

**AMENDED GENERAL and FINAL DEVELOPMENT PLAN FOR 48th STREET BUSINESS PARK**  
SECTION 32, T1N, R4E, G8SRB&M

**LEGAL DESCRIPTION**  
That part of the North half of Section 32, T1N, R4E, G8SRB&M, described as follows:  
COMMENCING at a point in the North line of said Section 32 that bears N 89° 37' 00" E, 1600.85 feet from the Southwest corner thereof, said point also being in the centerline of Southern Avenue;  
THENCE S 00° 23' 00" E, a distance of 95.00 feet to a point in the South right of way line of said Southern Avenue;  
THENCE S 89° 37' 00" W along said South right of way line and parallel with the North line of said Section 32, a distance of 978.36 feet to the TRUE POINT OF BEGINNING;  
THENCE S 00° 09' 18" W, a distance of 400.00 feet;  
THENCE S 24° 21' 42" W, a distance of 230.00 feet;  
THENCE S 75° 18' 09" W, a distance of 500.00 feet to a point in a line parallel with and 55.00 feet east of the West line of said Section 32, said parallel line also being the East right of way line of 48th Street;  
THENCE S 00° 09' 18" E along said parallel line a distance of 955.00 feet;  
THENCE N 89° 37' 00" E, a distance of 160.00 feet;  
THENCE S 00° 09' 18" E, a distance of 200.00 feet to the hereinabove mentioned South right of way line of Southern Avenue;  
THENCE N 89° 37' 00" E along said South right of way line, parallel with the North line of said Section 32, a distance of 410.00 feet to the TRUE POINT OF BEGINNING.

STATE OF ARIZONA  
County of Maricopa ) ss  
I hereby certify that the within instrument was filed and recorded in the office of the City Recorder of the City of Tempe, Arizona, on this 15th day of October, 1982, at 11:52 AM.  
City Recorder  
*James D. Brown*  
City Recorder

TECHNICAL  
OCT 18 1982  
CITY OF TEMPE  
PLANNING DEPARTMENT

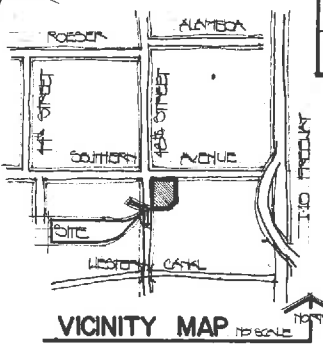
**PROJECT DATA**  
ZONING: IBD  
NET SITE AREA: 38,716 S.F. (1.02 ACRES)  
BUILDING AREAS:  
BUILDINGS: GROSS AREA  
1. 9,310 S.F.  
2. 4,420 S.F.  
3. 2,400 S.F.  
4. 606 S.F.  
5. 1,516 S.F.  
6. 2,551.5 S.F.  
TOTAL GROSS AREA: 125,803.5 S.F.  
PARKING: 425 SP

- VARIANCES GRANTED:  
1) IBD USE IN PCC-1  
2) C-2 USE IN PCC-1  
3) MODIFY SECTION 3, PART VI TO ALLOW 33% COVERAGE.  
4) PARKING VARIANCE 425 TO 423 SP. (NOTE: 425 PROVIDED)

BUILDING	OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED
A	COMMERCIAL (100%)	1/250 x 9510 = 37 SP	51 SP
B	COMMERCIAL (100%) RESTAURANT	1/250 x 11,116.22 = 44 SP 1/75 x 2,106.91 = 28 SP	45 SP 36 SP
C	OFFICE (20%) WAREHOUSE (80%) RACKETBALL COURT	EXISTING LEAS. OFFICE/RESTAURANT/WAREHOUSE = 15 SP 1/200 x 3480.02 = 17 SP 1/500 x 13,123.29 = 26 SP 2 SP. PER COURT - 1 COURT	15 SP 17 SP 26 SP 3 SP
D	OFFICE (25%) WAREHOUSE (75%)	1/200 x 4020 = 20 SP 1/500 x 12,060 = 24 SP	20 SP 24 SP
E	OFFICE	1/200 x 1,451.6 = 7 SP	7 SP
F	OFFICE	1/200 x 2,551.5 = 12.7 SP	12.7 SP
TOTAL			426 SP

COUNCIL OF CITY OF TEMPE, ARIZONA  
THIS 26th day of August 1982 by a GENERAL, PRELIMINARY PLAN OF DEVELOPMENT:  
*James E. Mitchell*  
CITY CLERK  
*Virginia Thompson*  
CITY ENGINEER  
*Ed Hill*  
CITY PLANNING DIRECTOR

THE UNDERSIGNED AS OWNER OF THIS PROPERTY HEREBY STATES HIS AGREEMENT WITH ACCORDANCE WITH THE ORDINANCE HEREIN:  
*Arnold J. Vignar*  
*Cynthia S. DuChateau*



**48TH STREET BUSINESS PARK**  
AJ PROPERTIES INC.  
2600 N 44TH ST, 204 PHOENIX, AZ 85008  
LED MILLER & ASSOCIATES, ARCHITECT/PLANNERS 2600 N 44TH ST, 210 PHOENIX, AZ 85008

**ENGINEER'S CERTIFICATE**  
I, James A. Brown, hereby certify that I am a registered civil engineer of the State of Arizona, that this map consisting of one sheet correctly represents a survey made by Associate Engineers during the month of December, 1976, and revised by this office that the survey is true and complete as shown, all the monuments shown actually exist or will be set as shown, that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.  
*James A. Brown*  
3-31-81

RECORDED