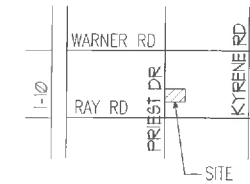


SIXTH AMENDED GENERAL PLAN OF DEVELOPMENT AND A FINAL PLAN OF DEVELOPMENT FOR PHASE FOUR LOT 1 TEMPE CROSSINGS II

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP



BOOK 672 PAGE 27
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 0194012
02/26/2004 09:07 AM



L&G Architects
7019 East 6th Avenue
Scottsdale, Arizona 85251
P: (480) 944-0282 F: (480) 944-9005

TEMPE CROSSING II
L & G RAY, L.L.C.
Retail Building - Lot I
9895 South Priest Drive
Tempe, Arizona 85254

**SIXTH AMENDED GENERAL
PLAN OF DEVELOPMENT
AND A FINAL PLAN OF
DEVELOPMENT FOR
LOT 1**

DS010515 SGF-2003.37 REC02039

APPROVED VARIANCES: SGF-2001.81/ BA 020187

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 30 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2C.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 43 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2A.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 27'-9" (APPROVED AT 31 FEET) ALONG THE WEST PROPERTY LINE FOR LOT 2B AND FROM 60 FEET TO 51 FEET ALONG THE WEST PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 50 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2B AND ALONG THE NORTH PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET (APPROVED AT 7'-9") ALONG THE EAST PROPERTY LINE FOR LOT 2B AND FROM 60 FEET TO 7 FEET ALONG THE EAST PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET (APPROVED AT 7'-9") ALONG THE WEST PROPERTY LINE FOR LOT 2C AND FROM 60 FEET TO 7 FEET ALONG THE WEST PROPERTY LINE FOR LOT 2D.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET (PREVIOUSLY APPROVED AT 8 FEET) ALONG THE SOUTH PROPERTY LINE FOR LOT 2C AND FROM 60 FEET TO 8 FEET ALONG THE NORTH PROPERTY LINE OF LOT 2D.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 40'-9" (APPROVED AT 43 FEET) ALONG THE EAST PROPERTY LINE FOR LOT 2C AND FROM 60 FEET TO 43 FEET ALONG THE EAST PROPERTY LINE FOR LOT 2D.
- REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 60 FEET TO 34 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2D AND FROM 60 FEET TO 25 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK FROM 60 FEET TO 38 FEET (PREVIOUSLY APPROVED AT 41 FEET) ALONG THE NORTH PROPERTY LINE FOR LOT 2C.

APPROVED THE REQUEST FOR THE FOLLOWING BY TEMPE CROSSINGS II TO MODIFY PREVIOUSLY APPROVED VARIANCES LOCATED AT 9855/9865 SOUTH PRIEST DRIVE IN THE PCC-2 PLANNED GENERAL COMMERCIAL CENTER DISTRICT:

- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 30' TO 26'-9" ALONG THE WEST PROPERTY LINE OF 409-2A-LOT 3.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 7' TO 10' ALONG THE EAST PROPERTY LINE OF 409-2B-LOT 3.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 7' TO 10' ALONG THE WEST PROPERTY LINE OF 409-2C-LOT 4.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 8' TO 10' ALONG THE SOUTH PROPERTY LINE OF 409-2E-LOT 4.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 43' TO 40'-9" ALONG THE EAST PROPERTY LINE OF 409-2B-LOT 4.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 41' TO 38' ALONG THE NORTH PROPERTY LINE OF 409-2E-LOT 4 (MODIFIED TO REFLECT A NEWLY RECORDED BUILDING/LOT IDENTIFICATION SYSTEM).

APPROVED VARIANCES: SGF-2002.80

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 40 FEET ALONG THE EAST PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET ALONG THE WEST PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 11 FEET ALONG THE NORTH PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 60 FEET TO 31 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET ALONG THE EAST PROPERTY LINE FOR LOT 6.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 48 FEET ALONG THE WEST PROPERTY LINE FOR LOT 6.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 41 FEET ALONG THE NORTH PROPERTY LINE OF LOT 6.
- REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 60 FEET TO 25 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 6.

APPROVED VARIANCES: SGF-2003.37

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE OF LOT 1, FROM 60 FEET TO 19 FEET.

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 17th DAY OF February 2004.
BY Charles "Spike" Lawrence AS Member OF
CHARLES "SPIKE" LAWRENCE, L & G RAY, L.L.C.

OWNER/DEVELOPER

L & G RAY, L.L.C.
1001 EAST WARNER ROAD, SUITE 102
TEMPE, ARIZONA 85284
PHONE: (480) 497-4422 FAX: (480) 497-4411

CONDITIONS OF APPROVAL: SGF-2003.37

- 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 STREETLIGHTS, CURB, GUTTER, BIKEPATH, 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 APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
 - 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 THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
- THE APPLICANT/OWNERS OF TEMPE CROSSINGS COMMERCIAL CENTER SHALL PROVIDE A REVISED CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED, ON OR BEFORE JULY 10, 2004 OR THE VARIANCE SHALL BE DEEMED NULL AND VOID.
- THIS PLAN SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGH 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.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
- THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH PLANNING AND CRIME PREVENTION STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 17th DAY OF February, 2004
BY Charles "Spike" Lawrence AS Member OF
L & G RAY, L.L.C. OWNER.
IN WHITENESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Maura A. Meloney
MY COMMISSION EXPIRES 5/25/05
Maura A. Meloney - marker name

ZONING

EXISTING ZONING IS PCC-2

CERTIFICATION

I, ROBERT B. ATHERTON HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE INFORMATION CONTAINED WITHIN THE LEGAL DESCRIPTION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert B. Atherton
ROBERT B. ATHERTON

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE,

ARIZONA OF THIS 10th DAY OF July, 2004

BY: Paul R. Williams DATE 2/19/04

ATTEST: [Signature] DATE 2/19/04

BY: Andy Gil DATE 2-19-04

CITY CLERK

BY: Stephan Vander DATE 2/24/04

CITY ENGINEER
DEVELOPMENT SERVICES



PROJECT DATA

DESCRIPTION	UNIT	PHASE 1		PHASE 2		PHASE 3		PHASE 4				
		LOT 5	LOT 3	LOT 3	LOT 4	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	
SITE AREA	SQ. FT.	47,494	115,811	58,525	57,187	67,543	24,209	24,675	21,418	25,899		
BUILDING AREA	SQ. FT.	6,590	35,310	15,837	8,503	8,440	5,070	5,070	5,070	5,070		
LOT COVERAGE		11%	17%	10%	14%	12.5%	21%	20.5%	23.6%	19.7%		
BUILDING HEIGHT	FT.	25	25'-4"	18'-24'		31'-5"	24'	24'				
NUMBER OF STORES		1	1	1	1	1	1	1	1	1		
PARKING REQUIRED TOTAL	SPACES	88	111	48	76	111	20	20	20	20		
ACCESSIBLE REQUIRED	SPACES	4	5	3	4	5	1	1	1	1		
PARKING PROVIDED	SPACES	91	112	52	77	112	24	23	23	22		
STANDARD	SPACES	87	107	49	73	107	22	21	21	20		
ACCESSIBLE	SPACES	4	5	3	4	5	2	2	2	2		
BICYCLE PARKING REQUIRED	SPACES	7	16	10	6	11	2	2	2	2		
BICYCLE PARKING PROVIDED	SPACES	8	16	10	8	12	2	2	2	2		
LANDSCAPE REQUIRED	SQ. FT.	20%	20%	20%	20%	20%	20%	20%	20%	20%		
LANDSCAPE PROVIDED	SQ. FT.	20%	20%	20%	20%	20%	23%	34%	30%	25%		

LEGAL DESCRIPTION

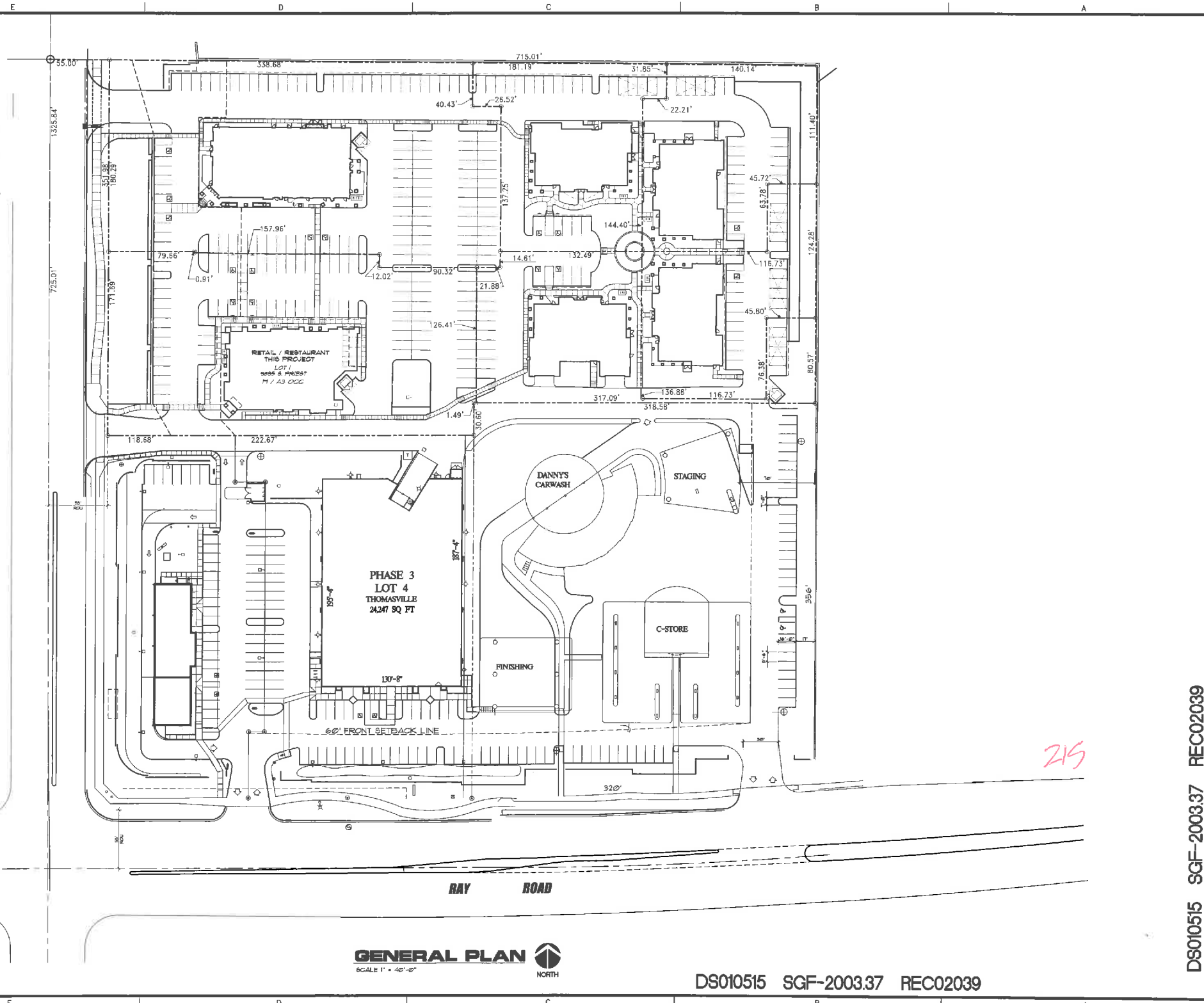
Lot 1 - Tempe Crossing II

A portion of the Southwest quarter of Section 21, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the intersection of Ray Road and Priest Drive, said point being a found brass cap in hand hole and the Southwest corner of said Section 21; thence North 00 degrees 05 minutes 26 seconds West, (Basis of Bearing) along the monument line of said Priest Drive, a distance of 725.01 feet to a point; thence South 89 degrees 33 minutes 15 seconds East, a distance of 55.00 feet to a point, said point also being a point on the East right-of-way line of said Priest Drive; thence South 00 degrees 05 minutes 26 seconds East, 55.00 feet East of and parallel to the monument line of said Priest Drive, a distance of 180.29 feet to the Northwest corner of said Lot 1, said point also being the True Point of Beginning for the parcel described herein; thence South 90 degrees, 00 minutes, 00 seconds East, a distance of 79.66 feet to a point; thence South 01 degrees 33 minutes 04 seconds West, a distance of 0.31 feet to a point; thence South 89 degrees 26 minutes 04 seconds East, a distance of 173.16 feet to a point; thence South 00 degrees 28 minutes 09 seconds West, a distance of 12.02 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 90.32 feet to a point; thence South 00 degrees 02 minutes 21 seconds East, a distance of 125.41 feet to a point; thence South 90 degrees 00 minutes 00 seconds West, a distance of 1.49 feet to a point; thence South 00 degrees 00 minutes 00 seconds West, a distance of 30.63 feet to a point; thence South 90 degrees 00 minutes 00 seconds West, a distance of 341.35 feet to a point, said point being a point on the East right-of-way line of said Priest Drive; thence North 00 degrees 05 minutes 26 seconds West, along said right-of-way line 55.00 feet east of and parallel to the monument line of said Priest Drive, a distance of 171.69 feet to the True Point of Beginning described herein.

Said Lot 1 contains 57,182.08 square feet, or 1.3127 acres more or less and subject to easements.

BOOK 672 PAGE 27
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2004-0194012
 10/28/2004 03:07 PM



GENERAL PLAN
 SCALE 1" = 40'-0"
 NORTH

DS010515 SGF-2003.37 REC02039

215

DS010515 SGF-2003.37 REC02039



Lamb Architects
 7038 East 5th Avenue
 Scottsdale, Arizona 85251
 P: (480) 941-5000 F: (480) 941-9405

TEMPE CROSSING II
 L & G RAY, L.L.C.
 Retail Building - Lot I
 9895 South Priest Drive
 Tempe, Arizona 85254

AMENDED GENERAL PLAN

REV.	DATE	COMMENTS

PROJECT NO. 215
 DATE: 01.20.04
 DRAWN BY: TJS
 CHECKED BY: KB

SHEET No
 2 SHEET 3
A1

THESE DRAWINGS ARE THE PROPERTY OF L&G RAY, L.L.C. ALL RIGHTS ARE RESERVED. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF L&G RAY, L.L.C. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

