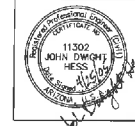


NINTH AMENDED GENERAL PLAN OF DEVELOPMENT AND A
FINAL PLAN OF DEVELOPMENT FOR PHASE II, BUILDINGS A&B,
SECTION 12, T1S, R4E, OF THE GILA AND SALT RIVER MERIDIAN

FOR
CAPISTRANO VILLAGE



HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)498-0244

DES: **DRO** DRN: **GSM** CKD: **DRO** JOB NO: **0407-02**

LEGAL DESCRIPTION

LOTS 5 THROUGH 8 INCLUSIVE IN CAPISTRANO VILLAGE,
AS RECORDED IN BOOK 481 OF MAPS, PAGE 36, RECORDS
OF MARICOPA COUNTY, ARIZONA

OWNERSHIP

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY
APPROVE THE DEVELOPMENT AS SHOWN.
BY: LINNCOX, L.L.C.

BY: [Signature]

BY: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY
OF April, 2005

BY: [Signature]
NOTARY PUBLIC



APPROVALS

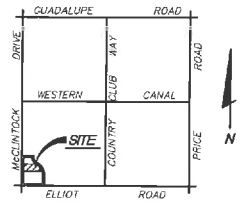
APPROVED BY THE CITY OF TEMPE, ARIZONA, THIS 24th DAY OF
Sept, 2005 AS A GENERAL PLAN OF DEVELOPMENT.

BY: [Signature] DATE: 5/3/05
MAYOR

ATTEST: [Signature] DATE: 5/5/05
CITY CLERK

BY: [Signature] DATE: 5/5/05
CITY ENGINEER

BY: [Signature] DATE: 5/13/05
DEVELOPMENT SERVICES



VICINITY MAP
NOT TO SCALE

CALCULATIONS

SITE ADDRESS:	7505 S. MCCLINTOCK
ZONING INFORMATION:	SECTION 125, PCC-1
PARCEL SIZE:	2,623 ACRES (NET)
BUILDING AREA:	21,631 S.F.
CONSTRUCTION TYPE:	VN-AFES
LOT COVERAGE:	18.98% (BASED ON NET SITE)
NUMBER OF STORIES:	1 STORY
SPRINKLER REQUIREMENTS:	PROVIDED THROUGHOUT BUILDING PER TEMPE UBC
LANDSCAPE COVERAGE:	35%

PARKING REQUIREMENTS:

BUILDING A (BANK)	5,403 S.F. / 250 = 21 STALLS
BUILDING B (MEDICAL)	4,098 S.F. / 150 = 27 STALLS
BUILDING C (OFFICE)	12,676 S.F. / 250 = 50 STALLS
TOTAL PARKING REQUIRED:	98 STALLS
TOTAL STALLS PROVIDED:	100 STALLS

BIKE PARKING REQUIREMENT:

BUILDING A (BANK)	- 4 BIKING STALLS REQUIRED - 4 PROVIDED
BUILDING B (MEDICAL)	- 4 BIKING STALLS REQUIRED - 4 PROVIDED
BUILDING C (OFFICE)	- 4 BIKING STALLS REQUIRED - 4 PROVIDED
TOTAL STALLS REQUIRED:	12 STALLS
TOTAL STALLS PROVIDED:	12 STALLS

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF
McClintock Road and Elliot Road.
ELEVATION = 1184.07 (CITY OF TEMPE DATUM)

BASIS OF BEARINGS:

BASIS OF BEARINGS USED FOR THIS SURVEY: THE BEARING OF NORTH
00°09'18" WEST AS SHOWN ON THE MONUMENTED WEST LINE OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA AS SHOWN ON "CAPISTRANO VILLAGE" A SUBDIVISION
RECORDED IN BOOK 398 OF MAPS, PAGE 38, RECORDS OF MARICOPA
COUNTY, ARIZONA.

ARCHITECT

ARCHITECTURAL MANAGEMENT
4411 SOUTH RURAL ROAD, SUITE 107
TEMPE, AZ 85282
PHONE (602) 498-9864
FAX (480) 498-1767

CONDITIONS OF APPROVAL: SGF-2005.14

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS; WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS MAY INCLUDE:
 - (1) WATER LINES AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES.
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - (3) INSPECTION AND TESTING FEES.
- D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. A. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- B. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. THE APPLICANT/OWNER SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE COVENANT SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DIRECTOR AND CITY ATTORNEY.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. PRIOR TO CITY COUNCIL ACTION, BUILDING ELEVATIONS, SITE PLAN AND LANDSCAPE PLAN SHALL BE APPROVED BY THE DESIGN REVIEW BOARD.
6. THE OWNER SHALL PROVIDE A CROSS ACCESS AGREEMENT FILED WITH THE ENGINEERING DEPARTMENT AND RECORDED WITH MARICOPA COUNTY RECORDER PRIOR TO THE ISSUANCE OF PERMITS. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
7. DELETED.
8. THE APPLICANT SHALL REMOVE ANY FREESTANDING SIGNS FROM THE PLAN OF DEVELOPMENT PRIOR TO RECORDATION.
9. PARKING SPACES ADJACENT TO LANDSCAPE ISLANDS SHALL NOT BE COVERED BY A CANOPY STRUCTURE IN ORDER TO ALLOW FOR TREE GROWTH AT LANDSCAPE AREAS.
10. ENSURE PROPER ORIENTATION AND ALIGNMENT FOR REFUSE CONTAINER AT THE NORTHWEST CORNER OF BUILDING B.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED
AND PLATTED HEREON WAS MADE UNDER MY DIRECTION
DURING THE MONTH OF OCTOBER, 2004.

[Signature]
REGISTERED LAND SURVEYOR



NO. 17271

BOOK 749 PAGE 18

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2005 - 0660409

05/18/2005 02:50 PM

WEST QUARTER CORNER SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, FOUND FOUND BRASS CAP IN HANDHOLE.



HESSE - ROUNTREE, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 9831 SOUTH 61ST STREET, SUITE C110
 PHOENIX, ARIZONA 85044 (480)496-0244

DES: **DRO** DRN: **MJR** CKD: **DRO** JOB NO: **0407-02**

10' P.U.E. & ROADWAY EASEMENT

DRIVE

McCLINTOCK DRIVE

55' R/W

65' R/W

ELLIOT ROAD

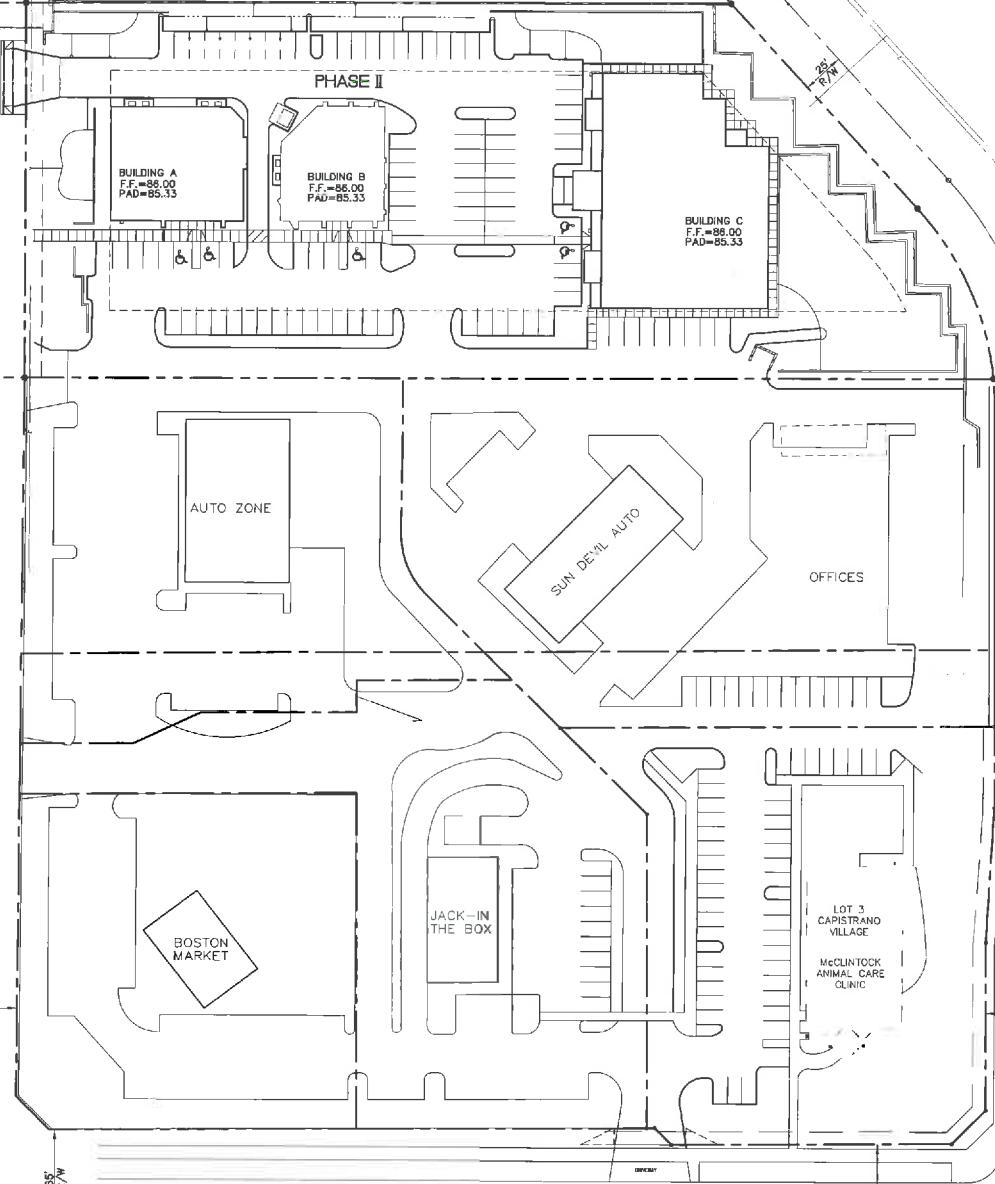
ROAD

55' R/W

KACHINA DRIVE

BRENTRUP DRIVE

McNAIR DRIVE



PROJECT DATA:

PHASE I - EXCEPTION

PHASE II -

PROJECT DATA

PHASE I-EXCEPTION	
PHASE II-INFINITY CENTER	
BUILDING A AREA	5,724 SF
BUILDING A HEIGHT	30' MAX
BUILDING B AREA	4,131 SF
BUILDING B HEIGHT	30 MAX
BUILDING C AREA	11,776 SF
BUILDING C HEIGHT	30' MAX

REQUIRED PARKING

BUILDING A	5,403/250 = 21 STALLS
BUILDING B	4,006/150 = 27 STALLS
BUILDING C	12,676/250 = 50 STALLS

TOTAL PARKING REQUIRED = 98 STALLS
 TOTAL PARKING PROVIDED = 100 STALLS

PHASE III - LOT 4

SITE AREA: 67,460 S.F.

SUN DEVIL AUTO

BUILDING AREA:	6,167 S.F.
BUILDING HEIGHT:	23'-0" MAX
PARKING REQUIRED:	6,167 S.F. X 1/800 = 21 SPACES
PARKING PROVIDED:	REGULAR SPACES = 20 ACCESSIBLE SPACES = 1 TOTAL SPACES = 21

SUN DEVIL AUTO BUILDING 4, OFFICES

BUILDING AREA:	7,534 S.F.
BUILDING HEIGHT:	25'-0" MAX
PARKING REQUIRED:	7,534 S.F. X 1/800 = 30 SPACES
PARKING PROVIDED:	REGULAR SPACES = 29 ACCESSIBLE SPACES = 2 TOTAL SPACES = 31

PHASE IV - LOT 1

SITE AREA LOT 1: 47,873 S.F.

AUTO ZONE

BUILDING AREA:	7,890 S.F.
BUILDING HEIGHT:	25'-0" MAX
PARKING REQUIRED:	7,890 S.F. X 1/250 = 32 SPACES
PARKING PROVIDED:	REGULAR SPACES = 41 ACCESSIBLE SPACES = 2 TOTAL SPACES = 43

PHASE V - LOT 2

SITE AREA LOT 2: 50,956 S.F.

JACK-IN-THE-BOX

BUILDING AREA:	2,822 S.F.
BUILDING HEIGHT:	25'-0" MAX
PARKING REQUIRED:	2,251 S.F. X 1/75 = 34 SPACES
PARKING PROVIDED:	REGULAR SPACES = 37 ACCESSIBLE SPACES = 2 TOTAL SPACES = 39

PHASE VI - LOT 3

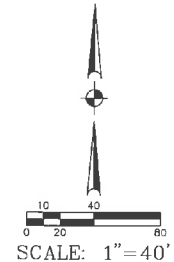
SITE AREA LOT 3: 51,682 S.F.

McCLINTOCK ANIMAL CARE CLINIC

BUILDING AREA:	5,650 S.F.
BUILDING HEIGHT:	30'-0" MAX
PARKING REQUIRED:	5,650 S.F. X 1/150 = 39 SPACES
PARKING PROVIDED:	REGULAR SPACES = 43 ACCESSIBLE SPACES = 2 TOTAL SPACES = 45

BOOK 749 PAGE 18
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0660409

05/19/2006 02:59 PM



SCALE: 1" = 40'

SOUTHWEST CORNER SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, FOUND FOUND BRASS CAP IN HANDHOLE.

DS040094 SGF-2005.14 RECO5014

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