

2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SITES 1 & 2 OF DISCOVERY BUISNESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BE-FOR ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature]
NOTARY PUBLIC

[Seal]
MY COMMISSION EXPIRES _____

TEMPE CAMPUS SPV L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: [Signature]
OWNER - AUTHORIZED SIGNATORY DATE: 11-20-12

ITS: OWNER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND
EXCEPT THE SOUTH 55 FEET; AND
EXCEPT THE WEST 33 FEET; AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:

THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 745 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

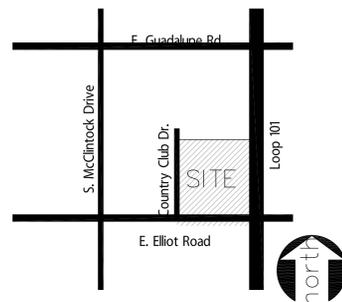
APPROVAL

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF CITY OF TEMPE ON THIS _____ DAY OF _____ 2015.

OWNER/DEVELOPER

Tempe Campus SPV LLC
2701 E. Camelback Road #185
Phoenix, AZ. 85016
Contact: Tim Chester
Phone: (602)296-1096
FAX: (602)296-0001
Email: tchester@wentprop.com

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)

G.I.D. PAD - GENERAL INDUSTRIAL DISTRICT

BUILDING HEIGHT

Maximum Proposed = 132'-0"
Maximum Allowed = 35 ft
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

BUILDING LOT COVERAGE

Provided = 25%
Required = NS

SITE LANDSCAPE COVERAGE

40.69 AC / 135.62 AC = 30%
Minimum Required = 10%

BUILDING SETBACKS

| | |
|-------------|-------|
| FRONT | 25 FT |
| PARKING | 20 FT |
| SIDE | 0 FT |
| REAR | 0 FT |
| STREET SIDE | 25 FT |
| PARKING | 20 FT |

VEHICLE PARKING QUANTITY

REQUIRED:

| | | |
|------------------|---------------------|-------|
| HOTEL USES: | (1 PER ROOM+OFFICE) | 231 |
| OFFICE USES: | (1 PER 300 SF) | 3,333 |
| RETAIL USES: | (1 PER 300 SF) | 29 |
| RESTAURANT USES: | (1 PER 75 SF) | 251 |
| INDUSTRIAL USES: | | 2,210 |
| TOTAL REQUIRED: | | 6,054 |

PROVIDED: 7,600

BICYCLE PARKING QUANTITY

272 spaces provided

USE TOTALS:

| | |
|-------------|--------------|
| HOTEL: | 145,086 SF |
| OFFICE: | 1,000,000 SF |
| RETAIL: | 30,000 SF |
| INDUSTRIAL: | 1,300,000 SF |

SITE 1 & 2 (HOTEL):

| | |
|------------------|----------------------|
| SITE AREA: | 5.91 NET ACRES |
| BUILDING AREA: | 257,490 SF |
| | 145,086 SF |
| | 228 ROOMS |
| RESTAURANT: | 5,500 SF |
| BUILDING HEIGHT: | 70'-0" MAX / 5 STORY |
| LANDSCAPE AREA: | (MIN. 15%) 38,624 SF |

SITE 3 (OFFICE):

| | |
|------------------|-----------------------|
| SITE AREA: | 16.85 ACRES |
| | 734,149 SF |
| BUILDING AREA: | 475,000 SF |
| BUILDING HEIGHT: | 63'3/4 STORY MAX. |
| LANDSCAPE AREA: | (MIN. 15%) 110,122 SF |

SITE 4 (OFFICE):

| | |
|------------------|----------------------|
| SITE AREA: | 12.30 NET ACRES |
| | 535,650 SF |
| BUILDING AREA: | 300,000 SF |
| BUILDING HEIGHT: | 92'-0" / 5 STORY |
| LANDSCAPE AREA: | (MIN. 15%) 80,347 SF |

SITE 5 (RETAIL / RESTAURANT):

| | |
|------------------|----------------------|
| SITE AREA: | 3.75 NET ACRES |
| | 163,146 SF |
| BUILDING AREA: | 18,822 SF |
| BUILDING HEIGHT: | 30'-0" / 1 STORY |
| LANDSCAPE AREA: | (MIN. 15%) 24,472 SF |

SITE 6 (INDUSTRIAL):

| | |
|------------------|----------------------|
| SITE AREA: | 12.40 NET ACRES |
| | 540,368 SF |
| BUILDING AREA: | 328,000 SF |
| BUILDING HEIGHT: | 35'-0" / 2 STORY |
| LANDSCAPE AREA: | (MIN. 15%) 81,055 SF |

SITE 7 (INDUSTRIAL):

| | |
|------------------|-----------------------------|
| SITE AREA: | 84.89 NET ACRES |
| | 3,697,871 SF |
| BUILDING AREA: | 1,000,000 SF |
| BUILDING HEIGHT: | 40'-0" APPROXIMATE EXISTING |
| LANDSCAPE AREA: | (MIN. 15%) 554,680 SF |

CONDITIONS OF APPROVAL: PAD11007

PAD11007 (ORDINANCE NO. 2011.47) - PLANNED AREA DEVELOPMENT OVERLAY MODIFYING THE GENERAL DEVELOPMENT STANDARDS FOR AN INCREASE IN THE MAXIMUM ALLOWED BUILDING HEIGHTS FROM 35 FEET FOR SITE #1 TO 80 FEET, FOR SITE #2 TO 80 FEET, FOR SITE #3 TO 132 FEET, AND FOR SITE #4 TO 92 FEET.

ZUP11062 - USE PERMIT REQUEST TO ALLOW HOTEL USES ON SITE #1 AND SITE #2.

ZUP11064 - USE PERMIT REQUEST TO ALLOW GENERAL RETAIL/RESTAURANT USES ON SITE #5.

ZUP14118 - EXCEED MAX SURFACE PARKING LIMITATION ON SITE 6.

ZUP14119 - LIMITED USE OF DELIVERY TRUCKS DURING OVERNIGHT HOURS ON SITE 6.

DPR11122 - DEVELOPMENT PLAN REVIEW INCLUDING SITE PLAN, BUILDING ELEVATIONS AND LANDSCAPE FOR SITES #3, #4, AND #6.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION (S):

PAD11007

1. A BUILDING PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF THE SITE ON OR BEFORE NOVEMBER 3, 2016, OR THE OVERLAY FOR THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.

2. THE PROPERTY OWNER (S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER (S) VOLUNTARILY WAIVE (S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.

3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.

4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

4.1. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:

A) THE FOLLOWING USES SHALL BE PROHIBITED:

- ADULT-ORIENTED BUSINESSES;
- AUTO BODY REPAIR SHOPS;
- AUTO TITLE LOAN BUSINESSES;
- GUN SHOPS;
- LIQUOR STORES;
- NIGHTCLUBS;
- NON-CHARTERED FINANCIAL INSTITUTIONS (I.E. PAYDAY LOANS);
- PAWN SHOPS;
- TATTOO, BODY PIERCING ESTABLISHMENTS;
- TIRE STORES;
- TOBACCO RETAILERS;
- VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS

B) THAT THE WESTERNMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS BETWEEN THE WESTERNMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

ZUP14049 APPROVED FOR SITE 5. USE PERMIT TO ALLOW A DRIVE-THROUGH FOR RESTAURANT USE

ZUP11063 AND ZUP11064
CONDITIONS OF APPROVAL:

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO ALL RESTAURANTS AND GENERAL RETAIL AND SERVICE USES LISTED WITHIN THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.

6. THE USE PERMIT FOR HOTEL USES IS VALID ONLY FOR SITE #1 AND #2 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.

7. NEON LIGHTING, SUCH AS ACCENT LIGHTING ON THE BUILDING OR WITHIN WINDOWS, IS PROHIBITED WITHIN SITE #5.

8. ANY INTENSIFICATION OR EXPANSION OF THE USE, NOT DESCRIBED IN THIS REQUEST, SHALL REQUIRE THE APPLICANT TO RETURN TO AN APPROPRIATE DECISION-MAKING BODY FOR FURTHER REVIEW.

DAVIS

60 East Rio Salado Parkway
Suite 118
Tempe, Arizona
85281

phone: 480.638.1100
fax: 480.638.1101
www.thedavisexperience.com

REC14058

DISCOVERY
BUSINESS CAMPUS
2100 East Elliot Road
TEMPE, AZ

PAD14020

SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID/PRICING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED 04.FEB.15

DRAWN BY

CHECKED BY

PROJECT NO. 10201

CADD FILE

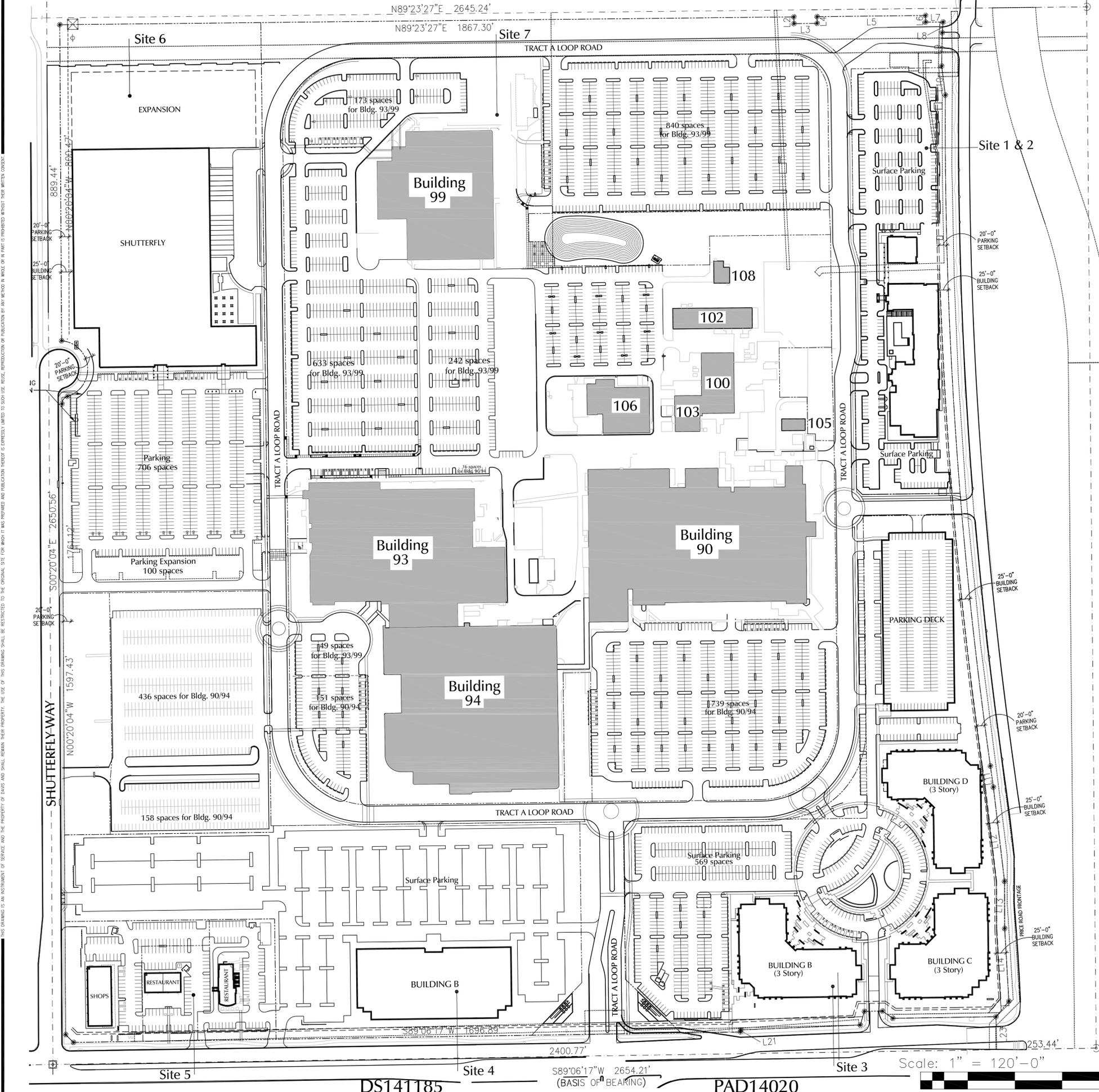
DRAWING NO.

PA-1
PAD COVER SHEET
SCALE: AS NOTED

DS141185

PAD14020

REC14058



PROJECT TEAM:

Applicant:
 Gammage & Burnham P.L.C.
 Two North Central Avenue, 15th Floor
 Phoenix, AZ 85004
 Contact: Manjula Vaz
 Phone: (602)256-4461
 FAX: (602)256-4475
 Email: mvaz@gblaw.com

Owner:
 Tempe Campus SPV LLC
 2701 E. Camelback Road #185
 Phoenix, AZ 85016
 Contact: Tim Chester
 Phone: (602)296-1096
 FAX: (602)296-0001
 Email: tchester@wentprop.com

Architect:
 DAVIS
 60 E. Rio Salado Blvd. #118
 Tempe, AZ 85281
 Contact: Mike Edwards
 Phone: (480)638-1100
 FAX: (480)638-1101
 Email: medwards@thedavisexperience.com

Civil Engineer:
 Erickson & Meeks Engineering, LLC
 13444 N 32nd Street, Suite 6
 Phoenix, AZ 85032
 Contact: Jeff Erickson
 Phone: (602)569-6593
 FAX: (602)569-6493
 Email: jerickson@emellc.com

Landscape Architect:
 The Design Element, PLLC
 1230 W Washington Street, #202
 Tempe, AZ 85281
 Contact: Jeff Anderson
 Phone: (480)244-1970
 FAX: (480)244-1971
 Email: jeffa@thedesignelementa.com

PROJECT DATA:

ADDRESS:
 2100 E. ELLIOT ROAD
GENERAL PLAN: PROJECTED LAND USE
 PROPOSED INDUSTRIAL/MANUFACTURING
 INDUSTRIAL/FLEX
 OFFICE
 HOTEL
 RETAIL

SITE AREA:
 NET SITE AREA: 135.62 NET ACRES
 5,907,580 SF

PARKING DATA:
REQUIRED:
 HOTEL USES: (1 PER ROOM+OFFICE) 231
 OFFICE USES: (1 PER 300 SF) 3,333
 RETAIL USES: (1 PER 300 SF) 29
 RESTAURANT USES: (1 PER 75 SF) 251
 INDUSTRIAL USES: 2,210
TOTAL REQUIRED: 5,962

PROVIDED: 7,600

SITE 1 & 2 (HOTEL):
SITE AREA: 5.91 NET ACRES
 257,490 SF
 145,086 SF
 228 ROOMS

RESTAURANT: 5,500 SF
BUILDING HEIGHT: 70'-0" MAX / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 3 (OFFICE):
SITE AREA: 16.85 ACRES
 734,149 SF
 465,000 SF
BUILDING HEIGHT: 63' / 3 STORY MAX.
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 4 (OFFICE):
SITE AREA: 12.30 NET ACRES
 535,650 SF
 300,000 SF
BUILDING HEIGHT: 92'-0" / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 5 (RETAIL / RESTAURANT):
SITE AREA: 3.75 NET ACRES
 163,146 SF
 13,322 SF
BUILDING AREA: 13,322 SF
BUILDING HEIGHT: 30'-0" / 1 STORY
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):
SITE AREA: 12.40 NET ACRES
 540,368 SF
 300,000 SF
BUILDING AREA: 300,000 SF
BUILDING HEIGHT: 35'-0" / 2 STORY
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 7 (INDUSTRIAL):
SITE AREA: 84.89 NET ACRES
 3,697,871 SF
 1,000,000 SF
BUILDING AREA: 1,000,000 SF
BUILDING HEIGHT: APPROXIMATE EXISTING 40'-0"
LANDSCAPE AREA: APPROXIMATE EXISTING (MIN. 15%) 554,680 SF

PROPERTY LINE DATA:

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N45°36'53"W | 28.15 |
| L2 | S00°31'38"E | 17.00 |
| L3 | N89°23'27"E | 59.00 |
| L4 | N00°31'38"W | 17.00 |
| L5 | N89°23'27"E | 276.00 |
| L6 | S00°31'38"E | 17.00 |
| L7 | N89°23'27"E | 44.54 |
| L8 | S04°25'29"W | 27.30 |
| L9 | S01°03'15"W | 84.47 |
| L10 | S07°20'43"E | 74.26 |
| L11 | S08°05'46"E | 54.08 |
| L12 | S06°47'55"E | 240.00 |
| L13 | S00°11'09"E | 119.47 |
| L14 | S03°17'41"E | 184.55 |
| L15 | S39°42'39"W | 50.97 |
| L16 | S89°06'17"W | 262.54 |
| L17 | N55°11'24"W | 32.18 |
| L18 | S89°06'17"W | 46.01 |
| L19 | S16°41'18"W | 36.18 |
| L20 | S87°40'34"W | 304.83 |
| L21 | S00°53'43"E | 5.24 |
| L22 | N89°37'26"E | 26.07 |
| L23 | N00°53'43"W | 83.55 |

| CURVE | DELTA | RADIUS | ARC | CHORD |
|-------|------------|--------|--------|--------------------|
| C1 | 73°35'02" | 20.00 | 25.69 | S36°27'27"W 23.96 |
| C2 | 158°48'13" | 72.00 | 199.56 | N06°09'08"W 141.54 |

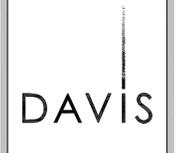
GENERAL NOTE:

1. THIS AMENDMENT IS FOR SITES 1 AND 2 ONLY

EXISTING BUILDINGS

Existing Buildings hatched in gray

VICINITY MAP:



60 East Rio Salado Parkway
 Suite 118
 Tempe, Arizona 85281

phone: 480.638.1100
 fax: 480.638.1101
 www.thedavisexperience.com

DISCOVERY BUSINESS CAMPUS
 2100 East Elliot Road
 TEMPE, AZ

REC14058

PAD14020

| | |
|-------------------------------------|-------------------------|
| <input checked="" type="checkbox"/> | SCHEMATIC |
| <input type="checkbox"/> | DESIGN DEVELOPMENT |
| <input type="checkbox"/> | CONSTRUCTION DOCUMENTS |
| <input type="checkbox"/> | BID/PRICING PACKAGE |
| <input type="checkbox"/> | BUILDING DEPT. APPROVAL |

DATE ISSUED: 04.FEB.15
 DRAWN BY:
 CHECKED BY:
 PROJECT NO. 10201
 CADD FILE:
 DRAWING NO.

DS141185
 PA-2
 OVERALL PHASE 1 SITE PLAN
 SCALE: 1"=120'-0"

| PAD - SITE 1 & 2: 2ND AMENDED - 02-04-15 | PAD - ORIGINAL 08-19-11 | PAD - SITE 3, 5 & 6: 1ST AMENDED - 02-04-15 |
|---|---|--|
| <p>ADDRESS: 2100 E. ELLIOT ROAD GENERAL PLAN: PROJECTED LAND USE</p> <p>PROPOSED INDUSTRIAL/MANUFACTURING INDUSTRIAL/FLEX OFFICE HOTEL RETAIL</p> <p>SITE AREA: NET SITE AREA: 135.62 NET ACRES 5,907,580 SF</p> <p>PARKING DATA: REQUIRED: HOTEL USES: (1 PER ROOM+OFFICE) 231 OFFICE USES: (1 PER 300 SF) 3,333 RETAIL USES: (1 PER 300 SF) 29 RESTAURANT USES: (1 PER 75 SF) 251 INDUSTRIAL USES: 2,210 TOTAL REQUIRED: 5,962</p> <p>PROVIDED: 7,600</p> | <p>ADDRESS: 2100 E. ELLIOT ROAD GENERAL PLAN: PROJECTED LAND USE</p> <p>PROPOSED INDUSTRIAL/MANUFACTURING INDUSTRIAL/FLEX OFFICE HOTEL RETAIL</p> <p>SITE AREA: NET SITE AREA: 135.62 NET ACRES 5,907,580 SF</p> <p>PARKING DATA: REQUIRED: HOTEL USES: (1 PER ROOM+OFFICE) 420 OFFICE USES: (1 PER 300 SF) 3,333 RETAIL USES: (1 PER 300 SF) 100 INDUSTRIAL USES: (1 PER 1,000 SF + OFFICE) 2,210 TOTAL REQUIRED: 6,063</p> <p>PROVIDED: 7,600</p> | <p>ADDRESS: 2100 E. ELLIOT ROAD GENERAL PLAN: PROJECTED LAND USE</p> <p>PROPOSED INDUSTRIAL/MANUFACTURING INDUSTRIAL/FLEX OFFICE HOTEL RETAIL</p> <p>SITE AREA: NET SITE AREA: 135.62 NET ACRES 5,907,580 SF</p> <p>PARKING DATA: REQUIRED: HOTEL USES: (1 PER ROOM + OFFICE) 420 OFFICE USES: (1 PER 300 SF) 3,333 RETAIL USES: (1 PER 300 SF) 100 RESTAURANT USES: (1 PER 75 SF) 178 INDUSTRIAL USES: 2,210 TOTAL REQUIRED: 6,241</p> <p>PROVIDED: 7,600</p> |
| <p>SITE 1 & 2 (HOTEL): SITE AREA: 5.91 NET ACRES 257,490 SF BUILDING AREA: 145,086 SF 228 ROOMS RESTUARANT: 5,500 SF BUILDING HEIGHT: 70'-0" MAX / 5 STORY LANDSCAPE AREA: (MIN. 15%) 18,503 SF</p> | <p>SITE 1 (HOTEL): SITE AREA: 2.83 NET ACRES 123,275 SF BUILDING AREA: 120,000 SF 200 ROOMS BUILDING HEIGHT: 80'-0" MAX / 6 STORY LANDSCAPE AREA: (MIN. 15%) 18,503 SF</p> <p>SITE 2 (HOTEL): SITE AREA: 2.83 NET ACRES 123,275 SF BUILDING AREA: 120,000 SF 200 ROOMS BUILDING HEIGHT: 80'-0" MAX / 6 STORY LANDSCAPE AREA: (MIN. 15%) 18,503 SF</p> | <p>SITE 1 (HOTEL): SITE AREA: 2.83 NET ACRES 123,275 SF BUILDING AREA: 120,000 SF 200 ROOMS BUILDING HEIGHT: 80'-0" MAX / 6 STORY LANDSCAPE AREA: (MIN. 15%) 18,503 SF</p> <p>SITE 2 (HOTEL): SITE AREA: 2.83 NET ACRES 123,275 SF BUILDING AREA: 120,000 SF 200 ROOMS BUILDING HEIGHT: 80'-0" MAX / 6 STORY LANDSCAPE AREA: (MIN. 15%) 18,503 SF</p> |
| <p>SITE 3 (OFFICE): SITE AREA: 16.85 ACRES 734,149 SF BUILDING AREA: 465,000 SF BUILDING HEIGHT: 63' / 3/4 STORY MAX. LANDSCAPE AREA: (MIN. 15%) 110,122 SF</p> | <p>SITE 3 (OFFICE): SITE AREA: 16.85 ACRES 734,149 SF BUILDING AREA: 700,000 SF BUILDING HEIGHT: 132'-0" / 8 STORY MAX. LANDSCAPE AREA: (MIN. 15%) 110,122 SF</p> | <p>SITE 3 (OFFICE): SITE AREA: 16.85 ACRES 734,149 SF BUILDING AREA: 465,000 SF BUILDING HEIGHT: 63' / 3 STORY MAX. LANDSCAPE AREA: (MIN. 15%) 110,122 SF</p> |
| <p>SITE 4 (OFFICE): SITE AREA: 12.30 NET ACRES 535,650 SF BUILDING AREA: 300,000 SF BUILDING HEIGHT: 92'-0" / 5 STORY LANDSCAPE AREA: (MIN. 15%) 80,347 SF</p> | <p>SITE 4 (OFFICE): SITE AREA: 12.30 NET ACRES 535,650 SF BUILDING AREA: 300,000 SF BUILDING HEIGHT: 92'-0" / 5 STORY LANDSCAPE AREA: (MIN. 15%) 80,347 SF</p> | <p>SITE 4 (OFFICE): SITE AREA: 12.30 NET ACRES 535,650 SF BUILDING AREA: 300,000 SF BUILDING HEIGHT: 92'-0" / 5 STORY LANDSCAPE AREA: (MIN. 15%) 80,347 SF</p> |
| <p>SITE 5 (RETAIL / RESTAURANT): SITE AREA: 3.75 NET ACRES 163,146 SF BUILDING AREA: 13,322 SF BUILDING HEIGHT: 30'-0" / 1 STORY LANDSCAPE AREA: (MIN. 15%) 24,472 SF</p> | <p>SITE 5 (RETAIL): SITE AREA: 3.75 NET ACRES 163,146 SF BUILDING AREA: 30,000 SF BUILDING HEIGHT: 30'-0" / 1 STORY LANDSCAPE AREA: (MIN. 15%) 24,472 SF</p> | <p>SITE 5 (RETAIL / RESTAURANT): SITE AREA: 3.75 NET ACRES 163,146 SF BUILDING AREA: 13,322 SF BUILDING HEIGHT: 30'-0" / 1 STORY LANDSCAPE AREA: (MIN. 15%) 24,472 SF</p> |
| <p>SITE 6 (INDUSTRIAL): SITE AREA: 12.40 NET ACRES 540,368 SF BUILDING AREA: 300,000 SF BUILDING HEIGHT: 35'-0" / 2 STORY LANDSCAPE AREA: (MIN. 15%) 81,055 SF</p> | <p>SITE 6 (INDUSTRIAL): SITE AREA: 12.40 NET ACRES 540,368 SF BUILDING AREA: 300,000 SF BUILDING HEIGHT: 35'-0" / 2 STORY LANDSCAPE AREA: (MIN. 15%) 81,055 SF</p> | <p>SITE 6 (INDUSTRIAL): SITE AREA: 12.40 NET ACRES 540,368 SF BUILDING AREA: 328,000 SF BUILDING HEIGHT: 35'-0" / 2 STORY LANDSCAPE AREA: (MIN. 15%) 81,055 SF</p> |
| <p>SITE 7 (INDUSTRIAL): SITE AREA: 84.89 NET ACRES 3,697,871 SF BUILDING AREA: 1,000,000 SF APPROXIMATE EXISTING BUILDING HEIGHT: 40'-0" APPROXIMATE EXISTING LANDSCAPE AREA: (MIN. 15%) 554,680 SF</p> | <p>SITE 7 (INDUSTRIAL): SITE AREA: 84.89 NET ACRES 3,697,871 SF BUILDING AREA: 1,000,000 SF APPROXIMATE EXISTING BUILDING HEIGHT: 40'-0" APPROXIMATE EXISTING LANDSCAPE AREA: (MIN. 15%) 554,680 SF</p> | <p>SITE 7 (INDUSTRIAL): SITE AREA: 84.89 NET ACRES 3,697,871 SF BUILDING AREA: 1,000,000 SF APPROXIMATE EXISTING BUILDING HEIGHT: 40'-0" APPROXIMATE EXISTING LANDSCAPE AREA: (MIN. 15%) 554,680 SF</p> |

PAD - PROJECT DATA COMPARISON



PLANNED AREA DEVELOPMENT OVERLAY FOR DISCOVERY BUSINESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DAVIS

60 East Rio Salado Parkway
Suite 118
Tempe, Arizona
85281

phone: 480.638.1100
fax: 480.638.1101
www.thedavisexperience.com

ACKNOWLEDGEMENT

ON THIS 20th DAY OF NOVEMBER, 2012 BE-FOR- ME, THE UNDERSIGNED, PERSONALLY APPEARED JAMES N. WENTWORTH, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature]
NOTARY PUBLIC
STEPHEN FRED BUTTERFIELD
Notary Public - Arizona
Maricopa County
My Commission Expires
September 14, 2015
MY COMMISSION EXPRESS

TEMPE CAMPUS SPV L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: [Signature] 11-20-12
OWNER AUTHORIZED SIGNATORY DATE

ITS: OWNER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND
EXCEPT THE SOUTH 55 FEET; AND
EXCEPT THE WEST 33 FEET; AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND

EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:

THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 745 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

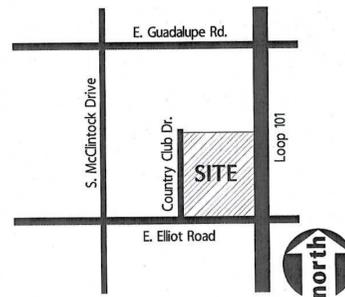
APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF NOVEMBER, 2011.

OWNER/DEVELOPER

Tempe Campus SPV LLC
2701 E. Camelback Road #185
Phoenix, AZ. 85016
Contact: Tim Chester
Phone: (602)296-1096
FAX: (602)296-0001
Email: tshester@wentprop.com

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)
G.I.D. PAD - GENERAL INDUSTRIAL DISTRICT

BUILDING HEIGHT
Maximum Proposed = 132'-0"
Maximum Allowed = 35 ft
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

BUILDING LOT COVERAGE
Provided = 25%
Required = NS

SITE LANDSCAPE COVERAGE
40.69 AC / 135.62 AC = 30%
Minimum Required = 10%

BUILDING SETBACKS

| | |
|-------------|-------|
| FRONT | 25 FT |
| PARKING | 20 FT |
| SIDE | 0 FT |
| REAR | 0 FT |
| STREET SIDE | 25 FT |
| PARKING | 20 FT |

VEHICLE PARKING QUANTITY

| | |
|------------------|-------------------------|
| REQUIRED: | |
| HOTEL USES: | (1 PER ROOM+OFFICE) 420 |
| OFFICE USES: | (1 PER 300 SF) 3,333 |
| RETAIL USES: | (1 PER 300 SF) 100 |
| INDUSTRIAL USES: | 2,210 |
| TOTAL REQUIRED: | 6,096 |
| PROVIDED: | 7,600 |

BICYCLE PARKING QUANTITY
272 spaces provided

USE TOTALS:

| | |
|-------------|--------------|
| HOTEL: | 240,000 SF |
| OFFICE: | 1,000,000 SF |
| RETAIL: | 30,000 SF |
| INDUSTRIAL: | 1,300,000 SF |

SITE 1 (HOTEL):
SITE AREA: 2.83 NET ACRES
BUILDING AREA: 123,355 SF
LANDSCAPE AREA: 120,000 SF
200 ROOMS
BUILDING HEIGHT: 80'-0" / 6 STORY
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 2 (HOTEL):
SITE AREA: 2.83 NET ACRES
BUILDING AREA: 123,355 SF
LANDSCAPE AREA: 120,000 SF
200 ROOMS
BUILDING HEIGHT: 80'-0" / 6 STORY
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 3 (OFFICE):
SITE AREA: 16.85 ACRES
BUILDING AREA: 734,149 SF
LANDSCAPE AREA: 700,000 SF
BUILDING HEIGHT: 132'-0" / 8 STORY MAX.
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 4 (OFFICE):
SITE AREA: 12.30 NET ACRES
BUILDING AREA: 535,650 SF
LANDSCAPE AREA: 300,000 SF
BUILDING HEIGHT: 92'-0" / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 5 (RETAIL):
SITE AREA: 3.75 NET ACRES
BUILDING AREA: 163,146 SF
LANDSCAPE AREA: 30,000 SF
BUILDING HEIGHT: 30'-0" / 1 STORY
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):
SITE AREA: 12.40 NET ACRES
BUILDING AREA: 540,368 SF
LANDSCAPE AREA: 300,000 SF
BUILDING HEIGHT: 35'-0" / 2 STORY
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 7 (INDUSTRIAL):
SITE AREA: 84.89 NET ACRES
BUILDING AREA: 3,697,871 SF
LANDSCAPE AREA: 1,000,000 SF
BUILDING HEIGHT: APPROXIMATE EXISTING 40'-0"
LANDSCAPE AREA: (MIN. 15%) 554,680 SF

CONDITIONS OF APPROVAL: PAD11007

PAD11007 (ORDINANCE NO. 2011.47) - PLANNED AREA DEVELOPMENT OVERLAY MODIFYING THE GENERAL DEVELOPMENT STANDARDS FOR AN INCREASE IN THE MAXIMUM ALLOWED BUILDING HEIGHTS FROM 35 FEET FOR SITE #1 TO 80 FEET, FOR SITE #2 TO 80 FEET, FOR SITE #3 TO 132 FEET, AND FOR SITE #4 TO 92 FEET.

ZUP11062 - USE PERMIT REQUEST TO ALLOW HOTEL USES ON SITE #1 AND SITE #2.

ZUP11064 - USE PERMIT REQUEST TO ALLOW GENERAL RETAIL/RESTAURANT USES ON SITE #5.

DPR11122 - DEVELOPMENT PLAN REVIEW INCLUDING SITE PLAN, BUILDING ELEVATIONS AND LANDSCAPE FOR SITES #3, #4, AND #6.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION (S):

PAD11007

1. A BUILDING PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF THE SITE ON OR BEFORE NOVEMBER 3, 2016, OR THE OVERLAY FOR THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.

2. THE PROPERTY OWNER (S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER (S) VOLUNTARILY WAIVE (S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.

3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.

4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

4.1. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:

A) THE FOLLOWING USES SHALL BE PROHIBITED:

- ADULT-ORIENTED BUSINESSES;
- AUTO BODY REPAIR SHOPS;
- AUTO TITLE LOAN BUSINESSES;
- GUN SHOPS;
- LIQUOR STORES;
- NIGHTCLUBS;
- NON-CHARTERED FINANCIAL INSTITUTIONS (I.E. PAYDAY LOANS);
- PAWN SHOPS;
- TATTOO, BODY PIERCING ESTABLISHMENTS;
- TIRE STORES;
- TOBACCO RETAILERS;
- VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS

B) THAT THE WETERNMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS BETWEEN THE WESTERNMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

ZUP11063 AND ZUP11064
CONDITIONS OF APPROVAL:

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO ALL RESTAURANTS AND GENERAL RETAIL AND SERVICE USES LISTED WITHIN THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.

6. THE USE PERMIT FOR HOTEL USES IS VALID ONLY FOR SITE #1 AND #2 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.

7. NEON LIGHTING, SUCH AS ACCENT LIGHTING ON THE BUILDING OR WITHIN WINDOWS, IS PROHIBITED WITHIN SITE #5.

8. ANY INTENSIFICATION OR EXPANSION OF THE USE, NOT DESCRIBED IN THIS REQUEST, SHALL REQUIRE THE APPLICANT TO RETURN TO AN APPROPRIATE DECISION-MAKING BODY FOR FURTHER REVIEW.

REC11026

DISCOVERY
BUSINESS CAMPUS
2100 East Elliot Road
TEMPE, AZ



PAD11007

| |
|-------------------------|
| SCHEMATIC |
| DESIGN DEVELOPMENT |
| CONSTRUCTION DOCUMENTS |
| BID/PRICING PACKAGE |
| BUILDING DEPT. APPROVAL |

DATE ISSUED 19.Aug.11

DRAWN BY

CHECKED BY

PROJECT NO. 10201

CADD FILE

DRAWING NO.

A000

PAD
COVER
SHEET
SCALE: AS NOTED

DS110333

PAD11007

REC11026

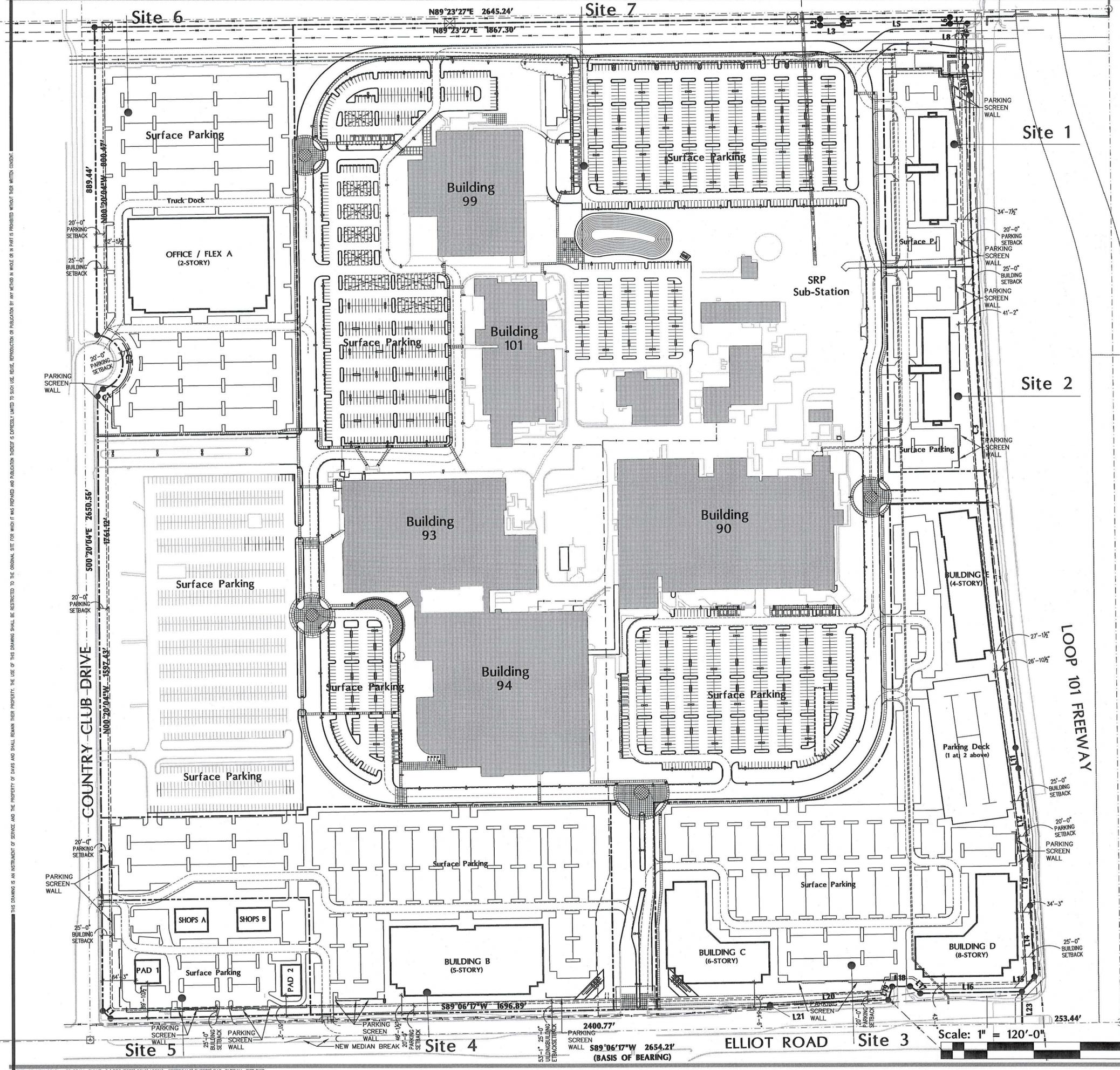
DS110333

REC11026

PAD11007

DS110333

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PROJECT TEAM:

Applicant:
 Gammage & Burnham P.L.C.
 Two North Central Avenue, 15th Floor
 Phoenix, AZ 85004
 Contact: Manjula Vaz
 Phone: (602)256-4461
 FAX: (602)256-4475
 Email: mvaz@glaw.com

Owner:
 Tempe Campus SPV LLC
 2701 E. Camelback Road #185
 Phoenix, AZ. 85016
 Contact: Tim Chester
 Phone: (602)296-1096
 FAX: (602)296-0001
 Email: tchester@wtemp.com

Architect:
 DAVIS
 60 E. Rio Salado Blvd. #118
 Tempe, AZ. 85281
 Contact: Mike Edwards
 Phone: (480)638-1100
 FAX: (480)638-1101
 Email: medwards@thedavisexperience.com

Civil Engineer:
 Erickson & Meeks Engineering, LLC
 13444 N 32nd Street, Suite 6
 Phoenix, AZ 85032
 Contact: Jeff Erickson
 Phone: (602)569-6593
 FAX: (602)569-6493
 Email: jerickson@emellc.com

Landscape Architect:
 The Design Element, PLLC
 1230 W Washington Street, #202
 Tempe, AZ 85281
 Contact: Jeff Anderson
 Phone: (480)244-1970
 FAX: (480)244-1971
 Email: jeffa@thedesignelementla.com

PROJECT DATA:

ADDRESS:
 2100 E. ELLIOT ROAD
GENERAL PLAN: PROJECTED LAND USE
 PROPOSED INDUSTRIAL/MANUFACTURING
 INDUSTRIAL/FLEX OFFICE HOTEL RETAIL

SITE AREA:
 NET SITE AREA: 135.62 NET ACRES
 5,907,580 SF

PARKING DATA:
REQUIRED:
 HOTEL USES: (1 PER ROOM+OFFICE) 420
 OFFICE USES: (1 PER 300 SF) 3,333
 RETAIL USES: (1 PER 300 SF) 100
 INDUSTRIAL USES: 2,210
TOTAL REQUIRED: 6,063

PROVIDED: 7,600

SITE 1 (HOTEL):
 SITE AREA: 2.83 NET ACRES
 123,355 SF
 BUILDING AREA: 120,000 SF
 200 ROOMS
 BUILDING HEIGHT: 80'-0" / 6 STORY
 LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 2 (HOTEL):
 SITE AREA: 2.83 NET ACRES
 123,355 SF
 BUILDING AREA: 120,000 SF
 200 ROOMS
 BUILDING HEIGHT: 80'-0" / 6 STORY
 LANDSCAPE AREA: (MIN. 15%) 18,503 SF

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 SITE AREA: 16.85 ACRES
 734,149 SF
 BUILDING AREA: 700,000 SF
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 BUILDING AREA: 1,000,000 SF
 APPROXIMATE EXISTING 40'-0"
 BUILDING HEIGHT: APPROXIMATE EXISTING
 LANDSCAPE AREA: (MIN. 15%) 554,680 SF

PROPERTY LINE DATA:

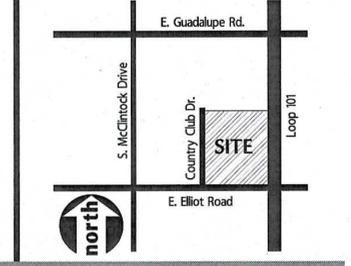
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N45°36'53"W | 28.15 |
| L2 | S00°31'38"E | 17.00 |
| L3 | N89°23'27"E | 59.00 |
| L4 | N00°31'38"W | 17.00 |
| L5 | N89°23'27"E | 276.00 |
| L6 | S00°31'38"E | 17.00 |
| L7 | N89°23'27"E | 44.54 |
| L8 | S04°25'29"W | 27.30 |
| L9 | S01°03'15"W | 84.47 |
| L10 | S07°20'43"E | 74.26 |
| L11 | S08°05'46"E | 54.08 |
| L12 | S06°47'55"E | 240.00 |
| L13 | S00°11'09"E | 119.47 |
| L14 | S03°17'41"E | 184.55 |
| L15 | S39°42'39"W | 50.97 |
| L16 | S89°06'17"W | 262.54 |
| L17 | N55°11'24"W | 32.18 |
| L18 | S89°06'17"W | 46.01 |
| L19 | S16°41'18"W | 36.18 |
| L20 | S87°40'34"W | 304.83 |
| L21 | S00°53'43"E | 5.24 |
| L22 | N89°37'26"E | 26.07 |
| L23 | N00°53'43"W | 83.55 |

| CURVE TABLE | |
|-------------|--------------------|
| C1 DELTA: | 73°35'02" |
| RADIUS: | 20.00 |
| ARC: | 25.69 |
| CHORD: | S36°27'27"W 23.96 |
| | |
| C2 DELTA: | 158°48'13" |
| RADIUS: | 72.00 |
| ARC: | 199.56 |
| CHORD: | N06°09'08"W 141.54 |

Note:
 New buildings will be equipped with an automatic extinguishing system per City of Tempe IBC.

Existing Buildings hatched in gray

VICINITY MAP:



DAVIS

60 East Rio Salado Parkway
 Suite 118
 Tempe, Arizona 85281

phone: 480.638.1100
 fax: 480.638.1101
 www.thedavisexperience.com

DISCOVERY BUSINESS CAMPUS
 2100 East Elliot Road
 TEMPE, AZ

Expires: 1/26/2014

REGISTERED ARCHITECT
 25835
 MICHAEL S. EDWARDS
 LICENSE NO. 1174
 ARIZONA, USA

SCHEMATIC
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS
 BID/PRICING PACKAGE
 BUILDING DEPT. APPROVAL

DATE ISSUED: 19.Aug.11
 DRAWN BY:
 CHECKED BY:
 PROJECT NO.: 10201
 CADD FILE:
 DRAWING NO.:

A101
OVERALL PHASE 1 SITE PLAN
 SCALE: 1"=120'-0"

DS110333 PAD11007 REC11026

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