

DEDICATION

BY ALL MEN BY THESE PRESENTS, that CROW-PAUL #2, a Texas Ltd. Partnership, authorized to do business in the State of Arizona, has ceded under the name of Broadway Festival, a Commercial Shopping Center, consisting of Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, as shown on the plat of said Broadway Festival, and hereby declares that said plat and the location and street dimensions of the lot and the lot shall be known by the name of said plat, and that CROW-PAUL #2, a Texas Ltd. Partnership, as owner, hereby dedicates to the public for use as such, the street right-of-way, as shown on said plat and includes in the above described premises:

IN WITNESS WHEREOF, CROW-PAUL #2, a Texas Ltd. Partnership, authorized to do business in the State of Arizona, as owners, has hereunto caused their corporate name to be printed and the same to be attested by the signature of the undersigned officer, this 11th day of September, 1984.

BY: *Eric B. Paul*
ERIC B. PAUL, ARCHITECT

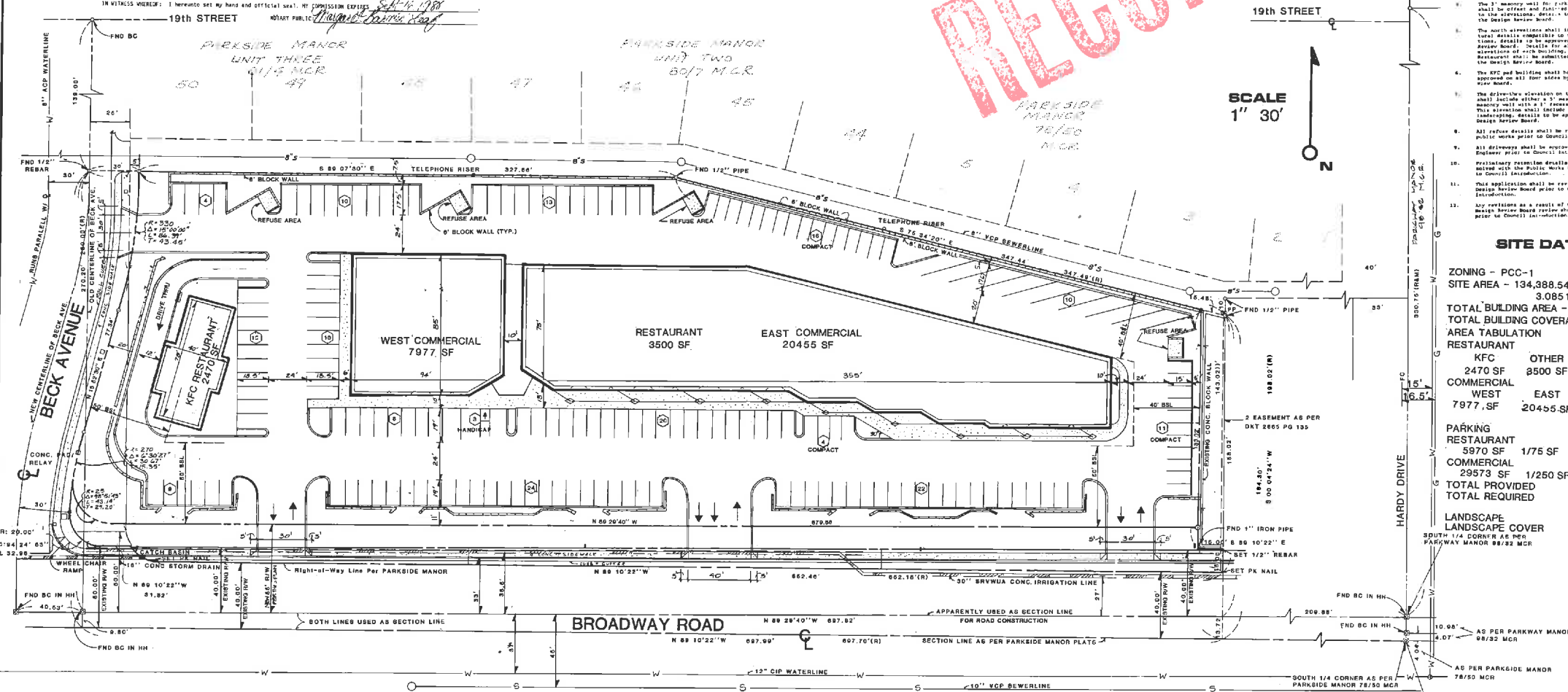
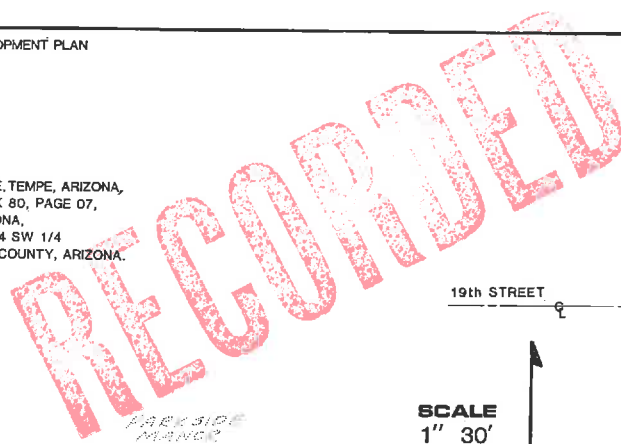
ACKNOWLEDGEMENT

I, *Mike Polach*, Clerk of the County of Maricopa, Arizona, do hereby certify that the foregoing plat was duly recorded in the office of the County Recorder of Maricopa County, Arizona, on this 11th day of September, 1984, and that the same is a true and correct copy of the original as recorded in the office of the County Recorder of Maricopa County, Arizona.

GENERAL PLAN OF DEVELOPMENT AND FINAL DEVELOPMENT PLAN FOR

BROADWAY FESTIVAL

A COMMERCIAL SHOPPING CENTER LOCATED AT THE CORNER OF BROADWAY ROAD AND BECK AVENUE, TEMPE, ARIZONA, AS RECORDED IN BOOK 78 OF MAPS, PAGE 50, BOOK 80, PAGE 07, AND IN BOOK 81, PAGE 04, MARICOPA COUNTY, ARIZONA, RECORDS AND SITUATED IN A PORTION OF THE SE 1/4 SW 1/4 SECTION 21 T-1N, R-4E G. & S.R.B. & M. MARICOPA COUNTY, ARIZONA.



SCALE
1" = 30'

SITE DATA

ZONING - PCC-1
 SITE AREA - 134,388.54 SF
 3.0851 AC
 TOTAL BUILDING AREA - 34,402 SF
 TOTAL BUILDING COVERAGE - 25.6%
 AREA TABULATION

RESTAURANT	KFC	OTHER	TOTAL
2470 SF	8500 SF		5970 SF
COMMERCIAL			
WEST	EAST		
7977 SF	20455 SF		28432 SF

PARKING
 RESTAURANT
 5970 SF 1/75 SF 79
 COMMERCIAL
 29573 SF 1/250 SF 114
 TOTAL PROVIDED 171
 TOTAL REQUIRED 183

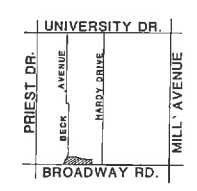
LANDSCAPE
 LANDSCAPE COVER 116909 SF
 SOUTH 1/4 CORNER AS PER PARKWAY MANOR 88/52 MCR

LEGAL DESCRIPTION

PARCEL NO. 1: That portion of Beck Avenue located within the Southwest quarter of Section Twenty-one (21), Township One (1) North, Range Four (4) East of the City and Salt River Base and Meridian, Maricopa County, Arizona, and described as being between the west line of Tract E of PARKSIDE MANOR UNIT TWO, a subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 81 of Maps, page 4, and more particularly described as follows:

BEGINNING at the Northwest corner of said Tract E, thence South 88 degrees 02 minutes 30 seconds East, along the North line of said Tract E, a distance of 5.00 feet; thence Southwesterly along a curve concave to the Northwest having a radius of 200.00 feet and central angle of 9 degrees 59 minutes 13 seconds, a distance of 57.52 feet, to an intersection of the West line of said Tract E; thence North 1 degree 11 minutes 36 seconds East along the West line of said Tract E, a distance of 37.23 feet to the POINT OF BEGINNING.

VICINITY MAP



OWNER

CROW-PAUL #2
4533 N. SCOTTSDALE RD.
SUITE 200
SCOTTSDALE, AZ 85251
PHONE NO: 602/955-1357

CERTIFICATION

I, David J. Buchli, hereby certify that I am a Registered Civil Engineer of the State of Arizona and that this map, consisting of one sheet, correctly represents a survey made under my supervision during the month of May 1984 that the survey is true and complete as shown; that 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.

APPROVALS

Approved by the Mayor and the City Council of the City of Tempe, Arizona, this 12 day of Sept, 1984.
 Approved by the City Engineer of the City of Tempe, Arizona this 10th day of Oct, 1984.
 Approved by the City Planning Department of the City of Tempe, Arizona this 11 day of Oct, 1984.

eric b. paul
architect

DAVID J. BUCHLI ASSOC., LTD.
CIVIL ENGINEERS
1280 N. ARIZONA AVE. SUITE C
CHANDLER, AZ 85224 (602) 800-5142

JOB	BROADWAY FESTIVAL
PLAN	GENERAL DEVELOPMENT PLAN
DATE 8-24-84	JOB NO. 2462 DRN RLC DEB DJB SHEET 1 of 1

21W