

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FOUNTAINHEAD CORPORATE PARK, LOT 3A

A PORTION OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 1, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY
ARIZONA.

ACKNOWLEDGMENT

ON THIS 30th DAY OF JANUARY, 2009 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Robert Colton, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: [Signature]  09-30-2010
NOTARY PUBLIC MY COMMISSION EXPIRES

BUILDING ARIZONA I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: [Signature] DATE: 1-30-09
BOB COLTON

ITS: ~~OWNER~~ etc. MANAGING MEMBER

OWNER/DEVELOPER

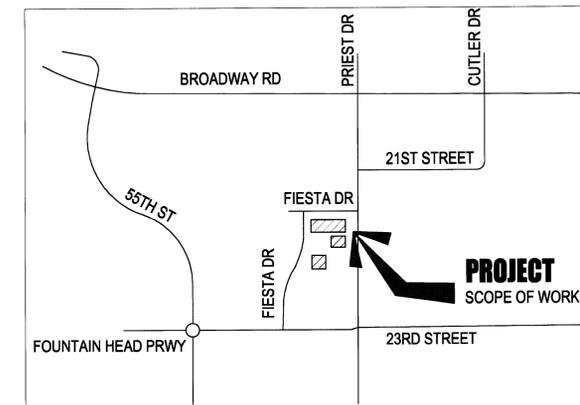
BUILDING ARIZONA I, LLC.
2400 S. 55TH STREET, STE 100
TEMPE AZ 85282
CONTACT: BOB COLTON
TEL: 480-967-8199
FAX: 480-967-8671

GENERAL NOTES

ALL RETENTION WILL BE UNDERGROUND

PROJECT DATA

FOUNTAINHEAD CORPORATE PARK LOT 3A; 2ND AMD MCR 868-21
 PARCEL NUMBER: 123-33-059 LOT 3A
 PROPERTY ZONING: GID (EXISTING)
 SITE/PARCEL AREA: 2.55 GROSS ACRES (APPROXIMATELY 111,202 SF)
 BUILDING AREA: BUILDING 1 - 2200 S. PRIEST DRIVE - EXISTING: 13,817 SF NEW: 13,787 SF
 BUILDING 2 - 2206 S. PRIEST DRIVE - EXISTING: 4,693 SF NEW: 6,142 SF
 BUILDING 3 - 2210 S. PRIEST DRIVE - EXISTING: 6,250 SF
 TOTAL AREA = 26,179 SF
 LOT COVERAGE: 23% OF NET SITE AREA
 BUILDING HEIGHT: ALL ONE STORY; 17'-4" PROPOSED (BLDG. 1&2), 15'-0" BLDG. 3
 CONSTRUCTION TYPE: 5B (ALL BLDGS CURRENTLY DO NOT HAVE FIRE SPRINKLER SYSTEMS IN PLACE.)
 FIRE SPRINKLER: F.F.E.S. WILL BE PROVIDED IN BUILDINGS 1 & 2.
 PARKING REQUIRED: 26,179 SF/300 = 87 PARKING SPACES @ 100% OFFICE
 PARKING PROVIDED: 105 PARKING SPACES
 ADA PARKING REQUIRED: FOR EVERY 76-100 SPACES PROVIDED = 4 ADA PARKING SPACES & 1 VAN FOR EVERY 6 ADA SPACES REQUIRED.
 ADA PARKING PROVIDED: 5 PARKING SPACES INCLUDING 1 VAN
 BIKE RACKS REQUIRED: 1/10,000 SF 2 MINIMUM
 BIKE RACKS PROVIDED: 4 BICYCLE PARKING SPACES PROVIDED



LOCATION MAP

LEGAL DESCRIPTION

LOT 3A, OF "LOT 3 FOUNTAINHEAD CORPORATE PARK", A REPLAT OF LOT 3 FOUNTAINHEAD CORPORATE PARK-AMENDED AS RECORDED IN BOOK 729 OF MAPS, PAGE 43, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 868 OF MAPS, PAGE 21.

GROSS AREA: 2,553 ACRES / 111,202 SF
 NET AREA: 2,182 ACRES / 95,037 SF

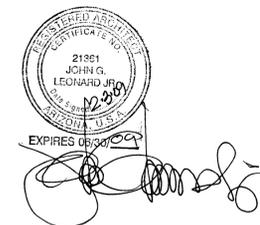
NOTE: NET AREA EQUALS GROSS AREA LESS EASEMENT FOR PUBLIC UTILITY AND INGRESS-EGRESS PURPOSES RECORDED IN INSTRUMENT NO. 95-0018551 AND IN INSTRUMENT NO. 95-0177601, MARICOPA COUNTY RECORDS

APPROVAL

ADMINISTRATIVELY APPROVED ON THIS 31ST DAY OF DECEMBER 2008.
 BY: [Signature] DATE: 2/13/09
 DEVELOPMENT SERVICES

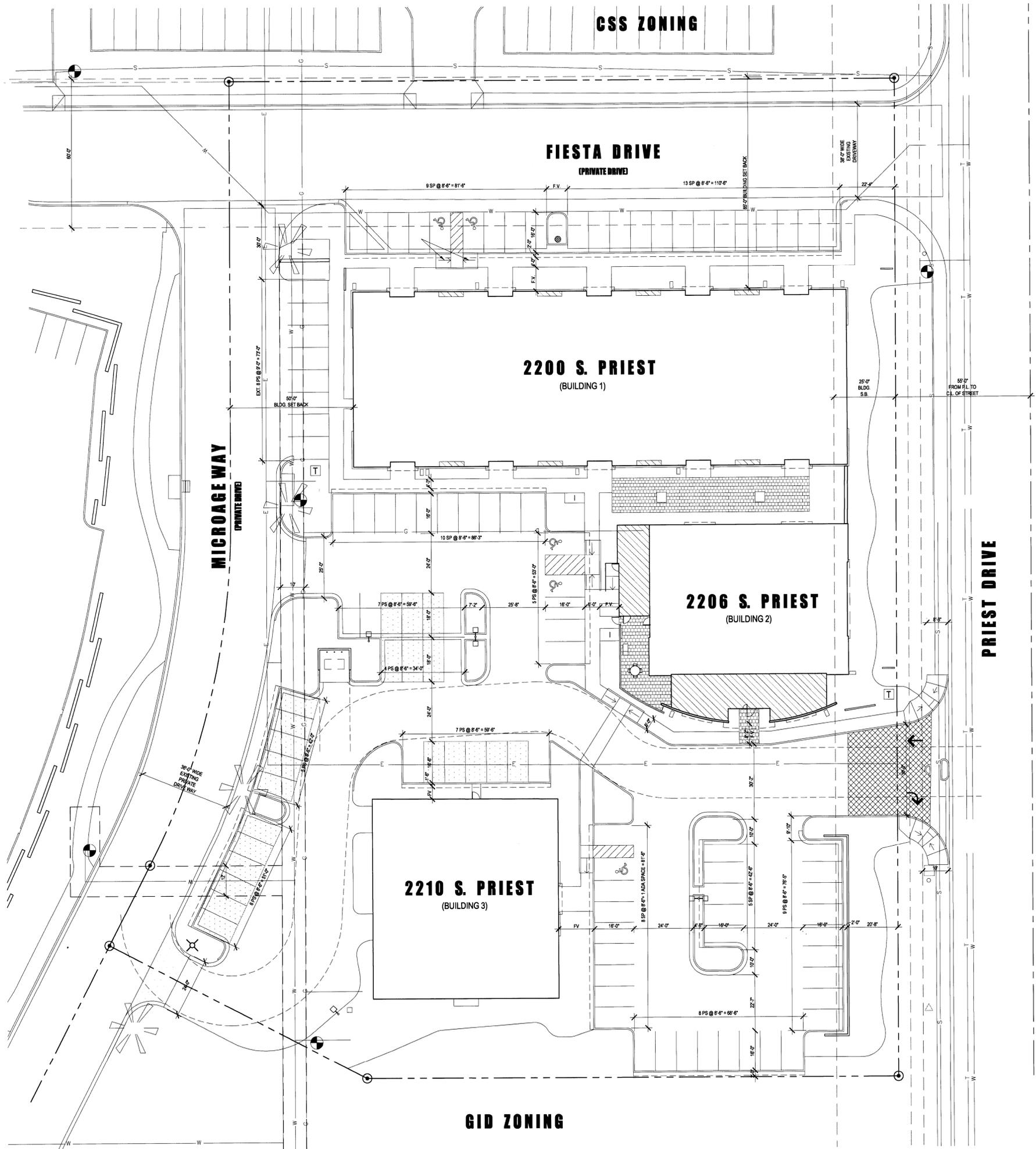
CONDITIONS OF APPROVAL: PAD08020

- ALL PREVIOUS CONDITIONS OF APPROVAL AND STANDARDS ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.
- THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER FORMAT WITH APPROPRIATE SIGNATURE BLANKS KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.



DS080238 PAD08020 REC08058

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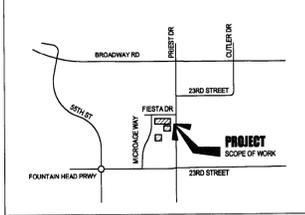
PROJECT DATA

PROJECT ADDRESS :	2200 SOUTH PRIEST DRIVE (BUILDING #1) 2206 SOUTH PRIEST DRIVE (BUILDING #2) 2210 SOUTH PRIEST DRIVE (BUILDING #3) TEMPE AZ, 85282
APPLICANT :	BUILDING ARIZONA I, LLC. 2400 SOUTH 55TH STREET, SUITE 100 TEMPE, ARIZONA 85282 PHONE: (480) 967-8199 CONTACT: BOB COLTON
ARCHITECT :	CREO ARCHITECTS 2716 NORTH 16TH STREET PHOENIX, ARIZONA 85006 PHONE: (602) 279-0141 FAX: (602) 279-0222 CONTACT: JACK LEONARD, AIA, LEED AP
CIVIL :	SITE CONSULTANTS INC. 113 SOUTH ROCKFORD DRIVE TEMPE, ARIZONA 85281 PHONE: (480) 894-2820 FAX: (480) 894-2847 CONTACT: MICHAEL CAYLOR, P.E.
LANDSCAPE :	GORDON JONES 1711 EAST MISSOURI AVENUE SUITE 7 PHOENIX, ARIZONA 85016 PHONE: (602) 274-4611 FAX: (602) 776-9709 CONTACT: GORDON JONES
LEGAL DESCRIPTION :	FOUNTAINHEAD CORPORATE PARK LOT 3A 2ND AMD MCR 868-21
PARCEL NUMBER :	123-33-059 LOT #3A
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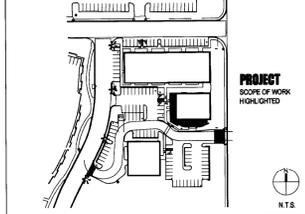
SCOPE OF WORK

SCOPE OF WORK FOR THIS LOT INCLUDES NEW SITE WORK AND PARKING, NEW ADDITION AT APPROXIMATELY 1449 S.F. AND NEW RENOVATIONS OF EXTERIOR OF EXISTING BUILDINGS.

vicinity map



keyplan



overall site plan

scale: 1"=20'

2200 at fountainhead corporate park

south west corner of priest drive
tempe, arizona 85282

A1.1
november 6th 2008

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creo ARCHITECTS
2716 north 16th street
phoenix arizona 85006
602.279.0141
602.279.0222 fax

site plan
scale: 1"=20'

DS080238 PAD08020 REC08058

no. 2008006

REC08058
PAD08020
DS080238