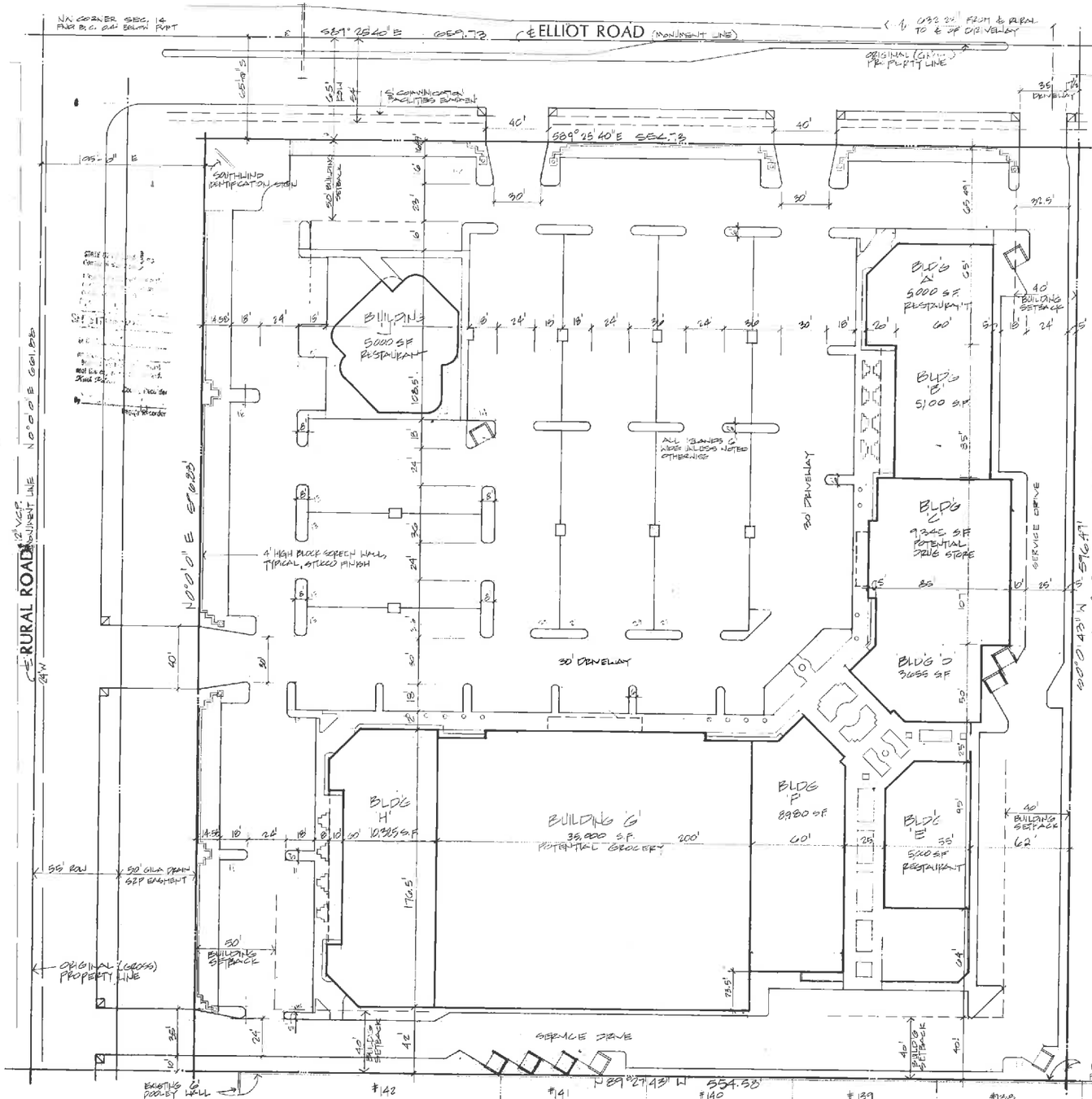


ACKNOWLEDGMENT

State of Arizona
County of Maricopa

On this the 1 day of August, 1985 before me the undersigned officer, personally appeared [illegible] who acknowledged himself to be the [illegible] of [illegible] and that he, as such officer, being authorized so to do executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. MY COMMISSION EXPIRES: March 27, 1987

NOTARY PUBLIC: [illegible]

APPROVALS

Approved by the Mayor and the City Council of the City of Tempe, Arizona, this 11th day of July, 1985

BY: [illegible] MAYOR ATTEST: [illegible] CITY CLERK

Approved by the City Engineer of the City of Tempe, Arizona this 24 day of Sept, 1985.

BY: [illegible] CITY ENGINEER

Approved by the City Planning Department of the City of Tempe, Arizona this 12th day of Sept, 1985

BY: [illegible] PLANNING DIRECTOR

PROJECT DATA

ADDRESS:	925 East Elliot, Tempe, Arizona
OWNER:	Carol Jerome & Assoc., Inc. 1500 E. Bethany Home Rd. Suite #101 Phoenix, AZ 85014
TENANT/LESSEE:	SOUTHWIND ENTERPRISES 1500 E. Bethany Home Road Suite 101 Phoenix, Arizona 85014
ARCHITECT:	CRAIG ASSOCIATES, ARCHITECTS, P.C. 3810 N. Miller Rd. Scottsdale, AZ 85251 945-2323 Roger Brandtner, Project Arch
EXISTING GROSS SITE AREA:	439,040 S.F. = 10.08 Acres
EXISTING NET SITE AREA:	215,402 S.F. = 4.95 Acres
AMT. OF DEDICATION:	23,638 S.F. = .54 Acres — Dedication rule 6/85 Per Stipulation 2a
FINAL NET SITE AREA:	191,764 S.F. or 7.8 Acres
ZONING:	PCC-1 Planned Neighborhood Commercial Center — Approved 3/13/85 Z-84.33 Z-84.34
BUILDING AREA:	Buildings: 82,445 S.F. — 885 S.F. Increase
	Canopies: 2,000 S.F. (unchanged) — 1,310 S.F. Decrease
	TOTAL: 84,445 S.F. — 2.38 of Gross Site Area — 2,195 S.F. Net Site Coverage Increase
PARKING REQUIRED:	Commercial Retail @ 1/250: 21,445 S.F. = 215.9 spaces; Restaurant @ 1/75: 12,805 S.F. = 208 spaces; TOTAL REQ'D: = 423.9 spaces or 424 Spaces
PARKING PROVIDED:	504 Spaces; 489 @ 90° x 18'; 15 @ 76° x 15'
ON SITE LANDSCAPING REQ'D:	53,181 S.F. = 25%
PROVIDED:	47,341 S.F. = 22.3% — 22.3% Landscape Coverage; 28,825 S.F. = 96 Gila Drain R.O.W. — Including Req'd. Landscape of Gila Drain R.O.W.
VARIANCES APPROVED:	a. Increase the maximum building site coverage from 25% to 25.3%. b. Reduce the standard parking stall size from 9' x 22' to 8.5' x 18'.

CITY OF TEMPE

P.O. Box 5002
Tempe, Arizona 85281

JULY 15, 1985

Roger C. Brandtner
Craig Associates
3810 N. Miller Road
Scottsdale, AZ 85251

RE: DPR-84.84

Dear Mr. Brandtner:

At their regular meeting of July 11, 1985, the Tempe City Council approved the request of SOUTHWIND PLAZA under the Final Plan of Development for Southwind Plaza consisting of 8.4 acres, on 8.29 net acres located on the SEC of Rural Road and Elliot Road (File Address - 901 E. Elliot Road).

The approvals were made subject to the following conditions:

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and sidewalks are required.

2a. Full arterial street dedication shall be made within six (6) months of Council approval and shall be reflected on the subdivision map prior to recordation.

2b. Full arterial street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.

3. 6' screening wall dimension shall be reflected on Final Plan prior to recordation (6' height was required as part of the General Plan approval).

4. Final details of Gila Drain right-of-way landscaping and details of installation shall be approved by staff prior to recordation of Final Plan.

5. All previous conditions of approval shall be adhered to.

CERTIFICATION

I, Lari D. Spire, hereby certify that I am a Registered Land Surveyor of the State of Arizona and that to the best of my knowledge and belief, this plan correctly represents the results of a survey made under my supervision during the month of July, 1984.

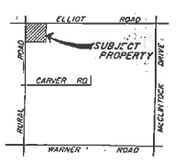
Lari D. Spire
REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION

That portion of the Northwest quarter of Section 14, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 14; thence S 89° 25' 40" E (S 89° 25' 19" E, record), along the North line of said Section 14, a distance of 2619.73 feet (2619.33 feet, record) to the Northwest corner of that parcel described in Deed recorded in Docket 23098, page 831, records of Maricopa County, Arizona; thence S 00° 00' 43" W (S 00° 00' 46" W, record), along the West line of said parcel, a distance of 641.69 feet (641.68 feet, record) to the Southwest corner of said parcel described in Docket 23098, page 831; thence N 89° 27' 43" W, a distance of 658.58 feet to a point on the West line of said Section 14; thence N 00° 00' 00" E along said West line of said Section 14, a distance of 661.82 feet to the TRUE POINT OF BEGINNING.

EXCEPT the East 56 feet of the West 83 feet thereof.



VICINITY MAP

GENERAL AND FINAL PLAN OF DEVELOPMENT
SITE PLAN

0 10 20 50 100

NORTH

GENERAL AND FINAL PLAN OF DEVELOPMENT
SOUTHWIND PLAZA

CRAIG ASSOCIATES, P.C.
architecture planning
NCARB CERTIFIED
3810 n. miller road scottsdale, arizona 85251 (602) 941-2323

job no: 8406

drawn by: ____
date: 3 JUNE 1985
revision: ____

sheet 1 of 1

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REDUCED

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