

Amended
Amended General & Final Plan For SOUTHERN PALMS CENTER PHASE - I
 An Amendment Of Parcel 1 & Parcel 2 Of SOUTHERN PALMS CENTER As Recorded In Book 232, Page 18, M.C.R., Being A Portion Of The S.E. 1/4 Of Section 26, T.1N., R.4E., Maricopa County, Arizona.

LEGAL DESCRIPTION

That portion of the South half of the South half of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Section 26; thence North 00 degrees 49 minutes 23 seconds East along the Eastern line of said Section 26, a distance of 1221.47 feet to a point, said point being the Southeast corner of HUGHES ACRES UNIT SIX, according to Book 114 of Maps, page 42, records of Maricopa County, Arizona; thence North 89 degrees 16 minutes 35 seconds West along the Southerly line of HUGHES ACRES UNIT SIX, a distance of 62.00 feet to the True Point of Beginning; thence South 00 degrees 49 minutes 23 seconds West parallel to and 62.00 feet West of the Eastern line of said Section 26, a distance of 1141.50 feet; thence South 45° 45' 36" West a distance of 28.32 feet to a point, said point being 60.00 feet North of the Southerly line of said Section 26; thence North 89 degrees 16 minutes 35 seconds West, parallel to and 60.00 feet North of the Southerly line of said Section 26 a distance of 1380.00 feet more or less, to the Southeast corner of the property disclosed in Deed recorded in Docket 15746, page 213, records of Maricopa County, Arizona; thence North 00 degrees 43 minutes 25 seconds East along an East line of the property described in Docket 15746, page 213, a distance of 747.99 feet to a point on a South line of the property described in Docket 14837, page 664, records of Maricopa County, Arizona; thence South 89 degrees 16 minutes 35 seconds East along a South line of the property described in Docket 14837, page 664, a distance of 10.02 feet more or less to a corner of the property described in Docket 14837, page 664; thence South along a West line of the property described in Docket 14837, page 664, a distance of 181 feet to a corner of the property described in Docket 14837, page 664; thence North 89 degrees 16 minutes 35 seconds East along the South line of the property described in Docket 14837, page 664, a distance of 681 feet; thence continuing along the South and Southeasterly lines of the property described in Deed recorded in Docket 14837, page 664, the following 3 courses: North 45 degrees 43 minutes 25 seconds East a distance of 30.00 feet; thence South 89 degrees 16 minutes 35 seconds East a distance of 75.00 feet; thence North 45 degrees 43 minutes 25 seconds East a distance of 153.40 feet to a corner of the property described in Docket 14837, page 664; thence North 00 degrees 43 minutes 25 seconds East along the East line of the property described in Docket 14837, page 664, a distance of 424.00 feet to a point on the Southerly line of HUGHES ACRES UNIT SIX; thence South 89 degrees 16 minutes 35 seconds East along the Southerly line of HUGHES ACRES UNIT SIX, a distance of 475.00 feet to the True Point of Beginning.

That portion of the South half of the South half of Section 26, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Section 26; thence North 00 degrees 49 minutes 23 seconds East along the East line of said Section 26, a distance of 1221.47 feet to a point, said point being the Southeast corner of HUGHES ACRES UNIT SIX, according to Book 114 of Maps, page 42, records of Maricopa County, Arizona; thence North 89 degrees 16 minutes 35 seconds West along the Southerly line of HUGHES ACRES UNIT SIX, a distance of 62.00 feet to the Northwest corner of the property disclosed in Deed recorded in Docket 14837, page 664, records of Maricopa County, Arizona; thence South 00 degrees 43 minutes 25 seconds West along the West line of said property, a distance of 11.07 feet to the North side of a masonry wall, said point being the True Point of Beginning; thence North 89 degrees 16 minutes 35 seconds West along the North side of said wall a distance of 141.80 feet to the Northwest wall corner; thence South 00 degrees 43 minutes 43 seconds West along the West side of said wall a distance of 397.51 feet to the Southwest wall corner; thence South 89 degrees 16 minutes 35 seconds East along the South side of said wall a distance of 141.72 feet to a point on the West line of the property described in Docket 14837, page 664; thence North 00 degrees 43 minutes 25 seconds East along the West line of the property described in Docket 14837, page 664, a distance of 397.57 feet to the True Point of Beginning.

CERTIFICATE OF ENGINEER

This is to certify that the above legal descriptions of the property shown herein was made under my direction during the month of November, 1982 and that the information is sufficient to enable the survey to be retraced. This is to certify that we have reviewed this plan and hereby approve the development thereon.

Timothy H. O'Neill, P.E.
 Timothy H. O'Neill, P.E. #10006 Date Nov 17 82

CERTIFICATE OF OWNER

H & N TEMPE ASSOCIATED, a General Partner
 By HAHN DEVCORD, a California Corporation,
 a General Partner

By: *Sandy H. Miller, President*
 Subscribed and sworn to before me this 21 day of November 1982.

By: *Laura M. Egan*
 Notary Public

My Commission Expires 10/11/83

VARIANCES REQUESTED

- To increase the maximum allowable height of the parking lot fixtures from 16 feet to 25 feet.
- To decrease building setbacks on Parcels 3 and 4 from 60 feet to 35 feet.
- To decrease building setback on Parcel 5 from 60 feet to 42 feet on McClintock only.
- To decrease building setbacks on Parcels 7, 8, 9 and 10 from 60 feet to 28 feet.
- To decrease rear yard setbacks on Majors 1, 2, 4 and Shop Building B from 60 feet to 30 feet, along multi-family parcel.
- To decrease rear yard setbacks on Parcel 3-10 from 60 feet to 20 feet, along Parcel 2 boundary.
- To decrease parking requirement on shops "D" thru "E" from 900 spaces to 800 spaces (no space variance).*

CONDITIONS OF CITY COUNCIL APPROVAL

- The parking lot area shall not be less than 32 feet from face of curb on McClintock and Southern and there shall be a minimum of 10' of landscaping from the actual property line to a paved area on all streets.
- All perimeter walls and landscaping shall be installed prior to issuance of any occupancy permits, or appropriate phase lines be shown prior to City Council action.
- The required six foot masonry wall and landscaping along the north property line shall be installed prior to occupancy permits being issued for any portion of the entire development.
- Cross easement agreements for parking, driveways and landscape maintenance shall be approved by the City Attorney, Building Safety Director and Community Development Director and recorded prior to recordation of the plat.
- If a 3' berm is to be used to screen parking, that berm shall be designed at no greater slope than 3-1. Any change to be approved by Staff prior to Council action.
- Where berming becomes impossible at a 3-1 slope, masonry walls shall be used instead. Any change to be approved by Staff prior to Council action.
- Any alterations to the existing bikepath shall be approved by the Engineering Department.
- PAD E shall be reoriented to allow for the removal of paved area adjacent to McClintock and Southern Avenue. This shall be redesigned to provide a landscape area similar to the proposed landscaping on PAD X of the Amended General Plan of Development for Southern Palms Center prior to Council action.
- Landscaping shall be provided around and in conjunction with all buildings on the site. Details approved by Design Review Board.
- Alternate parking lot islands shall receive two 12-gal. trees plus shrubs and around covers, details to be approved by staff prior to Final Plans of Development being processed by City Council.
- Applicant shall discuss preliminary building details with Building Safety Dept. prior to Council action.
- Outside speakers shall be prohibited.
- Exterior lighting shall be directed down and away from residential areas and not exceed 16 feet in height.
- The two story office building marked No. 1 adjacent to the One Family Residence District shall be reduced to one-story or substantially lower in height. Detail to be worked out with Staff prior to Council action.
- A one (1) foot vehicular non access easement shall be shown along the entire boundary except for proposed access points and shall be reflected on the General Plan of Development prior to recordation.
- Provisions shall be made to provide a pedestrian walkway from the multi-family development to Dorsey Lane for the use of the children and their parents. Details to be worked out with Staff prior to Council action.
- All walls and fences in the plan shall be masonry construction with stucco or mortar wash finish.
- All pad buildings receiving a setback variance shall not have a drive-thru between the building and the property line, unless the drive-thru is between the allowed setback and the building.
- Rear of buildings for the commercial pads shall be architecturally designed on all four sides and relate to the major center.
- Any freestanding pad signs shall be limited to 5 feet in height and 20 s.f. and no portion of the sign project closer than 10 feet from the property line.
- No fast food operations with drive-thru, shall be located on pad buildings H & J.

PROJECT SUMMARY

LAND AREA			
Area of Site	26.24 Acres (Gross)	= 1,143,050 S.F.	
Area of Site	25.09 Acres (Net)	= 1,091,250 S.F.	
Area of On-Site Landscaping		= 112,910 S.F.	(10.8% Net)
Area of Right of Way Landscaping		= 137,540 S.F.	(12.3% Gross)

BUILDING AREAS	GDA	PARKING REQUIRED	PARKING PROVIDED
Major 1 - MARSHALLS	28,000 S.F.	132 Spaces	132 SPACES
Major 2 - SAFEWAY	46,221 S.F.	174 Spaces	174 SPACES
Major 3 - THRIFTY	19,684 S.F.	75 Spaces	75 SPACES
Major 4 - BOSTON STORE	17,100 S.F.	65 Spaces	65 SPACES
SUB-TOTAL	111,005 S.F.	451 Spaces	451 Spaces
Shops A	6,300 S.F.	24 Spaces	24 SPACES
Shops B	33,122 S.F.	262 Spaces	175 SPACES
Shops C	7,620 S.F.	30 Spaces	29 SPACES
Shops D	24,556 S.F.	98 Spaces	90 SPACES
Shops E	26,400 S.F.	102 Spaces	100 SPACES
SUB-TOTAL	97,998 S.F.	498 Spaces	426 Spaces
Pad A FAST FOOD	5,100 S.F.	65 Spaces	65 Spaces
Pad B & C RESTAURANT	7,974 S.F.	104 Spaces	104 Spaces
Pad D FINANCIAL	6,225 S.F.	25 Spaces	25 Spaces
Pad E FINANCIAL	7,927 S.F.	32 Spaces	32 Spaces
Pad F RESTAURANT	4,464 S.F.	57 Spaces	57 Spaces
Pad G COMMERCIAL	4,800 S.F.	18 Spaces	18 Spaces
Pad H COMMERCIAL	3,758 S.F.	15 Spaces	15 Spaces
Pad J MEDICAL	4,128 S.F.	28 Spaces	28 Spaces
SUB-TOTAL	44,376 S.F.	347 Spaces	347 Spaces
GRAND TOTAL	253,379 S.F.	1298 Spaces/Req. 1226 Spaces/Provided	

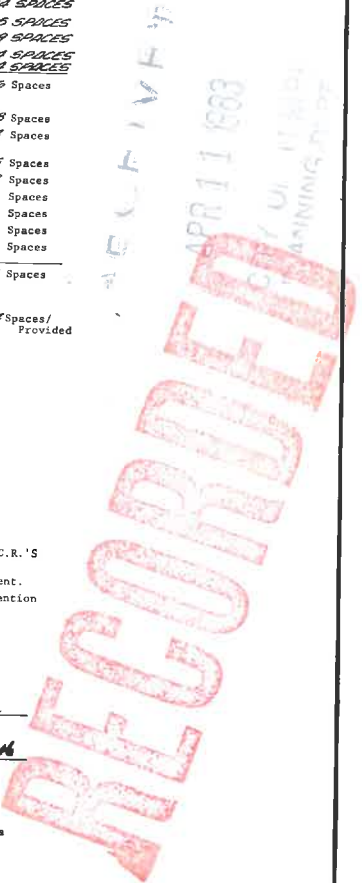
NOTES:

- Use of parking spaces outside parcel area are provided by the C.C.R.'S and lease agreement.
- Ingress-egress for site is provided by C.C.R.'S and lease agreement.
- Five year retention is provided by onsite storm drainage and retention system for Southern Palms Shopping Center. As-Built 10-17-81

MUNICIPAL APPROVALS

Approval by the Mayor and the City Clerk of the City of Tempe, Arizona this 17th Day of March, 1982.
 Mayor: *Shirley Mitchell* ATTEST: *Virginia Thompson* CITY CLERK
 Approved by the City Engineer of the City of Tempe, Arizona this 24 Day of April, 1982.
 CITY ENGINEER: *Ray W. Brown*
 Approved by the City Planning Department of the City of Tempe, Arizona this 24th Day of April, 1982.
 PLANNING DIRECTOR: *Howe Hall*

STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the within instrument was filed and recorded at 251 o'clock PM on 17th day of March, 1982.
 HARRY ONG County Recorder
 Deputy Recorder



O'NEILL-MOREA-HALL
 engineering, inc.
 6225 N. 19th Avenue
 Suite Number 204
 Phoenix, Arizona 85016
 Phone: (602) 940-8825
 CIVIL-SANITARY-STRUCTURAL
 SHEET 1 OF 3

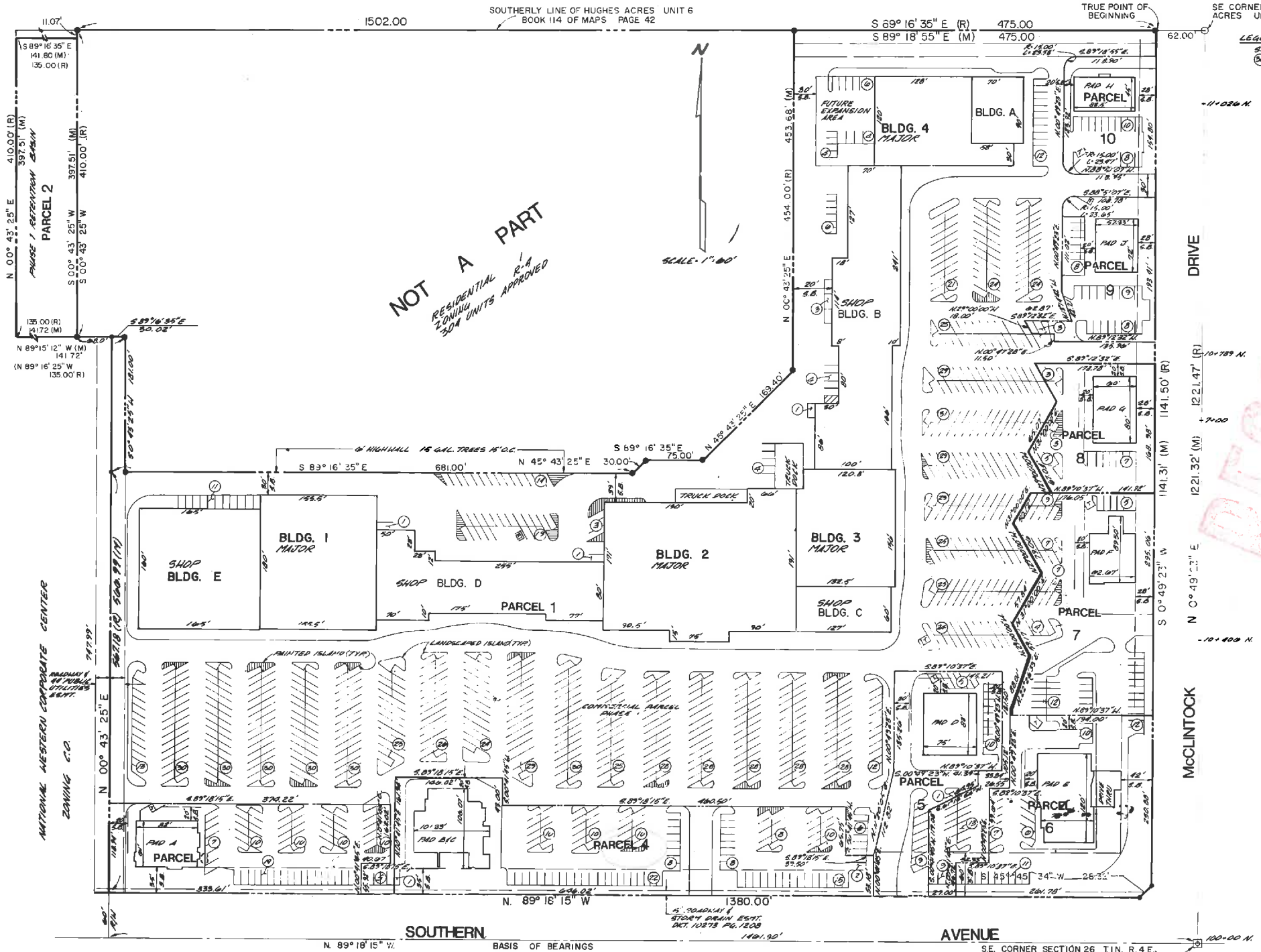
2nd

Amended General & Final Plan For

SOUTHERN PALMS CENTER PHASE-I

PHASE-I

An Amendment Of Parcel 1 & Parcel 2 Of SOUTHERN PALMS CENTER As Recorded in Book 232, Page 18, M.C.R., Being A Portion Of The S.E. 1/4 Of Section 26, T.1N., R.4E., Maricopa County, Arizona.



NOT A PART
RESIDENTIAL ZONING
304 UNITS APPROVED

LEGEND
5.5' SETBACK
20' PARKING SPACES PROVIDED

STATE OF ARIZONA }
County of Maricopa }
I hereby certify that the within instrument was filed and recorded in accordance with the provisions of the laws of this state.
WR 5-133-411
S.P. Graham
in Book 2574
on page
Witness my hand and official seal the day and year aforesaid.
Bill Cherry
County Recorder
by HARRY O'NEILL
Deputy Recorder

RECORDED
APR 11 1983
CITY OF PHOENIX
PLANNING DEPARTMENT

NATIONAL WESTERN CORPORATE CENTER ZONING C.O.

SOUTHERN AVENUE BASIS OF BEARINGS

SE. CORNER SECTION 26 T.1N. R.4E.

O'NEILL-MOREA-HALL
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1225 N. 79th Avenue
Suite Number 204
Phoenix, Arizona 85015
Phone: (602)246-8969
CIVIL • SANITARY • STRUCTURAL • SURVEY

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SHEET 2 OF 2