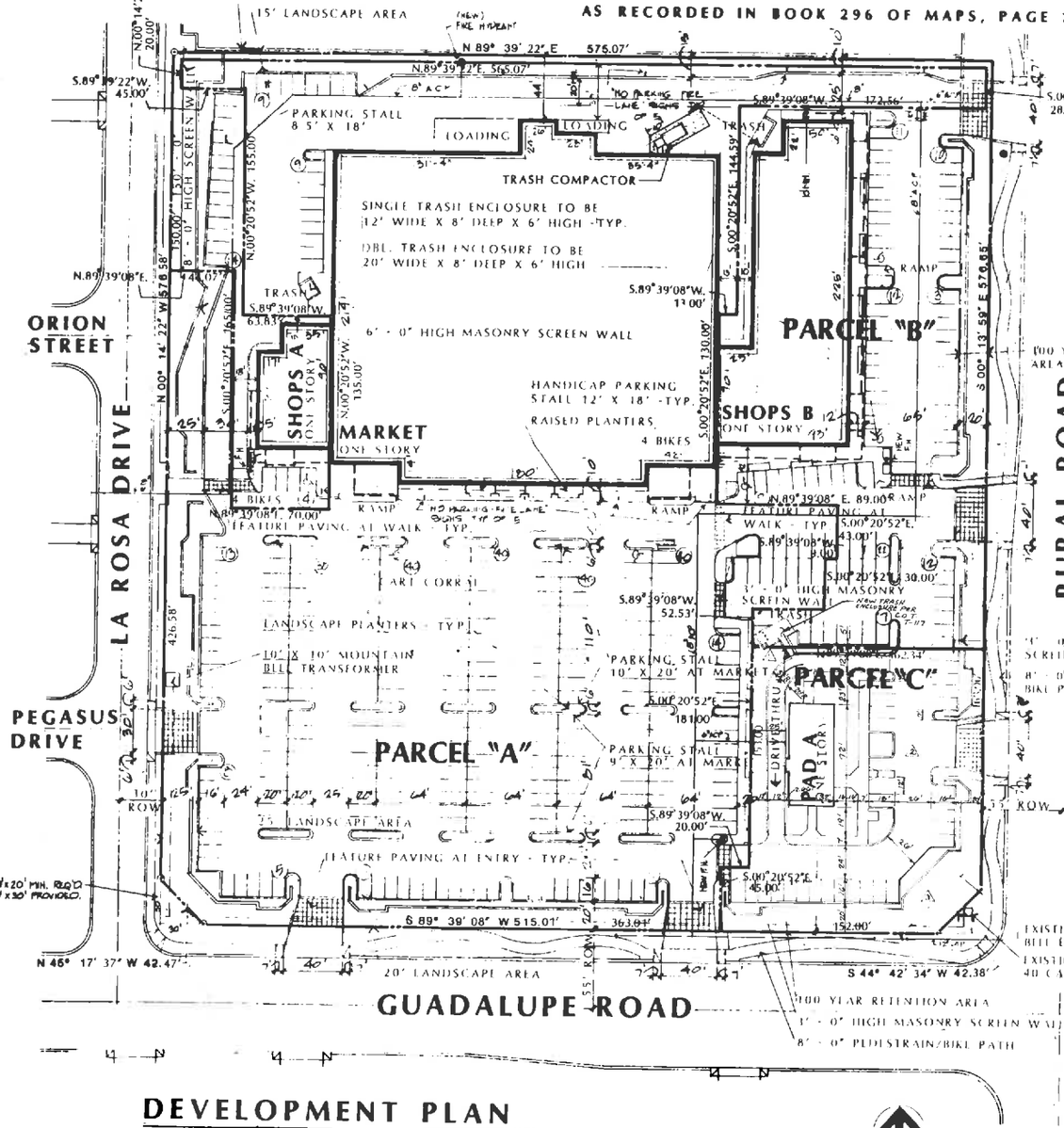
3rd AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT

FOR PAD "C" OF

ALBERTSONS PLAZA (FORMERLY LA CORONA SHOPPING CENTER)

AMENDING GENERAL DEVELOPMENT PLAN FOR LA CORONA SHOPPING CENTER
AS RECORDED IN BOOK 296 OF MAPS, PAGE 27, MCR.



DEVELOPMENT PLAN

SCALE 1" 40' - 0"

SITE DATA

	PARCEL "A"	PARCEL "B"	PARCEL "C"	TOTAL SITE
MARKET	63,848			
SHOPS A		4,140		
SHOPS B		17,940		
PAD A			2,270	
				86,198 S.F.
PARKING				
REQUIRED	352 SP	86 SP	32 SP	370 SP
PROVIDED	391 SP	96 SP	12 SP	419 SP
	82,182 S.F. (RETAIL) 1 SP / 233 S.F.			1 SP / 188 SP
	4,400 S.F. (REST) 1 SP / 73 S.F.			
	5.267 AC	1.887 AC	0.747 AC	7.999AC NET
LANDSCAPING	11.6%	17.9%	36.7%	
ON SITE	27,018 S.F.	14,750 S.F.	11,000 S.F.	52,398 S.F.
PUBLIC R.O.W.				14,364 S.F.

LOT COVERAGE 25% W/O CANOPIES
LOT COVERAGE 27% W/ CANOPIES
ZONING PCD-1
USE MARKET-RETAIL

VARIANCES GRANTED

Parcel "A"

a. Reduce required rear yard setback from 10' to 3'.
b. Reduce required street side yard setback from 30' to 0' on both side of proposed market.
c. Increase allowed lot coverage from 25% to 27% (including canopies).

Parcel "B"

d. Reduce required front yard setback from 50' to 10' for Shops "A" (10' at Shops "B").
e. Reduce required [illegible] side yard setback from 30' to 0' between both Shops "A" and Shops "B" and proposed market (10' at Shops "A"). [illegible]
f. Reduce required rear yard setback from 40' to 3' at Shops "A" (16' for Shops "B").
g. Increase allowed lot coverage from 25% to 36% (including canopies).

Parcel "C"

h. Reduce required [illegible] side yard setback from 40' to 3'-8" [illegible] Pad "A".

Previously Approved Variance (for overall center)

i. Increase allowed lot coverage from 25% to 27% (including canopies).
j. Reduce the required minimum side yard setback from 40' to 0' to accommodate drive thru [illegible] Pad "A".

CONDITIONS OF APPROVAL

A [illegible] CC&Rs in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of the plan or plat. These CC&Rs shall provide, in a minimum, for all landscaping on site to be maintained by a single responsible entity and including the [illegible] as set forth by the City and that no amendments to the CC&Rs or lot splits of the property may be recorded until reviewed and approved by the City.

Landscaping shall conform to Section 4.0 of Tempe Ordinance 806 as revised July 1989 and nothing in the sign [illegible] shall comply with Active Management Area restrictions set by the Arizona Department of Water Resources.

The other applicable conditions of approval [illegible] of May 19, 1988 shall be adhered to.

CERTIFICATION OF ENGINEER

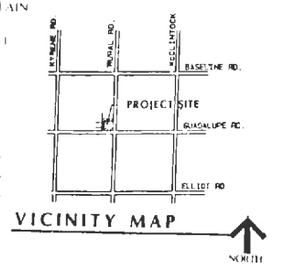
This is to verify that the 3rd Amended General and Final Plan of Development, is a duplicate of the 2nd Amended General and Final Plan of Development as recorded in Book 330, page 37 M.C.R., and as certified by Mr. David Fogt on Nov. 16, 1988, except for the following changes:

1. Graphic revisions, △1, △2, and △3.
2. Conditions of Approval modification as required by the City of Tempe in their letter dated 10/19/90. Items referenced in this letter as conditions 3, 6 and 8 are shown hereon as conditions of Approval, 1, 2, and 3, respectively, and shall replace and supersede the Conditions of Approval as shown on the 2nd Amended General and Final Plan of Development.
3. The title "VARIANCES REQUESTED" has been modified to "VARIANCES GRANTED" and includes the addition of item "j".

Furthermore the graphic revisions to Parcel "C" (1, 2, 3) shown hereon are as shown on the Site Plan "Amended General and Final Plan for Parcel "C" of Albertsons Plaza" for FOODMAKER, INC. by the TTO Design Group, dated 8/13/90. All of the above changes on this plan were made under my direction during the month of December, 1990

REVISIONS	DATE
△1 Revised Trash Enclosure and Removed Wall	12-26-90
△2 Revised Handicap Stall Detail	12-26-90
△3 Revised Handicap Parking + Sidewalk	12-26-90

CERTIFICATION OF ENGINEER



VICINITY MAP

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at request of City of Tempe
Date 3-13-91
in Book 343
in Page 17
records this date
Witness my hand and seal the day and year aforesaid.
Helen Thorell
Recorder
Deputy Recorder

LEGAL DESCRIPTIONS

PARCEL "A"

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE, SOUTH 89° 39' 08" WEST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 236.82 FEET;

THENCE, NORTH 00° 20' 52" EAST, 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 55.00 FEET PERPENDICULAR TO, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SECTION 3, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 89° 39' 08" WEST, ALONG SAID PARALLEL LINE, 363.01 FEET;

THENCE, NORTH 45° 39' 53" WEST, 42.47 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 30.00 FEET DISTANT, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE, NORTH 00° 14' 22" WEST, ALONG SAID PARALLEL LINE, 428.58 FEET;
THENCE, NORTH 89° 39' 08" EAST, 44.07 FEET;
THENCE, NORTH 00° 20' 52" EAST, 183.00 FEET;
THENCE, NORTH 89° 39' 08" WEST, 20.00 FEET;
THENCE, NORTH 00° 20' 52" EAST, 111.00 FEET;
THENCE, NORTH 89° 39' 08" WEST, 41.83 FEET;
THENCE, NORTH 00° 20' 52" EAST, 155.00 FEET;
THENCE, NORTH 89° 39' 08" EAST, 43.83 FEET;
THENCE, NORTH 00° 20' 52" EAST, 20.00 FEET;
THENCE, NORTH 89° 39' 08" WEST, 365.20 FEET;
THENCE, SOUTH 00° 20' 52" WEST, 28.00 FEET;
THENCE, SOUTH 89° 39' 08" EAST, 172.56 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 144.59 FEET;
THENCE, SOUTH 89° 39' 08" EAST, 13.00 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 130.00 FEET;
THENCE, SOUTH 89° 39' 08" EAST, 89.00 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 43.00 FEET;
THENCE, SOUTH 89° 39' 08" EAST, 9.00 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 130.00 FEET;
THENCE, SOUTH 89° 39' 08" EAST, 52.53 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 43.00 FEET;
THENCE, SOUTH 89° 39' 08" EAST, 20.00 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 30.00 FEET;
THENCE, SOUTH 89° 39' 08" WEST, 363.01 FEET;
THENCE, SOUTH 00° 20' 52" EAST, 55.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

That part of the Southeast Quarter of Section 3, Township 1 South, Range 4 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast Corner of said Section 3;

Thence, South 89°39'08" West, along the South line of said Section 3, a distance of 236.82 feet;
Thence, North 00°20'52" East, 55.00 feet to the True Point of Beginning;
Thence, North 89°39'08" West, 43.00 feet;
Thence, North 89°39'08" West, 20.00 feet;
Thence, North 89°39'08" West, 181.08 feet;
Thence, North 89°39'08" West, 32.33 feet;
Thence, North 89°39'08" West, 30.00 feet;
Thence, North 89°39'08" West, 9.00 feet;
Thence, North 00°20'52" East, 61.00 feet;
Thence, North 89°39'08" West, 89.00 feet;
Thence, North 00°20'52" East, 130.00 feet;
Thence, North 89°39'08" West, 13.00 feet;
Thence, North 00°20'52" East, 144.59 feet;
Thence, North 89°39'08" West, 172.56 feet;
Thence, South 00°20'52" West, 28.00 feet;
Thence, North 89°39'08" West, 365.20 feet;
Thence, South 00°20'52" East, 20.00 feet;
Thence, North 89°39'08" West, 43.83 feet;
Thence, South 00°20'52" East, 155.00 feet;
Thence, North 89°39'08" West, 41.83 feet;
Thence, South 00°20'52" East, 111.00 feet;
Thence, North 89°39'08" West, 20.00 feet;
Thence, South 00°20'52" East, 183.00 feet;
Thence, North 89°39'08" West, 44.07 feet;
Thence, South 00°14'22" East, 190.00 feet;
Thence, North 89°15'15" East, 373.07 feet to a point on a line which is parallel to and 55.00 feet Easterly, as measured at right angles, from the East line of said Section 3;
Thence, South 00°20'52" East, along said parallel line, 376.65 feet;
Thence, South 44°42'34" East, 42.38 feet to a point on a line which is parallel to and 55.00 feet Northerly, as measured at right angles, from the South line of said Section 3;
Thence, South 89°39'08" West, along said parallel line, 152.00 feet to the True Point of Beginning;

PARCEL "C"

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE, SOUTH 89° 39' 08" WEST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 236.82 FEET;

THENCE, NORTH 00° 20' 52" WEST, 55.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 00° 20' 52" WEST, 43.00 FEET;

THENCE, NORTH 89° 39' 08" EAST, 20.00 FEET;

THENCE, NORTH 00° 20' 52" EAST, 153.00 FEET;

THENCE, NORTH 89° 39' 08" EAST, 142.34 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 55.00 FEET VERTICALLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 3;

THENCE, SOUTH 00° 11' 58" EAST, ALONG SAID PARALLEL LINE, 158.06 FEET;

THENCE, SOUTH 44° 42' 34" EAST, 42.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 55.00 FEET VERTICALLY, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF SECTION 3;

THENCE, SOUTH 89° 39' 08" WEST, ALONG SAID PARALLEL LINE, 152.00 FEET TO THE TRUE POINT OF BEGINNING.

MUNICIPAL APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 18th DAY OF October 1990.
BY Harry E. Mitchell MAYOR ATTEST Helen R. Fowler CITY CLERK
APPROVED BY Rod Shaw CITY ENGINEER 3-14-91 DATE
APPROVED BY Terry L. Mullins CITY ATTORNEY 3-14-91 DATE

CERTIFICATION

This is to certify that we have reviewed this plan and hereby approve the development as shown hereon.

Owner: ALBERTSONS, INC. President of Finance Development Group, Inc., of Arizona, a Delaware corporation as General Partner for Reliance Shopping Centers, a New York limited partnership as General Partner for Reliance Woodmont Limited Partnership, a New York limited partnership.
Date 1-9-91
By: [illegible]

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
On this 4 day of January 1991 before me, the undersigned a Notary Public in and for said State personally appeared Samuel Lagnese of Finance Development Group, Inc. to me known to be the Vice President of Finance Development Group, Inc. of Arizona, the general partner of Reliance Shopping Centers, the general partner of Reliance Woodmont Limited Partnership, the general partnership that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument.
WITNESS MY HAND AND official seal hereto affixed the day, month and year in this certificate first above written.
My commission expires:
Notary Public, State of New York
42/91
Residing at:

CERTIFICATION

This is to certify that we have reviewed this plan and hereby approve the development as shown hereon.

Owner: Albertsons, Inc. Vice President
Date 2/15/91
By: Thomas K. Tatum, Jr. Vice President of Albertsons, Inc., a Delaware Corp.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF ADA
On this 15th day of February 1991 before me, the undersigned personally appeared Thomas K. Tatum, who acknowledged himself to be a Vice President of Albertsons, Inc., and being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by the signing of his name thereon.
IN WITNESS WHEREOF I have hereunto set my hand and official seal.
Melissa L. Pearson Notary Public
My commission expires 9-28-94

GENERAL NOTES:

1. NO PARKING IN FIRE LANE, SIGNS TO BE INSTALLED PRIOR TO OCCUPANCY.
2. TEMPORARY CONSTRUCTION SIGNS INDICATING FIRELANES AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO AND DURING CONSTRUCTION.
3. THE OWNER WILL DEDICATE EASEMENTS FOR FIRE LANES PRIOR TO ISSUANCE OF PERMITS.
4. ALL BUILDINGS TO BE FIRE SPRINKLERED.
5. ON SITE FIRE LOOP TO BE INSTALLED.
6. DEVELOPER IS REQUIRED TO PAY FOR STREET LIGHT INVESTMENT CONSTRUCTION.
7. CROSS ACCESS IS TO BE MAINTAINED OVER ALL THE DRIVEWAY AISLES AS SHOWN HEREON.

NELSON-KUBICEK ARCHITECTS, AIA
5025 NORTH SIXTEENTH STREET
PHOENIX, ARIZONA 85016
TEL. (602) 956-0530

12/14/88
11/25/88
11/16/88
5/26/88
4/21/88
4/06/88
1/31/88

Albertsons® PLAZA
NWC RURAL & GUADALUPE ROADS
TEMPE, ARIZONA
RELIANCE WOODMONT LIMITED PARTNERSHIP
FORT WORTH, TEXAS

Sheet 1 of 1 Job 8816 Date 2/21/88