



NOT FOR CONSTRUCTION - DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

GouldEvans

20203 Gould Evans Associates, L.C.
3136 North 3rd Avenue
Phoenix, Arizona 85013
Voice 602.234.1140
Fax 602.234.1156
www.gould-evans.com

kansas city • lawrence • phoenix
salt lake city • san antonio • tempe

AVENUE REAL LIFE COMMUNITIES



601 South Ash Ave / Tempe, AZ 85281

REVISION DATE

Project no: 0503 0160
Date: 20 AUGUST 2006
Sheet:

project info

p.a.d. 1.0

15N

12th AMENDED P.A.D. FOR LOT 7B FOR CENTERPOINT

A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

legal description of entire site

LEGAL DESCRIPTION OF CENTERPOINT -
PORTIONS OF TEMPE A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 7A, 7B, 7C, 7D, AND 7E AS RECORDED IN BOOK 544 PAGE 27 RECORDS OF MARICOPA COUNTY.
RIGHT OF WAY EASEMENT AS RECORDED IN DOCKET 01-0610793 RECORDS OF MARICOPA COUNTY.
LOT 1 AS RECORDED IN DOCKET 04-0086369 RECORDS OF MARICOPA COUNTY.
LOT 2 AS RECORDED IN DOCKET 86-0085979 RECORDS OF MARICOPA COUNTY.
LOTS 3 AND 6 AS RECORDED IN DOCKET 97-0206982 RECORDS OF MARICOPA COUNTY.
LOTS 4 AND 5 AS RECORDED IN DOCKET 98-0520338 RECORDS OF MARICOPA COUNTY.

flood zone

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2165 G, DATED JULY 19, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. (DOES NOT REQUIRE FLOOD INSURANCE)

previous for centerpoint p.a.d.

- 11TH AMENDED: SPD-2005.66, DS 051401, REC05089
- 10TH AMENDED: SPD-2004.32, DS 040236, REC04013
- 9TH AMENDED: SPD-2001.56, DS 010415, REC02032
- 8TH AMENDED: SPD-2000.80, DS 001030, REC02023
- 7TH AMENDED: SPD-99.48
- 6TH AMENDED: SPD-99.43
- 5TH AMENDED: SPD-96.33
- 4TH AMENDED: SPD-96.06
- 3RD AMENDED: SPD-92.12
- 2ND AMENDED: SPD-91.16
- 1ST AMENDED: SPD-90.35

statement of owners

HPTMI II Properties Trust
This is to certify that we have reviewed this plan and hereby approve the development as shown.
Signed this 7th day of February, 2007 by Ethan Boush as
Vice President and by n/a as
n/a of HPTMI II Properties Trust

Acknowledgement:
State of Arizona Mass.
County of Maricopa Maricopa
The foregoing instrument was acknowledged before me this 7th day of Feb, 2007 by authorized representative, on behalf of HPTMI II Properties Trust.

In witness whereof I have hereunto set my hand and official seal.
Camille Calabro notary public my commission expires

Tempe Land Company, LLC This is to certify that we have reviewed this plan and hereby approve the development as shown.

Signed this 12th day of February, 2007 by Manager and by Manager as
Manager of Tempe Land Company, LLC

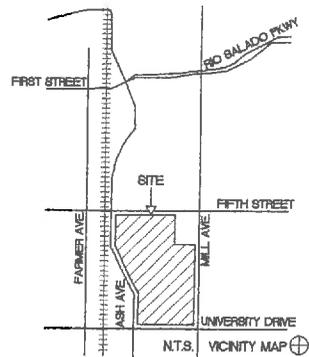
Acknowledgement:
State of Arizona
County of Maricopa
The foregoing instrument was acknowledged before me this 12th day of February, 2007 by authorized representative, on behalf of Tempe Land Company, LLC.

In witness whereof I have hereunto set my hand and official seal.
Stephanie Lee Martensen 3-25-10
notary public my commission expires



approvals

BY [Signature] 3/29/07
DEVELOPMENT SERVICES DATE



project address

Courtyard Marriott Tempe Downtown
801 South Ash Ave
Tempe, AZ 85281

design team

owner
Tempe Land Company
2777 East Camelback Road
Phoenix, AZ 85016
p: 602.333.9800
f: 602.333.3740

architect
Gould Evans Associates, L.C.
3136 North Third Avenue
Phoenix, AZ 85013
p: 602.234.1140
f: 602.234.1156

civil
Kroll Civil Engineering, Inc.
1220 East Osborn Road, Suite #102
Phoenix, AZ 85014
p: 602.285.8500
f: 602.279.0590

landscape
Urban Graphite
7161 East Sixth Avenue
Scottsdale, AZ 85251
p: 480.775.3714
f: 480.890.0754

basis of bearing

THE MONUMENT LINE OF 5th STREET BETWEEN MAPLE AVENUE AND MILL AVENUE BEING SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST AS SHOWN ON THE FINAL PLAT FOR CENTERPOINT AS RECORDED IN BOOK 369 OF MAPS, PAGE 31 MARICOPA COUNTY RECORDERS OFFICE.

benchmark

CITY OF TEMPE POINT NUMBER 140
WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST
ELEVATION = 1162.33 CITY OF TEMPE DATUM

surveyor's certification

I HEREBY CERTIFY THAT THE PORTION DESCRIBED OF THE P.A.D. SHOWN HEREON, WAS SURVEYED UNDER MY DIRECTION IN THE MONTH OF February, 2006, AND IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

[Signature] 2/15/07
REG. LAND SURVEYOR DATE

previously approved use permits:

SPD-91.16 USE PERMITS

- 1. ALLOW GENERAL OFFICE, GENERAL RETAIL, THEATER, HOTEL, ART GALLERY AND RESTAURANT USES (WITHOUT ENTERTAINMENT) IN THE CCD DISTRICT.
- 2. ALLOW LIVE/WORK (FLEX SPACE) CONDOMINIUM UNITS, AND MIXED USES AS RETAIL/RESTAURANTS (WITH ENTERTAINMENT).

SPD-92.12 USE PERMITS

- 1. PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL).
- 2. TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING).

SPD-96.06 USE PERMITS

- 1. ALLOW A NON-RESIDENTIAL USE, A 160 UNIT COURTYARD HOTEL, IN THE CCD COMMERCE DISTRICT.

previously approved variances:

SPD-91.16 VARIANCE

- 1. WAIVE THE REQUIRED MASONRY SCREENING WALLS, CERTAIN REQUIRED LANDSCAPE ISLANDS AT ENDS OF PARKING ROWS, AND CERTAIN REQUIRED LANDSCAPE ISLANDS AFTER EACH 15 STALLS FOR TEMPORARY PHASE II SURFACE PARKING LOTS ON THE EAST SIDE OF ASH, SOUTH SIDE OF 5TH STREET.

SPD-92.12 VARIANCE

- 1. INCREASE THE ALLOWABLE BUILDING HEIGHTS IN THE CCD DISTRICT FROM 35' TO THE FOLLOWING AS IT APPLIES TO OUR SITE: BUILDINGS J1 & J2 - 204' TO THE TOP OF BLDG, BUILDING K - 129' TO TOP OF BLDG.

SPD-96.06 VARIANCE

- 1. REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK IN THE CCD DISTRICT FROM 10' TO 0' AT CERTAIN LOCATIONS ALONG ASH AVE., AND FROM 10' TO 5' ALONG 5TH STREET FOR BUILDING L (HOTEL).
- 2. INCREASE THE ALLOWABLE BUILDING HEIGHT IN THE CCD DISTRICT FROM 35' TO 55' FOR BUILDING L (HOTEL).

SPD-2000.80 VARIANCE

- 1. INCREASE THE MAXIMUM ALLOWED HEIGHT FOR MECHANICAL SCREENING FROM 12' TO 20'.
- 2. INCREASE THE MAXIMUM ALLOWED BUILDING LOT COVERAGE FROM 40% TO 44%.
- 3. REDUCE THE MINIMUM BICYCLE PARKING REQUIRED WITHIN THE ARIZONA STATE UNIVERSITY COMMUTING AREA FROM 730 SPACES TO 150 SPACES.

previously approved variances con't:

SPD-2001.56 VARIANCE

- 1. ALLOW A 17,400 SQUARE FOOT FIRE STATION IN THE CCD.

SPD-2004.32 VARIANCE

- 1. INCREASE THE MAXIMUM EXISTING BUILDING HEIGHT FROM 225' TO 239'.
- 2. REDUCE THE ZONING ORDINANCE 808 REQUIRED PARKING FROM 1613 TO 1260 FOR THE PROPOSED CENTERPOINT LOT 7A DEVELOPMENT.

DS051202

SPR-05129

REC

REC

SPR-05129

DS051202

Date: Dec 08, 2006 - 10:30am User:7783
Drawing File: P:\Projects\2006\1740 - newmarket\p001.dwg
User: jbarry Date: Dec 08, 2006 - 10:30am
Layout Name: Layout1

12th AMENDED FINAL P.A.D. FOR LOT 7B FOR CENTERPOINT

A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

centerpoint development summary

ZONING: CCD

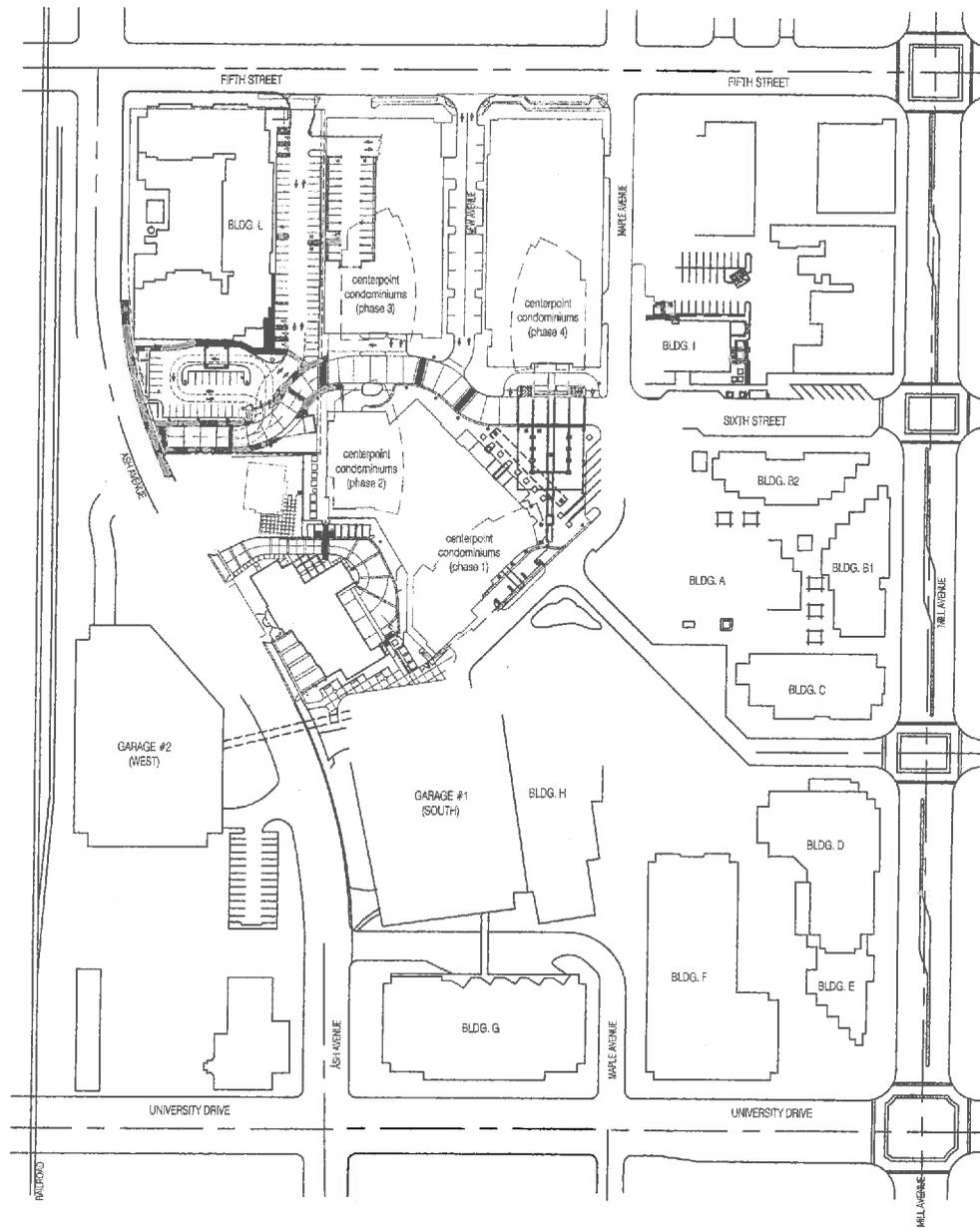
SITE AREA (net):
 LOT 7a: 216,781sf (4.98 AC)
 CENTERPOINT TOTAL: 960,062sf (22.04 AC)

DENSITY:
 ALLOWED: 22.04 AC x 40du/AC = 882 DWELLING UNITS
 PROPOSED: 714 DWELLING UNITS OVER FOUR PHASES

area calculations	total bldg SF:	net bldg footprint:
CENTERPOINT site area: *	24.12 AC	22.04 AC
existing phase I - lot 5		
building A (office)	80,666 sf	
building B1 & B2 (restaurant)	3,000 sf	
(retail)	13,444 sf	
phase I total	103,110 sf	49,656 sf
existing phase II - lot 1		
building F (office)	184,932 sf	
building G (office)	124,629 sf	
phase II total	309,561 sf	68,165 sf
south garage #1 (1,333 spaces)	373,371 sf	
west garage #2 (964 spaces)	281,297 sf	
garage total	667,668 sf	97,477 sf
phase II total (incl garage)	977,229 sf	165,642 sf
existing phase III - lots 2 & 4		
building C (retail)	12,870 sf	12,870 sf
building H (theater)	45,550 sf	
(restaurant)	3,900 sf	36,290 sf
phase III total	67,320 sf	49,160 sf
existing phase IV - Lot 7b		
building L (hotel)	73,960 sf	26,930 sf
existing phase V - lot 3		
building D	53,426 sf	23,475 sf
existing phase VI - lot 7e		
building I (restaurant)	6,638 sf	6,281 sf
existing phase VII - lot 7c		
brown-strom-reeve's house	1,825 sf	1,825 sf
existing phase VIII - lot 7d		
fire station #6	12,125 sf	12,125 sf
building area subtotal	627,996 sf	341,294 sf
centerpoint condominiums - lot 7a		
phases one & two	398,481 net sf	46,123 net sf
phase three	253,779 net sf	37,450 net sf
phase four	276,137 net sf	42,472 net sf
proposed full build out total:	930,457 net sf	126,045 net sf
building area total (centerpoint)	1,558,425 sf	743,888 sf
residential lot coverage total		18.3%

*NET SITE AREA FOR CENTERPOINT TAKEN FROM RECORDED 9TH AMENDED P.A.D.

NOTE: RESIDENTIAL LOT COVERAGE IS CALCULATED BASED ON THE NET SITE AREA OF THE FULL CENTERPOINT P.A.D. (22.04 AC/PS OR 960,062SF)



full build-out - street level plan 1
 1"=60' 0"



NOT FOR CONSTRUCTION -
 DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

GouldEvans

©2003 Gould Evans Associates, L.C.
 3136 North 3rd Avenue
 Phoenix, Arizona 85013
 Voice 602.234.1140
 Fax 602.234.1156
 www.gould-evans.com

denver • los angeles • phoenix
 salt lake city • san antonio • tampa

AVENUE

REAL ESTATE
 COMMUNITIES



601 South Ash Ave / Tempe, AZ 85281

REC

SPR-05129

DS051202

REVISION DATE

Project no: 2503 0160
 Date: 30 AUGUST 2006
 Sheet:

project info
p.a.d. 2.0

DS051202

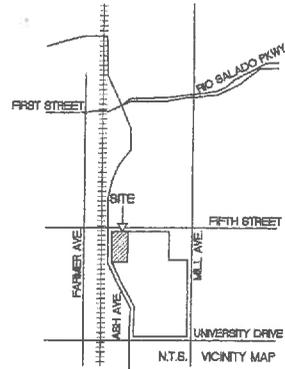
SPR-05129

REC

15N

12th AMENDED FINAL P.A.D. FOR LOT 7B FOR CENTERPOINT

A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



legal description - lot 7b:

PORTION OF LOT 7 (BUILDING L)

A PORTION OF LOT 7, CENTERPOINT, AS RECORDED IN BOOK 369 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE, SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 234.0 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 422.0 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 184.96 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7 AND A POINT ON THE NON-TANGENT CURVE, CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS NORTH 66 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 820 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND THE WEST LINE OF SAID LOT 7, THROUGH A CENTRAL ANGLE OF 23 DEGREES 13 MINUTES 38 SECONDS, A DISTANCE OF 251.34 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 177.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 94,977 SQUARE FEET (2.186 ACRES) MORE OR LESS.

4.00 FT. GENERAL USE EASEMENT:

A 4.00 FOOT WIDE GENERAL USE EASEMENT LOCATED IN A PORTION OF LOT 7, CENTERPOINT, AS RECORDED IN BOOK 369 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE, SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 234.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 422.00 FEET;

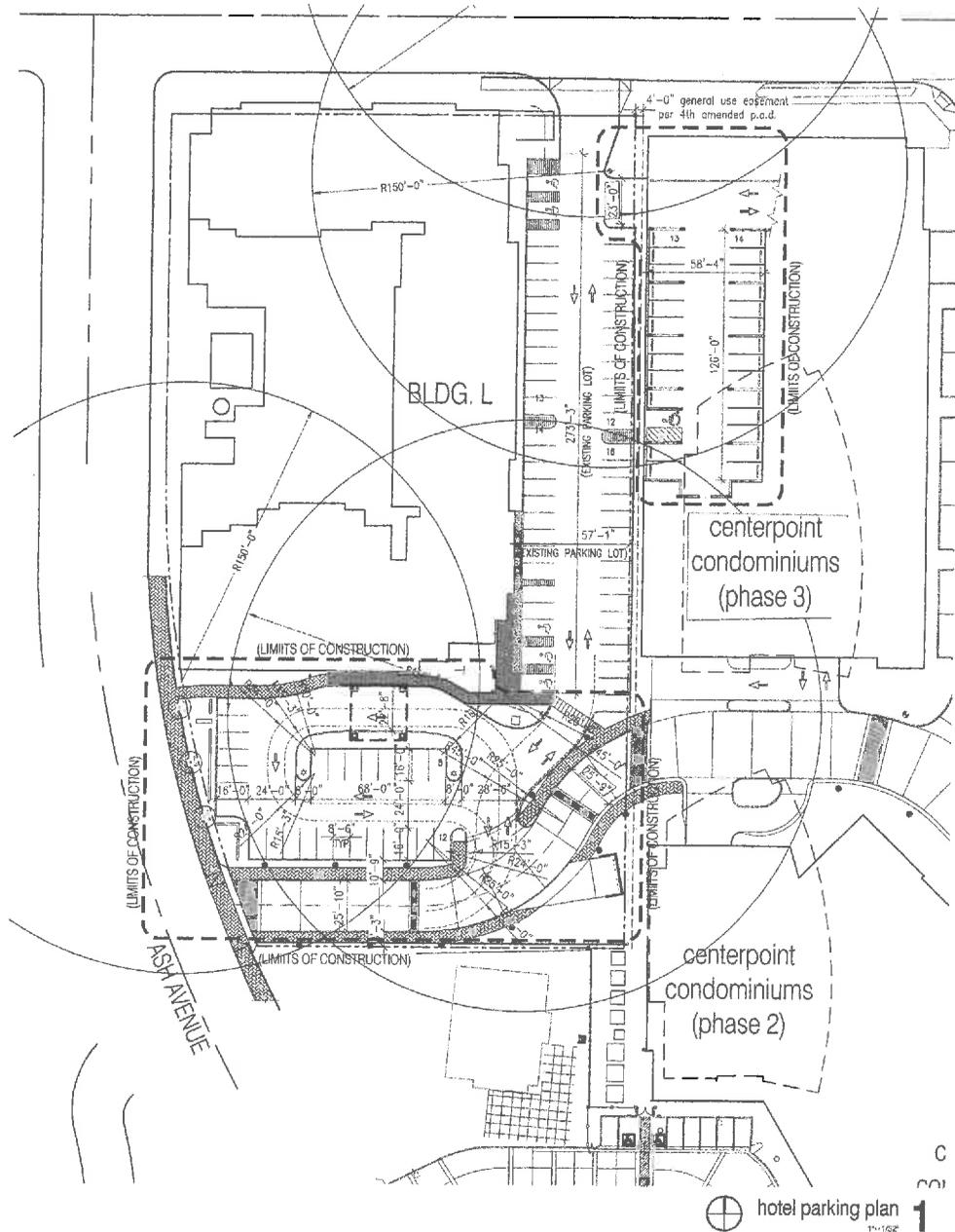
THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 4.00 FEET;

THENCE, NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 422.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;

THENCE, NORTH 89 DEGREES 59 MINUTES 24 SECONDS ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1668 SQUARE FEET (0.038 ACRES) MORE OR LESS.

parking calculations	existing:	proposed:
	per 4th final p.a.d.	per p.a.d.
Marriott Hotel	86 spaces	80 spaces
replacement parking		27 spaces
Total spaces	86 spaces	107 spaces



hotel parking plan 1



NOT FOR CONSTRUCTION - DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

GouldEvans

©2003 Gould Evans Associates, L.C.
3136 North 2nd Avenue
Phoenix, Arizona 85013
Voice 602.234.1140
Fax 602.234.1156
www.gould-evans.com

kansas city • lawrence • phoenix
salt lake city • san antonio • tampa

AVENUE REAL LIFE COMMUNITIES



601 South Ash Ave / Tempe, AZ 85281

REC

SPR-05129

DS051202

REVISION DATE

Project no: 0503 0160
Date: 30 AUGUST 2006
Sheet:

project info
p.a.d. 3.0

DS051202

SPR-05129

REC

15N

Date: Dec 08, 2006 - 8:18am Issue: 2703
Drawing File: P:\Mech\2006-0805-0805 190_mech\mcc\p\0411.dwg
Last Saved By: 8763 Dec 08, 2006 - 8:20am
Original Name: 0411.dwg