

AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT FOR SOUTHERN TEMPE PLAZA II

LEGAL DESCRIPTION

A portion of Lot 127 of Eaton Freeway Industrial Park, as recorded in Book 171 of Maps, Page 31 records of Maricopa County, Arizona, described more particularly as follows:

COMMENCING at the Westernmost Southwest corner of said Lot 127;

thence North 00°17'12" East, along the West line of said lot 127, a distance of 424.00 feet to the TRUE POINT OF BEGINNING;

thence continuing at North 00°17'12" East a distance of 186.00 feet;

thence South 89°42'48" East, a distance of 170.00 feet;

thence South 00°17'12" West, a distance of 188.00 feet;

thence North 89°42'48" West, a distance of 170.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH:

A portion of Lots 126 and 127 of Eaton Freeway Industrial Park, as recorded in Book 171 of Maps, Page 31 records of Maricopa County, Arizona, described more particularly as follows:

COMMENCING at the Westernmost Southwest corner of said Lot 127;

thence North 00°17'12" East, along the West line of said Lot 127, a distance of 612.00 feet to the TRUE POINT OF BEGINNING;

thence continuing North 00°17'12" East, a distance of 17.64 feet to the Northwest corner of said lot 127 which is also the Southwest corner of said Lot 126;

thence continuing at North 00°17'12" East, along the West line of said lot 126, a distance of 132.38 feet;

thence South 89°42'48" East, a distance of 170.00 feet;

thence south 00°17'12" West, a distance of 130.38 feet to a point on the South line of said lot 126;

thence continuing at South 00°17'12" West, a distance of 19.62 feet;

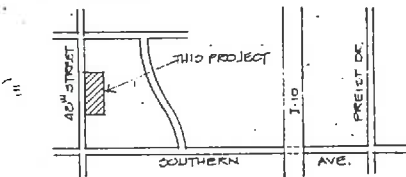
thence North 89°42'48" West, a distance of 170.00 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S #193-98-1004

PROJECT DATA

ZONING: PCC-1
 SITE AREA: 57,400 (NET)
 BUILDING USE: COMMERCIAL (RETAIL)
 BUILDING AREA: EXISTING RETAIL/GARAGE 6,149 SQ. FT.
 EXISTING RESTAURANT 2,550
 PROPOSED RETAIL 5,307
 14,006 SQ. FT.
 LOT COVERAGE: 24.7%
 LANDSCAPING REQUIRED: 10% OF 57,400 = 5,740 SQ. FT.
 LANDSCAPING PROVIDED: 10,010 ONSITE
 5,442 R.O.W.
 PARKING REQUIRED: EXISTING RETAIL 6122 + 750 = 6872
 EXISTING RESTAURANT 2550 + 75 = 2625
 PROPOSED RETAIL 5307 + 660 = 5967
 01 SPACES
 PARKING PROVIDED = 82

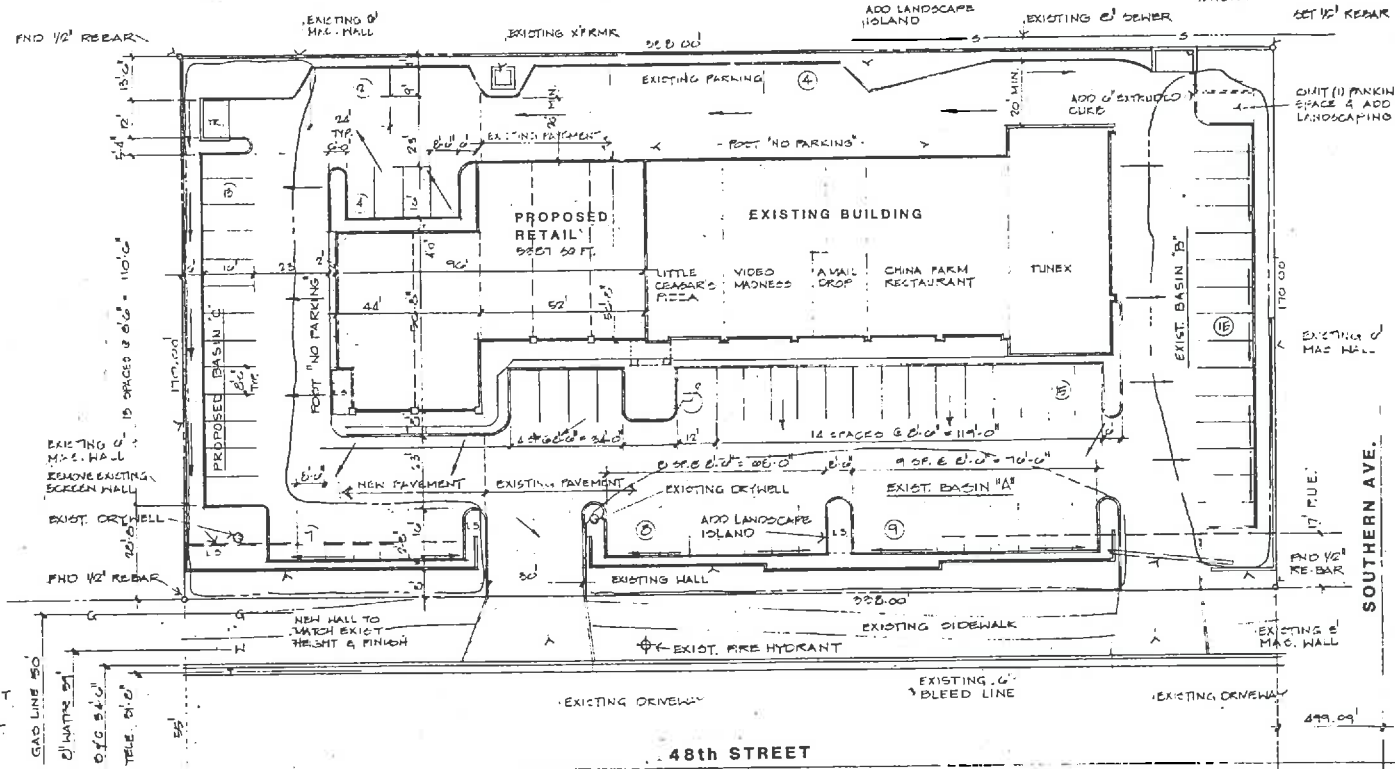
VICINITY MAP



BENCH MARK

CITY BENCH MARK IN HANDBOLE AT 48th STREET AND SOUTHERN AVENUE, ELEV. = 1109.50

STATE OF ARIZONA)
 County of Maricopa)
 I hereby certify that the work on record was filed and recorded as required of
 City of Tempe
 M.A. 88-890
 on record 3.3.7
 on file 3.6
 Witness my hand and official seal on this day of March 1989
 County Clerk
 by Cathy Johnson
 City Clerk



SITE PLAN

SCALE: 1"=20'-0"



VARIANCES

1. REDUCE THE REQUIRED REAR YARD SETBACK FROM 40' TO 24' IN THE PCC-1 ZONING DISTRICT.
2. REDUCE THE REQUIRED LANDSCAPE STRIP IN THE FRONT YARD SET BACK FROM 15' TO 10'-0" ALONG 48th ST. TO ACCOMMODATE PARKING AND MANUEVERING.

USE PERMITS

1. AUTOMOTIVE REPAIR IN PCC-1 ZONE

RETENTION CALCS

RETENTION REQUIRED = 10,920 FT³
 RETENTION PROVIDED
 EXIST. BASIN 'A' = 3,350 FT³
 EXIST. BASIN 'B' = 3,176 FT³
 PROPOSED BASIN 'C' = 4,404 FT³
 TOTAL RETENTION PROVIDED = 10,950 FT³

MUNICIPAL APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, ON THIS 13 DAY OF July, 1989
 BY: Mayor [Signature] ATTEST: City Clerk [Signature]
 APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA, ON THIS 13 DAY OF October, 1989
 BY: [Signature] CITY ENGINEER
 APPROVED BY THE CITY PLANNING DEPARTMENT, OF THE CITY OF TEMPE, ARIZONA, ON THIS 2 DAY OF Oct, 1989
 BY: [Signature] PLANNING DEPARTMENT

CERTIFICATE OF ENGINEER

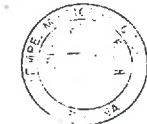
I, [Signature], HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 1985, THAT THE BOUNDARY SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS WERE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED. DATE: 3/17/89

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: THAT SIMI ENERGY CORPORATION, AN ARIZONA CORPORATION, HEREBY PUBLISHES THIS PLAN OF DEVELOPMENT.
 SIMI ENERGY CORPORATION, AN ARIZONA CORPORATION, AS OWNER, HAS HERETOFORE CAUSED THE UNDERSIGNED OFFICER TO EXECUTE THIS INSTRUMENT, SUCH OFFICER BEING DULY AUTHORIZED, THIS 28 DAY OF Sept, 1989.
 DULY AUTHORIZED AGENT

STATE OF ARIZONA)
 COUNTY OF MARICOPA)

ON THIS 28 DAY OF Sept, 1989, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE DULY AUTHORIZED AGENT OF THE SIMI ENERGY CORPORATION THAT EXECUTED THE INSTRUMENT SHOWN HEREON ON BEHALF OF SAID ARIZONA CORPORATION, AND THAT SUCH ARIZONA CORPORATION EXECUTED SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA
 MY COMMISSION EXPIRES: [Signature] 07.7.89



bollinger architects & ASSOCIATES
 4144 north 44th street phoenix, arizona 957-9205

revisions

SOUTHERN TEMPE PLAZA
 A RETAIL CENTER
 3135 S. 48th STREET TEMPE, ARIZONA

job no.
 date
 drawing

A-1

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