

8TH AMENDED GENERAL AND FINAL

PLAN OF DEVELOPMENT  
(REVISED FOR LOADING DOCK)

LEGAL DESCRIPTION ( BY OTHERS )

A 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26:  
 THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 1461.90 FEET THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.  
 THENCE CONTINUING NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 747.99 FEET:  
 THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 37.98 FEET:  
 THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST A DISTANCE OF 4.38 FEET:  
 THENCE NORTH 89 DEGREES 15 MINUTES 12 SECONDS WEST A DISTANCE OF 141.72 FEET:  
 THENCE SOUTH 00 DEGREES 42 MINUTES 45 SECONDS WEST A DISTANCE OF 174.50 FEET:  
 THENCE SOUTH 45 DEGREES 42 MINUTES 45 SECONDS WEST A DISTANCE OF 111.09 FEET:  
 THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 14.14 FEET:  
 THENCE NORTH 00 DEGREES 41 MINUTES 45 SECONDS EAST A DISTANCE OF 9.33 FEET:  
 THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 78.08 FEET:  
 THENCE SOUTH 00 DEGREES 41 MINUTES 45 SECONDS WEST A DISTANCE OF 9.33 FEET:  
 THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 26.69 FEET:  
 THENCE SOUTH 00 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 90.00 FEET. THENCE NORTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 49 MINUTES 13 SECONDS A DISTANCE OF 89.23 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS BEARS SOUTH 33 DEGREES 52 MINUTES 32 SECONDS WEST A DISTANCE OF 154.20 FEET. THENCE NORTHWESTERLY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119 DEGREES 55 MINUTES 33 SECONDS A DISTANCE OF 311.99 FT. TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 82 DEGREES 03 MINUTES 02 SECONDS WEST A DISTANCE OF 35.00 FEET. THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 44 MINUTES 47 SECONDS A DISTANCE OF 50.55 FEET. THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST A DISTANCE OF 193.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DORSEY LANE. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE SOUTHEASTERLY WHOSE RADIUS BEARS SOUTH 62 DEGREES 28 MINUTES 36 SECONDS EAST A DISTANCE OF 360.00 FEET. THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 26 DEGREES 38 MINUTES 50 SECONDS A DISTANCE OF 167.43 FEET. THENCE SOUTH 00 DEGREES 51 MINUTES 34 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 198.86 FEET. THENCE SOUTH 44 DEGREES 13 MINUTES 21 SECONDS EAST A DISTANCE OF 28.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN AVENUE. THENCE SOUTH 89 DEGREES 18 MINUTES 15 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN AVENUE, SAID LINE BEING 62.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 597.32 FEET. THENCE SOUTH 00 DEGREES 41 MINUTES 45 SECONDS WEST A DISTANCE OF 2.00 FEET TO A POINT 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION 26. THENCE SOUTH 89 DEGREES 18 MINUTES 15 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN AVENUE A DISTANCE OF 503.40 FEET TO THE TRUE POINT OF BEGINNING.

FOR

TEMPE CITY CENTER

SECTION 26, T. 1 N., R. 4 E.  
GILA & SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

1400 EAST SOUTHERN AVENUE

TEMPE, ARIZONA

CERTIFICATION OF OWNER

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

SIGNED THIS 11<sup>TH</sup> DAY OF August, 1998  
BY: *[Signature]*

NOTARY PUBLIC

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

BEFORE ME THIS 11<sup>TH</sup> DAY OF August, 1998  
BY: *[Signature]*

APPROVAL

*[Signature]*  
CITY ENGINEER  
*[Signature]*  
DEVELOPMENT SERVICES DIRECTOR

DATE 8/11/98  
DATE 8/19/98

PREVIOUS CONDITIONS OF APPROVAL

SGF 96.65

- ALL PREVIOUS APPLICABLE CITY COUNCIL CONDITIONS FOR THIS CENTER SHALL BE ADHERED TO.
- IF AFTER 36 MONTHS OF COUNCIL APPROVAL, PARKING LOTS #1 & 2 ARE STILL IN PLACE, ALL REQUIRED LANDSCAPING ISLANDS (PER ORD. STANDARDS, I.E. CONCRETE CURBING, PLANT MATERIAL, ETC.) SHALL BE INSTALLED AS AGREED UPON BY THE OWNERS OF TEMPE CITY CENTER.
- ALL DESIGN REVIEW BOARD CONDITIONS FOR THIS PROJECT SHALL BE ADHERED TO.
- AS PART OF AN APPLICATION FOR ANY FUTURE AMENDMENT WHICH MAY SUBSTANTIALLY INTENSIFY THE SITE THE OWNER OF THE CENTER SHALL FURNISH AN UPDATED PROFESSIONAL PARKING STUDY FOR TEMPE CITY CENTER.
- THIS PLAN SHALL BE PUT INTO PROPER ENGINEERED FORMAT PRIOR TO COUNCIL ACTION.
- THE DEVELOPMENT PLAN AS ENGINEERED SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDERS OFFICE PRIOR TO ISSUANCE OF PERMITS FOR THE INSTALLATION OF THE PARKING AREAS.
- APPROVAL OF THE 8TH AMENDED GENERAL PLAN OF DEVELOPMENT IS VALID FOR 36 MONTHS FROM THE DATE OF CITY COUNCIL APPROVAL. AT THE END OF SUCH PERIOD, OR IF THE APPLICANT FILES A REQUEST FOR A FINAL PLAN OF DEVELOPMENT CONSISTENT WITH THE 7TH AMENDED GENERAL PLAN OF DEVELOPMENT DURING THAT PERIOD, THE 8TH AMENDED GENERAL PLAN OF DEVELOPMENT SHALL REVERT BACK TO THE 7TH AMENDED GENERAL PLAN OF DEVELOPMENT WITHOUT FURTHER LEGISLATIVE ACTION.

BOOK 477 PAGE 07  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
98-0715148  
08/14/98 11:43  
wm

JOB NO. 2398 C-3



**ADVANCED ENGINEERING, INC.**  
1150 EAST PALMCROFT DR.  
TEMPE, ARIZONA 85282  
PHONE 966-1029

TEMPE CITY CENTER

PROJECT SUMMARY

SEPTEMBER 28, 1997

RESTAURANT BUILDING	EXISTING AREA	FUTURE	TOTAL
F	7462 SF		7462 SF
	6760 SF		6760 SF
TOTAL	14222 SF		14222 SF

PARKING REQUIRED #	EXISTING	FUTURE	TOTAL
ONE SPACE PER 76 SF	188 SPACES		188 SPACES
BICYCLE PARKING REQUIRED # ONE SPACE PER 1000 SF = 15 BICYCLES			15 BICYCLES

OFFICE USES BUILDING	EXISTING AREA	FUTURE	TOTAL
D	3793 SF		3793 SF
G	1035 SF		1035 SF
H	6278 SF		6278 SF
I	14232 SF		14232 SF
TOTAL	16000 SF		16000 SF

PARKING REQUIRED #	EXISTING	FUTURE	TOTAL
ONE SPACE PER 250 SF	651 SPACES	640 SPACES	1291 SPACES
BICYCLE PARKING REQUIRED # ONE SPACE / 3000 SF	54 BICYCLES	54 BICYCLES	108 BICYCLES
TOTAL REQUIREMENTS	EXISTING	FUTURE	TOTAL
PARKING REQUIRED	830 SPACES	640 SPACES	1479 SPACES
BICYCLE PARKING REQ'D	69 BICYCLES	54 BICYCLES	123 BICYCLES

PARKING PROVIDED	AT GRADE	NEW	TOTAL
	332 SPACES	67 SPACES	399 SPACES
	40 SPACES	4 *	36 SPACES
TOTAL	372 SPACES	63 SPACES	435 SPACES

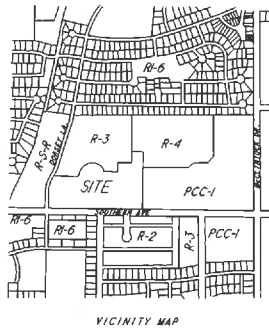
PARKING STRUCTURE	BELOW GRADE	AT GRADE	TOTAL
	406 SPACES	673 SPACES	1079 SPACES
TOTAL	778 SPACES	736 SPACES	1514 SPACES

BICYCLE PARKING PROVIDED	AT GRADE	BELOW GRADE	TOTAL
	69 BICYCLES	54 BICYCLES	123 BICYCLES
		20 *	34 BICYCLES
			103 BICYCLES

SITE COVERAGE	PERCENTAGE
SITE AREA	13.804 ACRES
BUILDING COVERAGE	17952 ACRES
PERCENTAGE OF SITE COVERAGE	13.42 %
LANDSCAPE AREA PROVIDED	5.97 ACRES
PERCENTAGE OF LANDSCAPE AREA	44.62 %

PREVIOUS CONDITIONS OF APPROVAL:  
 (SEE PREVIOUS AMENDED GENERAL PLAN OF DEVELOPMENT)  
 PREVIOUSLY APPROVED VARIANCES:  
 (SEE PREVIOUS AMENDED GENERAL PLAN OF DEVELOPMENT)

BOOK 477 PAGE 07  
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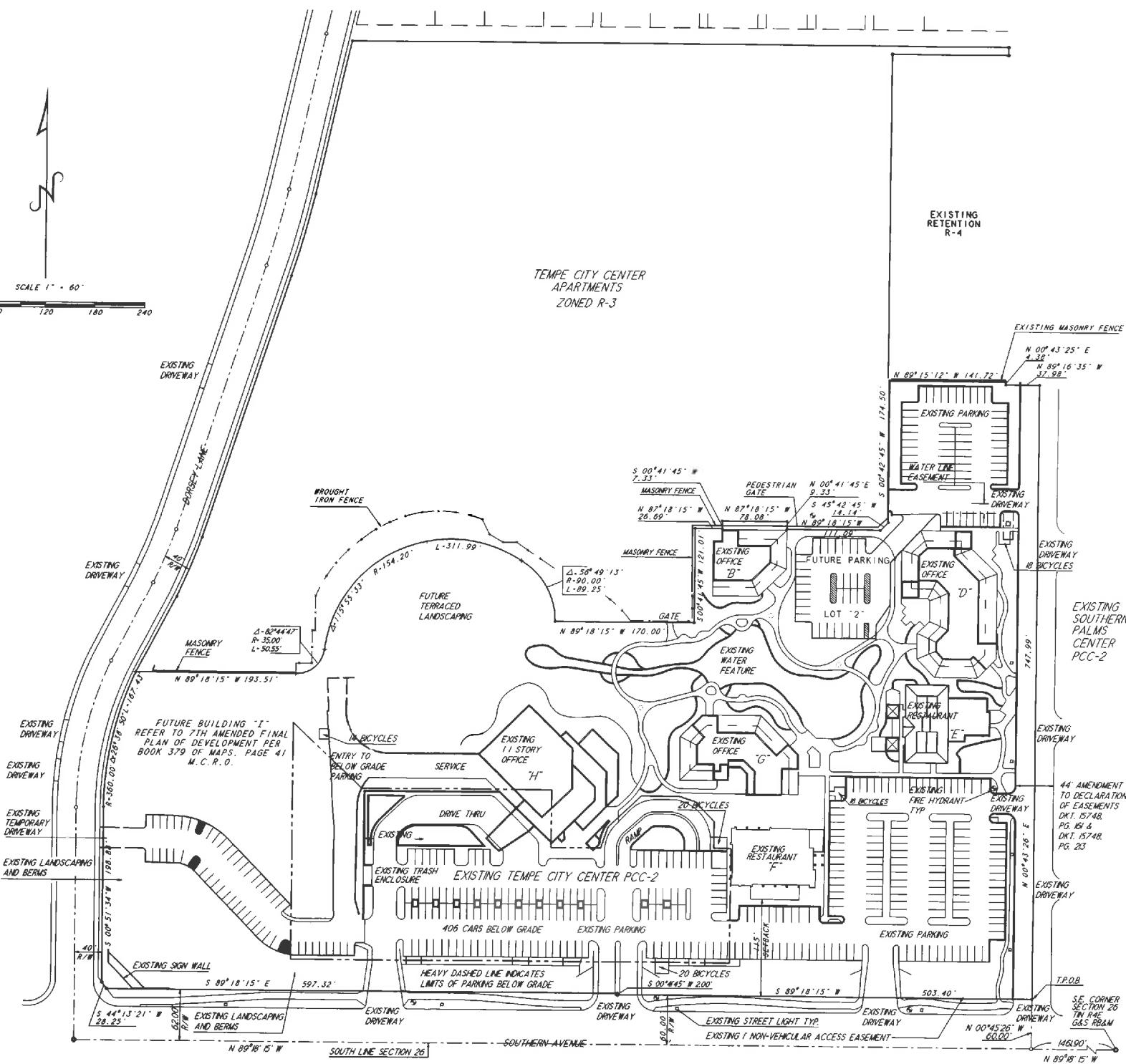
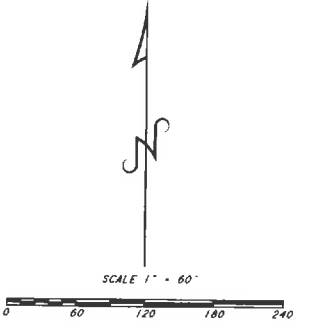


8TH AMENDED GENERAL AND  
 FINAL PLAN OF DEVELOPMENT  
 (REVISED FOR LOADING DOCK)  
 FOR TEMPE CITY CENTER

JOB NO. 2398 C-3



**AE ADVANCED ENGINEERING, INC.**  
 1150 EAST PALMGROFT DR.  
 TEMPE, ARIZONA 85282  
 PHONE 966-4029



TEMPE CITY CENTER  
 APARTMENTS  
 ZONED R-3

EXISTING RETENTION  
 R-4

EXISTING SOUTHERN  
 PALMS  
 CENTER  
 PCC-2

44' AMENDMENT TO DECLARATION  
 OF EASEMENTS  
 DKT. 1574B,  
 PG. 151 &  
 DKT. 1574B,  
 PG. 203

HEAVY DASHED LINE INDICATES  
 LIMITS OF PARKING BELOW GRADE

S.E. CORNER  
 SECTION 26  
 7th RANGE  
 6th S. RBAM