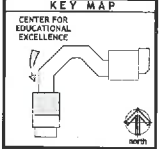
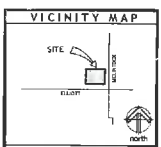
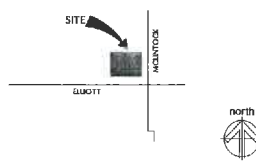


SEVENTH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR THE CROSSROADS AT ELLIOT AND McCLINTOCK

**THE
CROSSROADS
AT
ELLIOT AND
McCLINTOCK**



VICINITY MAP



SITE DATA

Building Addresses: 1700 - 1730 East Elliot Road
(Buildings A, B, C, D, E, & F.)

Zoning District: PCC-1

Site Area: 370,424 sq. ft. / 8.50 Acres

Building Area: 87,526 sq. ft.

Tenant Breakdown:

Retail	33,893 sq. ft.
Drinking/Dining	4,388 sq. ft.
Office	4,782 sq. ft.
Medical Office	6,805 sq. ft.
High School Studio	3,000 sq. ft.
Esosball Instruction	15,008 sq. ft.
School	19,650 sq. ft.
TOTAL	87,526 sq. ft.

Exterior Playground: 8,500 sq. ft.

LEGAL DESCRIPTION

A portion of the Southeast quarter of Section 11, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

Beginning the Southeast corner of said Section 11; thence North 89° 17' 55" West and along the South line of said Section 11, a distance of 255.00 feet; thence North 0° 12' 55" East, parallel with the East line of said Section 11, a distance of 60.00 feet to the TRUE POINT OF BEGINNING of the herein described parcel; thence North 89° 17' 55" West parallel with and 60 feet North of the South line of said Section 11, a distance of 633.08 feet; thence North 0° 12' 55" East and parallel with the East line of said Section 11, a distance of 426.84 feet; thence North 55° 21' 40" East 290.71 feet; thence South 89° 17' 55" East 594.30 feet to a point 55 feet West of the East line of said Section 11; thence South 0° 12' 55" West, parallel with and 55 feet West of the East line of said Section 11, a distance of 400.00 feet; thence North 89° 17' 55" West 200.00 feet; thence South 0° 12' 55" West 195.00 feet to the TRUE POINT OF BEGINNING.

RECORDED
Book 580 Page 13
Filed 12/17/01
Helen Purcell
MARICOPA COUNTY RECORDER



NO.	DATE	RECORDING
1	11/17/01	CITY RECORDING



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MARICOPA COUNTY RECORDER
HELEN PURCELL
2001-1184606
12/17/2001 11:07 AM

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 20th DAY OF September, 2001.

BY Neil Giuliano 12/15/01
MAYOR DATE

ATTEST: Karen Burt Ingles 12-5-01
CITY CLERK DATE

BY Andy Sol 12-11-01
CITY ENGINEER DATE

BY Fred Buntingham 12-17-01
DEVELOPMENT SERVICES DATE



CONDITIONS OF APPROVAL : SGF-2001.53

- a. 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.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, hikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. 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.
3. A valid building permit shall be obtained and substantial construction commenced by September 20, 2002 or the use permit shall be deemed null and void.
 4. This plan shall show cross access to be maintained throughout 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.
 5. The use permit is non-transferable and is issued to Center for Educational Excellence only.
 6. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
 7. Any significant verifiable police complaints (as determined by the City Attorney and Police Dept.) shall require the applicant to return to the City Council for re-evaluation of the use permit.
 8. The applicant shall resolve all lighting and security details with the Design Review and Crime Prevention staff prior to the issuance of a building permit.
 9. The General and Final Plan of Development shall be put into proper engineered format with appropriate signature blanks and recorded, prior to issuance of building permits, with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Prior to recordation of the General and Final Plan of Development, the Planning division shall review details of the format.

PARKING CALCULATIONS

TOTAL PARKING PROVIDED: 479
TIRE CENTER (NE CORNER): -26
McDONALDS ON SITE: -36
CROSSROADS ALLOCATED TO McDONALDS: -33
TOTAL SPACES PROVIDED FOR CROSSROADS: 384

(TOTAL PARKING REQUIRED FOR CROSSROADS 383 SPACES)

STATEMENT OF OWNERSHIP

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

Richard Engle, MEMBER
Richard Engle
BOISE
Pacific West Development
9440 Santa Monica Blvd.
Suite #706
Beverly Hills, CA 90210

ACKNOWLEDGMENT:

On this 5th day of JULY, 2001, before me personally appeared RICHARD ENGLE of McCLINTOCK & ELLIOT LLC, an Arizona LLC corporation, and acknowledged that he, as such owner, being authorized to do so, executed the foregoing instrument for the purpose hereon contained.

In witness whereof, I hereunto set my hand and official seal.

Richard Engle
Notary Public

My commission expires: _____

MARAL SAMOUELIAN
Commission # 116116
Notary Public - Colorado
Los Angeles County
My Comm. Expires Nov 9, 2001

**COMEAU
CONSTRUCTION
COMPANY**

8350 East Evans Road
Suite B-8
Scottsdale, Arizona 85260
Phone: (480) 951-5060
Fax: (480) 951-5318

Architecture
General Construction

Arizona
California
Colorado
Hawaii

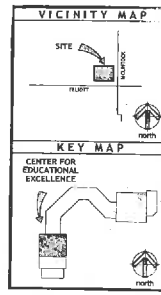
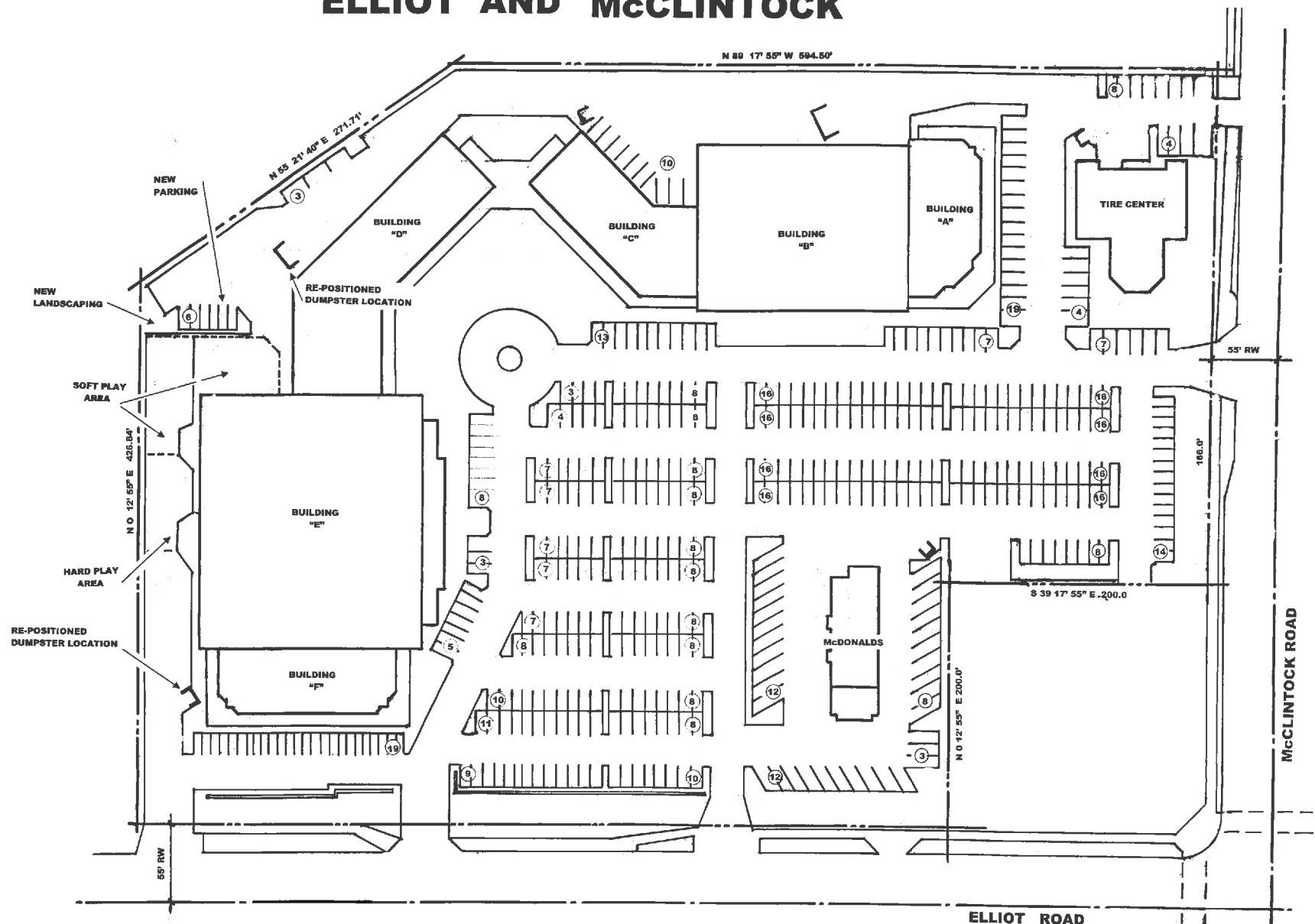
**SITE
TITLE
SHEET**

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Architecture
±
General Construction

Arizona
California
Colorado
Hawaii

7TH AMENDED GENERAL
AND FINAL PLAN

S-1

N
SCALE: 1"=40'