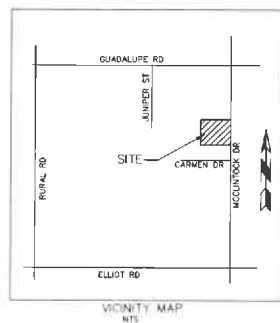


AMENDED FINAL PLAN OF DEVELOPMENT FOR CHECKER AUTO PHASE III OF TEMPE SQUARE SHOPPING CENTER

A PORTION OF THE NE 1/4 OF SECTION 11 TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION:

Phase I of the AMENDED FINAL DEVELOPMENT PLAN FOR VALLEY NATIONAL BANK PHASE III OF TEMPE SQUARE SHOPPING CENTER, recorded in Book 193 of Maps, page 21, Maricopa County, Arizona, described as follows:

Commencing at a point on the East line of the Northeast quarter of said Section 11, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, from which the Northwest corner thereof bears North 00° 07' 36" West, 847.29 feet;
thence North 89° 54' 16" West (measured North 89° 53' 44" West), parallel to and 484.00 feet (measured 484.33 feet) North of the South line of the Northeast quarter of the Northeast quarter of said Section 11, a distance of 223.00 feet;
thence North 00° 07' 36" West, 190.29 feet;
thence South 89° 54' 16" East (measured South 89° 53' 44" East), 223.00 feet to the East line of said Northeast quarter;
thence South 00° 07' 36" East, along said East line, 190.29 feet to the Point of Beginning;

EXCEPT the East 55.00 feet for roadway.

BASIS OF BEARING:

The East line of the Northeast quarter of Section 11, Township 1 South, Range 4 east of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown on TEMPE SQUARE, recorded in Book 176 of Maps, page 26, Maricopa County Records.

Said Bearing = South 00° 07' 36" East

FLOOD PLAIN CERTIFICATION:

This is to certify that the above subject property lies within ZONE "X" as designated on the FIRM FLOOD INSURANCE RATE MAP (Community = Panel Number 04013C 2635 F, dated December 3, 1993). ZONE "X" is designated as being outside of the 100 year Flood Boundary and, therefore, would not be subject to flooding as determined by the Federal Emergency Management Agency under that circumstance.

USE PERMIT: (SFP - 99.41)

Allow an automotive retail store in the PCC-1 Planned Commercial Center Zoning District.

SITE DATA:

OWNER: CSK AUTO, INC.
645 East Missouri
Phoenix, Arizona 85012
(602) 631-7161

PROJECT SCOPE: Remove Canopy and Add Parking.

ZONING: PCC-1

SITE AREA: 31,969 Approx. s.f. or 0.73 Acres

BUILDING SITE: Existing Building - 5,774 s.f.
Construction Type - 111-1 hr.
Occupancy - M
Sprinklers - Yes

EXISTING CANOPY SIZE: Construction Type - To Be Removed

BUILDING COVERAGE: 5,774 s.f. or 18% Site Coverage

ON-SITE LANDSCAPING: 10,998 s.f.

OFF-SITE LANDSCAPING: Signs-Existing to Remain

PARKING CALCULATIONS:

G. F. Area 23 Spaces for G.F. Area (1.250)(5774/250 = 23.1)

TOTAL ON-SITE: 23 Spaces
Parking Required 23 Spaces
Parking Provided 25 Spaces

BIKE PARKING

G. F. Area 2 Spaces for G.F. Area (1.3000)(5774/3000 = 1.9)

TOTAL ON-SITE: 2 Spaces
Parking Required 2 Spaces
Parking Provided 2 Spaces

PREVIOUS VARIANCES:

Front Yard Reduction from 50' to 35', Section 3, Part V
Side Yard Reduction from 40' to 29', Section 3, Part V
Lot Coverage Increase from 25% to 30 %, Section 3, Part V
Request for Free Standing Sign-24 s.f.-6' High, Section 7, Part III

PREVIOUS CONDITIONS OF APPROVAL:

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bike paths.
2. Final colors of building materials to be approved by staff prior to issuance of any building permits.
3. (A) All originally approved landscaping to be reinstated and/or maintained for the entire development prior to the issuance of an occupancy permit.
(B) That appropriate parking lot screening be provided in the area paralleling Guadalupe Road at the Northwest corner of the shopping center prior to issuance of an occupancy permit.

CONDITIONS OF APPROVAL: (SFP-99.41)

STATEMENT OF OWNER:

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

By: FFCA Acquisition Corporation, a Delaware Corporation

By: T. Craig Harland 6/15/99
Owner Vice President Date

ACKNOWLEDGMENT

STATE OF ARIZONA)
County of Maricopa) SS.

On this, the 15 day of June, 1999, before me personally appeared T. CRAIG HARLAND who acknowledged himself to be the VICE PRESIDENT of FFCA Acquisition Corporation, a Delaware Corporation, and acknowledged that he, as such Owner, being authorized to do so, executed the foregoing instrument for the purpose hereon contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michelle M. Tegels
Notary Public



My Commission Expires: 8/21/2000

APPROVALS:

Approved by the Council of the City of Tempe, Arizona, this 8th day of April, 1999, as a General Plan of Development.

By: P. Ben Brundage Date: 6-24-99
Mayor

ATTEST: Karen Buxingham Date: 6-24-99
Dep. City Clerk

By: Howard C. Spurgeon Date: 6/25/99
City Engineer

By: Tommy J. Mullins Date: 6/28/99
Development Services Director



BOOK 506 PAGE 20
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURCELL
99-0609927
06/28/99 10:11

CERTIFICATE OF SURVEY:

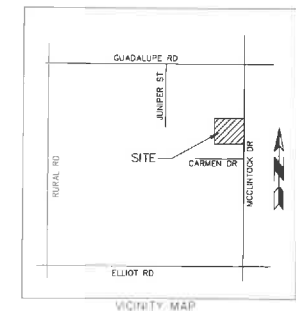
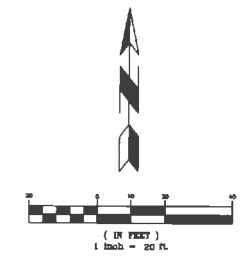
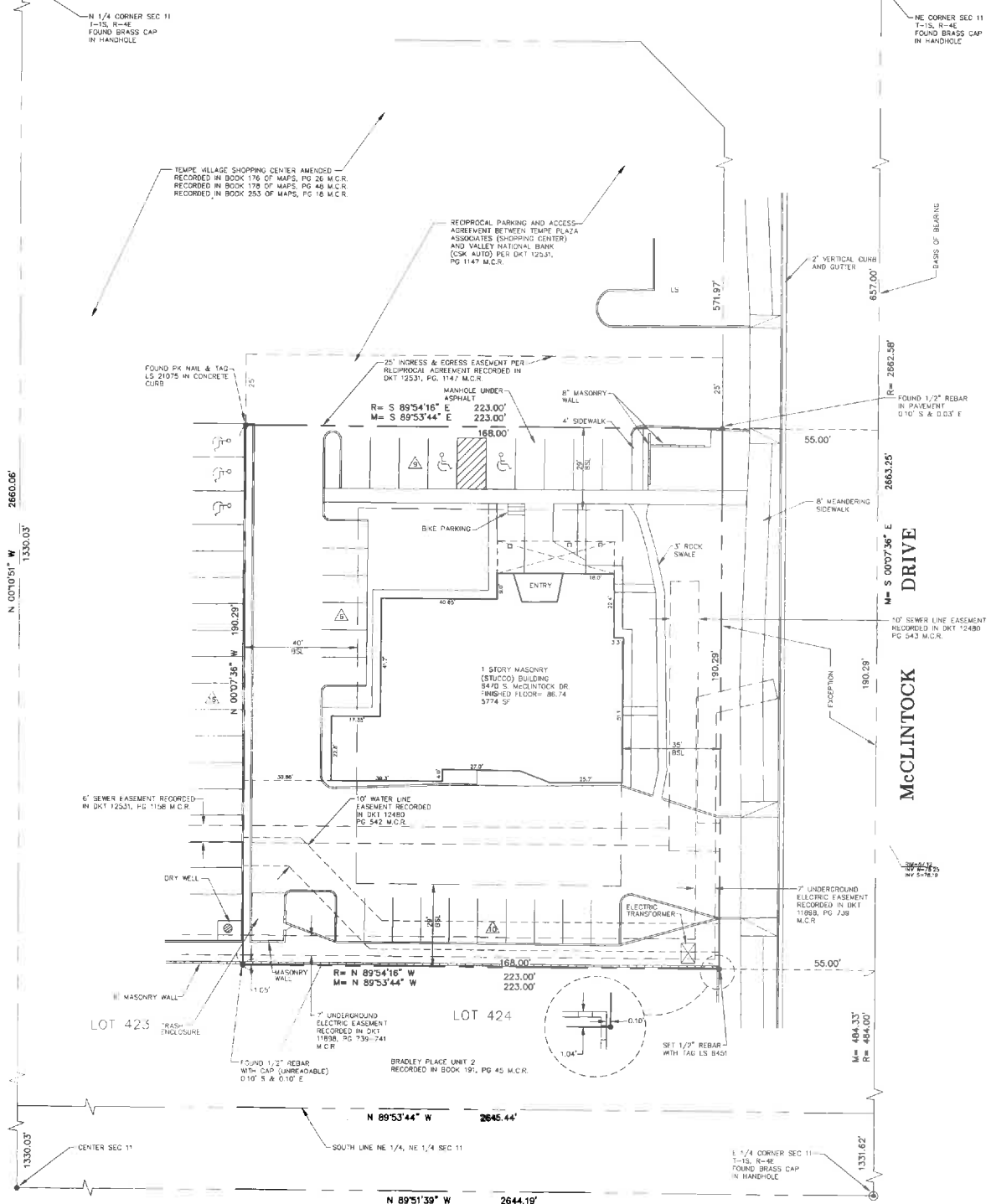
I hereby certify that the boundary information shown hereon is based upon a Survey performed under my direction and supervision during the month of February, 1999, and is accurate and correct to the best of my knowledge and belief, and the survey monuments shown hereon have been located or established as described.

Dennis H. Brady 6951 4/29/99
DENNIS H. BRADY REG. NO. DATE

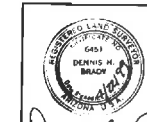
		BRADY+AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING - LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (602) 839-4000 Fax (602) 345-9259 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
		DATE 4-21-99 SCALE: NONE	CHECKER AUTO DRAWN BY: CRR CHECKED BY: DHB JOB NO. 990210

GUADALUPE ROAD
 R= N 89°56'00" W 2646.83'
 M= N 89°55'49" W 2646.69'

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 FOR
 CHECKER AUTO
 PHASE III OF TEMPE SQUARE SHOPPING CENTER
 A PORTION OF THE NE 1/4 OF SECTION 11 TOWNSHIP 1 SOUTH, RANGE 4 EAST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN
 MARICOPA COUNTY, ARIZONA



BOOK 506 PAGE 20
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 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E.
 CHRISTOPHER E. AULERICH P.L.S.

DATE 4-21-99
 SCALE: 1"=20'
 DRAWN BY: CRR
 CHECKED BY: DHB
 CHECKER AUTO
 JOB NO. 990210