

AMENDED FINAL PLAN OF DEVELOPMENT

FOR

COLLEGE PARK CENTER

AMENDED THE 4TH GENERAL AND FINAL PLAN

OF DEVELOPMENT AS RECORDED IN BOOK

OF MAPS 362, PAGE 48. MCR.

SEC 34, T1N, R4E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN

CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

Building Summary

SHOPS "A"	9,350
SHOPS "B"	2,080
SHOPS "C"	6,600
SHOPS "D"	2,800
MAJOR	31,800
MCDONALD'S RESTAURANT "A"	4,457
RESTAURANT "B"	1,855
TOTAL:	58,943
PROJECT DATA	
EXISTING ZONING	PCC-1
NET AREA:	
BUILDING AREA (GROSS)	274,300 S.F.
% BUILDING COVERAGE	68.32% S.F.
LANDSCAPE AREA (ON SITE)	33,650 S.F. - 1,725 = 31,925 S.F.
% LANDSCAPE AREA	12.5 %
RETAIL PARKING SPACES REQUIRED	189
RESTAURANT PARKING SPACES REQUIRED	121
TOTAL PARKING SPACES REQUIRED	310
PARKING SPACES PROVIDED	302*
HANDICAP SPACES PROVIDED	5
BICYCLE SPACES REQUIRED	18

* PARKING VARIANCE REQUIRED FOR 8 CARS. SEE CASE SGF-93.08.

NOTE: THIS SITE SUMMARY TABLE HAS BEEN REVISED FROM THE PLAN PREVIOUSLY APPROVED ON OCTOBER 31, 1975, TO ACCOUNT FOR THE PROPOSED MCDONALD'S RESTAURANT EXPANSION.

DEDICATION

THE INFORMATION SHOWN HEREON REFLECTS ALL PREVIOUS DEDICATIONS OF RECORD (COLLEGE PARK UNIT II BOOK 119 OF MAPS, PAGE 48) AS WELL AS THOSE SUBSEQUENT SHOWN ON THE FINAL PLAN OF DEVELOPMENT (DOCKET 10940, PAGE 0744, AND DOCUMENT 84 281955) AND THE AMENDED FINAL DEVELOPMENT PLAN (BOOK 167, PAGE 36). IT IS THE INTENTION OF THIS DOCUMENT THAT THOSE RECORDED DEDICATIONS BE PREPETUATED.

BY: *[Signature]*
 M. S. MORGAN & COMPANY

THE NORTHER TRUST COMPANY, NOT INDIVIDUALLY BUT AS SPECIAL TRUSTEE OF THE PRODUCER WRITERS' GUILD OF AMERICA PENSION PLAN

ACKNOWLEDGEMENT

STATE OF ~~ARIZONA~~ CALIFORNIA
 COUNTY OF ~~MARICOPA~~ Santa Barbara

ON THIS 24 DAY OF NOVEMBER, 1999, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE A REPRESENTATIVE OF FIRST AMERICAN MORTGAGE AND CO., AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE AFORESAID INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY THE SIGNING OF HIS NAME THEREON. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL, at Santa Barbara, California.

[Signature]
 Notary Public

MY COMMISSION EXPIRES July 4, 2002



APPROVED VARIANCES AND USE-PERMITS

CONDITIONS OF APPROVAL (SGF-99.79)

- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THIS PLAN SHALL BE RECORDED BY 11/23/99 AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- AND ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL, USE PERMITS AND VARIANCES GRANTED BY:
 - S-73.4/ S-82.13/ S-83.44/ SGF-87.04/ SGF-90.12/ SGF-93.08/ SGF-95.65

VARIANCES (SGF-99.79)

- REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 40' TO 8' BETWEEN THE SOUTH PROPERTY LINE AND THE EXISTING (PIZZA HUT) BUILDING.

PREVIOUS GRANTED VARIANCES

- REDUCE THE REQUIRED LANDSCAPE AREA ALONG MINTON ROAD FROM 15' TO 0' TO ACCOMMODATE PARKING AND MANEUVERING.
- REDUCE THE REQUIRED LANDSCAPE AREA ALONG RURAL ROAD FROM 15' TO 3' TO ACCOMMODATE PARKING AND MANEUVERING.
- REDUCE THE REQUIRED LANDSCAPE AREA ALONG BASELINE ROAD FROM 15' TO 6' TO ACCOMMODATE PARKING AND MANEUVERING.
- REDUCE THE REQUIRED SIDEYARD SETBACK FOR SHOPS "D" FROM 40' TO 12'.
- WAVE REQUIRED LANDSCAPE ISLANDS AFTER EVERY 15 PARKING STALLS.
- WAVE REQUIRED LANDSCAPE ISLANDS AT THE ENDS OF EACH ROW OF PARKING.
- REDUCE REQUIRED LANDSCAPE AREA ALONG THE WEST PROPERTY LINE FROM 6' TO 4' TO ACCOMMODATE PARKING AND MANEUVERING.
- ALLOW A CENTER WITH LESS THAN 100,000 SF. IN GROSS FLOOR AREA TO REQUEST PERMISSION TO PROVIDE PARKING BASE ON DEMAND.

GENERAL NOTES

- ALL STREET DEDICATIONS, EASEMENTS, DRAINAGE, REFUSE DISPOSAL, DRIVEWAYS, AND OFF-SITE IMPROVEMENTS TO BE APPROVED BY PUBLIC WORKS DEPARTMENT.
- PROPOSED DEVELOPMENT WILL BE COMPATIBLE WITH ADJACENT COMMERCIAL AND RESIDENTIAL AREAS.
- SIGNING OF PROPERTY TO BE LOW PROFILE AND/OR WALL MOUNTED. ALL LOW PROFILE SIGNS TO BE SUBMITTED FOR CITY COUNCIL AND DESIGN REVIEW BOARD APPROVAL.

PREVIOUS GRANTED USE PERMITS

- ALLOW PARKING TO BE PROVIDED BASED ON DEMAND.

BOOK 519 PAGE 25
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 99-1121190
 12/15/99 09:31



MUNICIPAL APPROVALS:

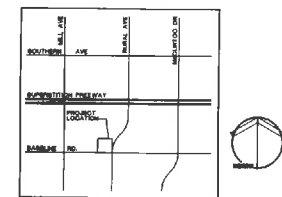
APPROVED BY THIS CITY COUNCIL CITY OF TEMPE, ARIZONA, THIS 30th DAY OF September, 1999

[Signature] MAYOR DATE: 12/6/99 ATTEST: *[Signature]* DATE: 12/6/99
 CITY CLERK

CITY ENGINEER: *[Signature]* DATE: 12/10/99

DEVELOPMENT SERVICES: *[Signature]* DATE: 12/14/99

VICINITY MAP

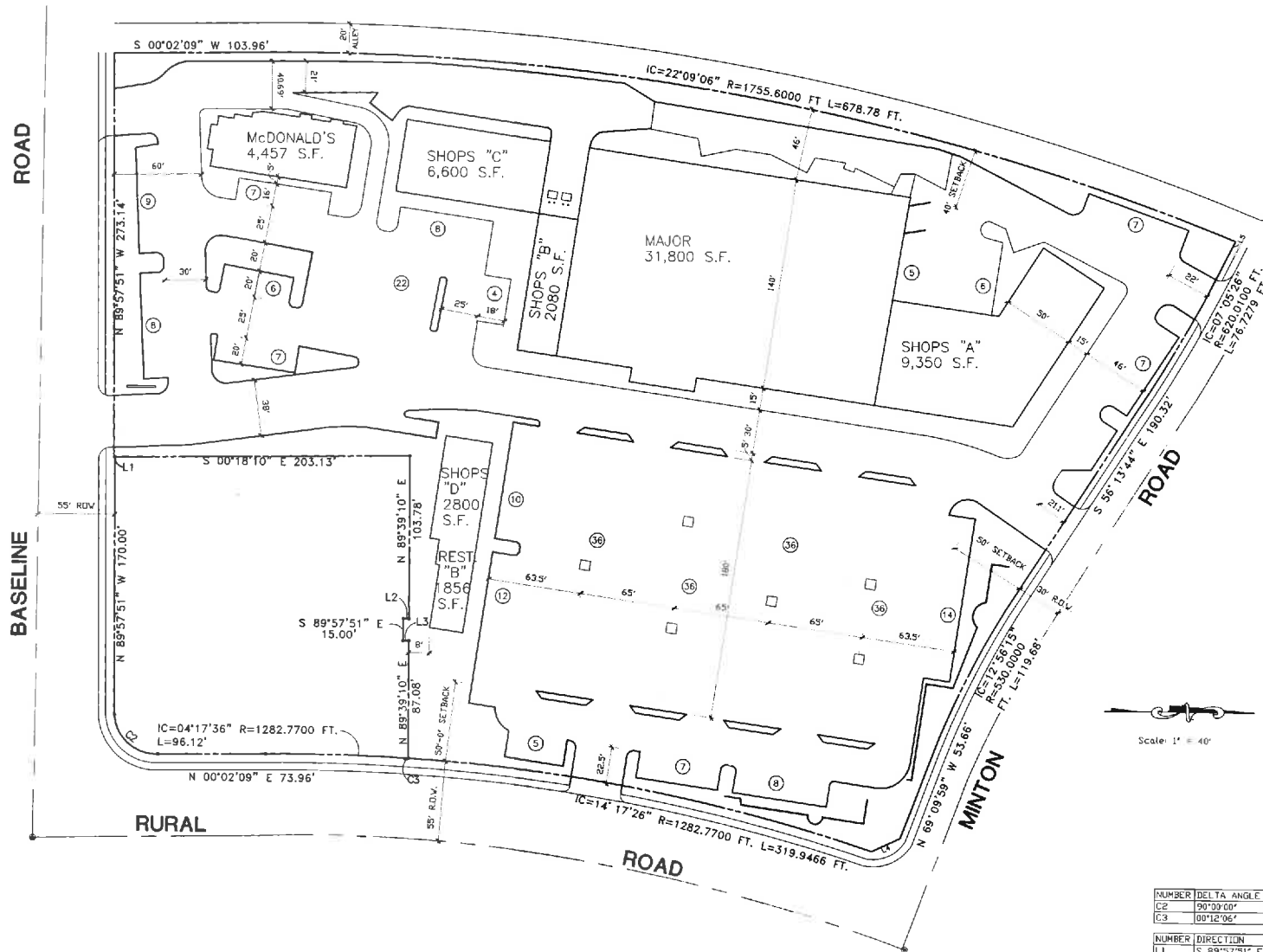


AMENDED PLAN OF DEVELOPMENT
 FOR COLLEGE PARK CENTER
 RURAL ROAD AND BASELINE ROAD
 TEMPE, ARIZONA



34N

**AMENDED FINAL PLAN OF DEVELOPMENT
FOR
COLLEGE PARK CENTER
AMENDED THE 4TH GENERAL AND FINAL PLAN
OF DEVELOPMENT AS RECORDED IN BOOK
OF MAPS 362, PAGE 48. MCR.**



LEGAL DESCRIPTION

Tract C, College Park Unit No II, Recorded in Book 119, Page 46, Maricopa County Recorder's Office, Maricopa County, Arizona, except the following portion thereof:

That part of the Southeast quarter of section 34, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian Maricopa County Arizona, more particularly described as follows:

Commencing at the Southeast corner of Said Section 34;

Thence, N 89°57'51" W (Record N 89°57'51" W) along the South line of said Southeast quarter a distance of 626.70 feet (Record 626.55 feet) to the Northeast corner of section 3, Township 1 North, Range 4 East of said Gila and Salt River Base Meridian;

Thence, continuing N 89°57'51" W along said South line a distance of 255.00 feet to a point;

Thence, N 00° 02' 09" E a distance of 55.00 feet to a point on the Northerly Right-of-Way of Baseline Road, said point also being THE POINT OF BEGINNING;

Thence, N 89°57'51" W along said Northerly Right-of-Way a distance of 0.69 feet to a point;

Thence, N 00° 18' 10" W, distance of 203.13 feet to a point;

Thence, N 89° 39' 10" E a distance of 103.78 feet to a point;

Thence, S 00° 20' 50" E a distance of 3.82 feet to a point;

Thence, S 89° 57' 51" E a distance of 15.00 feet to a point;

Thence, N 00° 20' 50" W a distance of 3.92 feet to a point;

Thence, N 89° 39' 10" E a distance of 87.08 feet to a point on a curve concave to the East, with a center that bears S 89°27'25" E, a distance of 1282.77 feet, said point also being on the Westerly Right-of-Way line of Rural Road;

Thence, Southerly along said curve, subtending an angle 04°29'42", an arc distance of 100.63 feet along the Westerly Right-of-Way of Rural Road to a Point of Tangency;

Thence, S 00° 02' 09" W along said Right-of-Way a distance of 73.96 feet to a Point of Curvature on a curve concave to the West, with a center that bears N 89°57'51" W, a distance of 30.00 feet;

Thence, Southwesterly along said curve, subtending an angle 90° 00' 00" an arc distance of 47.12 feet to a Point of Tangency on the Northerly Right-of-Way of Baseline Road;

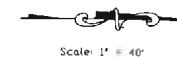
Thence, N 89°57'51" W along said Right-of-Way a distance of 170.00 feet to THE POINT OF BEGINNING.

Said parcel being a portion of Tract 'C', COLLEGE PARK UNIT II, according to Book 119 of Maps, Page 46, records of Maricopa County, Arizona and containing 40,904 S.F.(.4) or 0.9390 Acres more or less.

This Legal Description is based on an A.L.T.A performed by C. Steve Duryea, Jr. L.S. No. 31019, dated June 1999.

Engineer:
David L. Fogt
Fogt & Associates
5232 N. 19th Ave.
Phoenix, Arizona
(602) 248-8100

BOOK 519 PAGE 25
OFFICIAL RECORDS OF
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NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH
C2	90°00'00"		30.0000	47.1239
C3	00°12'06"		1282.7700	43.125

NUMBER	DIRECTION	DISTANCE
L1	S 89°57'51" E	0.66858'
L2	N 00°20'50" W	3.8170'
L3	N 00°20'50" W	3.9172'
L4	N 24°59'56" W	21.5192'
L5	S 63°20'00" E	25.2197'

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TEMPE, ARIZONA**

