Residential sites, vacant CPI/C-1 sites and similarly zoned parcels in the Rancho Vistoso area, using parcel information from Oro Valley and Pima County websites. Almost all the vacant parcels are deemed not feasible due to density concerns, access road type, public visibility, distances to public transportation, employment centers and services, and other design, development and marketing factors. Our research shows Rancho Vistoso Parcel 2E as a site well suited for a high-density multi-family use. It is zoned CPI, not HDR, so an amendment to the Oro Valley General Plan and Rancho Vistoso PAD (rezoning) will be necessary to develop Parcel 2E as luxury apartment.

Rezoning Parcel 2E will not negatively impact Oro Valley's economic plans. Parcel 2E is less than 7% of the vacant CPI/C-1 acreage in this area and 206 acres of CPI/C-1 land would remain for future development. Based on our research, discussions with brokers, projected demand for CPI/C-1 space, and the amount of available existing space, 206 acres is sufficient to meet development demand for 7-10 years or more.

Once the General Plan amendment and parcel rezoning are complete, we propose to develop approximately 258 luxury apartment homes, ranging from 680 sf 1-bedroom units to 1300 sf 3-bedroom units, attached garages, clubhouse and pool. The site and buildings design will minimize impacts to the land, area infrastructure, and adjacent residents, and will benefit the community. Our plan maintains an on-site wash and has large open spaces and setbacks. Buildings adjacent to existing single-family homes are smaller to reduce their visual impact. Compared to a CPI use, our apartment plan has 20% less building coverage and much smaller building footprints, 75% more open space/landscape area, 35% less impervious area, 60% less water/sewer demand, less vehicular traffic and significantly less truck traffic. Luxury apartments on Parcel 2E provides convenient corporate housing for companies considering Innovation Park, adds demand for goods and services which will support existing businesses and draw new businesses to nearby commercial centers. Developing luxury apartments on Parcel 2E will also generate about \$3.4 million in development and impact fees, plus fees for a General Plan amendment, rezoning, site plan review, architectural and civil plan review and construction inspections.

We hope the following research and project plan is helpful as you consider our request.

Sincerely,

Mark Highlen
Land Development Project Manager
The Beztak Companies

SITE RESEARCH

HDR Site Analysis

When researching sites for potential development as luxury apartments, we look at the following criteria that, in part, determine the feasibility of a multi-family development:

- Acreage/Density – Site size and allowed density sets the maximum unit count.
- Zoning – Setbacks, adjacent uses, building height, ..., can reduce the unit count.
- Estimated Units – Likely number of units after all zoning issues are addressed.
- Road Type – Multi-family uses are preferred on higher-traffic arterial roads.
- Visibility to Non-Local Traffic – Sites on local streets are seen by people who already live nearby. Sites on “through-roads” are seen by potential residents.
- Distance to Public Transportation – Close proximity to public transportation can reduce traffic from a site. Driving to a bus stop still generates local traffic.
- Distance to Employment Center – Close proximity to employment opportunities makes walking or riding a bike to work possible.
- Distance to Services - Close proximity to stores, banks, doctors, etc., makes walking or riding a bike to run errands possible.

Seven (7) High Density Residential (HDR) sites in the Rancho Vistoso PAD and nearby areas were reviewed (see attached Parcel 2E & Vacant HDR Site Analysis). Some of the concerns found during the review of these sites are: 6 are on local roads and for 3 of them the local road has not been built; 5 have density and or zoning issues that result in too few potential units; None are easily visible from non-local traffic routes; None are within walking distance of public transportation; 6 are not within walking distance of significant employment opportunities; 6 are not within walking distance of significant services. None of the HDR sites met enough of the review criteria to be deemed feasible.

CPI / C-1 Vacant Parcel Analysis

We researched seven (7) Non-HDR sites for potential development as luxury apartments, including Rancho Vistoso parcels 2E 5U, 3S, 3T and 3U, and lots 1-8 of Oro Valley Marketplace. These sites were reviewed using the same feasibility criteria noted above, with the understanding that a rezoning to HDR would be required. Of the Non-HDR sites, Parcel 2E best met all the criteria for development as luxury apartments. As part of our site research, we contacted Oro Valley's Planning Staff to discuss our project. Staff was helpful and informative, but hesitant to encourage our plan to rezone Parcel 2E because Oro Valley's economic development plans include the creation new businesses on CPI/C-1 parcels.

To alleviate concerns about the potential future economic impact of rezoning Parcel 2E, we reviewed the 22 vacant CPI and C-1 parcels in Innovation Park, Parcel 2E and the area east of Parcel 2E. The parcels ranged in size from 0.97 acres to 35.7 acres, with a total of 221.71 acres. Parcel 2E is 15.23 acres, which is less than 7% of the vacant CPI/C-1 acreage in this area. 206 acres of CPI/C-1 land would remain when Parcel 2E is rezoned. There are larger and smaller vacant parcels, so the rezoning will not reduce the range of acreages available to

future CPI/C-1 developments, and adjacent vacant parcels can be combined and reconfigured to create similar sized parcels if needed.

Based on our research, discussions with brokers, projected demand for new CPI/C-1 space, and the amount of available existing CPI/C-1 floor space, 206 vacant acres is sufficient to meet demand for 7-10 years or more. Rezoning a CPI parcel will not negatively impact Oro Valley's economic plan.

Parcel 2E Review

Parcel 2E 15.23 acres located on the northeast side of Rancho Vistoso Boulevard, between East Vistoso Commerce Loop and Vistoso Village Drive, with frontage on all 3 roads. Vistoso Village Drive is a collector street serving a residential area. Proposing access from this site to Vistoso Village Drive is not recommended. Rancho Vistoso Boulevard and East Vistoso Commerce Loop are arterial streets serving a large area of the PAD and adjacent communities.

Parcel 2E is zoned CPI. To the northeast is open space. To the north and northwest is medium-density residential single-family subdivision. To the west is open space. To the southeast is C-1 commercial and to the south and southwest is CPI. According to the Land Use Summaries in the PAD, there are no residential uses in Neighborhood 2. Parcels D, F, G and H are all identified as CPI in the tables, but shown as medium-density residential on the zoning map, so there is likely a previous amendment for rezoning CPI in Neighborhood 2.

Multi-family housing is not permitted in a CPI district under in the PAD, so a rezoning to High Density Residential will be required. Multi-family housing is a widely accepted land use to buffer single-family uses from more intense commercial uses. High density residential is a reasonable zoning amendment to request for this site as it will serve as buffer between the medium density residential to the north and the C-1/CPI to the south of this site.

The PAD's policy for high-density residential identifies an average density of 14.5 units per acre and a maximum density of 21 units per acre. Midway between 14.5 and 21 is 17 units per acre, and HDR in adjacent neighborhoods allow up to 17 units per acre. At 17 units per acre, this 15.23 acre site will be limited to 258 apartments ($17 \times 15.23 = 258.91$).

The high-density residential section of the PAD states that such uses "should be located adjacent to large expanses of open space...". There is open space adjacent to the northeast, plus the easterly corner of a very large open space is across the street from the westerly corner of this site.

The site elevations rise slightly from the Rancho Vistoso Boulevard right-of way at the south to the northerly edge of the site, along the single family residential district. The shape of the rear property line appears to follow the southerly edge of the small wash within a designated open space area. There is also a small wash running north to south through the center of the parcel. There is no federally designated floodplain associated with this wash, and it does not appear that this wash would adversely

affect development on this site. Adequate on-site detention can be provided near/in the lowest portion of the on-site wash, adjacent to Rancho Vistoso Blvd. It appears that the site can be graded to accommodate numerous large buildings with no grade breaks in any single building floor elevation. It also appears that the site can be graded to meet federal ADA accessibility requirements.

General Plan Amendment & Rezoning

According to discussions with Oro Valley Planning Staff, rezoning Parcel 2E from CPI to HDR will require a Major Amendment to the Town of Oro Valley General Plan and an amendment to the Rancho Vistoso PAD.

The General Plan amendment is necessary to establish High Density Residential as an acceptable use for the parcel. Approval of the General Plan amendment does not guarantee approval of the HDR rezoning, it only gives the Town the ability to consider approving and HDR zoning designation for this site.

Once the General Plan is amended, Oro Valley can consider amending the Rancho Vistoso PAD. The PAD amendment is essentially a parcel rezoning so it is referred to as a rezoning in this document. After reviewing the rezoning request for Parcel 2E, Oro Valley may, based on its findings, approve the parcel rezoning with the proposed density or approve the parcel rezoning with a lower density, and include review process or design stipulations to any approval. The Town may also deny the parcel rezoning.

The General Plan amendment and PAD amendment can run somewhat concurrently, but the PAD amendment cannot be approved until after the General Plan is amended.

PROJECT INFORMATION

Project Summary

In order to develop Parcel 2E as multi-family apartment homes, we must:

1. Amend the General Plan to allow for Multi-Family Residential uses on this site
2. Amend the Rancho Vistoso PAD to rezone parcel 2E from CPI to HDR, with a 17 unit per acre density designation.
3. Obtain Site Plan Approval to develop up to 258 luxury apartments on the site, plus a clubhouse, pool, other amenities, utilities, etc.
4. Obtain all necessary construction plan approvals and associated permits.

Items 1 & 2 may run concurrently at the applicant's request and consent of the Town.

Site Design & Layout

The following are design criteria we used to determine the preliminary site layout. Some are ordinance requirements and some we established to address obvious concerns of adjacent residents and the community. The items in italics are the criteria or concerns, and immediately following is a description of how each are addressed.

- *Minimum HDR yard setbacks are 20' front, 5' side and 5' rear.*
 - Plan shows larger yard setbacks of 30'+ front, 30'+ side and 30'-50'+ rear.
- *Developments must contain 30% of gross acreage as "meaningful" open space.* Our
 - Plan shows over 35% of meaningful open space.
 - Use larger perimeter setbacks.
 - Maintain existing on-site wash a place pool adjacent to it.
 - Create site lines into and through parcel.
- *Parcel must have 2000 sq. ft. per unit gross land area.*
 - Site contains over 2500 sf per unit (15.32ac. x 43560sf/ac / 258 units = 2571 sf/unit)
- *Building height is 34'3 stories maximum.*
 - 2 story and 3 story buildings will be designed to meet PAD height requirements.
- *Minimize visual impact on neighboring single family residential.*
 - Place 2-story buildings along residential perimeter
 - 2 story building have 4 units, so building mass is similar to single family home
 - 2 story buildings screen the line of site to the 3-story buildings
 - Use larger setbacks than standard multi-family zoning
 - Use irregular building placement to create site lines through the site
- *Optimize unit views east to Santa Catalina Mountains and west to open space.*
 - Buildings are oriented (where possible) so unit window have east or west view.
- *Minimize physical impacts on area infrastructure.*
 - Drive access to arterial roads only. No drive access to Vistoso Village Drive.
 - Buildings to be designed for energy efficiency and low water usage
 - Xeriscape landscaping will be installed. Turf use will be very limited.
- *Parcel is within the Oracle Road Scenic Corridor Overlay District.*
 - Viewshed analysis, preservation plan & corridor compliance plan w/ site plan.
 - Design/place buildings to relate to scenic background view from Oracle Road.

Rezoning Reasons & Community Benefits

Rezoning Parcel 2E from CPI to HDR, and the subsequent development of luxury apartment homes, will benefit area residents, local businesses and the community.

- Provides convenient corporate housing for existing and potential Innovation Park businesses.
- Provides convenient housing for medical professionals working at area facilities.
- Adds patrons to support existing services/businesses in local shopping centers.
- Adds demand for new services/businesses in local shopping centers.
- Reduces visual impact on the adjacent residential properties.
The adjacent homes will not be looking at loading areas and the rear of buildings. All sides of the apartments are equally “finished” and visually interesting. The apartment building footprints are significantly smaller than CPI buildings. our plan places 2 story, 4-unit apartments adjacent to the single family homes. Apartments have street/porch lighting, not wall pack loading area lighting.
- Has less impact on area infrastructure.
Apartments have less vehicle trips per day, peak time trips, and truck traffic
The CPI plan uses 240,000 gallons of water per day. Our apartments use 95,340 gallons of water per day.
Has less impervious surface than CPI, and generate less storm water runoff.
- Our development will generate \$3.4 million (est.) in development/impact fees, plus General Plan amendment, rezoning and site plan review fees, and construction plan review, building permit and inspection fees.

And the rezoning is acceptable from a planning standpoint because:

- Multi-family is a widely accepted buffer between single family and commercial/industrial/office uses.
- Results in a minor reduction to land (less than 7%)
- Does not reduce the range of acreages available for C-1/CPI developments
- Demand for new CPI development is low
- There is a surplus of existing C-1/CPI floor space

Comparison of Impacts – CPI versus HDR

Based on the Innovation Commerce Campus plan (ICC) and our Preliminary Site Plan.

	<u>CPI use</u>	<u>HDR use</u>	<u>%Difference</u>
Building Height	36'	3 stories/34'	0.05% less
Setbacks	25' f, 20' s, 30' r	30' f, 30' s, 45' r	varies
Bldg Separation	10'	20'+	100% more
Bldg Coverage	153,870 sf	122,633 sf	20% less
Lndscp/Open Area*	4.10 ac	7.32 ac.	78.5% more
Water/Sanitary	240,000 gpd	95,340 gpd	60.3% less
Parking (inc. garage)	485 spaces	495 spaces	0.06% more
Pavement Area	8.59 ac.	5.09 ac.	40.7% less
Total Impervious	12.12 ac	7.90 ac	34.8% less

* = all landscape, open space and buffer areas (non-impervious)

Building Types & Unit Mix

The preliminary site plan shows 256 luxury apartment units contained in ten (10) 2-story, 4 unit buildings with attached garages, and nine (9) 3-story, 24 unit buildings with attached garages, plus a clubhouse and pool house.

The tentative unit mix is as follows:

Qty	Type	Area	% of Total
-----	------	------	------------

One Bedroom Units

54	A1	680 SF	21%
27	A2	780 SF	10%

Two Bedroom Units

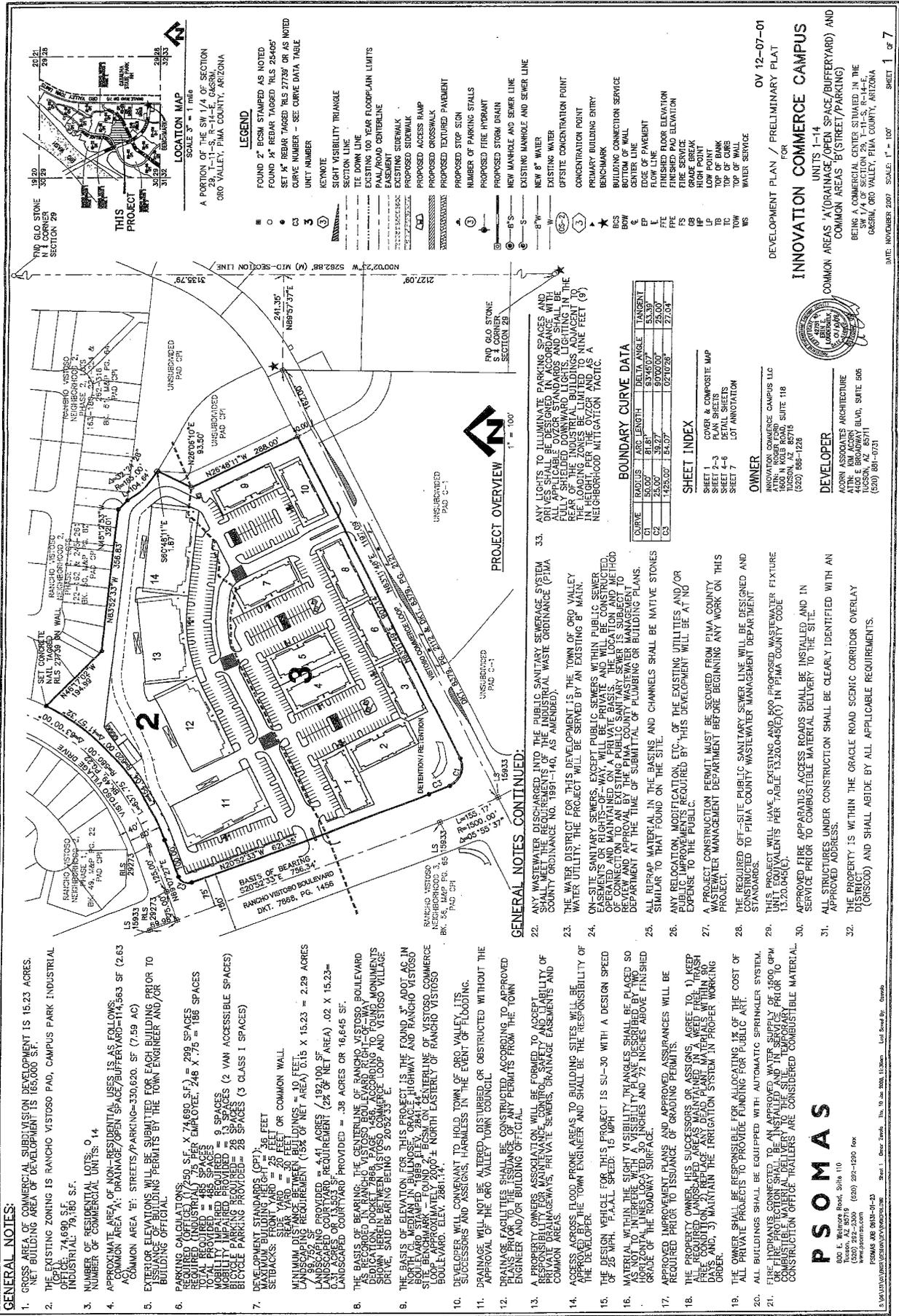
99	B1	1,100 SF	39%
40	B2	1,200 SF	16%

Three Bedroom Units

36	C1	1,300 SF	14%
----	----	----------	-----

RESEARCH & PROJECT ATTACHMENTS

- 12. Preliminary Site Plan for HDR Use
- 13. Preliminary Plat for CPI Use
- 14. Preliminary Façade for 2 Story, 4 Unit Apartment Building
- 15. Preliminary Façade for 3 Story, 24 Unit Apartment Building
- 16. Vacant HDR Site Analysis
- 17. Vacant CPI / C-1 Site Analysis
- 18. Map of HDR Sites
- 19. Map of CPI / C-1 Sites



GENERAL NOTES:

1. NETS AREA OF COMMERCIAL SUBDIVISION DEVELOPMENT IS 15.23 ACRES.
2. THE EXISTING ZONING IS RANCHO VISTOSO PAD, CAMPUS PARK INDUSTRIAL (CPA).
3. THE EXISTING ZONING IS RANCHO VISTOSO PAD, CAMPUS PARK INDUSTRIAL (CPA).
4. APPROXIMATE AREA OF NON-RESIDENTIAL USES IS AS FOLLOWS: 2.63 AC COMMON AREA 'A' (DRAINAGE/OPEN SPACE/BUFFER/YARD)=14,563 SF (2.63 AC) COMMON AREA 'B' (STREETS/PARKING)=330,620 SF (7.59 AC)
5. EXTERIOR ELEVATIONS WILL BE SUBMITTED FOR EACH BUILDING PRIOR TO BUILDING PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
6. REQUIRED CALCULATIONS:
 REQUIRED (INDUSTRIAL) = 250 S.F. X 74,690 S.F. = 298 SPACES
 REQUIRED (INDUSTRIAL) = 250 S.F. X 74,690 S.F. = 186 SPACES
 TOTAL REQUIRED = 486 SPACES
 MOBILITY IMPAIRED REQUIRED = 9 SPACES (2 VAN ACCESSIBLE SPACES)
 BICYCLE PARKING PROVIDED = 28 SPACES (3 CLASS 1 SPACES)
7. DEVELOPMENT STANDARDS (CPI):
 MAXIMUM BUILDING HEIGHT = 36 FEET
 SCIBACKS: FRONT YARD = 25 FEET OF COMMON WALL
 REAR YARD = 30 FEET
 MINIMUM DIS AND BEMENT (BUSHINGS) = 20 FEET
 LANDSCAPING PROVIDED: 92,000 S.F.
 LANDSCAPING PROVIDED: 92,000 S.F. (2.07 NET AREA) .02 X 15.23 = 0.31 ACRES OR 13,533 S.F.
 LANDSCAPED COURTYARD PROVIDED = .38 ACRES OR 16,645 S.F.
8. THE BASIS OF BEARING, THE CENTERLINE OF RANCHO VISTOSO BOULEVARD BEING NORTH 27° 00' 00" WEST 100.00 FEET TO THE CENTERLINE OF RANCHO VISTOSO DRIVE, SAID BEARING BEING S 20° 52' 33" E.
9. THE BASIS OF ELEVATION FOR THIS PROJECT IS THE FOUND 3" ADOT AC IN THE SOUTH EAST CORNER OF THE INTERSECTION OF RANCHO VISTOSO BOULEVARD AND STATE HIGHWAY 200 NORTH EAST CORNER OF RANCHO VISTOSO BOULEVARD ELEVATION 281.740 ± NORTH EAST CORNER OF RANCHO VISTOSO BOULEVARD ELEVATION 281.740 ±.
10. DEVELOPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
11. APPROVAL WILL NOT BE NEEDED, DISTURBED OR OBTAINED WITHOUT THE PLANS PRIOR TO THE START OF CONSTRUCTION.
12. PLANS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL NECESSARY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
13. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF COMMON AREAS.
14. ACCESS AND EGRESS TO COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
15. THE DESIGN VEHICLE FOR THIS PROJECT IS SU-30 WITH A DESIGN SPEED OF 25 MPH, P.A.A. SPEED: 15 MPH.
16. MATERIAL WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO GRADES OF THE ROADWAY SURFACE.
17. APPROVED IMPROVEMENT PLANS AND APPROVED ASSURANCES WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS.
18. THE PROPERTY OWNER HIS SUCCESSORS OR ASSIGNS, AGREES TO: 1) KEEP ALL REQUIRED UNPAVED AREAS MAINTAINED IN WEED FREE PASTURE CONDITION; 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS OF THE DEATH OF THE PLANT; 3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
19. THE OWNER SHALL BE RESPONSIBLE FOR ALLOCATING 1% OF THE COST OF ALL PRIVATE PROJECTS TO PROVIDE FUNDING FOR PUBLIC ART.
20. ALL BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
21. FIRE PROTECTION SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO GPM COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
22. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (P.A.A. COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
23. THE WATER DISTRICT FOR THIS DEVELOPMENT IS THE TOWN OF ORO VALLEY WATER UTILITY. THE PROJECT WILL BE SERVED BY AN EXISTING 6" MAIN ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF PLUMBING SHALL BE DETERMINED BY THE TOWN ENGINEER AND APPROVED BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
24. ALL RIPRAP MATERIAL IN THE BASINS AND CHANNELS SHALL BE NATIVE STONES SIMILAR TO THAT FOUND ON THE SITE.
25. ANY RELOCATION, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT THE EXPENSE TO THE PUBLIC.
26. A PROPOSED CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
27. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED BY THE DEVELOPER.
28. THIS PROJECT WILL HAVE 0 EXISTING AND 800 PROPOSED WASTEWATER FUTURE UNIT EQUIVALENTS PER TABLE 15.20.04(5)(c)(1) IN PIMA COUNTY CODE.
29. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
30. ALL STRUCTURES UNDER CONSTRUCTION SHALL BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
31. THE PROPERTY IS WITHIN THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT.
32. (ORSCOD) AND SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS.

PSOMAS

1111 N. 1st Street, Suite 110
 Tucson, AZ 85718
 (520) 252-3300 (520) 252-0290 fax
 FAX: (520) 252-3300
 PSMAS 02 0410-04-03
 3. VALUATION/PROPERTY/CONSTRUCTION

Scale: 1" = 40' 1/4" Date: 11/20/2007
 Drawn By: [Name] Checked By: [Name]



DEVELOPER
 ADRIAN ASSOCIATES ARCHITECTURE
 4400 E BROADWAY BLVD, SUITE 505
 TUCSON, AZ 85711
 (520) 381-0701

OWNER
 INNOVATION COMMERCE CAMPUS LLC
 ATTN: MICHAEL FORD
 4400 E BROADWAY BLVD, SUITE 118
 TUCSON, AZ 85718
 (520) 886-1228

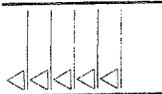
SHEET INDEX
 SHEET 1 COVER & COMPOSITE MAP
 SHEET 2-3 PLAN SHEETS
 SHEET 4-6 DETAIL SHEETS
 SHEET 7 LOT ANNOTATION

BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	81.81'	93°46'07"	53.30'
C2	25.00'	35.97'	90°00'00"	25.00'
C3	1425.00'	54.07'	02°07'28"	27.04'

DEVELOPMENT PLAN / PRELIMINARY PLAN
 FOR
INNOVATION COMMERCE CAMPUS
 UNITS 1-14
 COMMON AREAS 'A' (DRAINAGE/OPEN SPACE/BUFFER/YARD) AND
 COMMON AREAS 'B' (STREET/PARKING)
 BEING A COMMERCIAL CENTER SITUATED IN THE
 1/4 SECTION 29, T14N, R10E, P-14E,
 GRSB, ORO VALLEY, PIMA COUNTY, ARIZONA

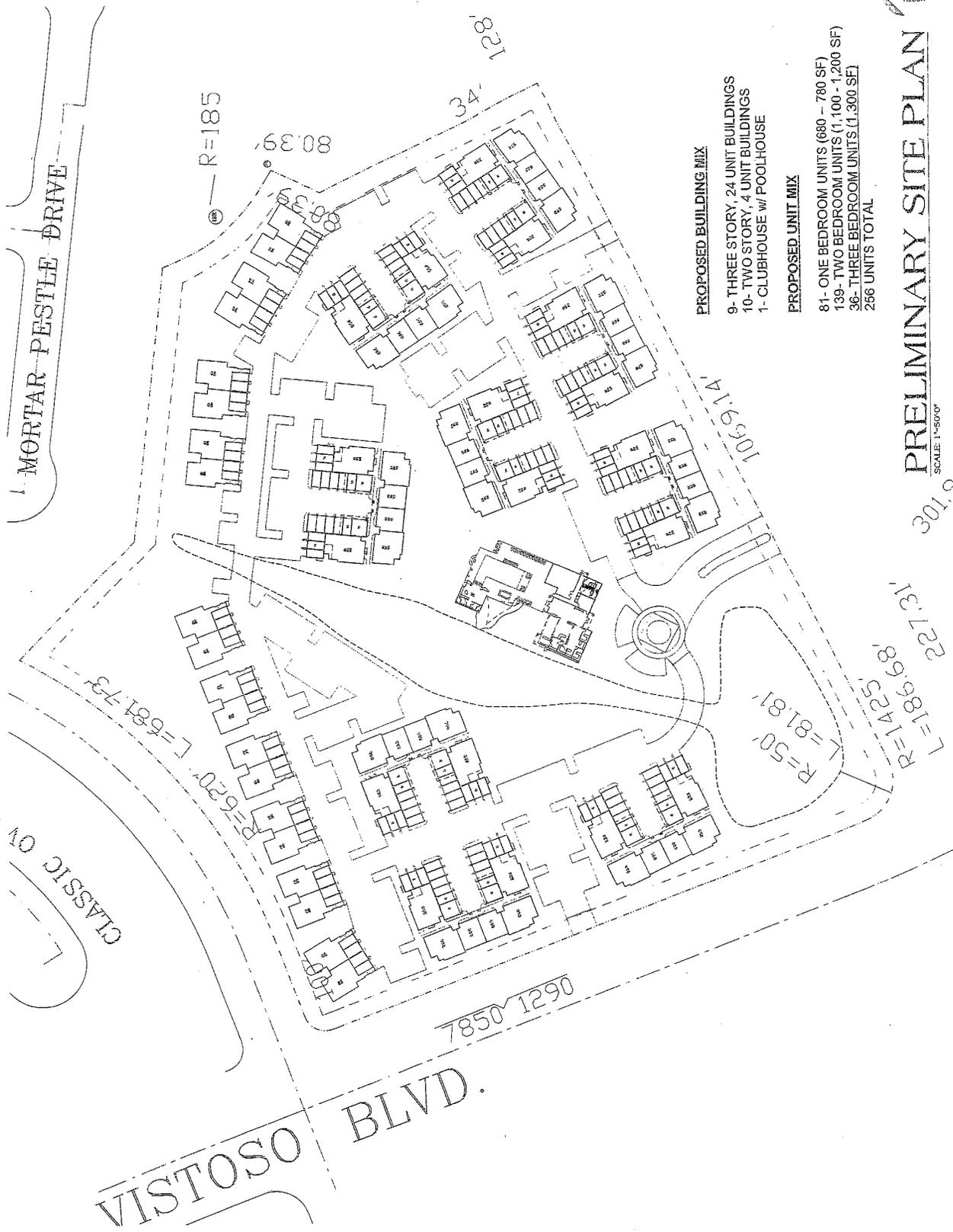
DATE: NOVEMBER 2007 SCALE: 1" = 100'
 SHEET 1 OF 7



Copyright - L.R. Niemiec Architects Inc. 2011. All Rights Reserved.
 This drawing is the property of L.R. Niemiec Architects, Inc. and shall remain the property of the architect. The drawings are prepared under license and shall not be used for any other project without the written permission of the architect. The drawings are prepared under license and shall not be used for any other project without the written permission of the architect. The drawings are prepared under license and shall not be used for any other project without the written permission of the architect.

SITE PLAN
 Scale: 1" = 50'-0"

AS2

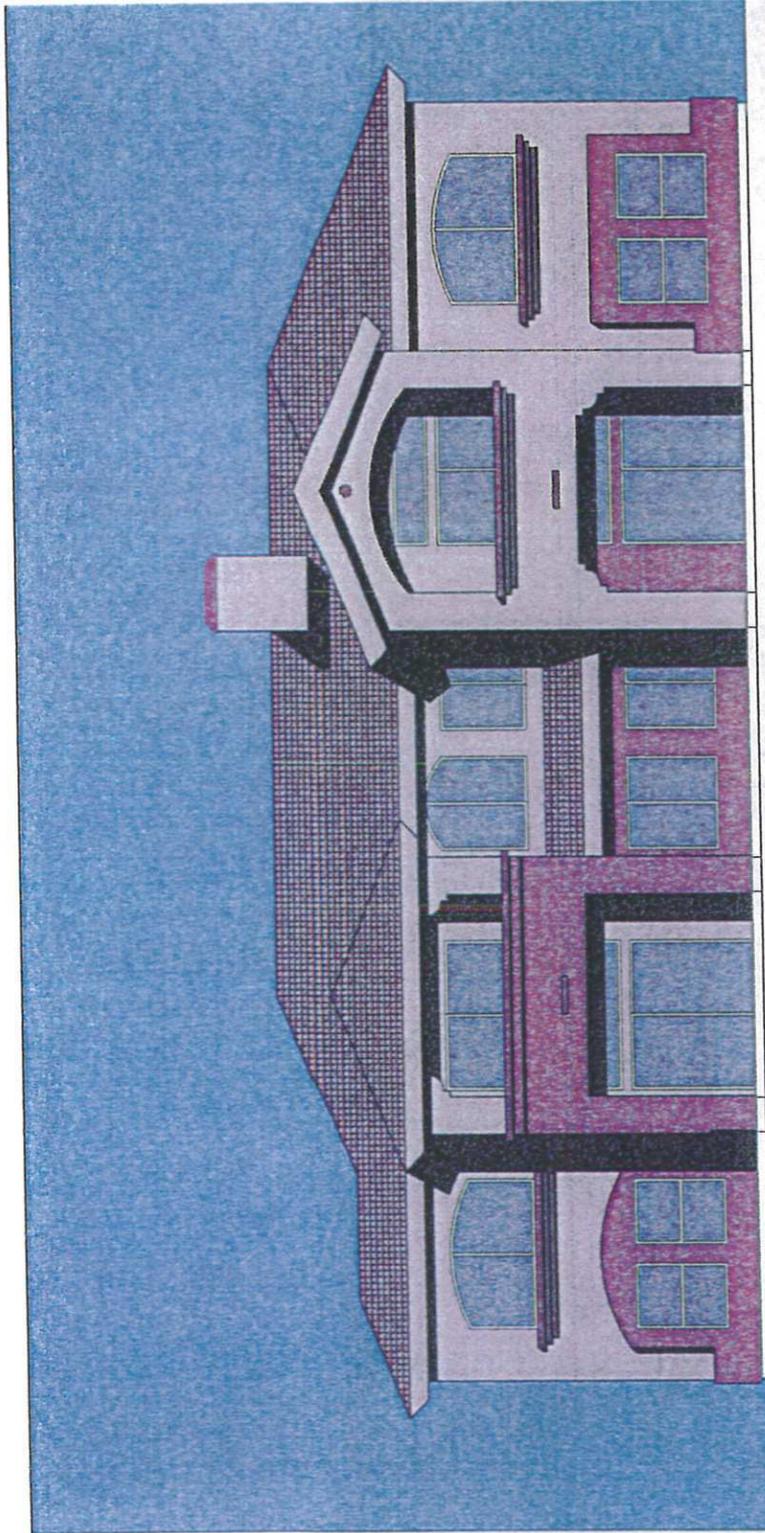


- PROPOSED BUILDING MIX**
- 9- THREE STORY, 24 UNIT BUILDINGS
 - 10- TWO STORY, 4 UNIT BUILDINGS
 - 1- CLUBHOUSE w/ POOLHOUSE
- PROPOSED UNIT MIX**
- 81- ONE BEDROOM UNITS (680 - 780 SF)
 - 139- TWO BEDROOM UNITS (1,100 - 1,200 SF)
 - 36- THREE BEDROOM UNITS (1,300 SF)
 - 256 UNITS TOTAL

PRELIMINARY SITE PLAN

SCALE: 1"=50'-0"

301.8'



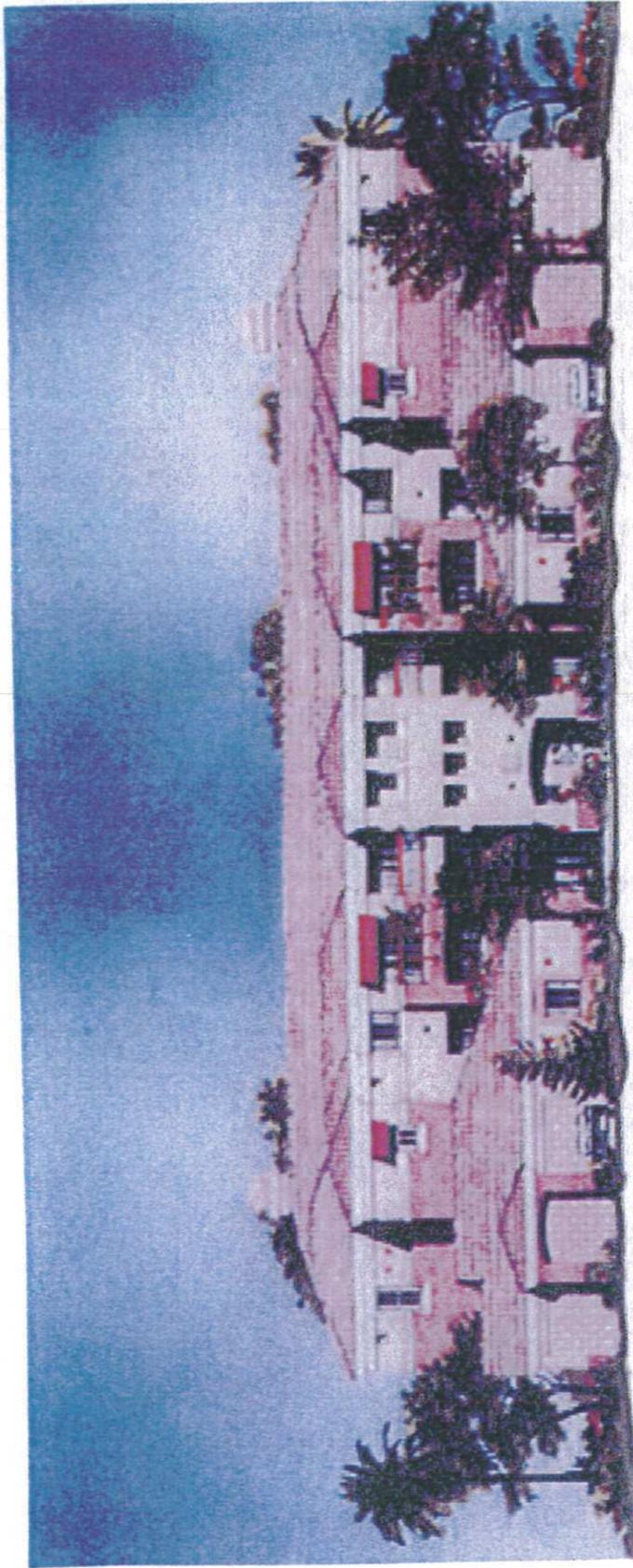
EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

	<p>ELEVATION Scale: 1/4" = 1'-0"</p>	
<p>A1</p>	<p>Copyright © L.R. Niemiec Architects, Inc. 2011. All Rights Reserved.</p>	<p>Copyright © L.R. Niemiec Architects, Inc. 2011. All Rights Reserved. This work is the property of L.R. Niemiec Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of L.R. Niemiec Architects, Inc. This drawing is the property of L.R. Niemiec Architects, Inc. and is not to be used by anyone other than the architect for any other project without the prior written permission of the architect.</p>



L.R. Niemiec Architects
L.R. NIEMIEC ARCHITECTS/PLANNERS, INC. • 8585 EAST HARTFORD DRIVE, SUITE 155 • SCOTTSDALE, ARIZONA 85255 • (480) 998-7576



Preliminary Façade for 3 Story, 24 Unit Apartment Building

Rancho Vistoso - Parcel 2E & Vacant HDR Site Analysis Date: 5-19-11 By MRH

Parcel	Acres	Developable	Zoned	Adjacent Zoning	Density	Max. Units	Building Ht. (stories)	Estimated Units	Road Type	Miles to Arterial Road	Visible to Thru-traffic Route	Miles to Employ. Ctr. & Services	Miles To Public Transportation	Feasible?
Rancho Vistoso 10AK	14.60		HDR	MDR,MHDR	8.2U/Ac	120	3	120	Local	0.5 mi	No	4.0	4.0	No
Rancho Vistoso 10AL	12.42		HDR	MDR,MHDR	8.2U/Ac	102	3	102	Local	0.5 mi	No	4.0	4.0	No
Rancho Vistoso 10W(?)	10.00		HDR	MDR,MHDR	8.2U/Ac	82	3	82	Local	0.3 mi	No	4.0	4.0	No
Rancho Vistoso 5F	28.50		HDR	HDR,OS	20.0U/Ac	570	3	456	Min.Arter.	0.0 mi	No	3.5	3.5	No
Section 6, Parcel 0010	10.00		R6	R36	12.4U/Ac	124	1	100	Local	0.5 mi	No	0.5	0.5	No
Section 24, Parcel 229A	42.66		R6	R144,R36	12.4U/Ac	529	1	427	Local	0.7 mi	No	4.0	4.0	No
Section 24, Parcel 228A	12.41		R6	R144,R36	12.4U/Ac	154	1	124	Local	0.5 mi	No	4.0	4.0	No
Rancho Vistoso 2E	15.23		CPI	MDR,CPI	17U/Ac	259	3	256	Min.Arter.	0.0 mi	Yes	0.0	0.1	Yes

Notes:

Parcel 5F is the only HDR site on a Minor Arterial Road, however, it is larger than the preferred acreage and unit count, it is not visible to a road with traffic passing through the area (to or from other regions), it is too far from bus service, not within walking distance of a large employment area, and not within walking distance of necessary services (bank, groceries, cleaners, etc).

In addition to meeting our criteria for size, visibility and access, Parcel 2E will also meet the needs of existing and future area businesses by providing corporate housing for companies in Innovation Park and providing added demand for retail and service companies in the nearby shopping center and commercial sites.

Vacant HDR Site Analysis

Rancho Vistoso Area CPI/C-1 Vacant Site Analysis

Date: 5-19-11

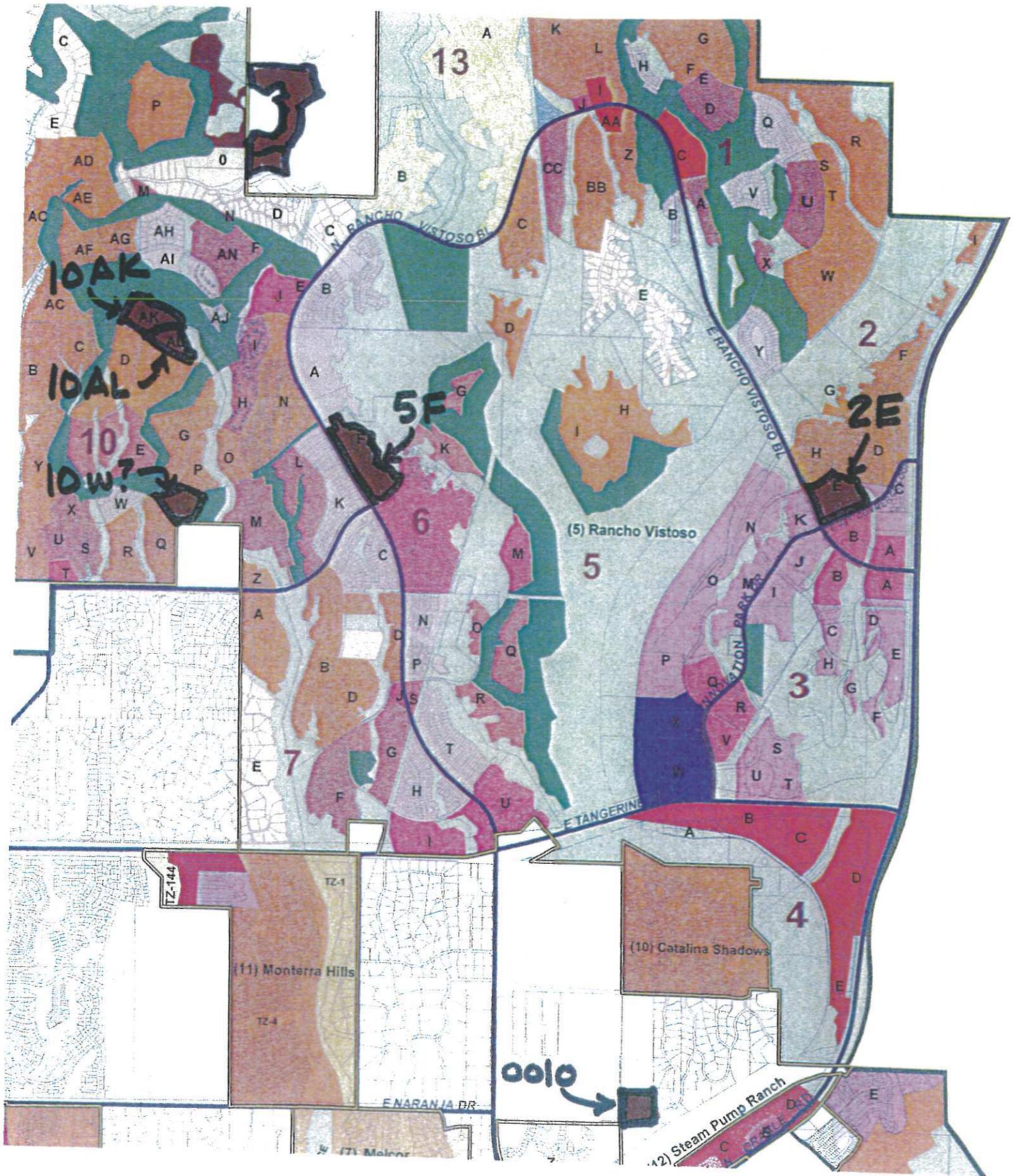
By MRH

Parcel	Acres		% of Total
Rancho Vistoso 2 (14E)	0.97		0.44%
Innovation Park L12	1.80	(1)	0.81%
Innovation Park DD	2.10		0.95%
Innovation Park B3	2.30		1.04%
Innovation Park B2S	2.50		1.13%
Rancho Vistoso 2 (17P)	3.26		1.47%
Innovation Park L1	3.90	(1)	1.76%
Innovation Park L11	3.90	(1)	1.76%
Innovation Park B5	4.30		1.94%
Innovation Park HH	6.30	(3)	2.84%
Innovation Park II	7.00	(3)	3.16%
Innovation Park GG	7.70	(2)	3.47%
Rancho Vistoso 2 (17E)	8.45		3.81%
Innovation Park B2N	9.20		4.15%
Innovation Park JJ	10.00	(3)	4.51%
Innovation Park KK	10.60	(3)	4.78%
Innovation Park B4	15.00		6.77%
Rancho Vistoso 2E (14G)	15.23		6.87%
Innovation Park CC	18.20		8.21%
Innovation Park AA	21.30		9.61%
Innovation Park FF	32.00	(2)	14.43%
Innovation Park BB	35.70		16.10%
Vacant C-1/CPI Acreage	221.71		100.00%
- Parcel 2E	-15.23		6.87%
Prop. Vacant CPI Acreage	206.48		93.13%

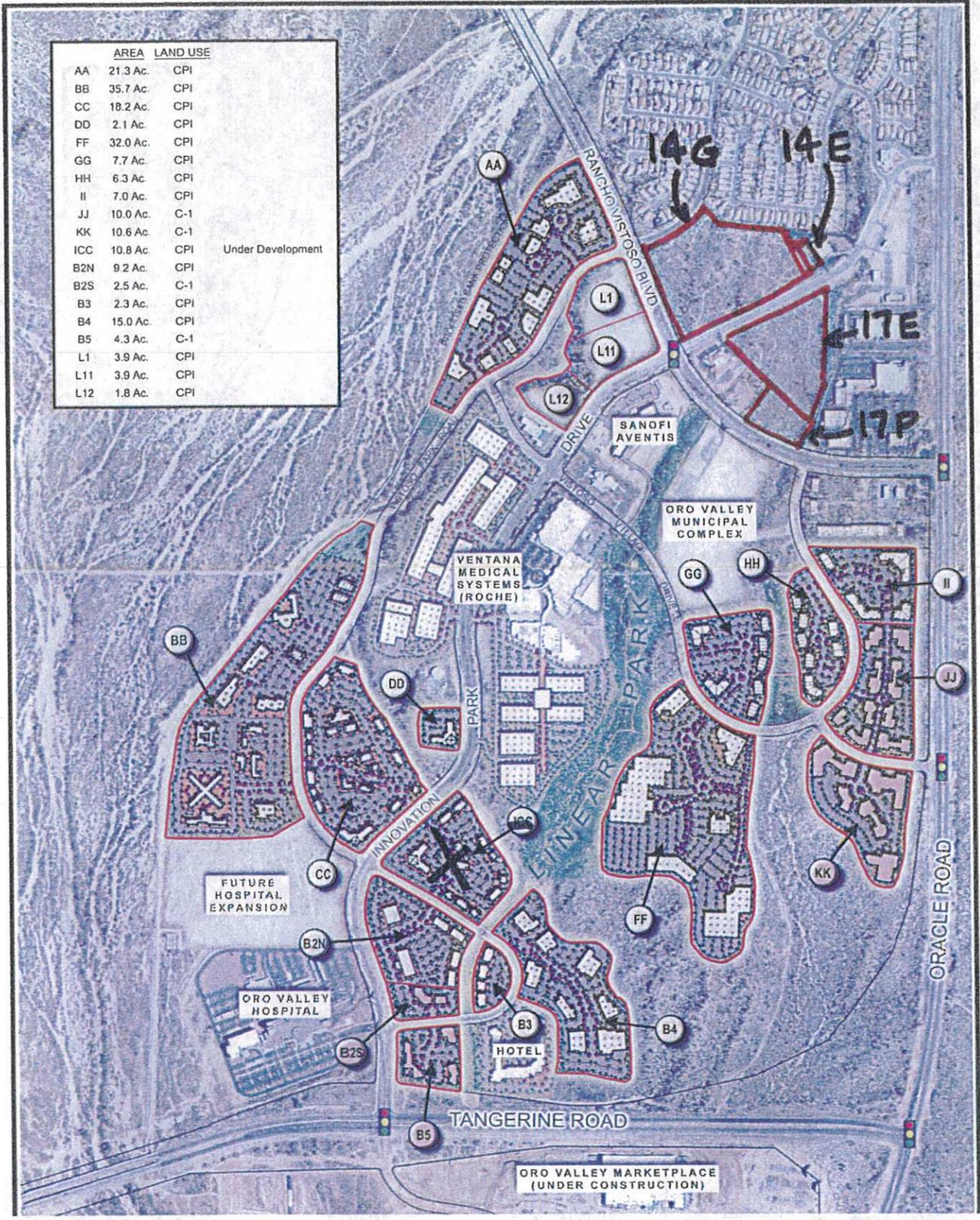
Notes:

- A) Adjacent parcels can be combined to create larger sites
- (1) = Adjacent Parcels 9.60 total
 - (2) = Adjacent Parcels 39.70 total + row
 - (3) = Adjacent Parcels 33.90 total + row
- B) Rezoning 2E results in a minor loss in vacant C-1/CPI and a significantly smaller loss in total C-1/CPI acreage
- C) There are parcels larger and smaller than 2E, so rezoning does not reduce the range of available parcel sizes

Vacant CPI / C-1 Site Analysis



Map of Vacant HDR Sites



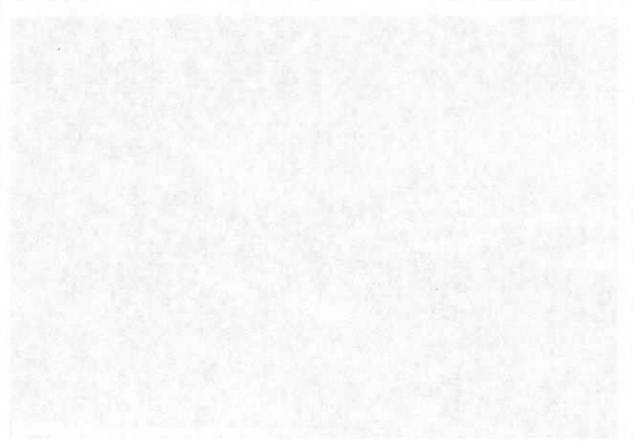
Map of Vacant CPI / C-1 Sites

CURRENT ARIZONA APARTMENT PROPERTIES

21-25. Golf Villas at Oro Valley, Town of Oro Valley

26-30. Oro Vista Luxury Apartments, Town of Oro Valley

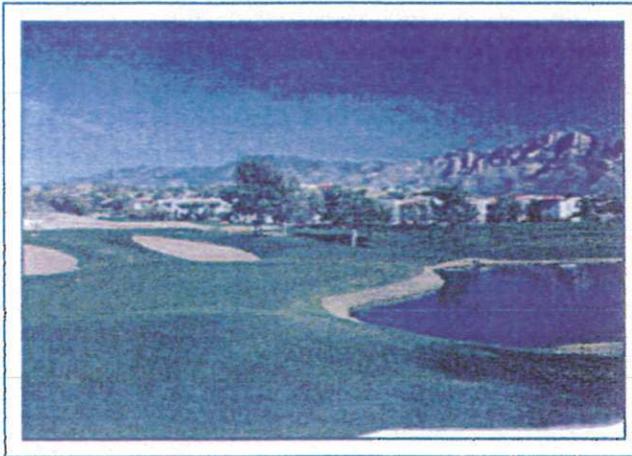
31-35. Sage Luxury Apartment Homes, City of Phoenix





OFFICE HOURS

Mon/Wed/Fri: 9:00 am - 6:00 pm
 Tue/Thur: 9am - 7pm
 Sat : 10:00 am - 6:00 pm
 Sun: 10:00am-6:00pm



- Air Conditioning
- Assigned parking
- 9' ceilings
- Full sized washer and dryer
- Gourmet Kitchens w/Cust. Maple Cabinets
- Huge floorplans
- Large verandas with breathtaking views
- Large walk-in closets
- Breathtaking Mountain Views
- Alarm System
- Patio or Balcony
- Spacious kitchens

DRIVING DIRECTIONS

From Interstate-10, take the Ina Road exit and go east five miles to La Canada Drive. Take La Canada Drive north to just one quarter mile past Lambert. The Golf Villas will be on the right.

FLOOR PLANS

Name	Beds	Baths	Sq Ft.	Rates
Sunrise	1	1.0	809 - 809	\$789 - \$989
Sunset	2	2.0	1039 - 1039	\$949 - \$973
Catalina	2	2.0	1145 - 1145	\$947 - \$1121
Desert Suite	3	2.0	1368 - 1368	\$1123

prices subject to change

COMMUNITY FEATURES

- State of the art Fitness Center
- Discounted golf available
- Sparkling Pool and Spa
- Business Center
- Convenient to shops & entertainment
- Close to Catalina State Park
- Spacious Split Floorplans
- Located in prestigious Oro Valley
- Flexible Lease Terms

Golf Villas Apartments | 10950 North La Canada Drive | Tucson, AZ 85737

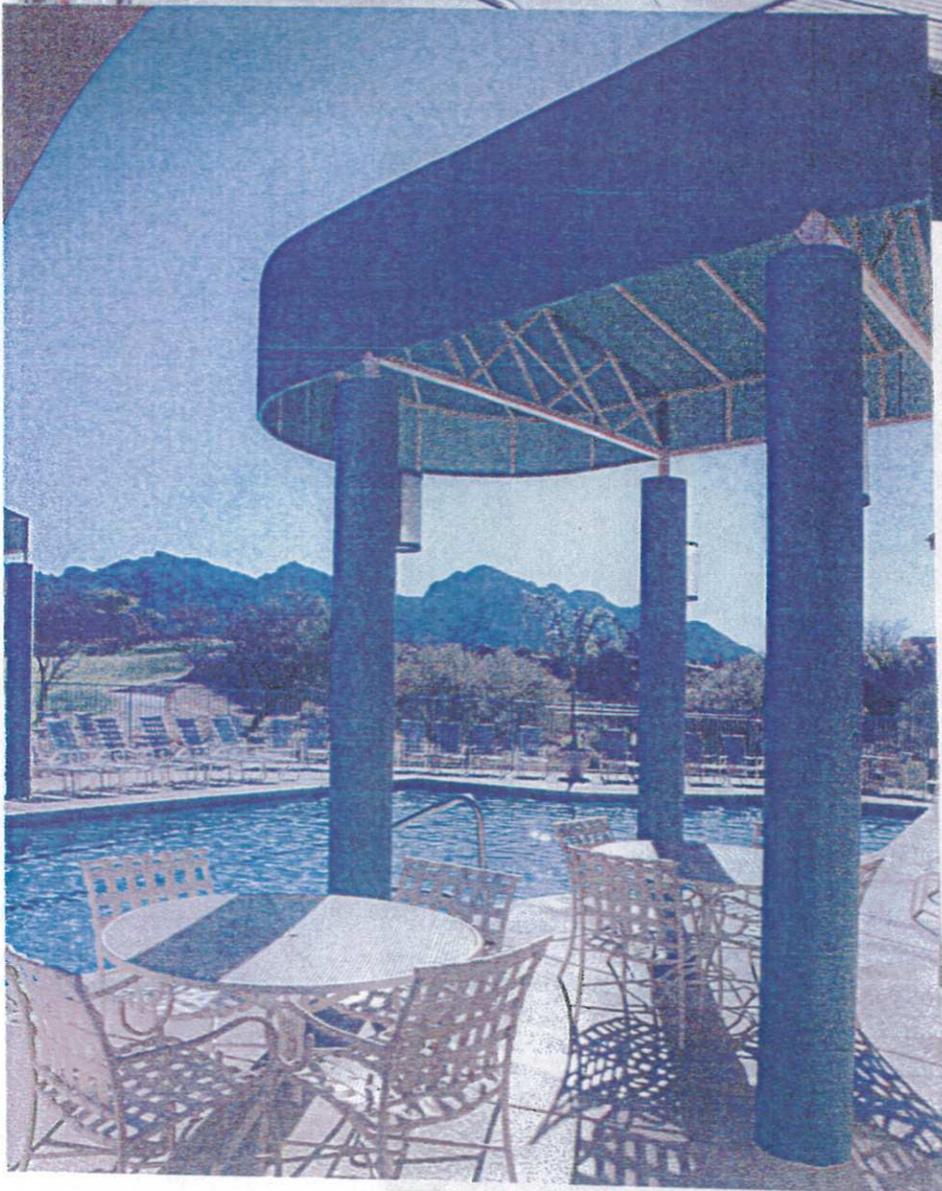
Phone: (866) 725-1689 | Fax: (520) 498-5150

Email: golfvillasleasing@beztak.com

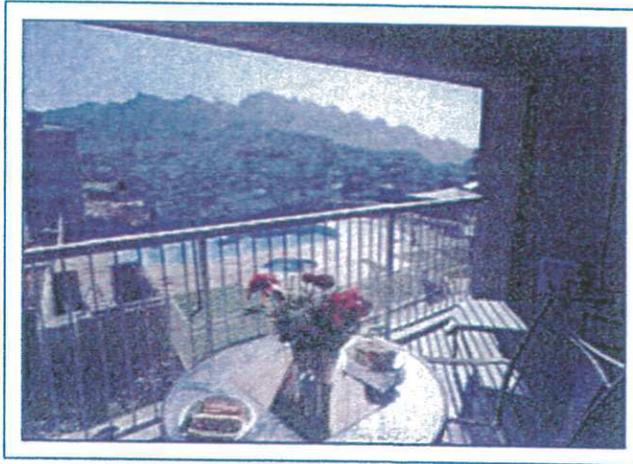
<http://www.golfvillasapts.com> 











DRIVING DIRECTIONS

From Ina Road, travel north on Oracle Road 4.5 miles to Pusch View Lane. Turn left at light; road merges into Lambert Lane. Drive 2.3 miles to Oro Vista Apartments northern entrance just one block east of La Canada. Turn left into Oro Vista to the leasing office and clubhouse.

FLOOR PLANS

Name	Beds	Baths	Sq Ft.	Rates
La Plata	1	1.0	800 - 800	\$733 - \$884
El Oro	2	2.0	1125 - 1125	\$969 - \$994
El Platino	2	2.0	1130 - 1130	\$999 - \$1099
El Diamante	3	2.0	1300 - 1300	\$1249 - \$1249

prices subject to change

OFFICE HOURS

Mon/Wed/Fri: 9:00 am - 6:00 pm
 Tue/Thur: 9:00 am-7:00 pm
 Sat : 10:00 am - 6:00 pm
 Sun: 10:00 am - 6:00 pm

APARTMENT HOME COMFORTS

- Air Conditioning
- Full pantry
- Fireplace (in select units)
- Dramatic 9 ft ceilings
- Walk-In Closets
- Ceramic tile entryways
- Patio Or Balcony
- Extra Storage
- Alarm System
- Full-size w/d in every apt. home

ORO VISTA COMMUNITY FEATURES

- Through-unit style floor plans
- Tantalizing heated pool
- Relaxing spa
- Spectacular views
- Interior fire-sprinkler system
- Complimentary reserved covered parking
- Controlled Access community
- State-of-the-art fitness center
- Business center
- Clubhouse veranda with fireplace
- 24 hour emergency maintenance service
- Attached garages on select two-bedroom apts

Oro Vista Luxury Apartments | 1301 West Lambert Lane | Tucson, AZ 85737
 Phone: (866) 977-4423 | Fax: (520) 498-3962
 Email: orovistaleasing@beztak.com
<http://www.orovistaapts.com>



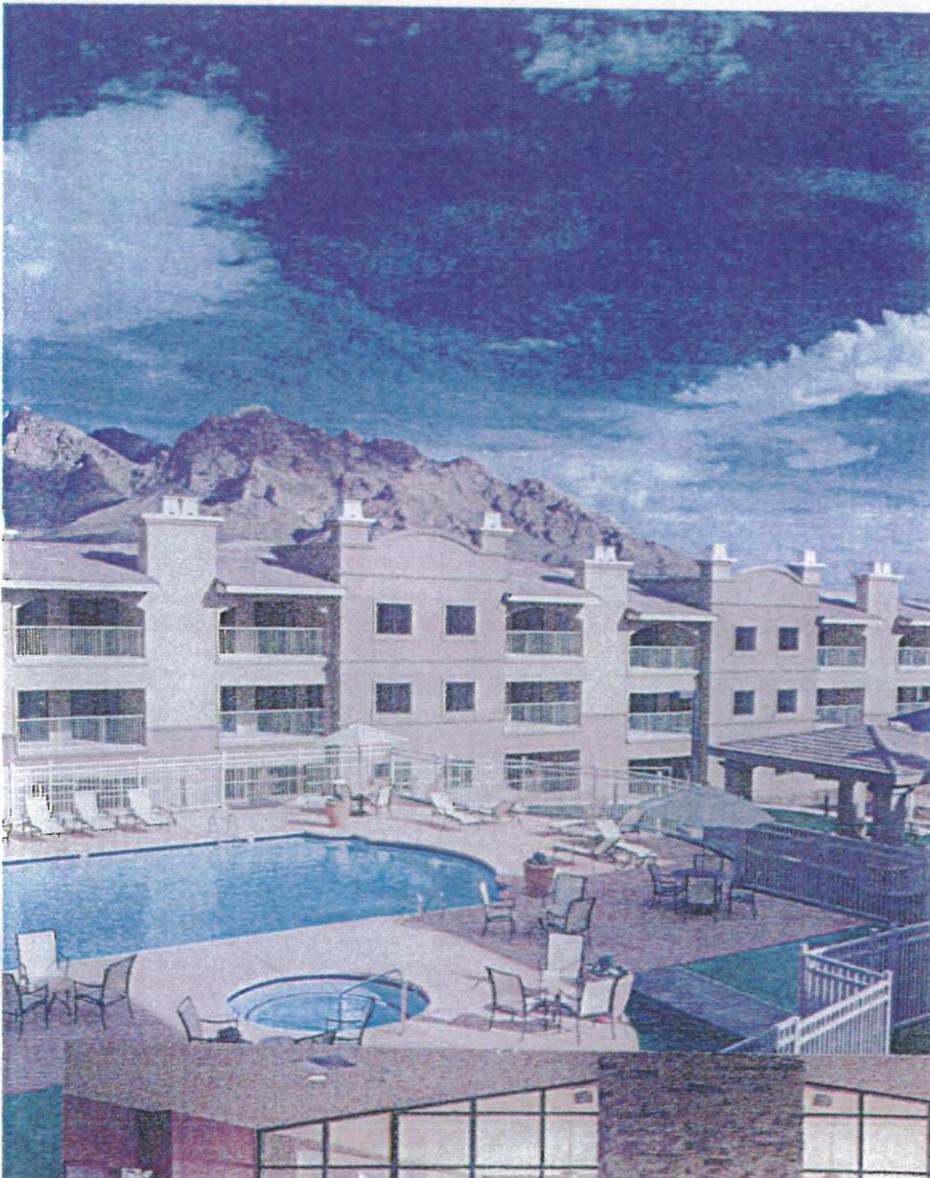
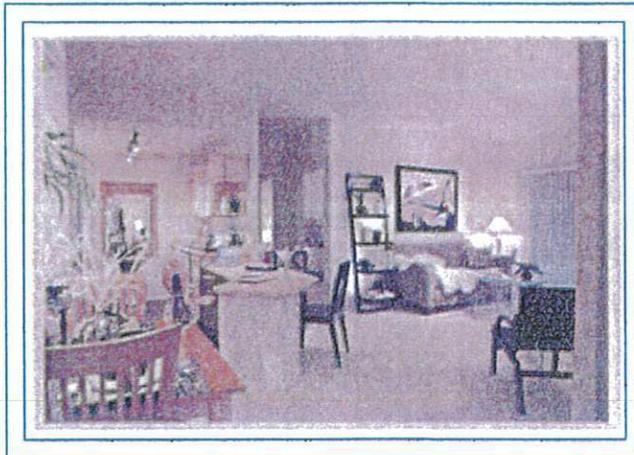






Figure 10.10: A large, modern dining or lounge area.





DRIVING DIRECTIONS

Located off the I-17, just 4 miles north of the 101. Exit Jomax Road and travel north on the frontage road. We are directly on the right side about 3/4 mile up on the right-hand side.

FLOOR PLANS

Name	Beds	Baths	Sq Ft.	Rates
Salvia	1	1.0	810 - 810	\$699 - \$819
Sedona	2	2.0	1079 - 1079	\$824 - \$959
Spirit Dancer	2	2.0	1187 - 1187	\$908 - \$1050
Windrose	3	2.0	1390 - 1390	\$1200 - \$1274

prices subject to change

OFFICE HOURS

Mon, Wed, Fri: 9:00 am - 6:00 pm
 Tues & Thurs: 9:00 am - 7:00 pm
 Sat & Sun: 10:00 am - 6:00 pm

COMMUNITY FEATURES

- Monitored 24-hour gated community
- Innovative 2-story community center with elevator and rooftop solarium with stainless steel gas barbeque grills
- Professionally equipped health club with Precor equipment
- Beautifully designed saltwater swimming pools
- Custom designed 6-foot horizontal fireplace with cozy seating area in our expansive clubhouse
- Executive conference center with 2 Mac computers, printer, copier, fax, and flat screen TV
- Individual workstations in conference center
- 7,000 sq. ft. unique on-site desert scape throughout community
- Charcoal barbeque grills
- Breathtaking mountain views

INTERIOR FEATURES

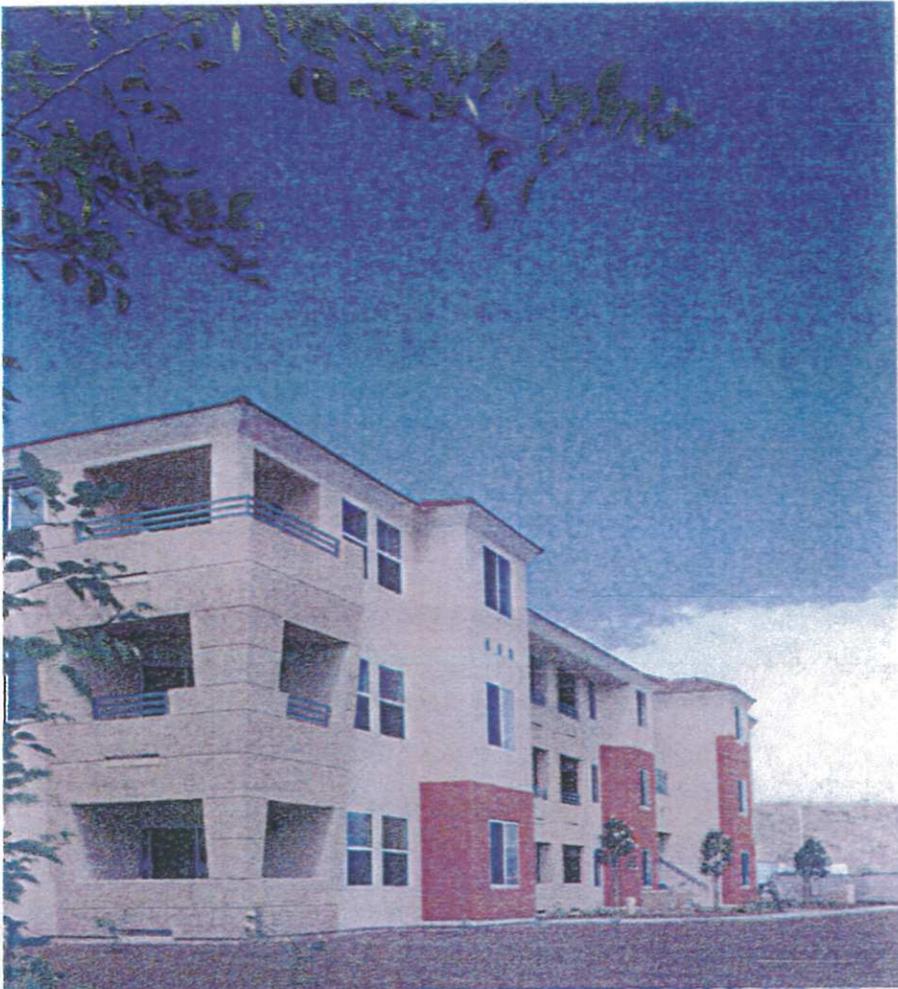
- Exquisite European-style, gourmet kitchens
- Recessed microwave ovens with turntables
- 9-foot ceilings and dual sinks in the master bathrooms
- Huge walk-in closets on select floorplans
- Full-size washer and dryer in every residence
- Ceramic tile bath with white porcelain, above-counter sinks
- High-tech wiring and networking capability
- Intrusion alarm in each apartment home
- Standup showers and Roman tubs available
- Linen closets and full-size kitchen pantries

Sage Apartment Homes | 28425 N. Black Canyon Hwy. | Phoenix, AZ 85085

Phone: (866) 894-2519 | Fax: (623) 587-4748

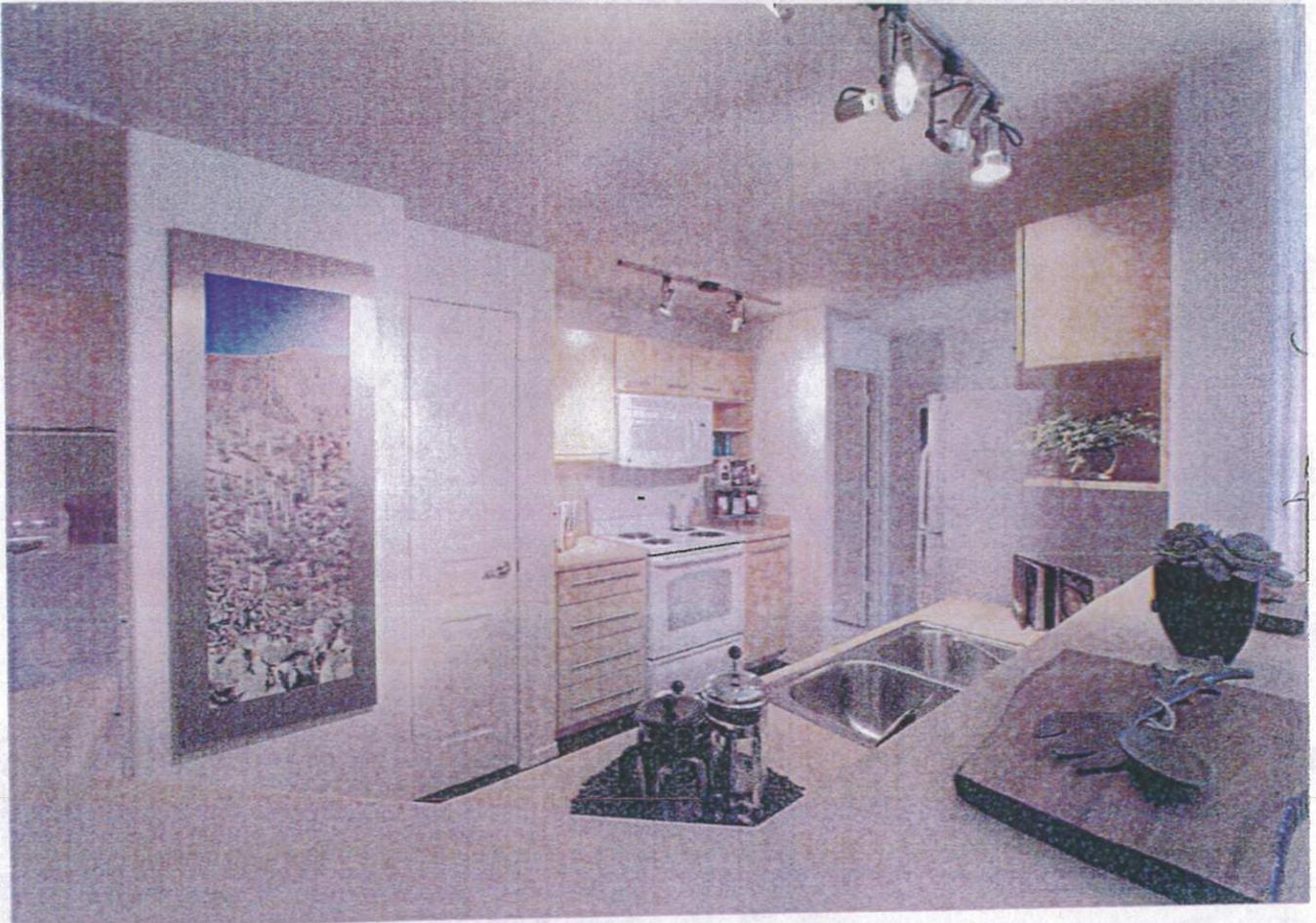
Email: sageleasing@beztak.com

<http://www.sageapthomes.com>



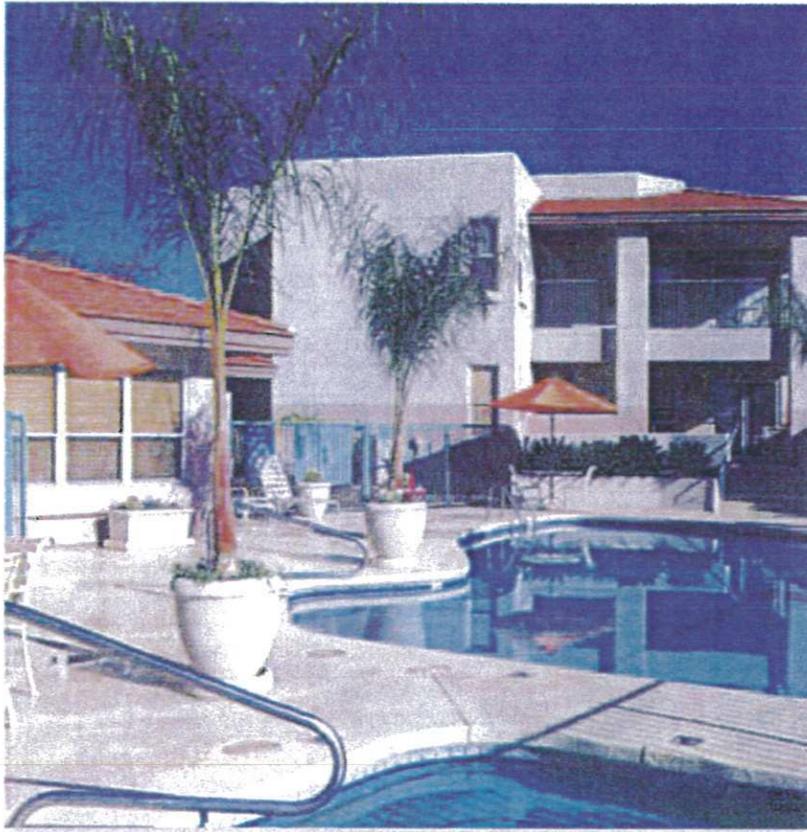








Michigan Corporate Offices
31731 Northwestern Highway, Suite 250W
Farmington Hills, Michigan 48334
Telephone: (248) 855-5400 • Fax: (248) 851-4744
www.beztak.com



BEZTAK COMPANIES

The Beztak organization has assembled a development and management team whose combined expertise and reputation in their respective field of specialty compliments the Beztak commitment to excellence in the development and management of its outstanding communities. Beztak values strong partnerships with key vendors to stay ahead of the competition with innovative approaches and creative solutions to everyday challenges.

Beztak is a highly centralized organization with corporate offices in Farmington Hills, Michigan and regional offices in Boca Raton, Florida and Phoenix and Tucson, Arizona. With a thorough and extraordinarily well-trained and experienced staff, Beztak oversees on-site activity and personnel. By means of the most advanced computer technology, financial control of all facets of the business, from construction to management, remain under daily supervision of principal executives.

By means of the most advanced computer technology, financial control of all facets of the business, from construction to management, remain under daily supervision of principal executives.



RESIDENTIAL MANAGEMENT SERVICES

EXPERIENCE, PHILOSOPHIES AND RESULTS

At Beztak properties, we have been acquiring, managing and investing in real estate for over sixty years. We offer a full range of third-party management services:

- Multi-family Residential Property Management
- Office, Commercial and Retail Management
- Asset Management Services
- Due Diligence and Brokerage Assistance for Acquisitions and Dispositions
- Referral Network of Experienced Local Real Estate Services Providers
- Project Development, Property Repositioning and Lease Up Marketing
- Construction and Development Services
- Marketing and Business Plans
- Investment Analysis

Beztak has developed a total of 15,000 single and multiple family residences for the upper middle and ultra-luxury consumer. Ranging in size from 160 units to almost 1,500 units, Beztak communities are known for their strong aesthetic appeal, innovative interior and exterior design and progressive marketing.

Curbside, the typical Beztak development is very alluring; estate-like entry gate houses manned 24 hours a day, truly resort like swimming pools, recreational facilities, sports facilities, even private lending libraries. These are the kinds of glamorous amenities that Beztak incorporates into carefully planned multifamily housing developments in order to attract the most discriminating customers.

As a sales and customer service oriented company, our clients know the importance we place on maximizing the value of each property we manage. We align our interests with our clients, and offer a competitive management fee structure based on results. By putting our customers first, we consistently outperform each metric in the apartment industry for our clients. We are so confident in our ability to improve property performance that we will guarantee it by structuring our management fee to the performance of the asset.

Time and again, Beztak has shown how cost saving features can be treated as promotional and aesthetic components of good design. Our volume allows a reduction of costs to our clients due to in-house services, the ability to leverage our size and our preferred vendor relationships. Various revenue sharing opportunities based on our volume, give you an immediate impact to your bottom line.

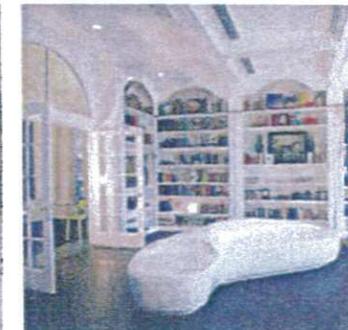
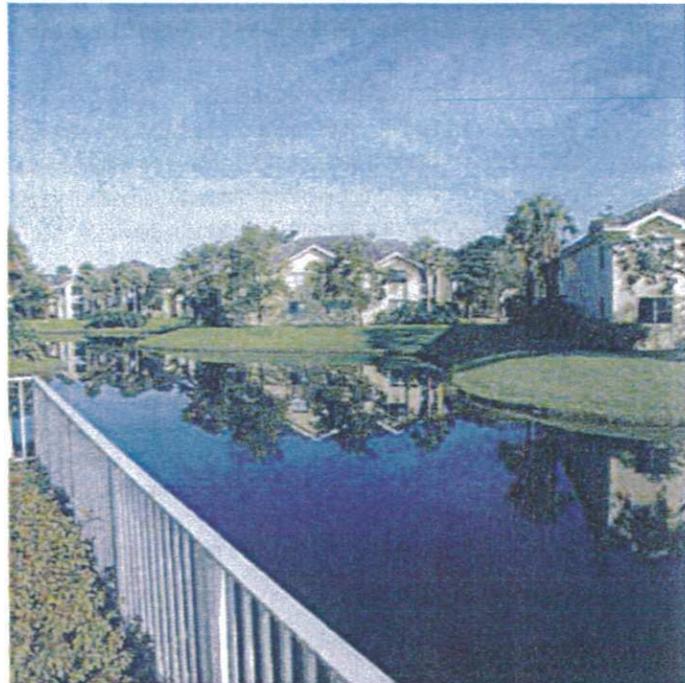
"We are so confident in our ability to improve property performance that we will guarantee it by structuring our management fee to the performance of the asset."

Beztak Properties

PROPERTIES

UNITS

ALDINGBROOKE - Phase I West Bloomfield, Michigan	280
ALDINGBROOKE - Phase II West Bloomfield, Michigan	270
ALDINGBROOKE - Phase III West Bloomfield, Michigan	30
ALDINGBROOKE RESERVE West Bloomfield, Michigan	87
ALL SEASONS OF ROCHESTER HILLS Rochester Hills, Michigan	144
BLAIR PARK Jackson, Michigan	100
BRIAR COVE - Phase I Ann Arbor, Michigan	168
BRIAR COVE - Phase II Ann Arbor, Michigan	104
BRIER CREEK TERRACES Raleigh, North Carolina	410
BRISTOL COURT Flint, Michigan	200
BROOKDALE South Lyon, Michigan	264
CASCADES Anaheim, California	292
CEDAR BLUFF Knoxville, Tennessee	192
CITATION CLUB - Phase I Farmington Hills, Michigan	252
CITATION CLUB - Phase II Farmington Hills, Michigan	150
CITATION CLUB - Phase III Farmington Hills, Michigan	198
CITATION CLUB Delray Beach, Florida	404
CITATION CLUB Sarasota, Florida	320
CITATION WAY Coral Springs, Florida	272
COLONNADES Plantation, Florida	230
FAIRMONT PARK - Phase I Farmington Hills, Michigan	220
FAIRMONT PARK - Phase II Farmington Hills, Michigan	156
FARMINGTON OAKS Farmington, Michigan	106
KENSINGTON MANOR Farmington, Michigan	160
GATEWAY APARTMENTS I&II Farmington Hills, Michigan	228

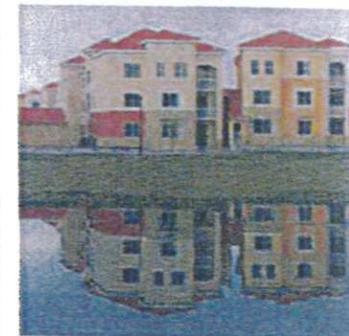
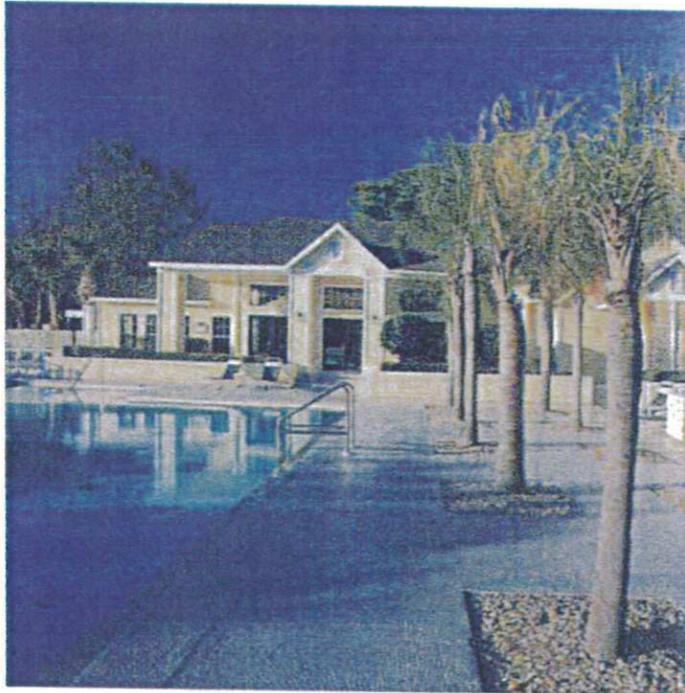


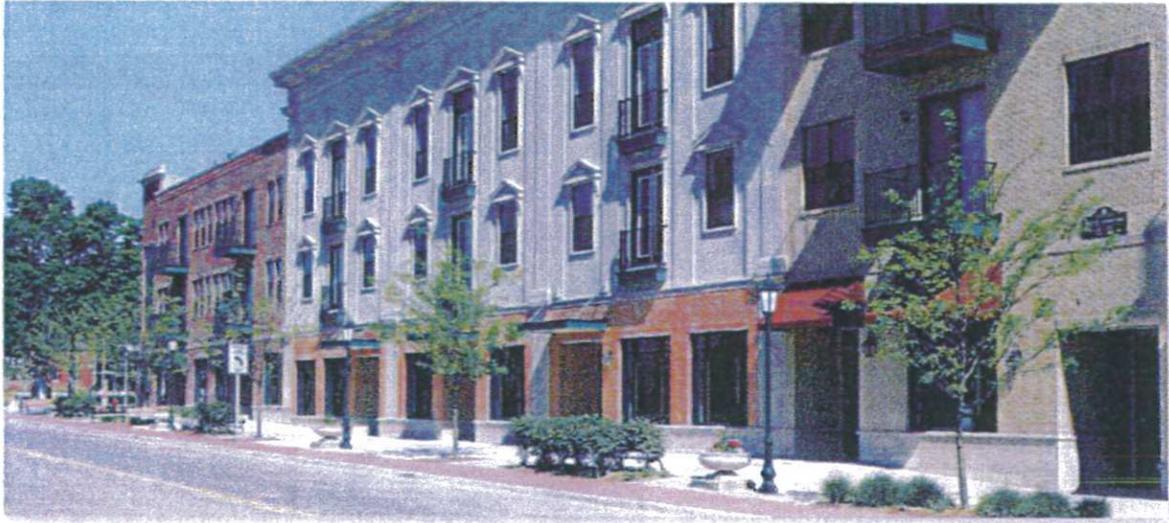
Beztak Properties

PROPERTIES UNITS

GOLF VILLAS AT ORO VALLEY - Phase I Oro Valley, Arizona	51
GOLF VILLAS AT ORO VALLEY - Phase II Oro Valley, Arizona	130
IVY CHASE APARTMENTS Raleigh, North Carolina	250
LAKESIDE TERRACES - Phase I Sterling Heights, Michigan	256
LAKESIDE TERRACES - Phase II Sterling Heights, Michigan	128
LAKESIDE TERRACES - Phase III Sterling Heights, Michigan	114
LA PRIVADA Scottsdale, Arizona	350
LEGACY PLACE APARTMENTS Palm Beach Gardens, Florida	384
MILLER CREST Johnson City, Tennessee	120
MISSION PALMS Tucson, Arizona	360
MUIRWOOD - Phase I-IV Farmington Hills, Michigan	1,172
MUIRWOOD - Phase V Farmington Hills, Michigan	100
MUIRWOOD RESERVE Farmington Hills, Michigan	72
ORACLE VILLA Tucson, Arizona	365
ORO VISTA Oro Valley, Arizona	138
SADDLE CREEK - Phase I Novi, Michigan	220
SADDLE CREEK - Phase II Novi, Michigan	180
SAGE APARTMENTS - Phase I Phoenix, Arizona	304
SONORAN TERRACES Tucson, Arizona	374
UPTOWN Canton, Michigan	278
WALDEN WOOD Southfield, Michigan	210
WAVES - Phase I Plantation, Florida	280
WAVES - Phase II Plantation, Florida	208
WINNERS CIRCLE Parkland, Florida	396
THE WOODS Austin, Texas	278

TOTAL UNITS: 11,955





COMMERCIAL/OFFICE/RETAIL MANAGEMENT SERVICES

When it comes to commercial development, the Beztak qualities of careful planning, excellence and flexibility resulted in the creation of unique shopping experiences in highly desirable neighborhoods. Recognizing a growing public resistance to huge malls, Beztak focused on smaller, upscale neighborhood shopping centers with unique speciality stores. This vision paid off as these centers became recognized as destinations in their own rite and realized great success. Beztak takes an active role in the tenant mix knowing that the right combination exceeds neighborhood needs and draws a larger segment of the shopping population.

Our multi-faceted Management Approach is innovative and promotes your growth and success. We will work with you to:

- Develop an in-depth understanding of your retail business goals and objectives
- Provide an independent, experienced and informed viewpoint that will add critical perspective to the planning, execution and evaluation process
- Identify, quantify and prioritize the short and long term goals for your portfolio
- Add our key business relationships and partnerships with retailers, brokers, suppliers and industry experts to the success equation
- Focus the substantial resources at our disposal on delivering outstanding performance to your assets
- Always work from an owners mind set, resulting in asset enhancing strategies to meet your business goals

With over 30 years of experience in commercial and retail development and management, you can expect many benefits for your retail assets:

- Generate higher revenues from your existing portfolio
- Improve the overall financial performance
- Ensure long term value enhancements
- Meet and exceed your predetermined goals and objectives

“Beztak takes an active role in the tenant mix knowing that the right combination exceeds neighborhood needs and draws a larger segment of the shopping population.”

Beztak Properties

OFFICE & RETAIL

PROPERTIES DEVELOPED OR MANAGED

PROPERTIES SQ. FT.

APPLEGATE SQUARE (Shopping)	
Southfield, Michigan	54,196
BAYSHORE GARDENS (Shopping)	
Bradenton, Florida	126,295
BOARDWALK (Shopping)*	
West Bloomfield, Michigan	40,000
BROOKDALE SQUARE (Shopping)*	
South Lyon, Michigan	51,500
BUHL BUILDING (Office)	
Detroit, Michigan	422,000
CARREFOUR (Office)*	
Farmington Hills, Michigan	78,700
CENTURY PLAZA (Shopping)	
Troy, Michigan	36,135
FARMINGTON OAKS (Office)	
Farmington, Michigan	10,000
CORP. PARK OF FARMINGTON (Office)	
Farmington Hills, Michigan	65,000
HILLS TECH PARK (Office)*	
Farmington Hills, Michigan	68,500
KERCHEVAL (Shopping)	
Grosse Pointe, Michigan	7,500
MUIRWOOD SQUARE (Shopping)*	
Farmington Hills, Michigan	61,454
NOTTINGHILL VILLAGE (Shopping)*	
Shelby Township, Michigan	14,000
SUGAR TREE SQUARE (Shopping)*	
West Bloomfield, Michigan	38,102
THE SHOPS AT ORO VISTA (Shopping)*	
Oro Valley, Arizona	30,000
TRI-ATRIA (Office)	
Farmington Hills, Michigan	240,000
TRI-ATRIA SHOPPING CENTER*	
Farmington Hills, Michigan	15,250
TROYPOINTE (Shopping)*	
Troy, Michigan	24,637
TROYWOOD (Shopping)*	
Troy, Michigan	14,712
UPTOWN (Shopping)*	
Canton, Michigan	20,926
VENTURE PLAZA (Office)	
Troy, Michigan	65,000
VERO BEACH SHOPPING CENTER*	
Vero Beach, Florida	110,000
WATERFORD PLAZA (Shopping)*	
Waterford, Michigan	42,728

TOTAL SQ.FT: 1,636,635



*Currently Owned and Managed

Beztak Properties

MISCELLANEOUS

PROPERTIES SQ. FT.

GRISWOLD/LARNED LOT
 Detroit, Michigan 49,788

GRISWOLD PARKING GARAGE
 Detroit, Michigan 201,600

SHELBY LOT
 Detroit, Michigan 4,800

TOTAL SQ.FT: 256,188



PROJECTS CURRENTLY
 UNDER DEVELOPMENT OR
 CONSTRUCTION INCLUDE:

OFFICE & RETAIL

PROPERTIES SQ. FT.

NOVIPLEX (Office)
 Novi, Michigan 245,000

TOTAL SQ.FT: 245,000



References

CONTACTS

Let our references speak for us. A business can be measured by the success and happiness of their clients. Please feel free to contact the following individuals to learn about their experience with the Beztak Companies.

WARREN ROSE
EDWARD ROSE AND SON

30057 Orchard Lake Road
Farmington Hills, MI 48334
Phone: 248-539-2255
Email: warren_rose@edwardrose.com

GARY SHIFFMAN
SUN COMMUNITIES

27777 Franklin Road #200
Southfield, MI 48034
Phone: 248-208-2500
Email: gshiffman@sunproperties.com



