

LEGAL DESCRIPTION (LOT 9)

LOT 1 of 'GROVE PARKWAY PLAZA' as recorded in Book 572 of Maps, page 42, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 8)

LOT 2 of 'GROVE PARKWAY PLAZA' as recorded in Book 572 of Maps, page 42, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 9)

LOT 5 of 'GROVE PARKWAY PLAZA' as recorded in Book 572 of Maps, page 42, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 4)

LOT 9 of 'GROVE PARKWAY PLAZA' as recorded in Book 580 of Maps, page 14, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 6)

LOT 6 of 'GROVE PARKWAY PLAZA' as recorded in Book 580 of Maps, page 14, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 6)

LOT 6 of 'GROVE PARKWAY PLAZA' as recorded in Book 580 of Maps, page 14, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 7A)

LOT 7 of 'GROVE PARKWAY PLAZA' as recorded in Book 580 of Maps, page 14, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 7B)

LOT 7 of 'GROVE PARKWAY PLAZA' as recorded in Book 424 of Maps, page 41, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 8)

LOT 8 of 'GROVE PARKWAY PLAZA' as recorded in Book 424 of Maps, page 41, Records of Maricopa County, Arizona.

LEGAL DESCRIPTION (LOT 9)

A subdivision of LOT 9, 'GROVE PARKWAY PLAZA SECOND AMENDED' as recorded in Book 424 of Maps, page 41, Records of Maricopa County Recorder, and LOT 8 'GROVE PARKWAY PLAZA AMENDED' as recorded in Book 580 of Maps, page 14, Records of Maricopa County Recorder.

CERTIFICATION OF OWNER (LOT 9)

THIS IS TO CERTIFY THAT HE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS 26 DAY OF March 1998.

BY: *[Signature]*

GROVE PARKWAY PLAZA, L.L.C.
8711 EAST PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255
BY: R.R. STOKER, ITS GENERAL MANAGER

STATE OF ARIZONA

COUNTY OF MARICOPA

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF March 1998.

BY: *[Signature]* MY COMMISSION EXPIRES Oct. 4, 1998

NOTARY PUBLIC

APPROVALS

BY: *[Signature]* 9/10/98
DEVELOPMENT SERVICE DATE

BY: *[Signature]* 9/10/98
CITY ENGINEER DATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, on February, 1998.

SIGNED THIS 31 DAY OF March 1998.

BY: *[Signature]*

ATTEST: *[Signature]* DATE: 3/31/98

PREVIOUS CONDITIONAL APPROVALS:

0207-04-02, 0207-04-02
1. ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

PREVIOUSLY GRANTED VARIANCES/ USE PERMITS 0207-02-02

USE PERMIT
A. ALLOW A CONVENIENCE STORE WITH GAS PUMPS ON PAD #2 IN THE FCC-1 DISTRICT.
B. ALLOW A FURNITURE STORE OVER 4000 S.F. IN THE FCC-1 DISTRICT.

VARIANCES

- REDUCE THE REQUIRED MINIMUM SIDE AND REAR SETBACKS FOR PAD 2 FROM 40' TO 10' (NOW PARCEL #2)
- WAIVE REQUIRED 6' MASONRY WALL BETWEEN SERVICE STATION ON PAD 2 AND BALANCE OF THE CENTER (NOW PARCEL #2)
- REDUCE THE REQUIRED MINIMUM STREET SIDE YARD SETBACK ON THE NORTH SIDE OF BUILDING 5 FROM 50' TO 46' (NOW PARCEL #5)
- REDUCE THE REQUIRED MINIMUM REAR YARD SETBACK FROM 40' TO 0' ON THE NORTH SIDE OF BUILDING #1.
- REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 0' ON THE SOUTH SIDES OF BUILDINGS 2 & 5.
- WAIVE THE REQUIREMENT THAT ALL FUTURE LANDSCAPING BE INSTALLED WITH THE FIRST PHASE OF DEVELOPMENT.
- INCREASE THE MAXIMUM ALLOWED LOT COVERAGE FROM 25% TO 25.5% FOR BUILDING #1, PHASE 1.
- REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 10' ON THE SOUTH SIDE OF BUILDING #1.

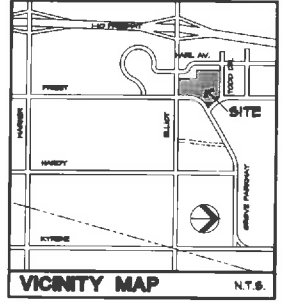
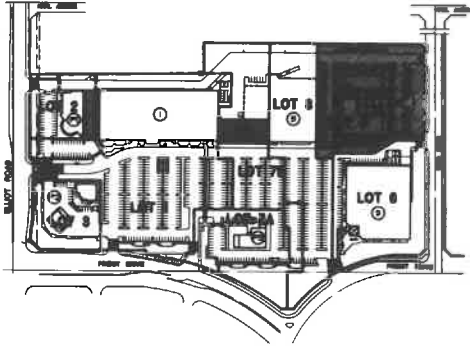
CONDITIONS OF APPROVAL

- 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.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS
 - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURBS, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES
 - WATER AND/OR SEWER PARTICIPATION CHARGES
 - INSPECTION AND TESTING FEES
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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 ORDINANCE NO. 80.05. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, THE APPROVAL OF CGA'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE CGA'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, 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.
- PLAN OF DEVELOPMENT SHALL BE REVISED TO INCLUDE CONDITIONS FOR THIS ACTION AND REFLECT ALL APPLICABLE DETAILS AS SHOWN ON SITE PLAN REVIEW ON 11/21/97 AND 11/14/97 PRIOR TO RECORDATION.

GROVE PARKWAY PLAZA

SIXTH AMENDED GENERAL PLAN OF DEVELOPMENT FOR GROVE PARKWAY PLAZA AND AMENDED FINAL PLAN OF DEVELOPMENT FOR PHASE 6 (LOT 9)

Sec 8, Township 1 South, Range 4 East, G1a & Salt River Basin and Meridian, Maricopa County, Arizona
BUILDING 4, 2 STORY OFFICE BLDG. (LOT 10)
TEMPE, ARIZONA



BUILDING LEGEND

DESCRIPTION	AREA
1 MAJOR TENANT	60,941 S.F.
2 RETAIL SHOPS	11,260 S.F.
3 MAJOR TENANT	45,000 S.F.
4 OFFICE BUILDING	28,260 S.F.
5 MAJOR TENANT	45,216 S.F.
6 RETAIL SHOPS	9,000 S.F.
7 CONV./GAS MART	3,058 S.F.
8 RESTAURANT	4,755 S.F.

PHASE 1:

BLDG. 1	: 60,941 S.F.
PAD 2	: 3,058 S.F.
TOTAL	: 63,999 S.F.

PHASE 2:

BLDG. 5	: 45,216 S.F.
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PHASE 3:

BLDG. 4	: 45,000 S.F.
PAD 3	: 2,800 S.F.
TOTAL	: 47,800 S.F.

PHASE 4:

PAD 1	: 9,000 S.F.
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PHASE 5:

BLDG. 2	: 11,200 S.F.
BLDG. 3	: 8,400 S.F.
TOTAL	: 19,600 S.F.

PHASE 6:

BLDG. 4	: 28,260 S.F.
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TOTAL SITE COVERAGE - 251 (25% W/ CANOPIES)
TOTAL PARKING REQUIRED - 714 SPACES

PHASE 1:

BLDG. 1	: 242 SPACES
PAD 2	: 12 SPACES
TOTAL	: 254 SPACES

PHASE 2:

BLDG. 5	: 27 SPACES
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PHASE 3:

BLDG. 3	: 180 SPACES
PAD 3	: 64 SPACES
TOTAL	: 244 SPACES

PHASE 4:

PAD 1	: 36 SPACES
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PHASE 5:

BLDG. 2	: 45 SPACES
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PHASE 6:

BLDG. 4	: 115 SPACES
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TOTAL PARKING PROVIDED - 806 SPACES
TOTAL LANDSCAPING COVERAGE - 26.8%

SITE DATA

TOTAL DEVELOPMENT (PHASE 1, 2, & 6)	
GROSS SITE AREA (INCL. Δ TO BE ABAND'D)	: 456,406 S.F. (21.958 AC.)
NET SITE AREA	: 219,424 S.F. (10.011 AC.)
NET SITE AREA (EXCL. Δ TO BE ABAND'D)	: 164,224 S.F. (7.659 AC.)
TOTAL BUILDING AREA	: 220,400 S.F.
% COVERAGE	: 28.85% (50.54% WITH CANOPIES)
* PARKING REQUIRED	: 714 SPACES
PARKING PROV./RATIO	: 806 SPACES / 1:272
LANDSCAPING PROVIDED	: 26.8%
* PARKING REQUIRED IS BASED ON THE FOLLOWING RATIOS:	
PAD 1	Ⓜ 9000 ± 250 (RETAIL) : 36
PAD 2	Ⓜ 3058 ± 250 (GAS) : 12.2
PAD 3	Ⓜ 4755 ± 75 (REST.) : 64
BUILDING	Ⓜ 60391 ± 250 (RETAIL) : 242
	Ⓜ 11260 ± 250 (RETAIL) : 45
	Ⓜ 45,000 ± 250 (RETAIL) : 180
	Ⓜ 28,260 ± 250 (OFFICE) : 115
	Ⓜ 10,000 ± 500 (FURNITURE) : 27
	Ⓜ 55,216 ± 5000
TOTAL REQUIRED	: 714 SPACES
TOTAL PROVIDED	: 806 SPACES
NOTE: BICYCLE PARKING WILL BE PROVIDED TO MEET CODE.	
PHASE 1 - (BLDG. 1 & PAD 2):	6.6 NET ACRES
PHASE 2 - (BLDG. 3):	2.58 NET ACRES
PHASE 3 - (BLDG. 4 & PAD 3):	3.64 NET ACRES
PHASE 4 - (PAD 1):	0.95 NET ACRES
PHASE 5 - (BLDG. 2 & 5):	2.65 NET ACRES
PHASE 6 - (BLDG. 4):	2.61 NET ACRES
NUMBER OF LOTS PROPOSED - 8 LOTS	
TOTAL BUILDING AREA - 220,400 S.F.	

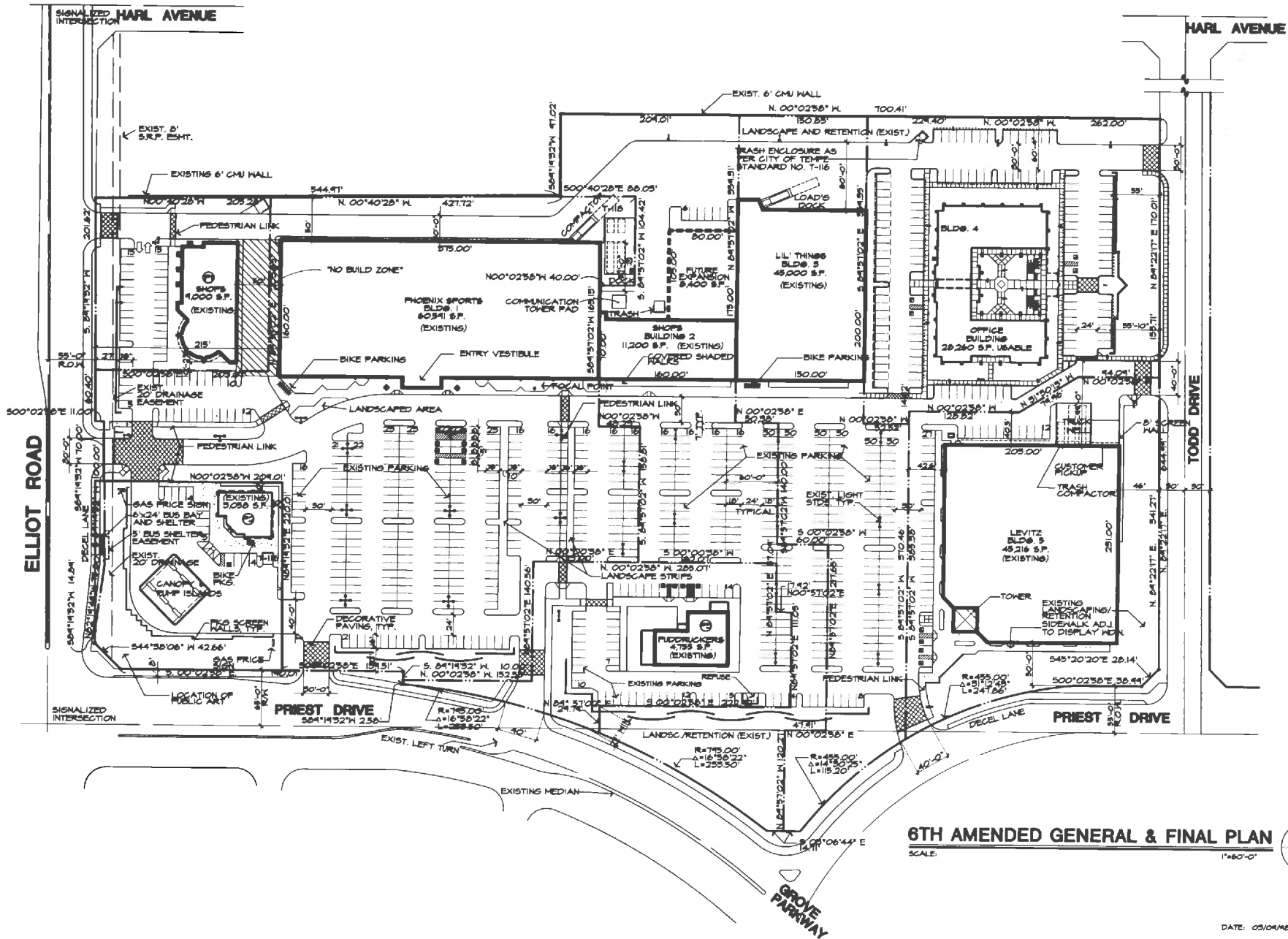
DEVELOPED BY:
GROVE PARKWAY PLAZA, L.L.C.



GROVE PARKWAY PLAZA
TWO STORY OFFICE BUILDING
TEMPE, ARIZONA



Butler Design Group
Architects & Planners
6112 North 40th Street
Suite 302
Phoenix, Arizona 85018
phone 602-957-1800
fax 602-957-7722



6TH AMENDED GENERAL & FINAL PLAN
SCALE: 1"=60'-0"



DATE: 05/04/98

JOB: 41024

BOOK 466 PAGE 42
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
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DEVELOPED BY:
GROVE PARKWAY PLAZA, L.L.C.

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