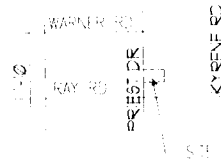


FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT AND A FINAL PLAN OF DEVELOPMENT FOR PHASE FOUR LOTS 2, 3, AND 4 TEMPE CROSSINGS II

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



Lamb Architects
425 N. 44th Street Suite #205
Phoenix, Arizona 85008
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TEMPE CROSSING II
L & G RAY, L.L.C.

SOUTH PRIEST TEMPE, ARIZONA 85284

AMENDED GENERAL
PLAN OF DEVELOPMENT
AND A FINAL PLAN OF
DEVELOPMENT FOR
LOTS 2, 3, AND 4

REV.	DATE	COMMENTS

PROJECT NO. 2014
DATE 06/29/02
DRAWN BY SPH
CHECKED BY KB

SHEET NO. 15 OF 13
CVR

APPROVED VARIANCES SGF-2001.81/ BA 020187 STATEMENT OF OWNERS

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 30 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 1.
- 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 2C.
- 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 2C.
- 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 2C.
- 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 2C.
- 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 PCD 2 PLANNED GENERAL COMMERCIAL CENTER DISTRICT)

- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 30' TO 20' 9" ALONG THE WEST PROPERTY LINE OF LOT 2A LOT 3.
 - VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 7' TO 10' ALONG THE EAST PROPERTY LINE OF LOT 2B LOT 3.
 - VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 7' TO 10' ALONG THE WEST PROPERTY LINE OF LOT 2C LOT 4.
 - VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 8' TO 10' ALONG THE SOUTH PROPERTY LINE OF LOT 2C LOT 4.
 - VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 43' TO 40' 9" ALONG THE EAST PROPERTY LINE OF LOT 2C LOT 4.
 - VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 41' TO 38' ALONG THE NORTH PROPERTY LINE OF LOT 2C LOT 4.
- (MODIFIED TO REFLECT A NEWLY RECORDED BUILDING/LOT DEDICATION SYSTEM)

PROJECT DATA

		PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8
DESCRIPTION	UNIT	LOT 5	LOT 3	LOT 4	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
SITE AREA	SQ. FT.	47,494	115,811	181,025	1,27,847	67,243	24,209	24,613	1,24,748
BUILDING AREA	SQ. FT.	6,590	35,310	75,837	6,990	8,440	5,070	5,070	16,210
LOT COVERAGE	%	11%	17%	13%	11%	12.5%	21%	20.5%	19.5%
BUILDING HEIGHT	FT.	25	25' 4"	18' 24"	11' 10"	24'	24'	24'	24'
NUMBER OF STORIES		1	1	1	1	1	1	1	1
PARKING REQUIRED TOTAL	SPACES	88	111	49	88	111	20	20	20
ACCESSIBLE REQUIRED	SPACES	4	5	3	4	5	1	1	1
PARKING PROVIDED	SPACES	91	112	52	91	112	24	23	27
STANDARD	SPACES	87	107	49	87	107	22	21	25
ACCESSIBLE	SPACES	4	5	3	4	5	2	2	2
BIKEWAY PARKING REQUIRED	SPACES	7	16	10	7	16	2	2	2
BIKEWAY PARKING PROVIDED	SPACES	8	16	10	8	12	2	2	2
LANDSCAPE REQUIRED	SQ. FT.	20%	20%	20%	20%	20%	20%	20%	20%
LANDSCAPE PROVIDED	SQ. FT.	20%	20%	20%	20%	20%	23%	14%	15%

OWNER/DEVELOPER

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 27th DAY OF September 2002.
BY *Charles Spike Lawrence* AS *Manager*
CHARLES "SPIKE" LAWRENCE, L & G RAY, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September 2002.
BY *Charles Spike Lawrence* AS *Manager*
L & G RAY, L.L.C. OWNER.
N. WHITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
Debra A. Smith
MY COMMISSION EXPIRES 12-19-03



APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA ON THIS 7th DAY OF February 2002.
BY: *Helen Purcell*
ATTEST: *John J. Smith*
CITY CLERK
BY: *Andy Smith*
Asst. City Engineer
BY: *Fred Butting*
DEVELOPMENT SERVICES

OWNER/DEVELOPER

L & G RAY, L.L.C.
1001 EAST WARNER ROAD, SUITE 100
TEMPE, ARIZONA 85284
PHONE: (480) 497-4472 FAX: (480) 497-4471

ZONING

EXISTING ZONING IS PCD-2

CERTIFICATION

ROBERT B. ATHERTON, I 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

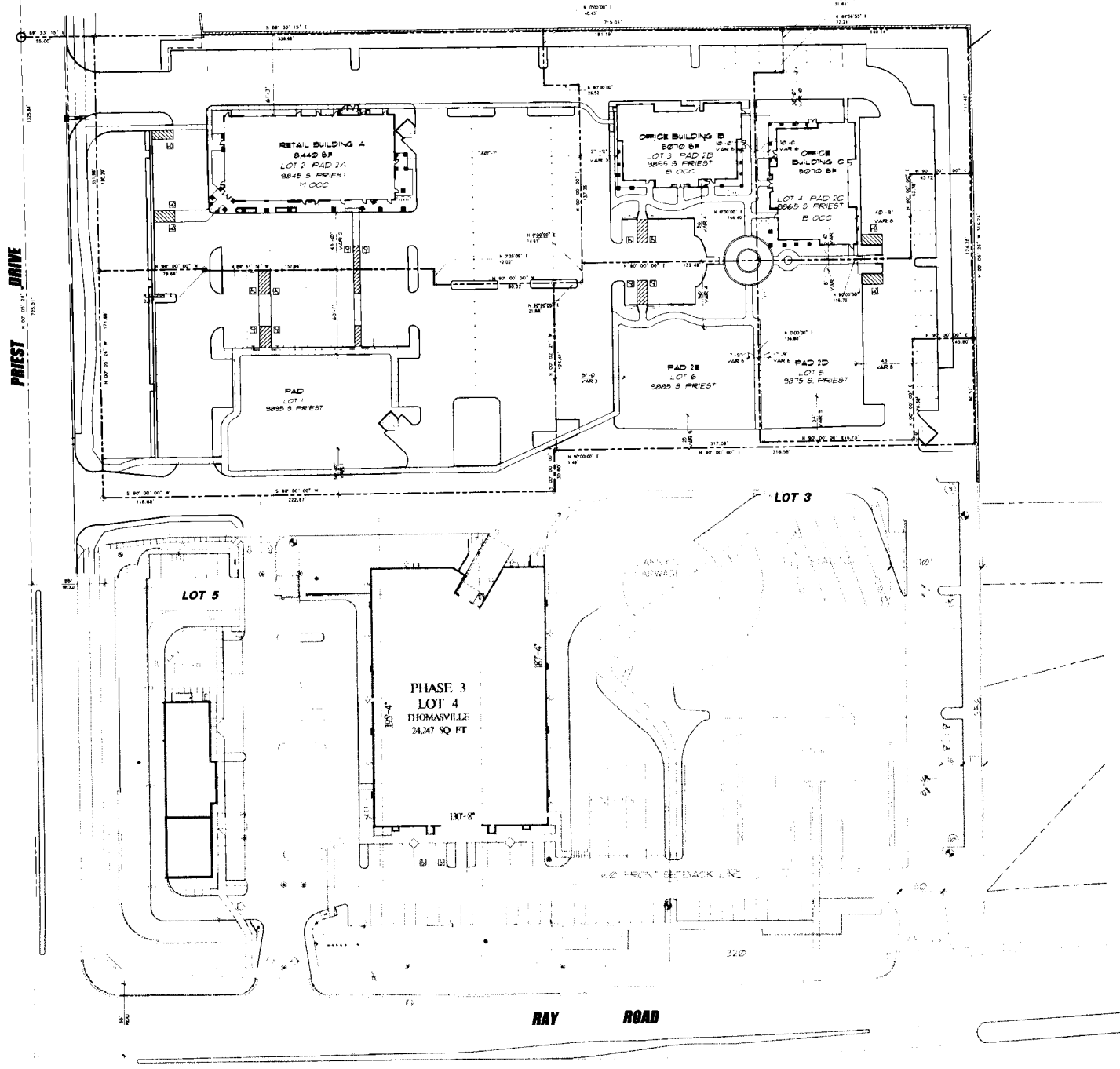


CONDITIONS OF APPROVAL: SGF-2002.81

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE, DEANS, 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 STREET LIGHTS, CURBS, 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 ANY DEVELOPMENT IN ACCORDANCE WITH THE BOOK OF THE CITY OF TEMPE, SECTION 20.12.02.

- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE FINAL SUBDIVISION PLAT SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE DOCUMENT FORMAT SHALL BE REVIEWED BY THE PLANNING DIVISION STAFF WITH DEVELOPMENT SERVICES PRIOR TO RECORDATION BY THE MARICOPA COUNTY RECORDER.

PRIEST DRIVE



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

SGF-2002.81 DS010515 REC02005

SGF-2002.81 DS010515 REC02005



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TEMPE CROSSING II
 L & G RAY, L.L.C.
 SOUTH PRIEST TEMPE, ARIZONA 85284

**AMENDED GENERAL
 PLAN**

REV	DATE	COMMENTS

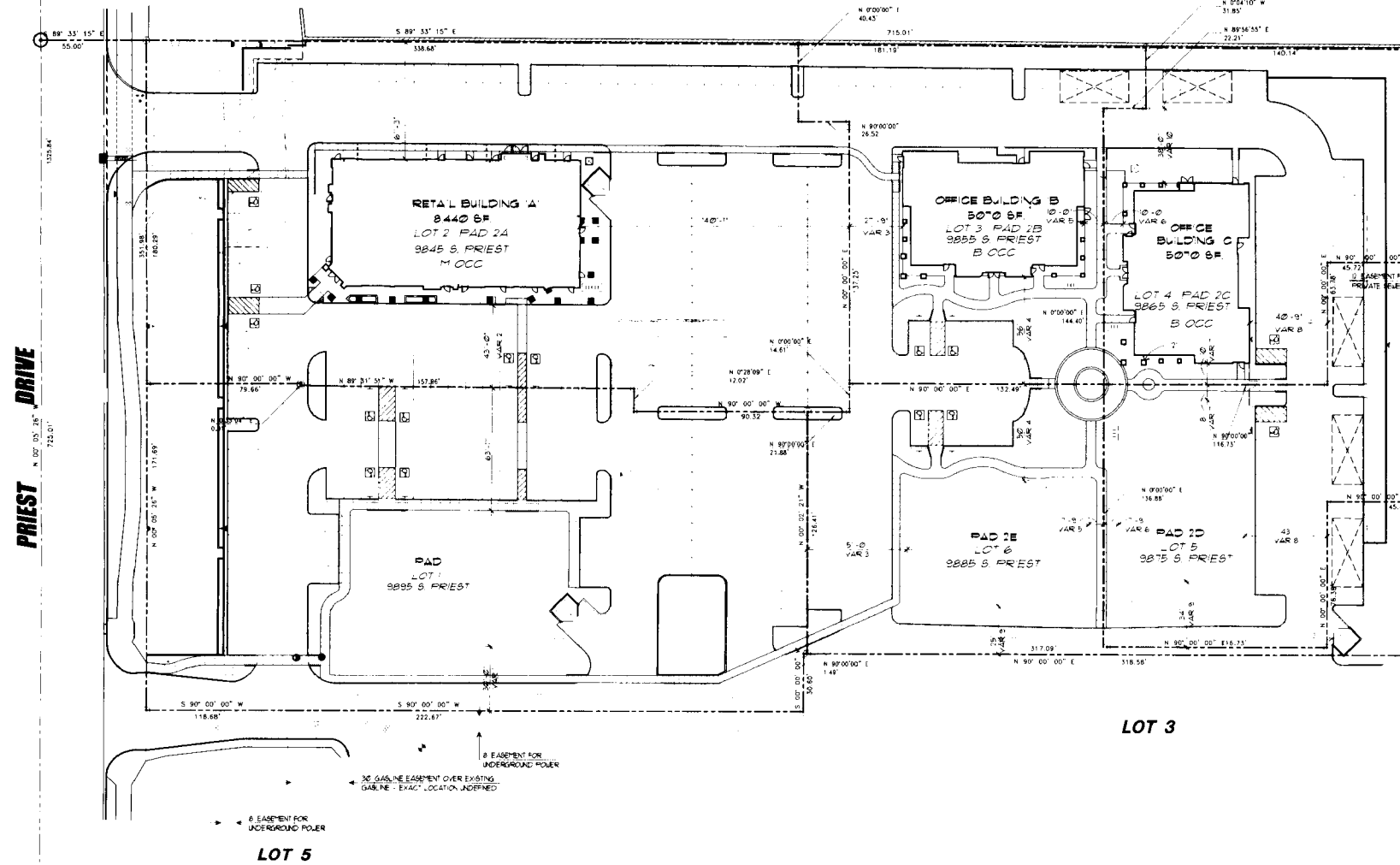
PROJECT NO: 2014
 DATE: 08/29/01
 DRAWN BY: BMR
 CHECKED BY: KLB

SHEET NO
 2 OF 11
A1

FINAL PLAN OF DEVELOPMENT FOR PHASE FOUR LOTS 2, 3, AND 4 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

BOOK 607 PAGE 50
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2002-1030281
1004/2002 12:50 PM



SITE PLAN
SCALE 1" = 30'-0"
NORTH

SGF-2002.81 DS010515 REC02005

LEGAL DESCRIPTION

Lot 2 - Tempe Crossing

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 handhole 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 15 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, and said point also being the True Point of Beginning for the parcel described herein, thence continuing South 89 degrees 33 minutes 15 seconds East, a distance of 338.68 feet to a point, thence South 00 degrees 00 minutes 00 seconds East, a distance of 40.45 feet to a point, thence South 90 degrees 00 minutes 00 seconds East, a distance of 76.52 feet to a point, thence South 06 degrees 00 minutes 00 seconds West, a distance of 157.86 feet to a point, thence South 90 degrees 00 minutes 00 seconds West, a distance of 122.20 feet to a point, thence North 00 degrees 28 minutes 09 seconds East, a distance of 12.02 feet to a point, thence North 89 degrees 26 minutes 04 seconds West, a distance of 173.16 feet to a point, thence North 01 degrees 33 minutes 04 seconds East, a distance of 0.91 feet to a point, thence North 90 degrees 00 minutes 00 seconds West, a distance of 79.66 feet to a point, said point being a point on the East right-of-way line of said Priest Drive, thence North 02 degrees 08 minutes 06 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 180.79 feet to the True Point of Beginning described herein.

Said Lot 2 contains 66,195.45 square feet, or 1.5172 acres more or less and subject to easements.

Lot 3 - Tempe Crossing

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 handhole 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 continuing South 89 degrees 33 minutes 15 seconds East, a distance of 338.68 feet to a point, said point also being the True Point of Beginning for the parcel described herein, thence continuing South 89 degrees 33 minutes 15 seconds East, a distance of 181.19 feet to a point, thence South 00 degrees 04 minutes 10 seconds East, a distance of 31.85 feet to a point, thence South 89 degrees 36 minutes 55 seconds West, a distance of 27.21 feet to a point, thence South 00 degrees 30 minutes 30 seconds West, a distance of 44.40 feet to a point, thence South 90 degrees 00 minutes 00 seconds West, a distance of 157.49 feet to a point, thence North 00 degrees 00 minutes 00 seconds East, a distance of 17.75 feet to a point, thence North 90 degrees 00 minutes 00 seconds West, a distance of 76.52 feet to a point, thence North 00 degrees 00 minutes 00 seconds East, a distance of 40.45 feet to the True Point of Beginning described herein.

Said Lot 3 contains 24,222.70 square feet, or 0.5570 acres more or less and subject to easements.

Lot 4 - Tempe Crossing

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 handhole 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 continuing South 89 degrees 33 minutes 15 seconds East, a distance of 338.68 feet to a point, said point also being the True Point of Beginning for the parcel described herein, thence continuing South 89 degrees 33 minutes 15 seconds East, a distance of 140.14 feet to a point, thence South 00 degrees 00 minutes 26 seconds East, a distance of 171.41 feet to a point, thence South 90 degrees 00 minutes 00 seconds West, a distance of 46.72 feet to a point, thence South 90 degrees 00 minutes 00 seconds West, a distance of 63.78 feet to a point, thence South 00 degrees 00 minutes 00 seconds West, a distance of 116.13 feet to a point, thence North 00 degrees 00 minutes 00 seconds East, a distance of 144.40 feet to a point, thence North 89 degrees 36 minutes 55 seconds East, a distance of 27.21 feet to a point, thence North 00 degrees 00 minutes 00 seconds West, a distance of 17.75 feet to a point, thence North 90 degrees 00 minutes 00 seconds East, a distance of 40.45 feet to the True Point of Beginning described herein.

Said Lot 4 contains 24,926.34 square feet, or 0.5722 acres more or less and subject to easements.



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TEMPE CROSSING II
L & G RAY, L.L.C.
SOUTH PRIEST TEMPE, ARIZONA 85284

FINAL PLAN OF DEVELOPMENT FOR LOTS 2, 3, AND 4

REV	DATE	COMMENTS
PROJECT NO	2074	
DATE	08/29/02	
DRAWN BY	SHR	
CHECKED BY	KIS	
SHEET NO	344113	
	A2	

SGF-2002.81 DS010515 REC02005