

THE CORNERSTONE

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14, THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SECTION 14, A DISTANCE OF 636.71 FEET TO A POINT; THENCE SOUTH 88 DEGREES 43 MINUTES 17 SECONDS EAST, A DISTANCE OF 674.4 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 636.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14, THENCE NORTH 88 DEGREES 43 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 674.85 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 15 FEET OF THE SOUTH 112 FEET THEREOF; AND

EXCEPT THE SOUTH 40 FEET OF THE EAST 125 FEET OF THE WEST 140 FEET THEREOF; AND

EXCEPT THE WEST 40 FEET OF THE SOUTHWEST QUARTER AS QUIT CLAIMED TO THE CITY OF TEMPE, BY OEDD RECORDED OCTOBER 18, 1962, IN DOCKET 4327, PAGE 1706, AND

EXCEPT THE EAST 5 FEET OF THE WEST 55 FEET OF THE NORTH 590.64 FEET OF THE SOUTH 636.71 FEET OF SECTION 14, AS QUIT CLAIMED TO THE CITY OF TEMPE BY QUIT CLAIM DEED RECORDED DECEMBER 2, 1989, IN DOCKET 14868, PAGE 551; AND

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 814.8 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 14 A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 15.00 FEET; THENCE WEST PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 524.69 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 10.00 FEET; THENCE WEST PARALLEL TO AND 69.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 82.00 FEET; THENCE NORTHWESTERLY TO A POINT 68.00 FEET NORTH OF THE SOUTH LINE AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 14; THENCE SOUTH PARALLEL TO AND 55.00 FEET EAST OF THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 59.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 14 TO THE TRUE POINT OF BEGINNING, AS QUIT CLAIMED TO THE CITY OF TEMPE, BY QUIT CLAIM DEED RECORDED DECEMBER 2, 1989, IN DOCKET 14868, PAGE 548.

EXCEPT A PORTION OF THE EAST 12 FEET OF THE WEST 67 FEET AS SET FORTH IN QUIT-CLAIM DEED TO CITY OF TEMPE RECORDED SEPTEMBER 1, 1983 IN ACR 83 354549, FOR ROADWAY, WATER LINES, PUBLIC UTILITY AND RELATED PURPOSES; AND

EXCEPT THE EAST 10 FEET OF THE WEST 53 FEET OF THE SOUTH 675.64 FEET THEREOF; AND

EXCEPT THE SOUTH 40 FEET OF THE WEST 674.85 FEET THEREOF.

PARCEL NO. 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 674.85 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 296.71 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 365 FEET; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 596.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, SAID POINT BEING 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 14; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, A DISTANCE OF 25.00 FEET; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF SECTION 14, A DISTANCE OF 300.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SECTION 14, TO THE POINT OF BEGINNING.

EXCEPT THE WEST 5.30 FEET OF THE EAST 30 FEET OF THE NORTH 296.71 FEET AS SET FORTH IN QUIT-CLAIM DEED TO CITY OF TEMPE RECORDED SEPTEMBER 1, 1983 IN ACR 83 354551, FOR ROADWAY, WATER LINE, PUBLIC UTILITY AND RELATED PURPOSES.

SURVEY CERTIFICATION

I CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE PARCEL DESCRIPTION SHOWN HEREON REPRESENTS THE PROPERTY DISPLAYED ON THE GENERAL AND FINAL DEVELOPMENT PLAN.



PREVIOUSLY APPROVED VARIANCES

Use Permits/C-2 Use: 1. Outside dining
2. Cocktail Lounge

- Variations:
- Reduce setback on Rural Rd. from 50' to 10' for stairways and 26' for buildings.
 - Reduce setback on University Dr. from 50' to 20' for stairways and 30' for buildings.
 - Reduce sideyard setback from 40' to 15' on north property line.
 - Reduce stall size from 9' x 20' to 6' x 19'.
 - Reduce required parking from 836 spaces to 740 spaces. 11% variance.
 - Reduce required parking from 892 spaces to 794 spaces. Subject to board of adjustment approval 6-27-84.
 - Reduce stall size from 9' x 19' to 8.5' x 18.5' for full size and increase the percentage of compacts allowed from 20% to 25%. Subject to 6-27-84 board of adjustment approval.
 - Increase parking lot lighting height from 16' to 25'.
 - Two year permit for Bailey's Game Room Bldg. D.

The approval was subject to the following conditions:

- The existing easement agreement with ASU should be utilized. The owner shall restrict on-site parking during "special events" as defined in that agreement.
- This use permit is non-transferable. Should the ownership of this business ("Improv") change, the new owners must reappear before the City Council for specific approval.
- All dead or missing landscape material on The Cornerstone site, according to the approved Landscape Plan, shall be replaced prior to issuance of the occupancy permit for the above use.
- The space previously approved for the Athletic Club may be utilized only for retail purposes.
- All signage for the "improv" shall conform to current Ordinance standards.
- The owner shall commission a follow-up parking study similar to the 1986 Hoffman Report, based on data collected between nine and twelve months after the "improv" opens. This study shall review the owner's operation of the parking lot and discuss the impact of a possible NFL franchise at Sun Devil Stadium.
- Should the above report indicate that the parking problem at the Center has become significantly worse, the owner shall furnish the City with a feasibility study on providing a parking structure to meet current Ordinance standards, prior to renewal of this use permit.

Use Permit:

Allow live entertainment, a comedy club, as an accessory use to a restaurant in the PCC-1 District.

VARIANCES TO BE MODIFIED

- Variations:
- Reduce the minimum required front yard setback on Rural Road from 50' to 10' for stairways and bay windows and to 20' for remainder of buildings.
 - Reduce the minimum required street side yard setback on University Drive from 50' to 20' for stairways and bay windows and to 30' for remainder of buildings.

APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

- Except as modified by this action, all previous conditions shall be adhered to.
- Plan to be modified prior to recordation to break down required parking by use area, subject to the parking ratios in effect for the center at the time of the improv approval.
- Plan to be modified to reflect a 6' x 22.5' bus stop easement along Rural Road. Details to be resolved with Transportation staff.
- All security and lighting details to be resolved with Police Department prior to recordation.

GENERAL INFORMATION

DESCRIPTION: Owner - BIRCHER INVESTMENTS
Site Area - 10.9 net acres
Lot Coverage - 17%

BUILDING SUMMARY:

Bldg A -	10,816 s.f.
Bldg B -	8,070
Bldg C -	31,824 (includes bay windows & balcony expansion)
Bldg D -	17,415 (includes bay windows)
Bldg D1 -	16,860
Bldg E -	11,204
Bldg F -	4,100
Bldg G -	19,900
TOTAL	120,089 s.f.

PARKING REQUIRED:

Restaurant Use	14,208 s.f. @ 175 = 189 spaces
Retail Use	87,580 s.f. @ 1/250 = 270 spaces
Nightclub Use	8,791 s.f. @ 150 = 178 spaces
Theater Use	19,900 s.f. @ 1/200 = 100 spaces
Office Use	6,201 s.f. @ 1/200 = 31 spaces
Storage Use	722 s.f. @ 1/500 = 1 space
Grand Total Spaces Required =	767 spaces
Less 11% per previously approved variance	
Revised Grand Total Spaces Required =	853

Parking Provided:

Grand Total Provided: 762 spaces

LANDSCAPING PROVIDED:

20%

OWNER CERTIFICATION

This is to certify that we have reviewed this plan and hereby approve the development as shown.

Signed this 13th day of September, 1995

By: John M. Anderson
Bircher Investments

State of California
County of Orange

Subscribed and sworn before me this 13th day of September, 1995

By: Dennis B. Morris Bonnie B. Morris
Notary Public

My Commission Expires April 23, 1999

APPROVALS

Approved by the City Council of the City of Tempe, the 24th day of September, 1995.
Neil H. Strawn Mayor
Hann L. Bridgman City Clerk

Approved by the City Engineer of the City of Tempe, the 24th day of September, 1995.
By: John M. Anderson
City Engineer

Approved by the Planning Department of the City of Tempe, the 25th day of September, 1995.
By: Fred Bridgman
Community Development Director



A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

Note: The legal description was not prepared by Conroyer-Hedrick, Inc. and is provided for information only.

SGF #95.72

4TH AMENDED

BOOK 404 PAGE 03
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0578523
09/25/95 08:40

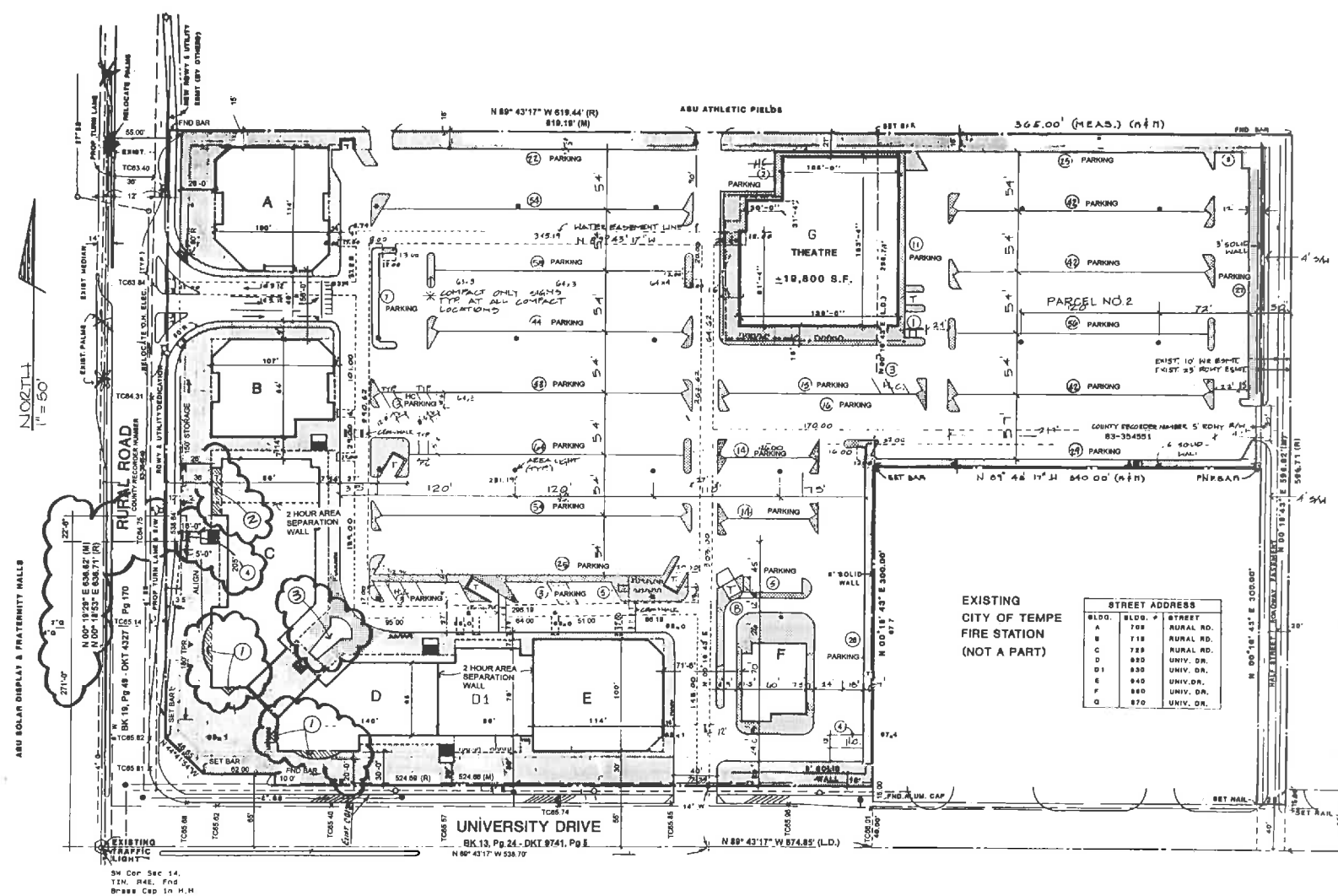
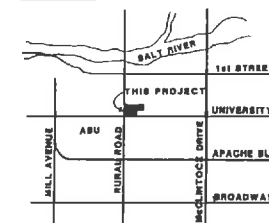
GENERAL & FINAL DEVELOPMENT PLAN

'THE CORNERSTONE'

CORNOYER-HEDRICK, INC.

DRAWN	CHECK	DATE	JOB NO	SHEET
			84071A	1 of 2

VICINITY MAP



STREET ADDRESS		
BLDG. #	BLDG. #	STREET
A	708	RURAL RD.
B	718	RURAL RD.
C	728	RURAL RD.
D	830	UNIV. DR.
D1	830	UNIV. DR.
E	940	UNIV. DR.
F	860	UNIV. DR.
G	870	UNIV. DR.

KEYNOTES

1. NEW BAY WINDOWS
2. RELOCATE WINDOWS TO EDGE OF EXISTING SECOND FLOOR BALCONY WALKWAY ABOVE
3. NEW STAIR
4. NEW BUS STOP EASEMENT

OTHER THAN BAY WINDOW AND BUS STOP RELATED MODIFICATIONS, INFORMATION ON THIS SHEET IS COMPILED FROM THE THIRD AMENDED GENERAL & FINAL DEVELOPMENT PLAN AS PREPARED BY VAL-TEC, INC. DATED 1/22/97.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

Note: This legal description was not prepared by Cornoyer-Hedrick Inc. and is provided for information only.

SGF #95.72

4TH AMENDED

GENERAL & FINAL DEVELOPMENT PLAN

'THE CORNERSTONE'

CORNOYER-HEDRICK, INC.

DRAWN	CHECK	DATE	JOB NO	SHEET
			84071A	2 OF 2

BOOK 404 PAGE 03
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 95-0578523
 09/23/95 08:40