

10TH AMENDED PRELIMINARY P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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LEGAL DESCRIPTION

A parcel of land lying within Section 15, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the center quarter corner of said Section 15;
 THENCE along the north-south mid-section line of said Section 15, North 00°11'29" East, a distance of 390.24 feet, to the beginning of a non-tangent curve and the POINT OF BEGINNING;
 THENCE leaving said north-south mid-section line, northwesterly along said curve, having a curve of 801.00 feet, concave southwesterly, whose radius bears South 36°08'27" West, through a central angle of 34°04'27", a distance of 476.36 feet, to a point of non-tangent reverse curvature;
 THENCE westerly along said curve, having a radius of 185.52 feet, concave northerly, whose radius bears North 00°36'39" West, through a central angle of 09°57'58", a distance of 32.27 feet, to a point of non-tangent reverse curvature;
 THENCE westerly along said curve, having a radius of 411.58 feet, concave southerly, whose radius bears South 07°54'17" West, through a central angle of 13°08'06", a distance of 94.35 feet, to a point of non-tangent compound curvature;
 THENCE westerly along said curve, having a radius of 811.00 feet, concave southeasterly, whose radius bears South 06°53'45" West, through a central angle of 11°36'12", a distance of 164.24 feet, to a point on a non-tangent line;
 THENCE South 62°28'04" West, a distance of 117.66 feet, to the beginning of a non-tangent curve;
 THENCE southwesterly along said curve, having a radius of 801.03 feet, concave southeasterly, whose radius bears South 26°50'27" East, through a central angle of 08°39'43", a distance of 121.10 feet, to the curve's end;
 THENCE South 54°29'50" West, a distance of 201.79 feet, to the beginning of a curve;
 THENCE westerly along said curve, having a radius of 349.00 feet, concave northwesterly through a central angle of 28°47'07", a distance of 175.34 feet, to the curve's end;
 THENCE South 83°16'57" West, a distance of 223.54 feet;
 THENCE North 51°43'03" West, a distance of 16.11 feet;
 THENCE North 00°15'32" West, a distance of 234.15 feet;
 THENCE North 88°57'23" East, a distance of 27.95 feet;
 THENCE North 02°29'25" West, a distance of 41.63 feet;
 THENCE North 03°41'00" West, a distance of 73.70 feet;
 THENCE North 04°42'35" West, a distance of 310.93 feet;
 THENCE North 85°02'48" East, a distance of 230.16 feet;
 THENCE North 82°41'46" East, a distance of 301.93 feet;
 THENCE North 87°35'23" East, a distance of 297.79 feet;
 THENCE South 89°13'38" East, a distance of 200.69 feet;
 THENCE South 84°54'20" East, a distance of 198.57 feet;
 THENCE South 80°43'37" East, a distance of 200.82 feet;
 THENCE South 80°25'33" East, a distance of 83.34 feet, to a point of the north-south mid-section line of said Section 15;
 THENCE along said north-south mid-section line, South 00°11'29" West, a distance of 473.27 feet, to the POINT OF BEGINNING.

Containing 16.9929 acres, or 740,213 square feet of land more or less.

Subject to existing rights-of-way and easements.

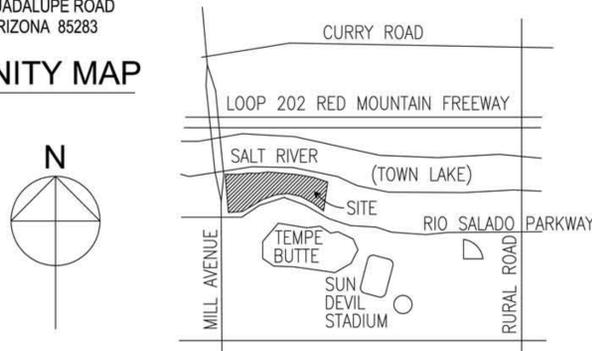
CERTIFICATION

I, CHRISTOPHER E. AULERICH, PLS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THE INFORMATION CONTAINED WITHIN THE PARCEL DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CHRISTOPHER E. AULERICH, PLS
 REGISTERED LAND SURVEYOR NO. 19809
 AULERICH & ASSOCIATES
 1030 E. GUADALUPE ROAD
 TEMPE, ARIZONA 85283

VICINITY MAP



CITY OF TEMPE USE PERMITS, VARIANCES, AND CONDITIONS

SPD-97.84

EXISTING USE PERMITS

1. PARKING BY DEMAND.
2. ALLOW OUTSIDE DINING FOR RESTAURANTS.

EXISTING VARIANCE

1. REDUCE REQUIRED FRONT YARD SETBACKS FROM 25'-0" TO 0'-0" IN THE MG ZONING DISTRICT

SPD-98.89

EXISTING VARIANCES

1. REDUCE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES TO 25 IN AN ASU COMMUTING AREA FOR PHASE 1 ONLY.
2. INCREASE THE SLOPE OF A RETENTION AREA FROM 1:4 TO 1:1.
3. INCREASE THE ALLOWED HEIGHT FOR MECHANICAL PENTHOUSE ON THE OFFICE BUILDING FROM 12' TO 20'.
4. INCREASE THE ALLOWED HEIGHT FOR MECHANICAL PENTHOUSE ON THE HOTEL FROM 12' TO 15'.

SPD-2000.37

EXISTING VARIANCES

1. REDUCE REQUIRED BICYCLE PARKING FOR THE ENTIRE SITE BY 50%.
2. WAIVE THE REQUIRED LANDSCAPE ISLANDS AT THE END OF PARKING ROWS FOR THE AT-GRADE STRUCTURED PARKING IN PHASE 1.

SPD-2000.40

EXISTING VARIANCES

1. INCREASE THE MAXIMUM ALLOWED HEIGHT FOR A PARAPET ON AN OFFICE BUILDING FROM 5'-0" TO 16'-0".
2. ALLOW THE USE OF EXTERIOR METAL WALLS AND COLUMNS FOR AN OFFICE BUILDING.

BAO10021

EXISTING VARIANCE

1. WAIVE THE INSTALLATION OF THE SITE LANDSCAPING IN THE FIRST PHASE OF CONSTRUCTION IN LIEU OF AN ALTERNATE PHASING PLAN.

RRC04049

EXISTING VARIANCE

1. INCREASE THE ALLOWED HEIGHT FOR MECHANICAL PENTHOUSE ON THE C1 CONDOMINIUM FROM 12' TO 16'.

SPD-2002.24; CC020012

EXISTING VARIANCES

1. VARIANCE TO ALLOW TWO FREESTANDING SIGNS, AS FOLLOWS: (SIGN TYPE A).
 A. INCREASE ALLOWABLE AREA OF EACH FREESTANDING SIGN FROM 24 SF TO 62.67 SF
 B. INCREASE ALLOWABLE HEIGHT OF EACH FREESTANDING SIGN FROM 8' TO 14.5'.
 C. ALLOW 2 FREESTANDING MULTI-TENANT SIGNS IN MG ZONING DISTRICT.
 D. ALLOW MORE THAN ONE FREESTANDING SIGN ON THE SAME STREET.
2. VARIANCE TO ALLOW TWO FREESTANDING SIGNS, AS FOLLOWS: (SIGN TYPE B).
 A. INCREASE ALLOWABLE AREA OF TWO FREESTANDING SIGNS FROM 24 SF TO 252.6 SF
 B. ALLOW A FREESTANDING MULTI-TENANT SIGN IN MG ZONING DISTRICT.
 C. ALLOW MORE THAN ONE FREESTANDING SIGN ON THE SAME STREET.
3. VARIANCE TO ALLOW ONE FREESTANDING SIGN, AS FOLLOWS: (SIGN TYPE C).
 A. INCREASE ALLOWABLE AREA OF A FREESTANDING SIGN FROM 24 SF TO 94.44 SF
 B. INCREASE ALLOWABLE HEIGHT OF FREESTANDING SIGN FROM 8' TO 18.66'.
 C. ALLOW A MULTI-TENANT SIGN IN MG ZONING DISTRICT.

- D. ALLOW MORE THAN ONE FREESTANDING SIGN ON THE SAME STREET.
- E. ALLOW DELETION OF BUILDING ADDRESS REQUIREMENT FOR FREESTANDING SIGN.

4. VARIANCE TO ALLOW ONE FREESTANDING MULTI-TENANT IDENTIFICATION SIGN IN THE MG ZONING DISTRICT. (SIGN TYPE G2).

5. VARIANCE TO ALLOW THREE FREESTANDING MULTI-TENANT IDENTIFICATION SIGNS IN THE MG ZONING DISTRICT. (SIGN TYPE H).

6. VARIANCE TO ALLOW ONE FREESTANDING TENANT IDENTIFICATION SIGN, AS FOLLOWS: (SIGN TYPE I).
 A. ALLOW FREESTANDING TENANT IDENTIFICATION SIGN.
 B. ALLOW DELETION OF BUILDING ADDRESS REQUIREMENT FOR FREESTANDING SIGN.

7. VARIANCE TO ALLOW SIX (6) BUILDING MOUNTED PRIMARY TENANT SIGNS, TWO EACH PER BUILDING, AS FOLLOWS: (SIGN TYPE 1).
 A. INCREASE TOTAL ALLOWABLE AREA OF BUILDING MOUNTED SIGNAGE FROM 80 SF TO 650 SF PER SIGN.
 B. INCREASE ALLOWABLE HEIGHT FOR THE TOP OF BUILDING MOUNTED SIGN FROM 35' TO:
 122' FOR 80 EAST RIO SALADO PARKWAY (BUILDING B1);
 185.5' FOR 60 EAST RIO SALADO PARKWAY (BUILDING B2);
 AND
 157.25' FOR 40 EAST RIO SALADO PARKWAY (BUILDING B3).

8. VARIANCE TO INCREASE ALLOWABLE AREA OF THIRTEEN (13) BUILDING MOUNTED SIGNS FROM 40 SF TO 92.25 SF (SIGN TYPE 2).

9. VARIANCE TO INCREASE ALLOWABLE AREA OF ONE BUILDING MOUNTED RETAIL TENANT SIGN FROM 40 SF TO 184 SF (SIGN TYPE 4).

10. VARIANCE TO INCREASE THE MAXIMUM HEIGHT OF ADDRESS NUMERAL FROM 12" TO 24". (SIGN TYPE 6).

11. VARIANCE TO INCREASE ALLOWABLE AREA ONE BUILDING MOUNTED SIGN FROM 40 SF TO 180 SF (SIGN TYPE 8).

CONDITION

1. OBTAIN SIGN PERMITS PRIOR TO INSTALLATION OF SIGNS.

SPD-2003.10

EXISTING VARIANCES

1. WAIVE THE REQUIRED LANDSCAPE ISLANDS AT THE END OF PARKING ROWS AND WAIVE PARKING SCREEN WALLS FOR THE AT-GRADE STRUCTURED PARKING.
2. REDUCE THE MINIMUM REQUIRED LANDSCAPE AREA ADJACENT TO THE STREET (RIO SALADO PARKWAY) FROM 15 FEET TO ZERO.
3. WAIVE THE REQUIREMENT FOR THE MASONRY WALL AND THE TWO ROWS OF NON-DECIDUOUS TREES THAT ARE REQUIRED ALONG THE NORTH PROPERTY LINE TO SEPARATE THE RESIDENTIAL DISTRICT R1-6 FROM THE MULTI-USE GENERAL DISTRICT (MG).
4. REDUCE THE MINIMUM REQUIRED PARKING SPACES WIDTH FROM 8.5 FEET TO 8 FEET WHERE STRUCTURE COLUMNS ARE LOCATED WITHIN THE PARKING STRUCTURES ONLY.

SPD-2005.16 RRC04067

EXISTING VARIANCES

1. INCREASE THE HEIGHT LIMIT FOR MECHANICAL PENTHOUSES ABOVE THE ROOF LEVEL FROM 12 FEET TO 24 FEET FOR BUILDINGS B2 AND B3. SEC.2-206(2)
2. INCREASE THE HEIGHT LIMIT FOR MECHANICAL PENTHOUSE ABOVE THE ROOF LEVEL FROM 12 FEET TO 15 FEET FOR BUILDINGS R1 AND R2. SEC.2-206(2)
3. INCREASE THE HEIGHT LIMIT FOR MECHANICAL PENTHOUSE ABOVE THE ROOF LEVEL FROM 12 FEET TO 24 FEET FOR BUILDINGS C2, C3, AND C4. SEC.2-206(2)
4. INCREASE THE HEIGHT LIMIT FOR PARAPET WALLS FROM A MAXIMUM OF 5 FEET TO 16 FEET ABOVE THE BUILDING HEIGHT LIMIT FOR BUILDINGS B2, AND B3. SEC.2-206(3).
5. ALLOW THE USE OF EXTERIOR METAL WALLS AND COLUMNS IN THE MG, MULTI-USE GENERAL DISTRICT FOR BUILDINGS B2, B3, R1, R2, C2, C3 C4, AND H1. SEC.2-602(D).

CONDITIONS OF APPROVAL

1. ALL APPLICABLE CONDITIONS, FROM PREVIOUS APPROVALS AMENDMENTS FOR HAYDEN FERRY LAKESIDE, SHALL BE IN EFFECT FOR THIS AMENDED PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT.

2. THE OWNER(S) SHALL PROVIDE AN AMENDED CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY. THESE CC&R'S SHOULD PROVIDE A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR ACKNOWLEDGEMENT BY THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.

PROJECT NAME

HAYDEN FERRY LAKESIDE

SITE ADDRESS

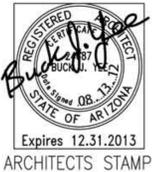
40 EAST RIO SALADO PARKWAY, TEMPE, ARIZONA 85281

SUBMITTED BY

RYAN COMPANIES US, INC.
 3900 EAST CAMELBACK ROAD
 SUITE 100
 PHOENIX, AZ 85018
 ATTN: MOLLY CARSON

AGENT

DAVIS
 60 E. RIO SALADO PARKWAY, SUITE 118
 TEMPE, ARIZONA 85281



DECLARANT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

SIGNED THIS ____ DAY OF ____ 2012, BY

____ AS ____ OF
 HAYDEN FERRY LAKESIDE, LLC.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF

____ 2012. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SIGNED THIS ____ DAY OF ____ 2012, BY

____ AS ____ OF
 THE CITY OF TEMPE, ARIZONA.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF

____ 2012. IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS ____ DAY OF ____ 2012.

BY: _____ DATE
 DEVELOPMENT SERVICES

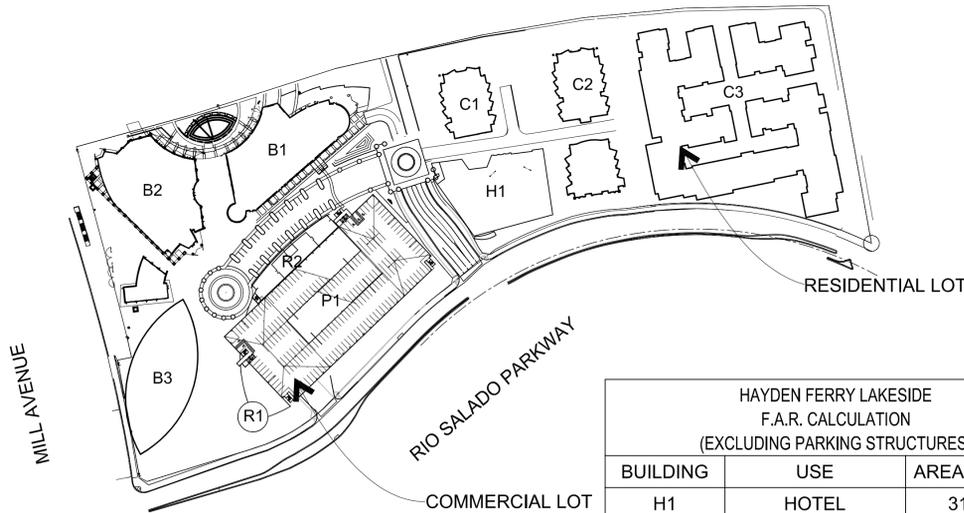
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PARKING CALCULATIONS						
	REQUIRED AUTO PARKING RATE	REQUIRED BICYCLE PARKING RATE	AUTO SPACES REQUIRED	BICYCLE SPACES REQUIRED	AUTO SPACES PROVIDED	BICYCLE SPACES PROVIDED
COMMERCIAL USES						
HOTEL H1 184 ROOMS	1/ROOM	1/20 **	184.0	4.6 *	184	5
HOTEL H1 REST-3,225 GSF	1/75 GSF	1/500 SF **	43.0	3.2 *	44	4
HOTEL H1 OFFICE-3,300 GSF	1/300 GSF	1/8,000 SF **	11.0	0.2 *	12	1
OFFICE B1, B2, B3, R2 747,748 GSF	1/300 SF	1/8,000 SF **	2,492.5	46.7 *	2,764	48
RETAIL/OFFICE B1, B2, B3, R1, R2 72,924 GSF	1/300 SF	1/7,500 SF **	243.1	4.8 *	276	5
COMMERCIAL TOTAL			2,973.60	59.5 *	3,280	63
RESIDENTIAL USES						
RES 1-BR H1 21 UNITS	1.5/UNIT	0.75 **	31.5	7.9 *	32	8
RES 2-BR H1 21 UNITS	2.0/UNIT	0.75 **	42.0	7.9 *	42	8
RES 3-BR H1 2 UNITS	2.5/UNIT	1.00 **	5.0	1.0 *	5	1
VISITOR 44 UNITS	0.2/UNIT	0.2 **	8.8	4.4 *	9	5
SUB-TOTAL H1			87.3	21.2 *	88	22
RES 1-BR C1 10 UNITS	1.5/UNIT	0.75 **	15.0	3.8 *	15	4
RES 2-BR C1 24 UNITS	2.0/UNIT	0.75 **	48.0	9.0 *	48	9
RES 3-BR C1 6 UNITS	2.5/UNIT	1.00 **	15.0	3.0 *	15	3
VISITOR 40 UNITS	0.2/UNIT	0.2 **	8.0	4.0 *	8	4
SUB-TOTAL C1			86.0	19.8 *	86	20
RES 1-BR C2 26 UNITS	1.5/UNIT	0.75 **	39.0	9.8 *	39	10
RES 2-BR C2 66 UNITS	2.0/UNIT	0.75 **	132.0	24.8 *	132	25
RES 3-BR C2 12 UNITS	2.5/UNIT	1.00 **	30.0	6.0 *	30	6
VISITOR 104 UNITS	0.2/UNIT	0.2 **	20.8	10.4 *	21	11
SUB-TOTAL C2			221.8	50.9 *	222	52
RES STUDIO C3 15 UNITS	1.0/UNIT	0.75 **	15.0	5.7 *	15	6
RES 1-BR C3 102 UNITS	1.3/UNIT	0.75 **	133.0	38.3 *	133	38
RES 2-BR C3 121 UNITS	2.0/UNIT	0.75 **	242.0	45.4 *	242	45
RES 3-BR C3 26 UNITS	2.0/UNIT	1.00 **	52.0	13.0 *	52	13
VISITOR 264 UNITS	0.065/UNIT	0.2 **	17.0	26.4 *	17	27
SUB-TOTAL C3			459.0	128.8 *	459	129
452 UNITS - RESIDENTIAL TOTAL			854.1	220.7 *	855	223
PROJECT TOTAL ALL USES COMBINED			3,827.7	280.2 *	4135	286

* REFLECTS CITY OF TEMPE SPD-2000.37 EXISTING VARIANCE, WHICH ALLOWS DEVELOPER TO "REDUCE REQUIRED BICYCLE PARKING FOR THE ENTIRE SITE BY 50%." ADDITIONALLY, SPD 98-89 ALLOWS DEVELOPER TO "REDUCE THE REQUIRED NUMBER OF BICYCLE PARKING SPACES TO 25 IN AN ASU COMMUTING AREA FOR PHASE I ONLY."
 ** THIS IS THE CITY OF TEMPE REQUIREMENT BEFORE ADJUSTMENT BY VARIANCES.

COMMERCIAL LOT AND RESIDENTIAL LOT
 NOTE: THESE LOTS HAVE BEEN DEFINED FOR LOT-COVERAGE CALCULATIONS ONLY; THEY WILL NOT BE RECORDED LOTS IN THE FUTURE



HAYDEN FERRY LAKESIDE F.A.R. CALCULATION (EXCLUDING PARKING STRUCTURES)		
BUILDING	USE	AREA (SQ.FT.)
H1	HOTEL	318,311
B1	OFFICE	208,709
B2	OFFICE	313,599
B3	OFFICE	281,720
R1	RETAIL/OFFICE	16,124
R2	RETAIL/OFFICE	23,420
C1	CONDOMINIUMS	90,177
C2	CONDOMINIUMS	249,000
C3	CONDOMINIUMS	320,382
TOTAL BLDG AREA (GROSS SF)		1,821,442
TOTAL SITE AREA (NET SF)		740,213
F.A.R.		2.46

MISCELLANEOUS	
SECTION:	15N
ZONING:	MG (EXISTING) / MU-4
TYPES OF CONSTRUCTION:	
ALL BUILDINGS ON COMMERCIAL LOT TO BE TYPE 1 FR. ALL BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS PER CITY OF TEMPE AMENDMENTS TO THE UBC.	
LANDSCAPING:	
REQUIRED:	111,032 SF (15% OF NET SITE AREA)
PROVIDED:	121,575 SF (16.4% OF NET SITE AREA)

PERCENT OF LOT COVERAGE				
LOT	GROSS AREA	NET AREA	BUILDING FOOTPRINTS TOTAL	LOT COVERAGE
OFFICE/RETAIL	450,011 GSF (10.33 ACRES)	408,205 NSF (9.37 ACRES)	109,167 GSF	
HOTEL	43,711 GSF (1.00 ACRES)	39,650 NSF (0.91 ACRES)	25,015 GSF	
COMMERCIAL LOT TOTAL	493,722 GSF (11.33 ACRES)	447,855 NSF (10.28 ACRES)	135,306 GSF	30.21 %
RESIDENTIAL LOT TOTAL	322,299 GSF (7.40 ACRES)	292,358 NSF (6.71 ACRES)	113,922 GSF	38.97 %
PROJECT TOTAL	816,021 GSF (18.73 ACRES)	740,213 NSF (16.99 ACRES)		

BASIS FOR BUILDING FOOTPRINT TOTALS
 COMMERCIAL LOT = (B1 + B2 + B3 + R1 + R2 + H1) RESIDENTIAL LOT = (C1 + C2 + C3)

TABULATIONS OF PROPOSED RESIDENTIAL DENSITY			
RESIDENTIAL LOT	6.71 ACRES	452 UNITS	67.36 RESIDENTIAL UNITS/ ACRE

DOWNTOWN TEMPE STANDARD SHARED PARKING MODEL	
HFL PHASES I & II	1,697 CARS
HFL PHASES I, II & III	2,577 CARS

BUILDING HEIGHTS				
BLDG	PHASE	ADDRESS	FLOORS	MAX HT ABOVE DATUM 1161.2'
COMMERCIAL BUILDINGS				
B1*	I	80	8	139.8'
B2	II	60	12	199.8'
B3	III	40	10	171.8'
R1	III	64	2	54.1'
R2	II	74	3	74.5'
P1*	I-III	68	8**	99.8'
H1	8	100	14	174.8'
RESIDENTIAL BUILDINGS				
BLDG	PHASE	ADDRESS	FLOORS	MAX HT ABOVE DATUM 1162.0'
C1	4	120	8	103.5'
C2	5	140	12	165.0'
C3	6	200	12	165.0'

NOTES
 * B1 COMPLETED 6/14/02; P1 LEVELS 1-3 COMPLETED 6/21/02
 ** 2 LEVELS BELOW GRADE, 1 LEVEL AT GRADE, 7-1/2 LEVELS ABOVE GRADE
 ADDRESS STREET NUMBERS ON E. RIO SALADO PKWY.; TEMPE, AZ 85281

PERCENT OF LAND USE		
USE	AREA	PERCENT
COMMERCIAL USE		
HOTEL		
H1	318,311 GSF	27.40%
HOTEL SUBTOTAL	318,311 GSF	27.40%
OFFICE		
B1	184,831 GSF	15.91%
B2	294,241 GSF	25.32%
B3	281,720 GSF	24.25%
R2	16,450 GSF	1.42%
OFFICE SUBTOTAL	777,242 GSF	66.90%
RETAIL OR OFFICE		
B1	23,878 GSF	2.05%
B2	19,358 GSF	1.67%
B3	0 GSF	0%
R1	16,124 GSF	1.38%
R2	6,970 GSF	0.60%
RETAIL/OFFICE SUBTOTAL	66,330 GSF	5.70%
COMMERCIAL TOTAL	1,161,883 GSF	100.00%
RESIDENTIAL USE		
C1	90,177 GSF	13.67 %
C2	249,000 GSF	37.75 %
C3	320,382 GSF	48.58 %
RESIDENTIAL TOTAL	659,559 GSF	100.00%
ALL USES COMBINED	1,997,936 GSF	

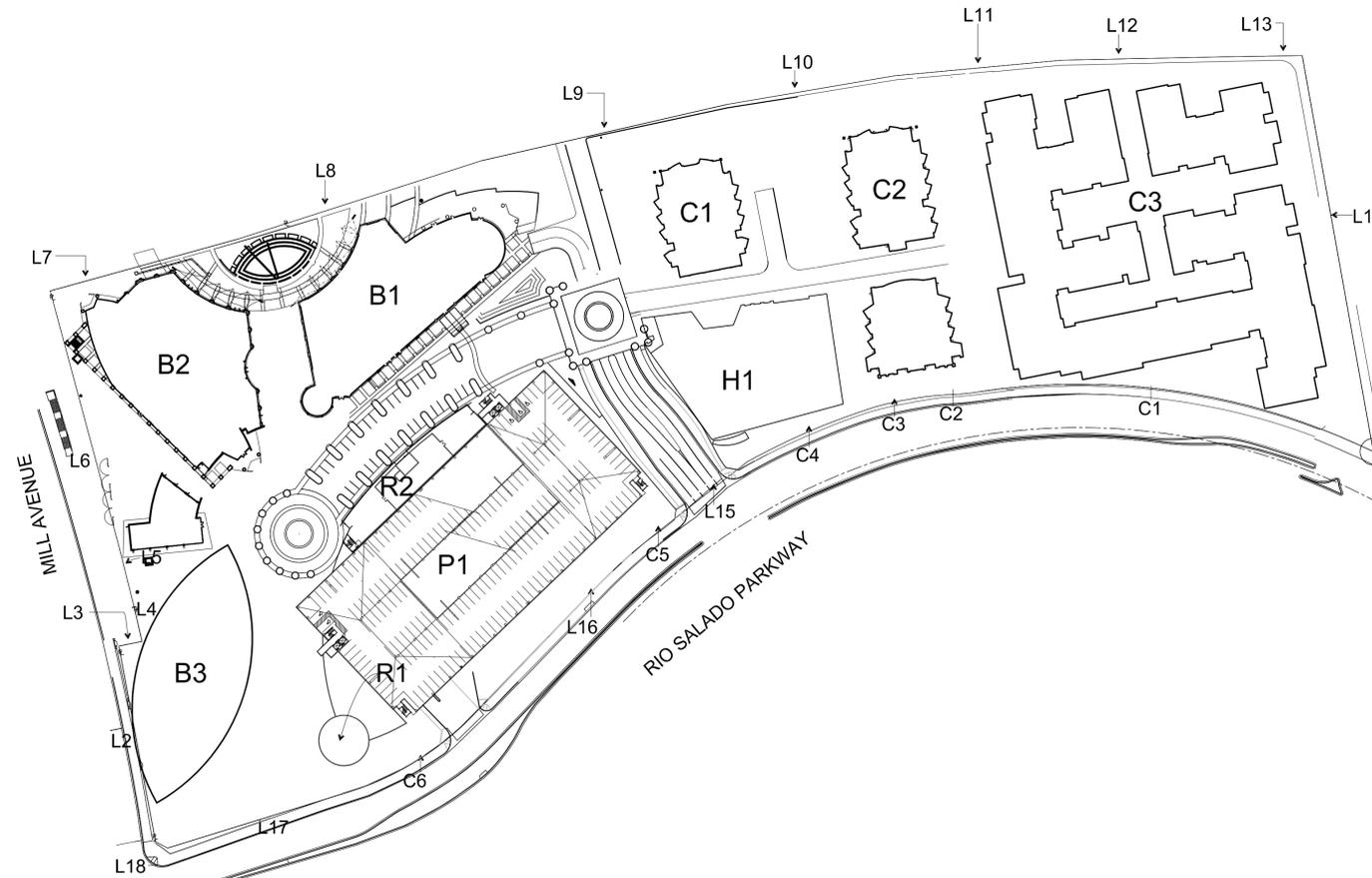


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SCALE: 1"=100'

GENERAL NOTE
ALL REFERENCES TO EASEMENTS AND DIMENSION ARE NOT SHOWN AS THEY WILL BE SHOWN ON THE REPLAT OF THE AREA.

BUILDING STRUCTURE	FLOORS	HT TO ROOF	HT TO PARAPET	HT TO PENTHOUSE
B1	8	118'-0"	134'-0"	138'-0"
B2	12	174'-0"	190'-0"	198'-0"
B3	10	146'-0"	162'-0"	170'-0"
R1	2	37'-4"	40'-4"	52'-4"
R2	3	57'-8"	70'-8"	72'-8"
P1	8-1/2	83'-10"	88'-5"	98'-0"
H1	14	149'-0"	152'-6"	173'-0"
C1	8	86'-9"	88'-8"	101'-6"
C2	12	141'-6"	144'-4"	163'-6"
C3	12	141'-6"	144'-4"	163'-6"

NOTES
HEIGHTS ARE MEASURED FROM FINISHED FIRST FLOOR.
ALL IMPROVEMENTS ALONG THE TOE OF SLOPE OF THE EXISTING LEVEE AND 15 FEET SOUTH THEREOF SHALL NOT BE INCONSISTENT WITH THE RIGHT OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO MAINTAIN THAT LEVEE THE EXISTING TOE OF SLOPE IS SUBJECT TO CHANGE AS DEVELOPMENT OCCURS.
HEIGHTS DO NOT INCLUDE THE ARCHITECTURAL SPIRE
SPIRE IS LOCATED 15' MAXIMUM ABOVE PENTHOUSE NUMBER

LINE	BEARING	DISTANCE
L1	N00°15'32"W	224.31'
L2	N00°15'32"W	234.15'
L3	N88°57'23"E	27.95'
L4	N02°29'25"W	41.63'
L5	N03°41'00"W	73.70'
L6	N04°42'35"W	310.93'
L7	N85°02'48"E	230.16'
L8	N82°41'46"E	301.93'
L9	N87°35'23"E	297.79'
L10	S89°13'38"E	200.69'
L11	S84°54'20"E	198.57'
L12	S80°43'37"E	200.82'
L13	S80°25'33"E	83.34'
L14	S00°11'29"W	473.27'
L15	S62°28'04"W	117.66'
L16	S54°29'50"W	201.79'
L17	S83°16'57"W	223.54'
L18	N51°43'03"W	16.11'

CURVE	DELTA	RADIUS	ARC
C1(M)	34°04'27"	801.00'	476.36'
C2(M)	09°57'58"	185.52'	32.27'
C3(M)	13°08'06"	411.58'	94.35'
C4(M)	11°36'12"	811.00'	164.24'
C5(M)	08°39'43"	801.03'	121.10'
C6(M)	28°47'07"	349.00'	175.34'



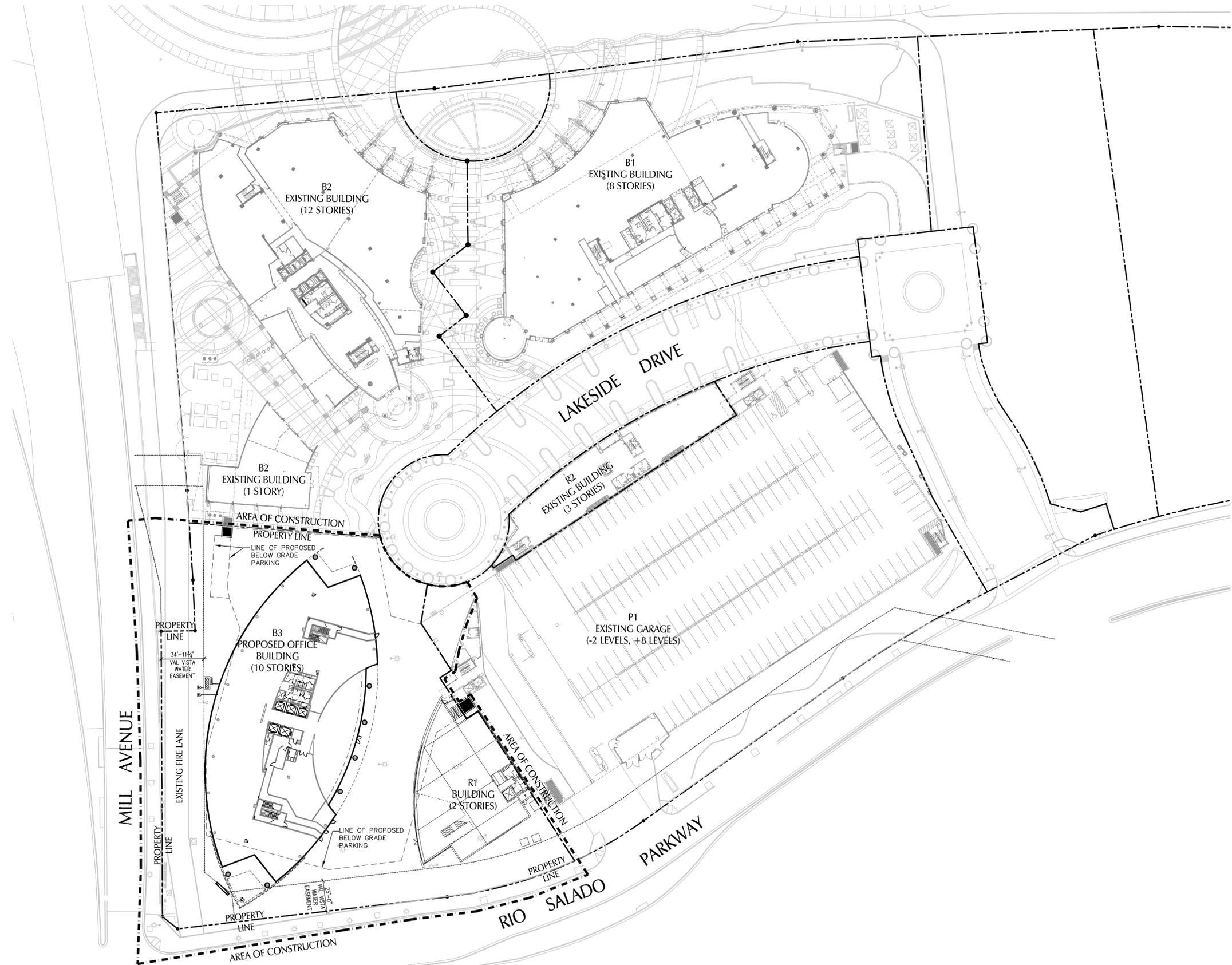
ARCHITECTS STAMP
REC10007

REC10007
PAD10002
DS100121

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10TH AMENDED PRELIMINARY P.A.D. FOR HAYDEN FERRY LAKESIDE

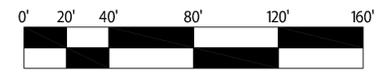
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Overall Site Plan

DS100121 PAD10002 REC10007

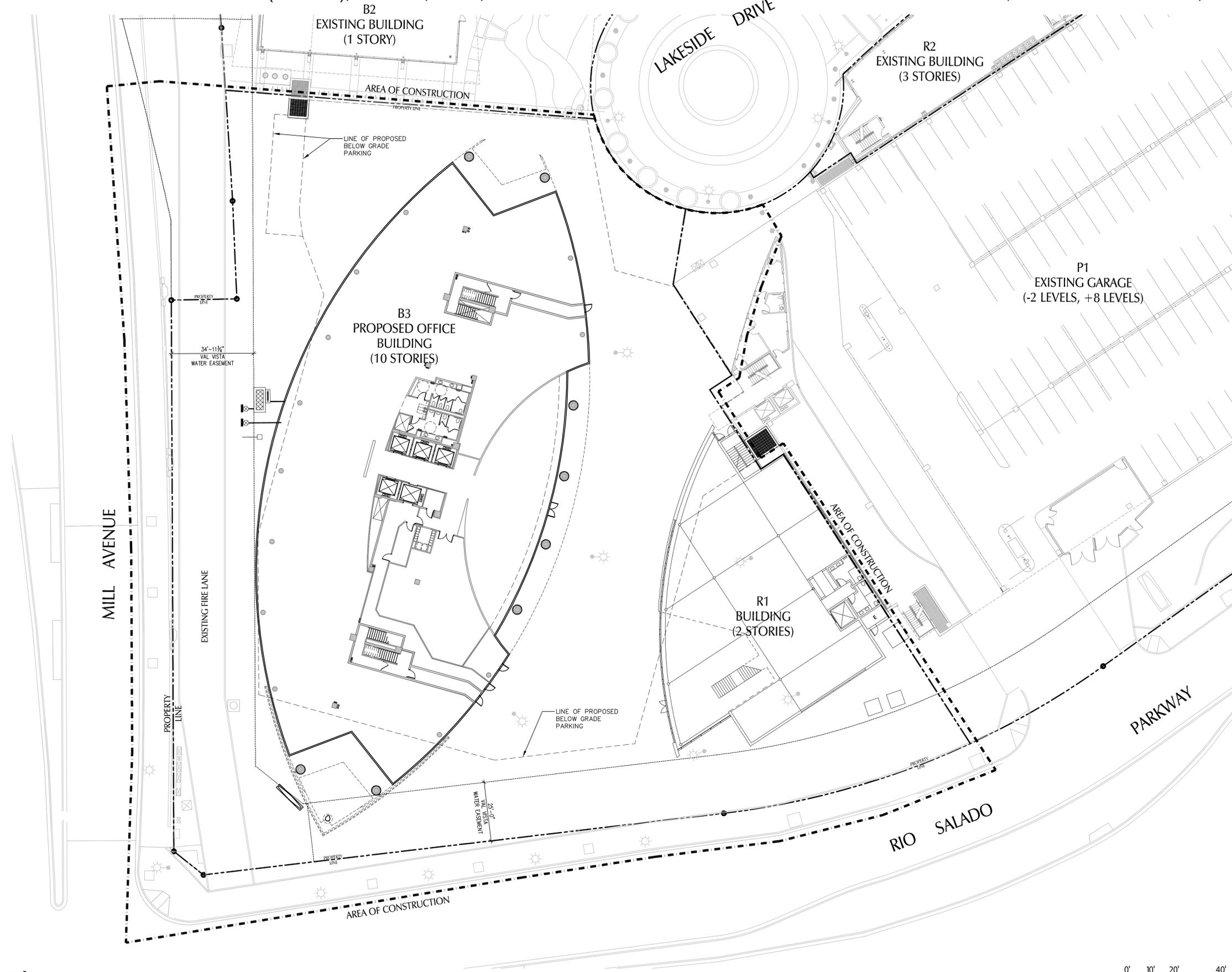


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DS100121 PAD10002 REC10007

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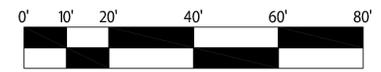
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Enlarged Site Plan

DS100121 PAD10002 REC10007

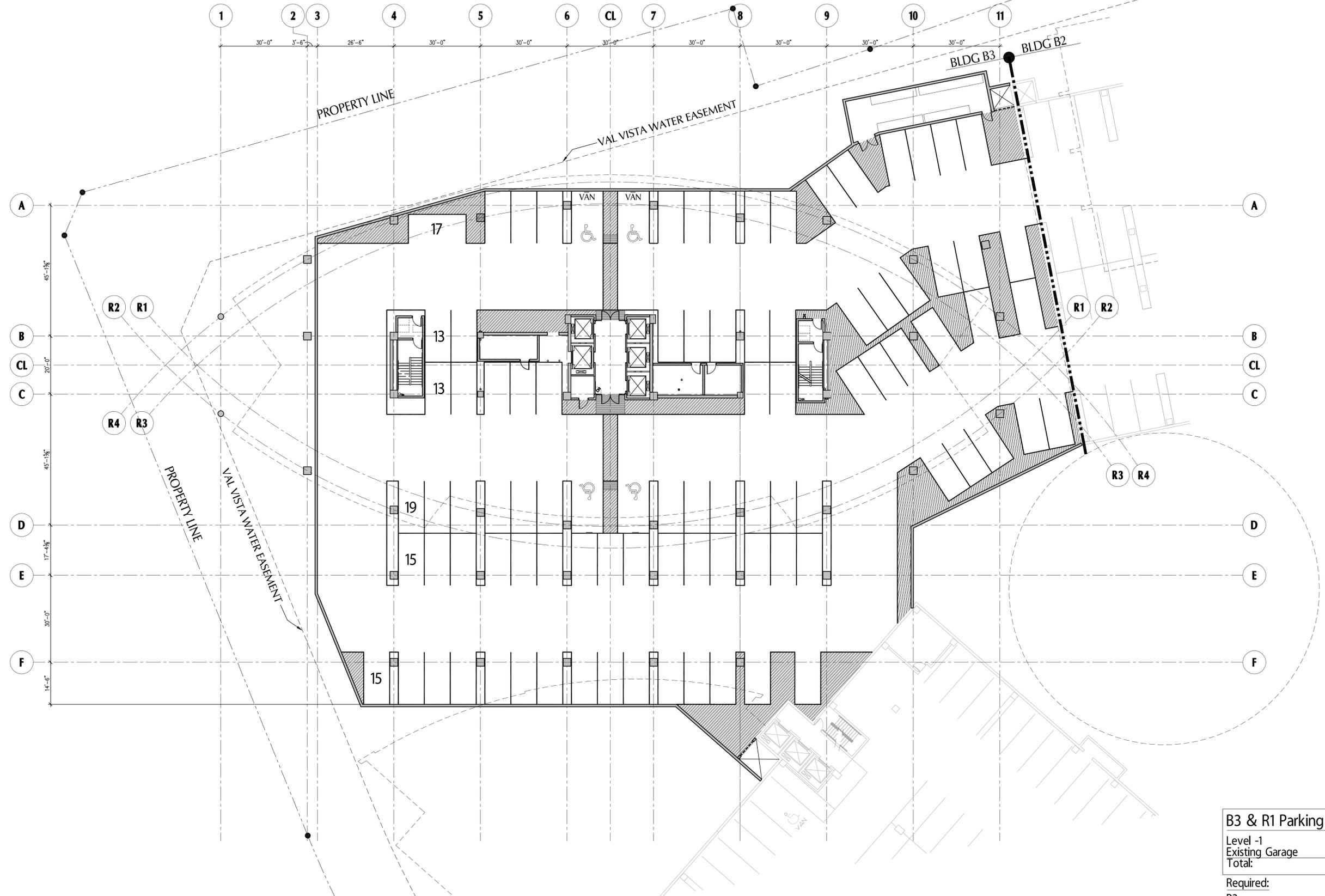


REC10007

DS100121 PAD10002 REC10007

10TH AMENDED PRELIMINARY P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



B3 & R1 Parking Provided

Level -1	92 spaces
Existing Garage	902 spaces
Total:	994 spaces

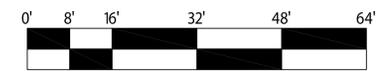
Required:

B3	940 spaces
R1	54 spaces
Total:	994 spaces

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Below Grade Garage Plan

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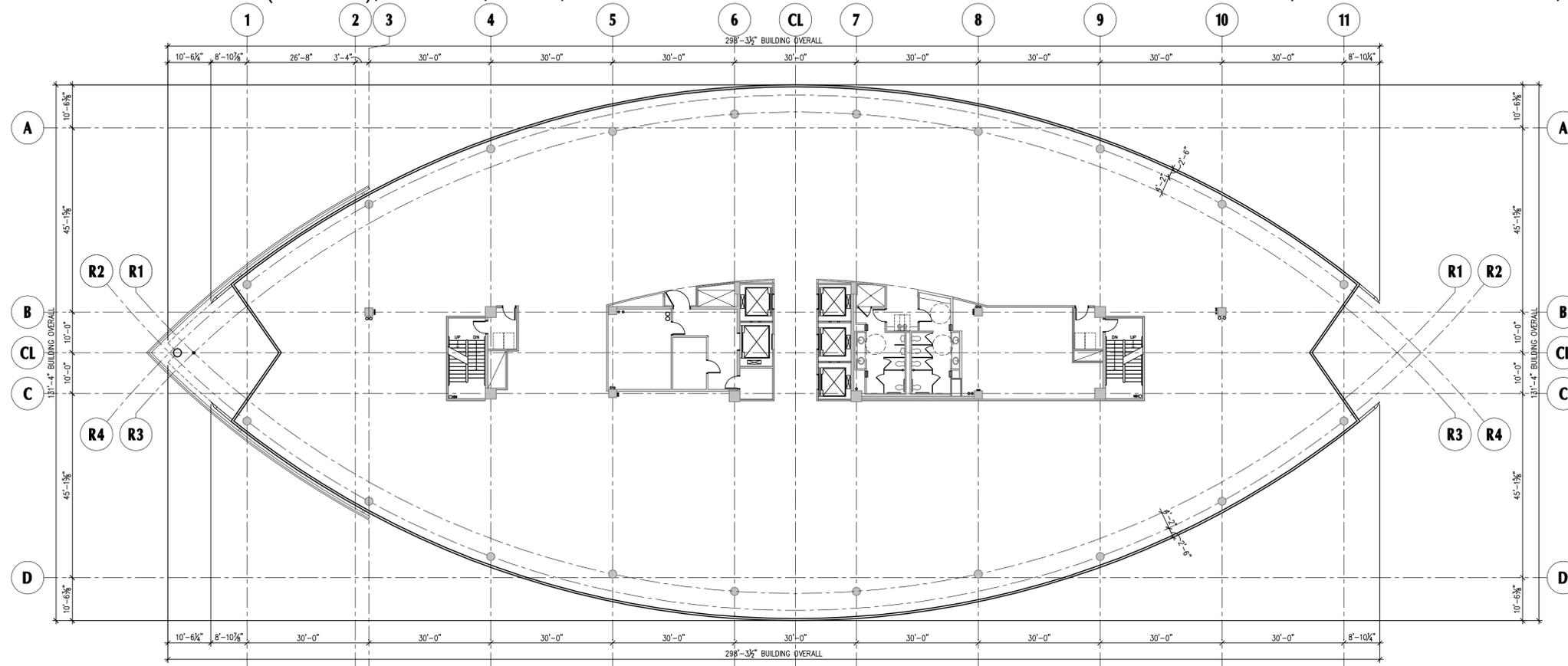


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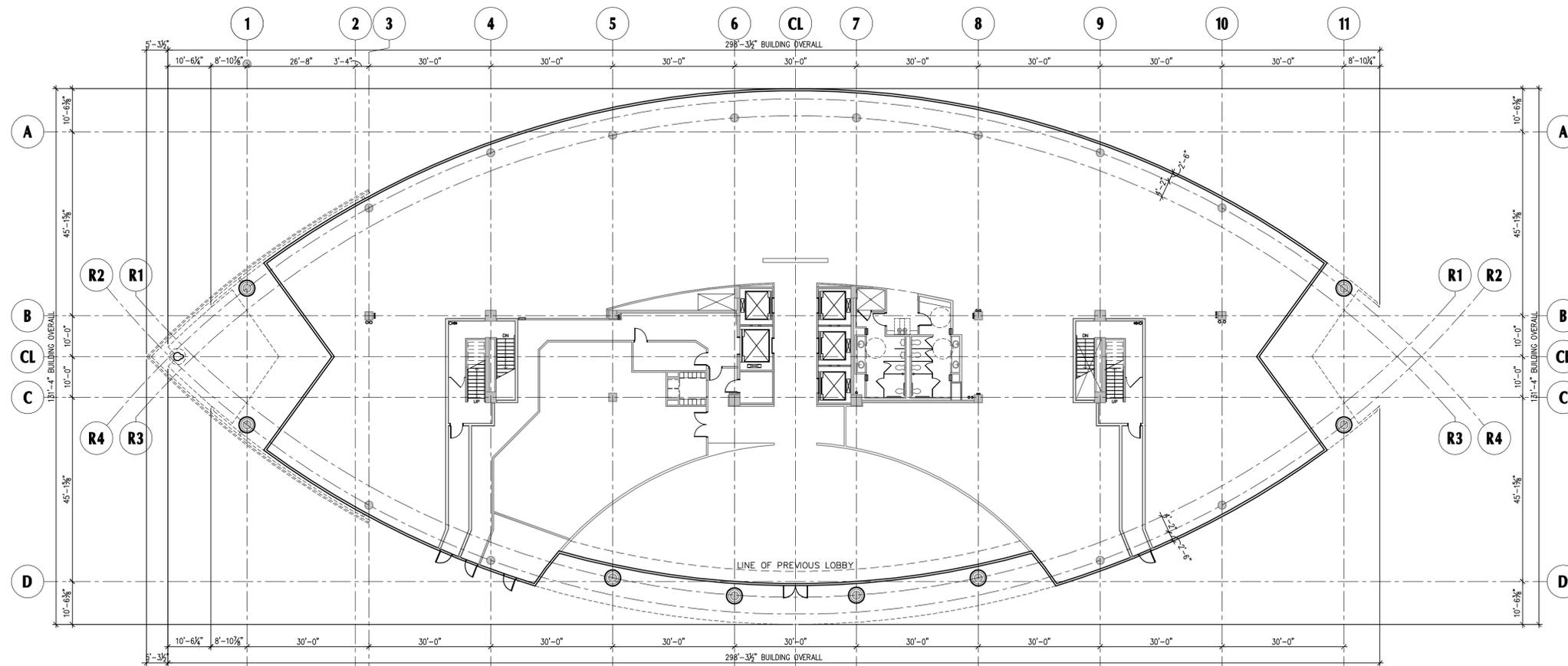
REC10007
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10TH AMENDED PRELIMINARY P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Typical Floor
 27,448 sf/floor
 x 9 floors
 247,032 sf



1st Floor
 25,301 sf

Building Total	
25,301 sf	1st Floor
247,032 sf	Floors 2-10
272,333 sf	TOTAL

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Building Floor Plans

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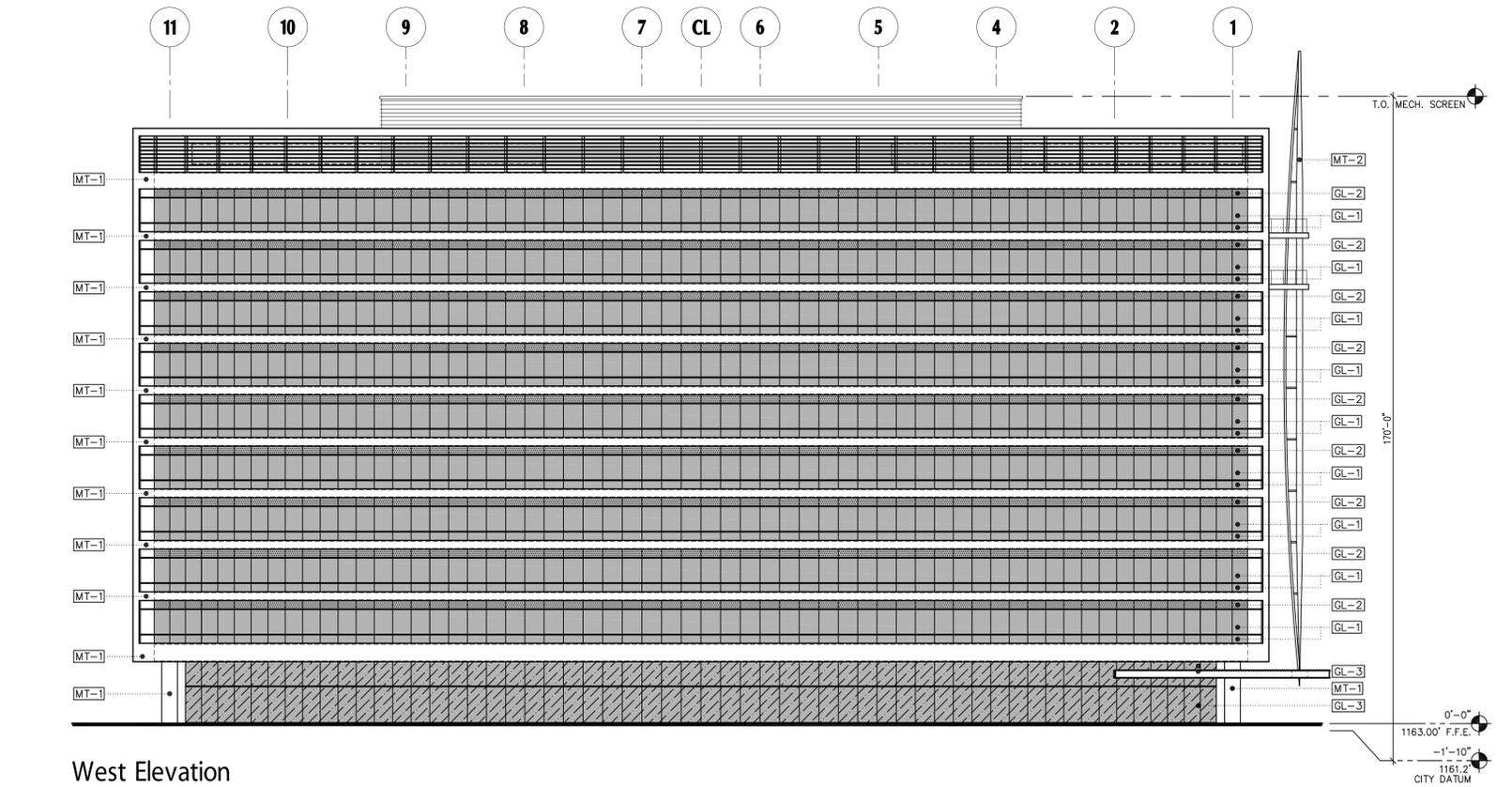
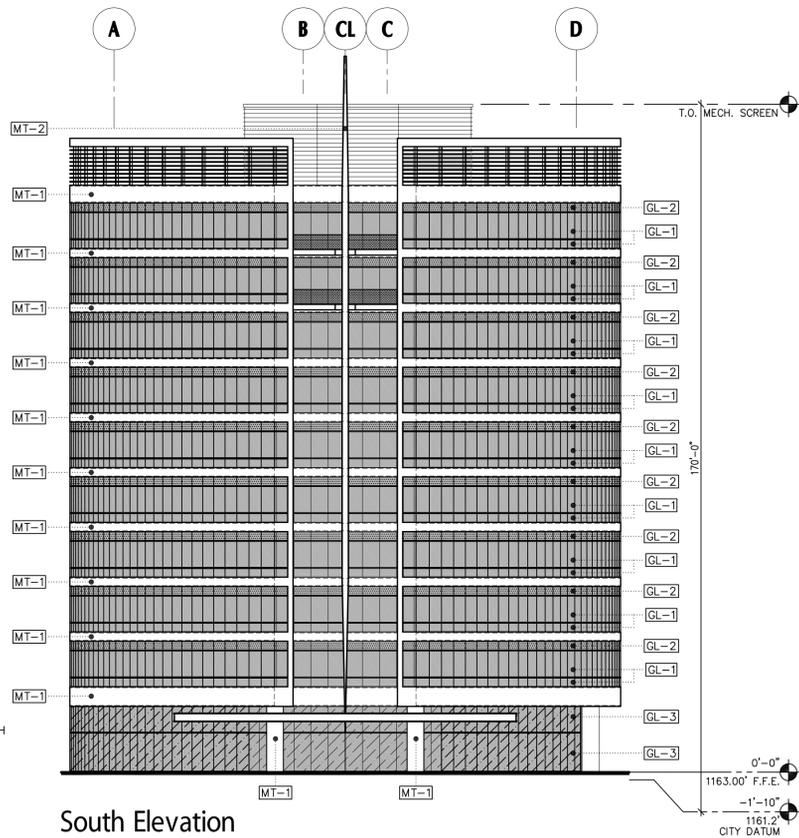
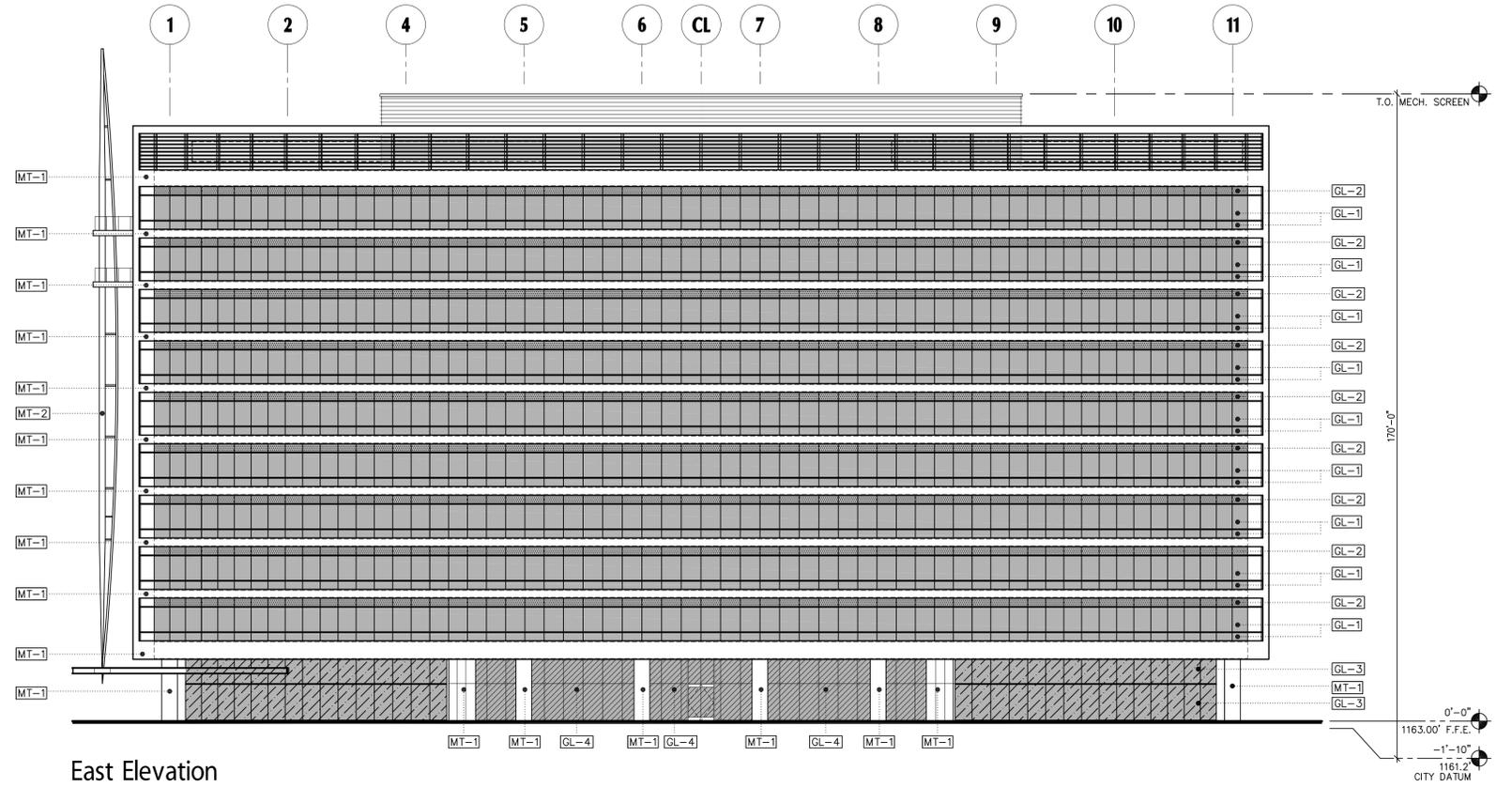
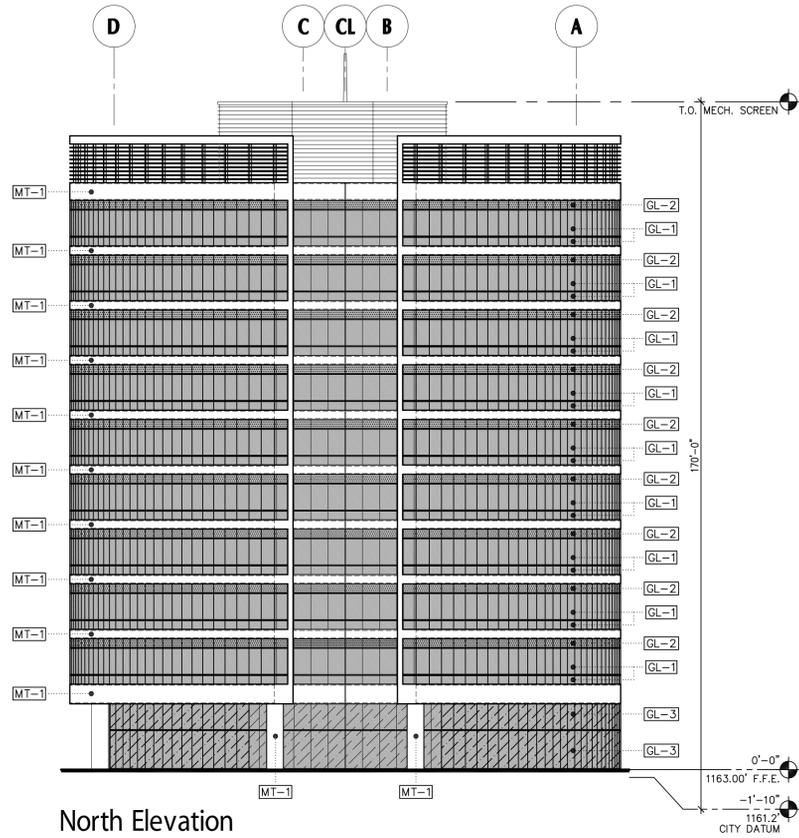
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FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Finish Legend

- MT-1**
 --TYPE-- ALUMINUM PANEL
 COLOR: CLEAR ANODIZED
- GL-1**
 --TYPE-- 1" INSULATED BLUE REFLECTIVE VISION
 COLOR: VE27-42
 MANUFACTURER: VIRACON
- GL-2**
 --TYPE-- 1" INSULATED BLUE REFLECTIVE SPANDREL TO MATCH GL-1
 COLOR: VE27-42
 MANUFACTURER: VIRACON
- GL-3**
 --TYPE-- 1" INSULATED BLUE TINTED VISION
 COLOR: VE27-2M
 MANUFACTURER: VIRACON
- GL-4**
 --TYPE-- 1" INSULATED CLEAR LOW-E
 COLOR: VE1-2M
 MANUFACTURER: VIRACON

NOTE: ALL GLASS/METAL COLORS TO MATCH EXISTING PHASE 1 AND PHASE 2 BUILDINGS.

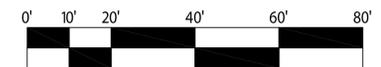
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Building Elevations

DS100121

PAD10002

REC10007



REC10007

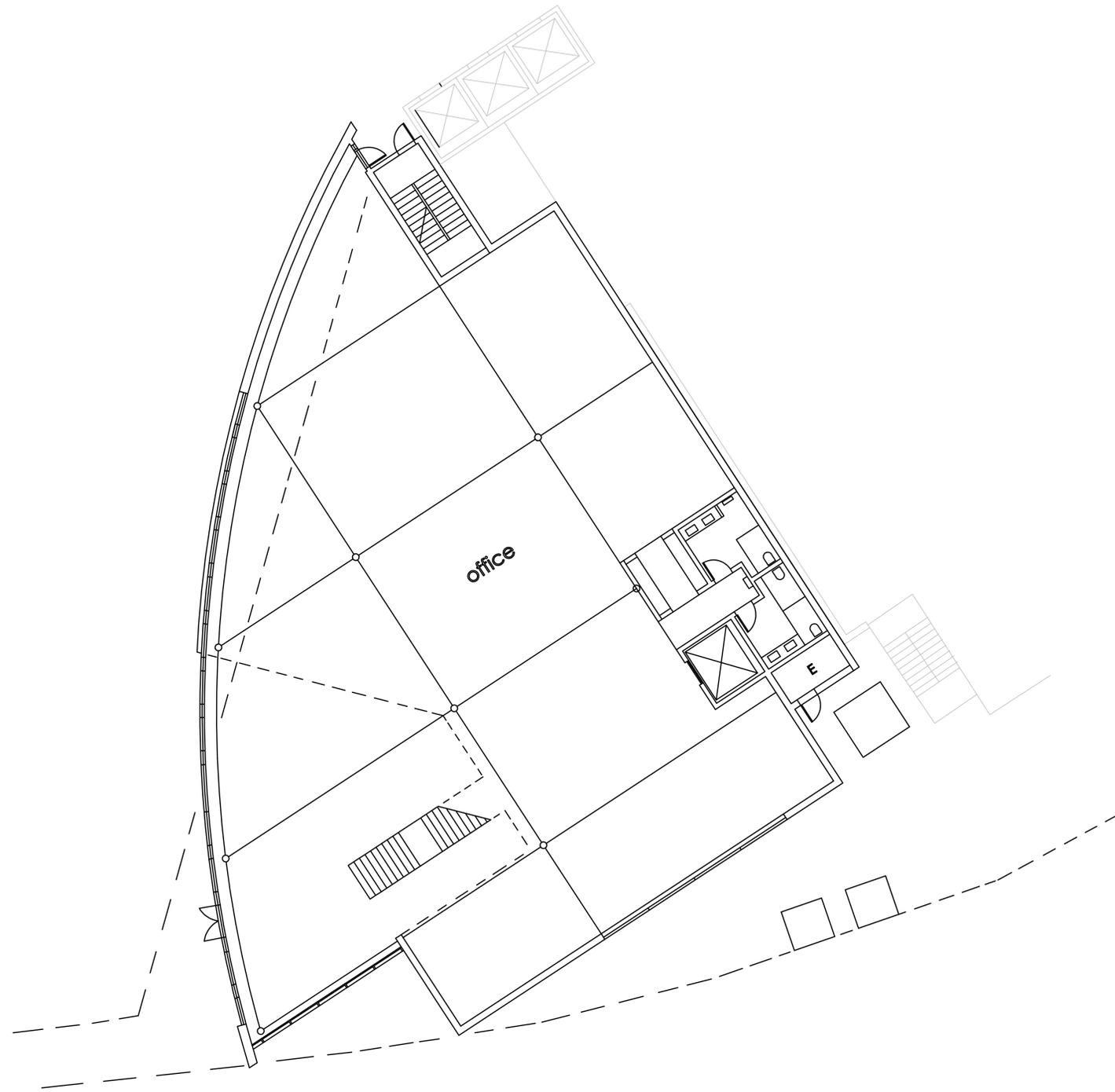
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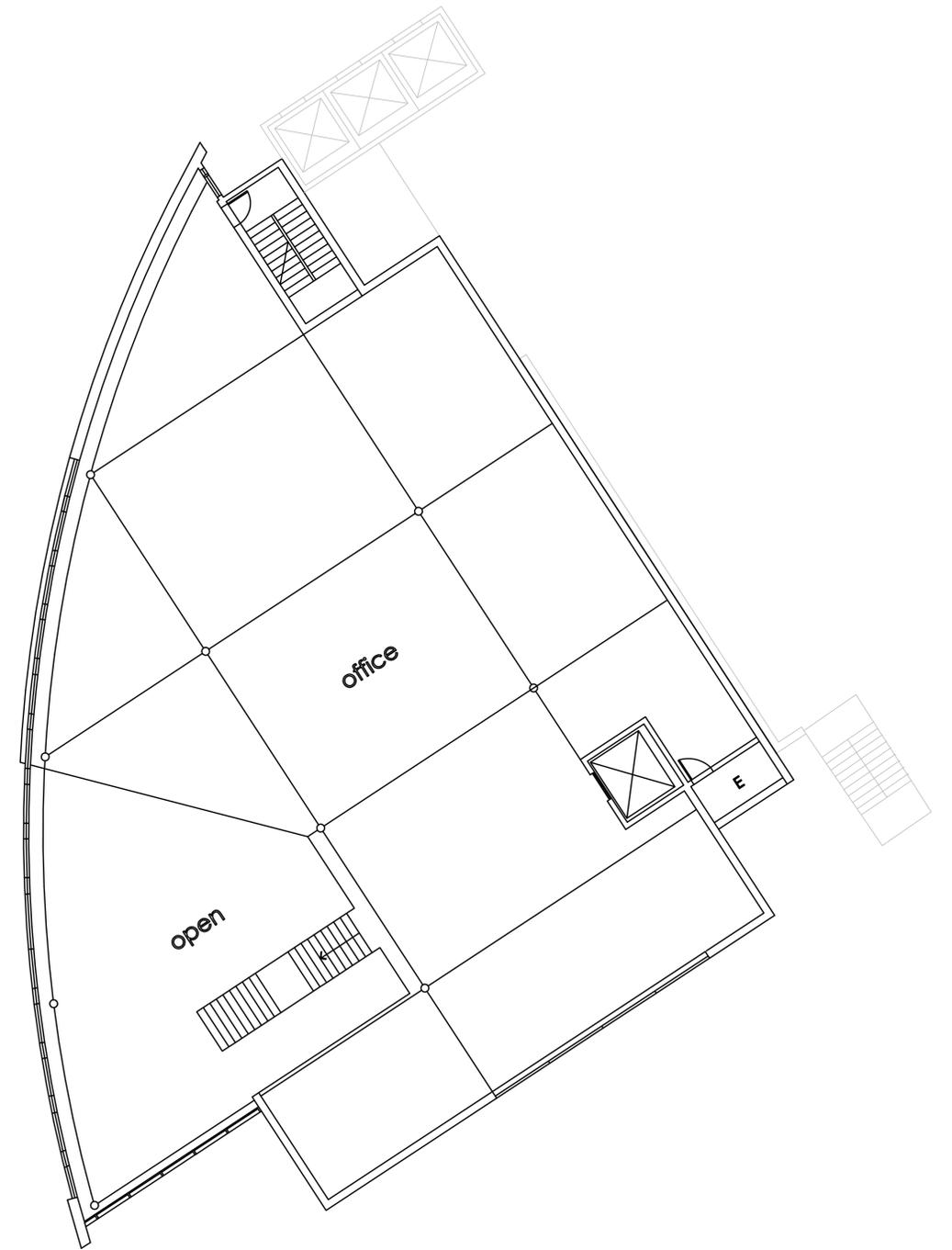
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10TH AMENDED PRELIMINARY P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



1st Floor
8,920 sf



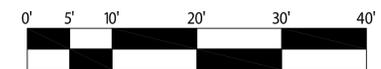
2nd Floor
7,204 sf

Building Total		
8,920	sf	1st Floor
7,204	sf	2nf Floor
16,124	sf	TOTAL

NOTE: REFER TO SHEET 6 OF 11 FOR PARKING REQUIREMENTS

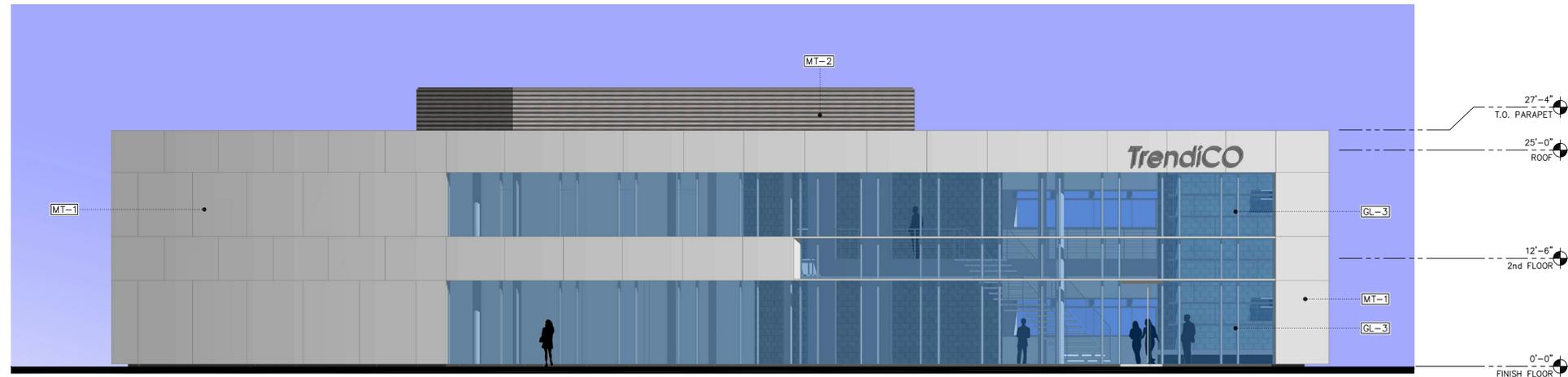
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DS100121 PAD10002 REC10007

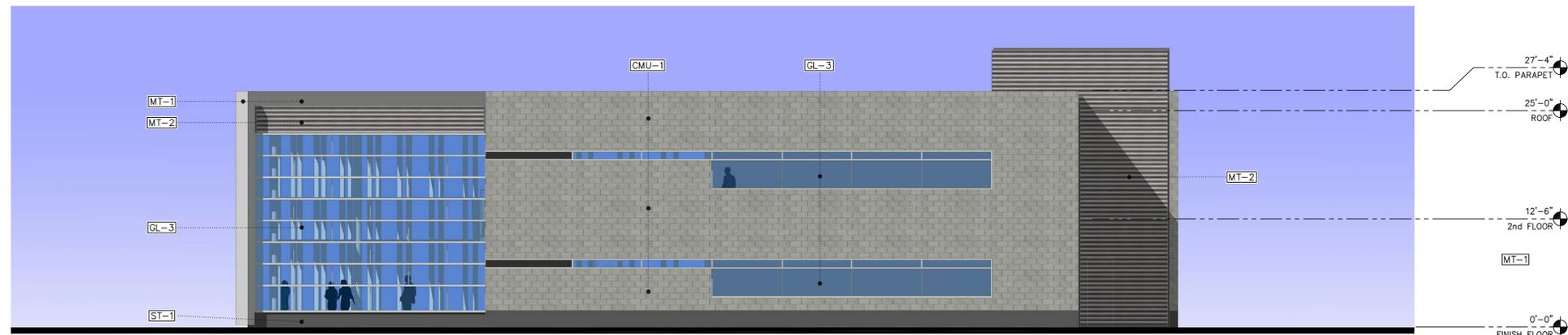


10TH AMENDED PRELIMINARY P.A.D. FOR HAYDEN FERRY LAKESIDE

FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Northwest Elevation



South Elevation

Finish Legend

- MT-1**

--TYPE-- ALUMINUM PANEL
COLOR: CLEAR ANODIZED
- MT-2**

--TYPE-- PAINTED METAL DECKING
COLOR: PPG / #5ZM90117 "CHAMPAGNE"
FINISH: EGGSHELL
- ST-1**

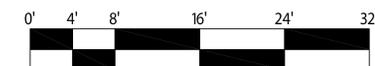
--TYPE-- GRANITE
FINISH: HONED
COLOR: IMPALA BLACK
SUPPLIER: NATURAL STONE
- CMU-1**

--TYPE-- 8"x8"x16" MASONRY BLOCK
FINISH: HONED
COLOR: WARM GRAY
- GL-3**

--TYPE-- 1" INSULATED BLUE
COLOR: TINTED VISION
VE27-2M
MANUFACTURER: VIRACON

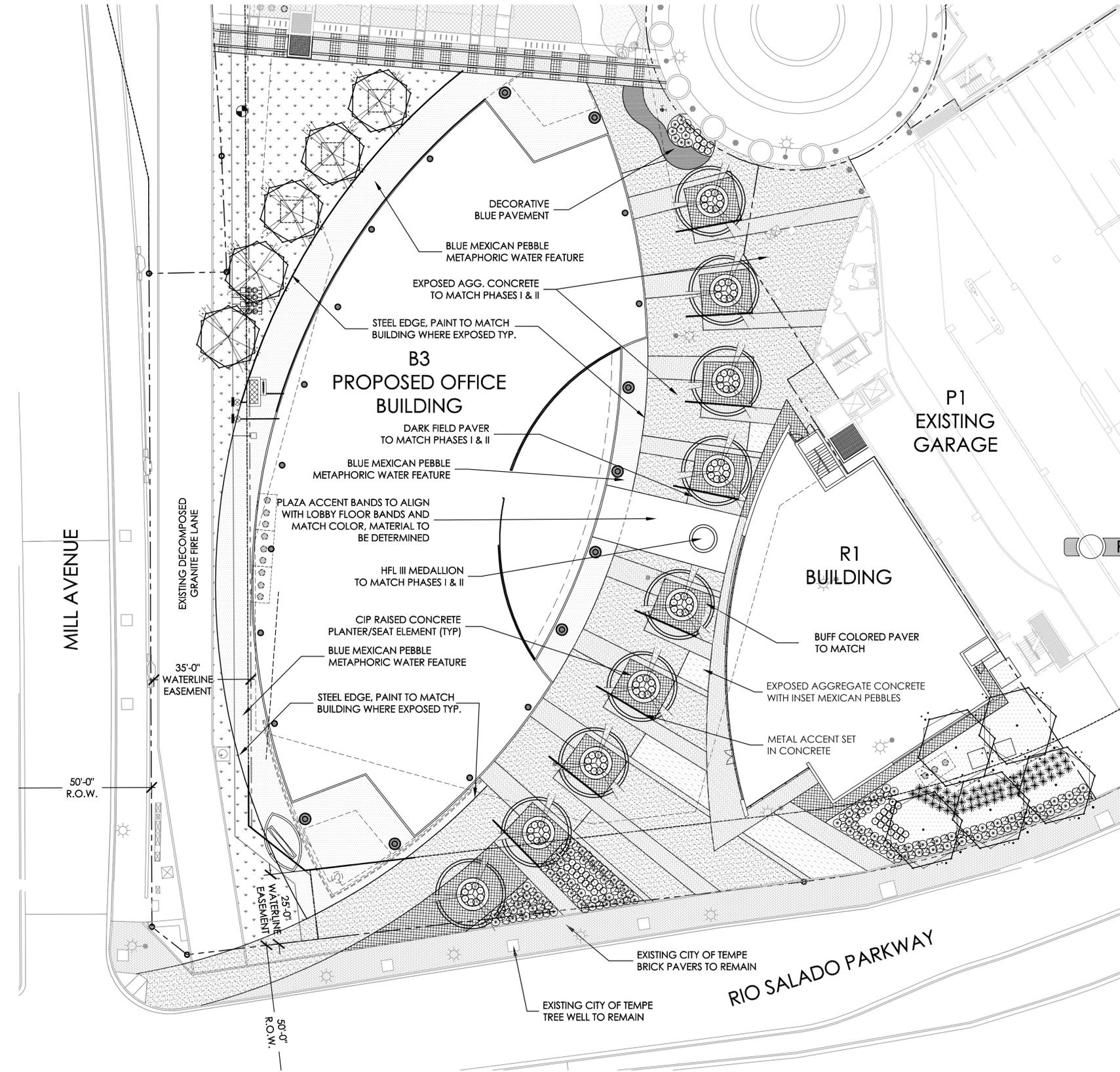
NOTE: ALL GLASS/METAL/MASONRY COLORS AND FINISHES TO MATCH EXISTING PHASE 1 AND PHASE 2 BUILDINGS.

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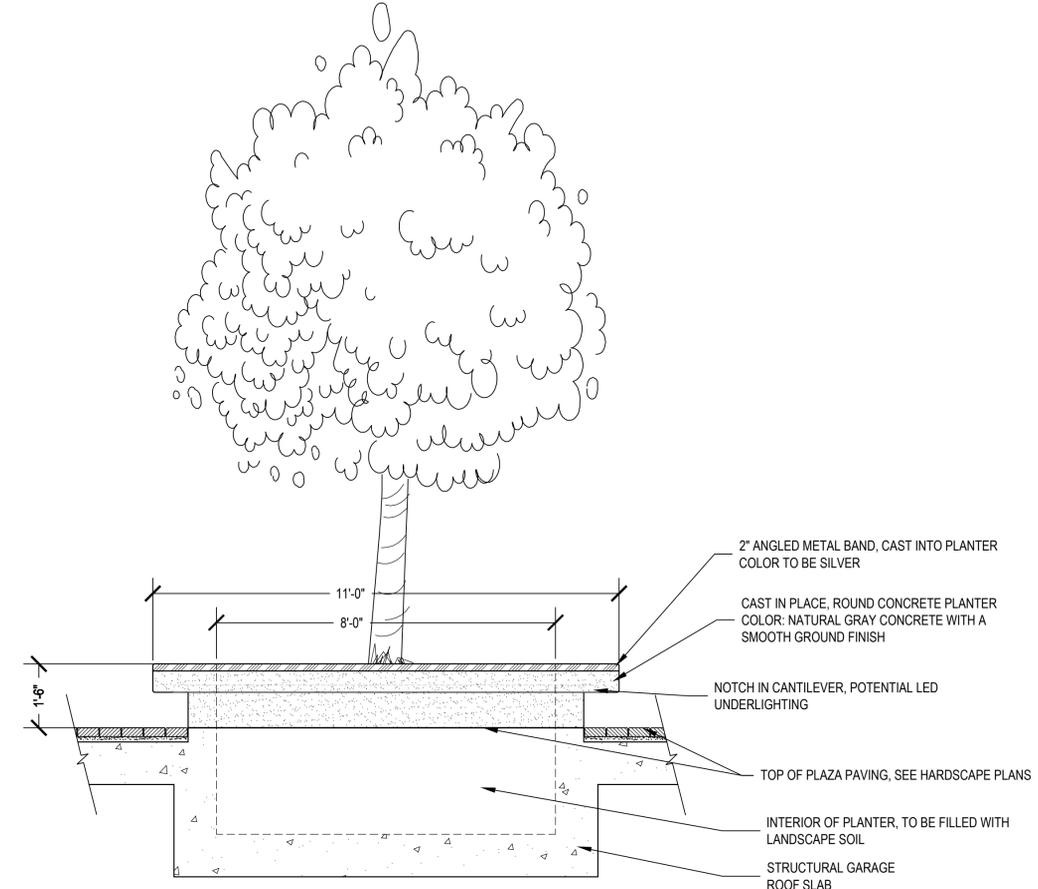


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FORMERLY HAYDEN FERRY (NORTH), SEC. 15, T. 1N, R. 4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



RAISED SEAT WALL / PLANTER ELEVATION 1/2"=1'-0"



PLANT LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
	Hybrid Palo Verde <i>Parkinsonia x. 'Desert Museum'</i>	36" Box	9	
	Chilean Mesquite (Thornless) <i>Prosopis chilensis</i>	36" Box	5	
	Heritage Live Oak <i>Quercus virginiana 'Heritage'</i>	36" Box	5	
SHRUBS / ACCENTS				
	Compact Natal Plum <i>Carissa macrocarpa 'Tomlinson'</i>	5 Gal.	112	
	Tropical Agave <i>Agave desmettiana</i>	5 Gal.	57	
GROUND COVER				
	'New Gold' Lantana <i>Lantana camara 'New Gold'</i>	1 Gal.	97	
	Red Lantana <i>Lantana x. 'Spreading Sunset'</i>	1 Gal.	85	
INERT GROUND COVER				
	Hybrid Bermuda <i>Cynodon dactylon 'Midiron'</i>	Sq.Ft.	6,595	Sodded
	Decorative Stone Groundcover 1/2" Screened 'Baja Brown' to Match Existing 2" Min. Depth, From a Single Source	Sq.Ft.	4,460	

NOTE:
Hybrid Bermuda Sod shall be Overseeded with Perennial Rye Grass by the Supplier if Sod is Installed After September 1.

FINISH SCHEDULE

- CONCRETE PAVER: 60mm THICKNESS
COLORS: DARK FIELD PAVES TO MATCH PHASES 1 & 2,
STYLE: TO MATCH PHASES 1 & 2
- CONCRETE PAVER: 60mm THICKNESS
COLOR: BUFF TO MATCH PHASES 1 & 2,
STYLE: TO MATCH PHASES 1 & 2
- 4" GRAY CONCRETE 'BEACH', EXPOSED AGGREGATE FINISH, WITH
EMBEDDED 1" RIVER PEBBLES TO MATCH PHASES 1 & 2
- DECORATIVE BLUE PAVEMENT, WITH NON SLIP FINISH.
- EXISTING CITY OF TEMPE "ANTIGUA" PAVERS
TO REMAIN, PROTECT IN PLACE
- 2"-3" DEPTH OF BLUE MEXICAN PEBBLES
1"-2" DIAMETER,
- 4" INTEGRAL COLORED CONCRETE, DAVIS COLORS SILVER SMOKE
INSET WITH 1"-2" BLUE MEXICAN PEBBLES

