AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR L&H INDUSTRIAL EXPANSION & SITE IMPROVEMENTS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 8 DAY OF July, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jim Clikeman, OWNER, 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: Anndina Halvorsen — NOTARY PUBLIC

1-11-2015 — MY COMMISSION EXPIRES

Anndina Halvorsen - Notary Public
County of Campbell — State of Wyoming
My Commission Expires 1-11-2015

JMJ INVESTMENTS, LLC

BY: _____ JIM CLIKEMAN

7/8/13 — DATE

ITS: MEMBER, JMJ INVESTMENTS, LLC

LEGAL DESCRIPTION

SEE SHEET PAD.02

APPROVALS

1. PAD FOR GOLDMAN GEAR & MACHINE WORKS WAS APPROVED ON 01.26.1978 & RECORDED IN BOOK 201, PAGE 37 OF MARICOPA COUNTY RECORDS.

2. AMENDED PAD FOR L&H INDUSTRIAL WAS APPROVED ON 05.09.2013 (ORD. # 2013.19)

OWNER / DEVELOPER

JMJ INVESTMENTS, LLC
1710 W. BROADWAY ROAD
TEMPE, ARIZONA 85282

PROJECT DATA

SITE AREA — +/- 2.93 AC(127,797 SF)

ZONING DISTRICT(S) AND OVERLAY(S)
EXISTING ZONING: GID (PAD)

BUILDING HEIGHT
MEASURED FROM T.O.C. 1143.84, PER ZDC SECTION 7-103 AND SECTION 7-108

ALLOWED — 52'-0" (1195.84)

BUILDING LOT COVERAGE
BUILDING FOOTPRINT PROVIDED — 52,480 SF
52,480 SF / 127,797 SF — 0.411 (41%)

SITE LANDSCAPE LOT COVERAGE

L&H PROPERTY

LANDSCAPE AREA PROVIDED — 7,310 SF
7,310SF/127,797SF — 0.057 (5%)

CITY OF TEMPE R.O.W.
R.O.W. AREA — 29,812 SF
LANDSCAPE AREA PROVIDED — 21,578 SF

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (SOUTH)	15'	25'
FRONT - PARKING	20'	0'
SIDE (WEST)	N/A	N/A
SIDE (EAST)	0'	12'-1"
REAR (NORTH)	0'	0'

VEHICLE PARKING QUANTITY

EXISTING PARKING REQUIRED

MANUFACTURING BUILDINGS A THRU D 32,590 @ 1:1,000 SF	33 SPACES
OFFICE BUILDING E 2,600 @ 1 300 SF	9 SPACES

PROPOSED PARKING REQUIRED

MANUFACTURING 17,500 @ 1:1,000 SF	18 SPACES
OFFICE 2,900 @ 1:300 SF	10 SPACES
TOTAL REQUIRED	70 SPACES

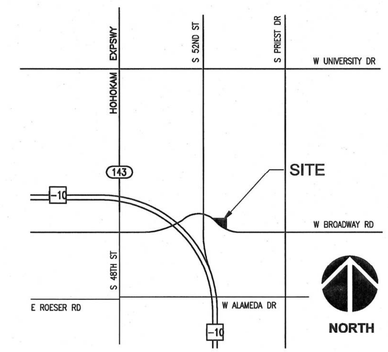
PARKING PROVIDED

STANDARD PARKING (ON-SITE)	46 SPACES
PARALLEL PARKING (OFF-SITE)	24 SPACES
TOTAL PROVIDED	70 SPACES
ACCESSIBLE PARKING REQUIRED (51-75 SPACES = 3)	3 SPACES
ACCESSIBLE PARKING PROVIDED	3 SPACES

BICYCLE PARKING QUANTITY

MANUFACTURING 50,090 @ 1:10,000 SF	5 SPACES
OFFICE 2,600 @ 1:10,000 SF (2 MIN.)	2 SPACES
TOTAL REQUIRED	7 SPACES
TOTAL PROVIDED	8 SPACES

SITE VICINITY MAP



SCALE: N.T.S.

CONDITIONS OF APPROVAL: PAD13002

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE MAY 09, 2015 OR THE ZONING AREA AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY AMENDMENT.

2. THE PROPERTY OWNER 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 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 JUNE 10, 2013 OR THE ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY SHALL BE NULL AND VOID.

3. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY DOCUMENT FOR L& H INDUSTRIAL SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE COMMUNITY DEVELOPMENT DEPARTMENT.

4. INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT FROM 42'-0" FOR A PORTION OF THE SITE TO 52'-0" FOR THE ENTIRE +/- 2.93 ACRE SITE.

5. REDUCE THE MINIMUM ALLOWED FRONT-YARD BUILDING SETBACK OD +/-15'-0" THAT EXISTS FOR A PORTION OF THE SITE TO 0'-0" FOR THE ENTIRE +/- 2.93 ACRE SITE.

6. REDUCE THE MINIMUM PARKING FRONT-YARD SETBACK FROM 0'-0" THAT EXISTS FOR A PORTION OF THE SITE TO 0'-0" FOR THE ENTIRE +/-2.93 ACRES SITE.

7. REDUCE THE MINIMUM LANDSCAPE LOT COVERAGE FROM 10 PERCENT TO 5 PERCENT FOR THE ENTIRE +/-2.93 ACRE SITE.

8. LOCATE A PORTION OF VEHICLE PARKING FOR THIS SITE USE IN THE ADJACENT PUBLIC RIGHT OF WAY FRONTAGE ISLAND AS PART OF A LICENSE FOR SPECIAL USE OF CITY PROPERTY.

9. COMPLETE LICENSE FOR SPECIAL USE OF CITY PROPERTY AGREEMENT WITH THE CITY OF TEMPE PRIOR TO ISSUANCE OF BUILDING AND ENGINEERING PERMITS. MAINTAIN PARKING, PAVEMENT, SECURITY LIGHTS, LANDSCAPE AND AUTOMATIC IRRIGATION OF THE PUBLIC RIGHT OF WAY FRONTAGE ISLAND AS PART OF THIS SPECIAL USE AGREEMENT.

10. COMPLETE SITE ACCESS OPERATION PROCEDURE AND DETAILS WITH THE CITY OF TEMPE PRIOR TO ISSUANCE OF BUILDING AND ENGINEERING PERMITS. MEET WITH PUBLIC WORKS TRAFFIC ENGINEERING AND OPERATIONS DIVISION. DISCUSS OPERATION AND FREQUENCY OF LARGE TRUCK USAGE AND OPTIONS FOR METHODS OF SITE ACCESS.TRAFFIC CONTROL/FLAGGER/ESCORT MAY BE NEEDED DUE TO LOCATION OF TRUCK TURNING PATH INTO THE SITE FROM BROADWAY ROAD AND THE BROADWAY FRONTAGE ROAD. CONFIRM SITE ACCESS PROCEDURE. CONFIRM LOCATION AND EXTENT OF PAVEMENT AREA REQUIRED FOR MANEUVERING AND PROVISION FOR PROTECTION OF TRAFFIC CONTROL SIGNALIZATION EQUIPMENT AND POLE.

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REC13007 PAD13002 DS121162

L&H INDUSTRIAL
EXPANSION & SITE IMPROVEMENTS
1710 W. BROADWAY ROAD
TEMPE, AZ 85282

PROJECT MGR: CJ
DRAWN BY: CJ
CHECKED BY: VD
ISSUE DATE: 6.19.2013

NO.	REVISION	DATE

SHEET TITLE:
COVER SHEET

PROJECT NO: 1219240-01

DRAWING NO: PAD.01

LEGAL DESCRIPTION

[CONTINUED]

PARCEL NO. 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1042 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, AND ON THE SOUTH BANK OF CANAL KNOWN AS JENKINS DITCH;

THENCE EAST 52 FEET;

THENCE SOUTH 382 FEET;

THENCE WEST 52 FEET;

THENCE NORTH 382 FEET TO THE PLACE OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WITHIN THE RIGHT OF WAY OF THE PHOENIX-CASA GRANDE INTERSTATE HIGHWAY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF EXISTING BROADWAY ROAD, WHICH POINT IS NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, 1201,29 FEET FROM THE SOUTHEAST CORNER OF SECTION 20;

THENCE NORTH 0 DEGREES 35 MINUTES 10 SECONDS EAST, 75 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1357.40 FEET, A DISTANCE OF 274.15 FEET;

THENCE NORTH 0 DEGREES 05 MINUTES 25 SECONDS EAST, 107.58 FEET;

THENCE NORTH 66 DEGREES 45 MINUTES 12 SECONDS WEST, 84.83 FEET;

THENCE NORTH 78 DEGREES 12 MINUTES 34 SECONDS WEST, 25.63 FEET TO THE EASTERLY LINE OF DEFENDANT'S PROPERTY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 78 DEGREES 12 MINUTES 34 SECONDS WEST, 53.1 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 25 SECONDS WEST, 187.37 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 35 SECONDS EAST, 52 FEET;

THENCE NORTH 0 DEGREES 05 MINUTES 25 SECONDS EAST, 177.09 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 1094 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST, AND ON THE SOUTH BANK OF THE CANAL KNOWN AS JENKINS DITCH;

THENCE EAST 103 FEET;

THENCE SOUTH 423 FEET;

THENCE WEST 103 FEET;

THENCE NORTH 423 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY PROPERTY LINE OF INTERSTATE HIGHWAY ROUTE NUMBER 10 AND THE SOUTH BANK OF THE JENKINS DITCH;

THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST ALONG SAID SOUTH BANK OF JENKINS DITCH, 364.92 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL NO. 1 IN DEED TO DONALD A. LORENZ, ET UX, RECORDED IN DOCKET 4031, PAGE 287, MARICOPA COUNTY RECORDS;

THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID LORENZ TRACT, 215.90 FEET TO A POINT ON THE NORTHEASTERLY PROPERTY LINE OF THE AFORESAID INTERSTATE HIGHWAY ROUTE NO. 10;

THENCE ALONG SAID NORTHEASTERLY LINE NORTH 78 DEGREES 14 MINUTES 45 SECONDS WEST 40.34 FEET (MEASURED) (NORTH 78 DEGREES 12 MINUTES 34 SECONDS WEST 40.01 FEET RECORD);

THENCE CONTINUING ALONG SAID HIGHWAY PROPERTY LINE NORTH 56 DEGREES 59 MINUTES 35 SECONDS WEST (MEASURED) (NORTH 56 DEGREES 56 MINUTES 50 SECONDS EAST RECORD) 388.17 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE WITHIN DESCRIBED PROPERTY LYING WITHIN THE EAST 240 FEET OF THE WEST 450 FEET AS MEASURED ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER AND ON THE SOUTH BANK OF CANAL KNOWN AS JENKINS DITCH, RUNNING EAST 610-1/2 FEET;

THENCE SOUTH 198 DEGREES;

THENCE WEST APPROXIMATELY 610-1/2 FEET IN A SEMICIRCLE 33 FEET NORTH AND PARALLEL WITH PAVED ROAD ON NORTH SIDE OF DOUBLE BUTES AS IT EXISTED SEPTEMBER 27, 1947, TO A POINT IN THE MIDDLE OF THE ROAD ON THE WEST SIDE
OF ABOVE QUARTER SECTION;

THENCE NORTH 198 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 799 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND ON THE SOUTH
BANK OF THE CANAL KNOWN AS THE JENKINS DITCH;

THENCE EAST 60 FEET;

THENCE SOUTH 314 FEET;

THENCE NORTHWEST 72 FEET;

THENCE NORTH 278 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION TAKEN BY THE STATE OF ARIZONA IN FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 6959, PAGE 421.

PARCEL NO. 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 859 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AND ON THE SOUTH BANK OF THE CANAL KNOWN AS JENKINS DITCH, RUNNING THENCE EAST 77 FEET;

THENCE SOUTH 379 1/2 FEET;

THENCE NORTHWEST 91 1/2 FEET;

THENCE NORTH 314 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION TAKEN BY THE STATE OF ARIZONA IN FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 6959, PAGE 421.

PARCEL NO. 4:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 936 FEET EAST OF THE MIDDLE OF THE ROAD ON THE WEST SIDE OF THE SOUTHEAST QUARTER ON THE SOUTH BANK ON THE CANAL KNOWN AS JENKINS DITCH;

THENCE EAST 106 FEET;

THENCE SOUTH 444 FEET;

THENCE NORTHWEST 134 FEET;

THENCE NORTH 363 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE, WHICH WAS CONVEYED TO STATE OF ARIZONA IN DOCKET 5657, PAGE 510, RECORDS OF MARICOPA COUNTY, ARIZONA;

BEGINNING AT A POINT ON THE CENTERLINE OF EXISTING BROADWAY ROAD, WHICH POINT IS NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST 1201.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 20;

THENCE NORTH 0 DEGREES 35 MINUTES 10 SECONDS EAST 75 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF NORTH 89 DEGREES 24 MINUTES 50 SECONDS WEST ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1357.4 FEET, A DISTANCE OF 274.15 FEET

THENCE NORTH 0 DEGREES 05 MINUTES 25 SECONDS EAST 107.58 FEET;

THENCE NORTH 66 DEGREES 45 MINUTES 22 SECONDS WEST 84.83 FEET;

THENCE NORTH 78 DEGREES 12 MINUTES 54 SECONDS WEST 78.73 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 78 DEGREES 12 MINUTES 54 SECONDS WEST 108.35 FEET TO THE END OF THIS LINE.

DS121162 PAD13002 REC13007

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PROJECT MGR: CJ
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CHECKED BY: VD
ISSUE DATE: 6.19.2013

NO.	REVISION	DATE
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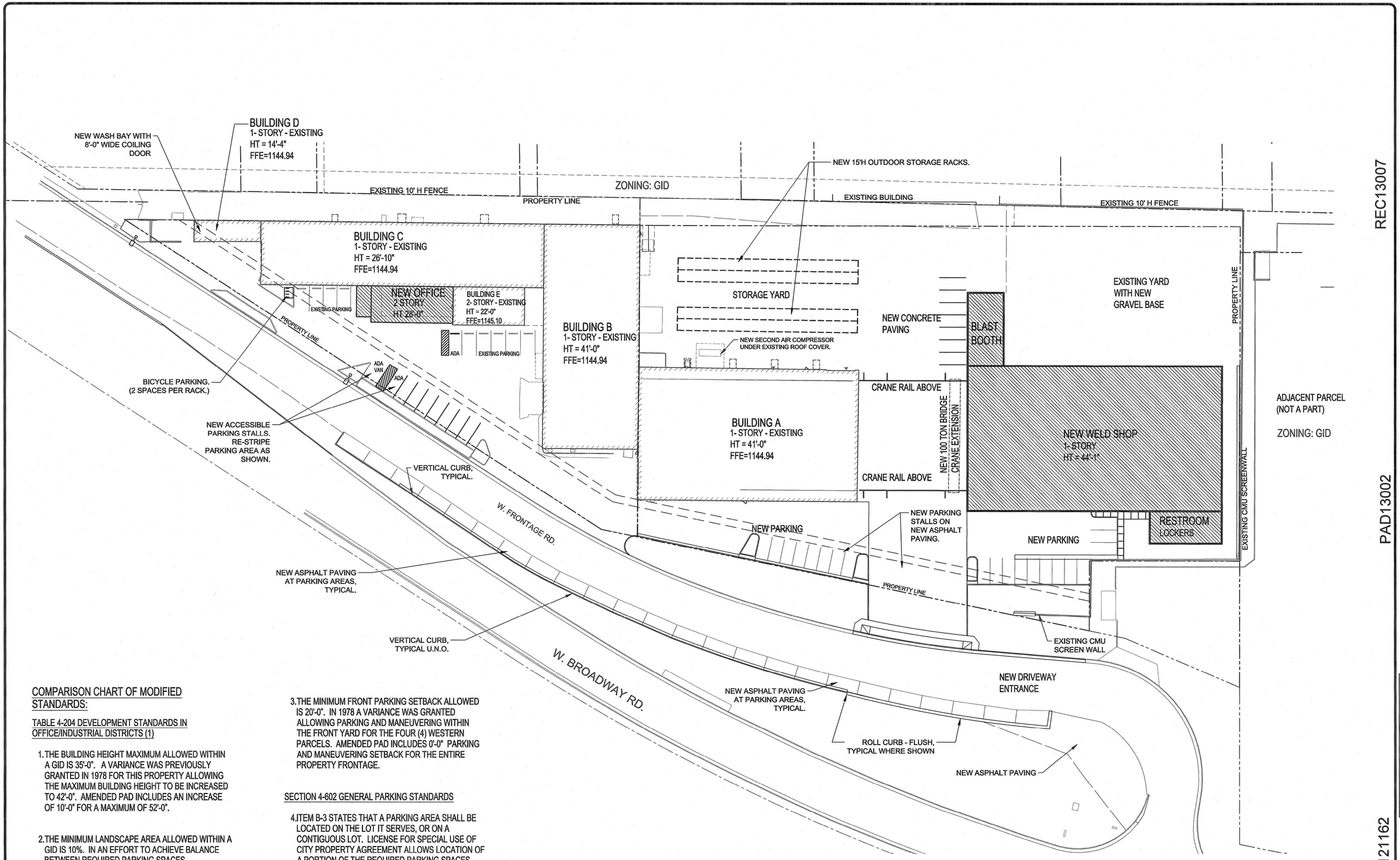
SHEET TITLE:
PARCEL LEGAL DESCRIPTION

PROJECT NO:
1219240-01

DRAWING NO:
PAD.02



COMPARISON CHART OF MODIFIED STANDARDS:

TABLE 4-204 DEVELOPMENT STANDARDS IN OFFICE/INDUSTRIAL DISTRICTS (1)

1. THE BUILDING HEIGHT MAXIMUM ALLOWED WITHIN A GID IS 35'-0". A VARIANCE WAS PREVIOUSLY GRANTED IN 1978 FOR THIS PROPERTY ALLOWING THE MAXIMUM BUILDING HEIGHT TO BE INCREASED TO 42'-0". AMENDED PAD INCLUDES AN INCREASE OF 10'-0" FOR A MAXIMUM OF 52'-0".

2. THE MINIMUM LANDSCAPE AREA ALLOWED WITHIN A GID IS 10%. IN AN EFFORT TO ACHIEVE BALANCE BETWEEN REQUIRED PARKING SPACES, LANDSCAPING AND NECESSARY FACILITY CIRCULATION AMENDED PAD INCLUDES A MINIMUM LANDSCAPED AREA OF 5%.

3. THE MINIMUM FRONT PARKING SETBACK ALLOWED IS 20'-0". IN 1978 A VARIANCE WAS GRANTED ALLOWING PARKING AND MANEUVERING WITHIN THE FRONT YARD FOR THE FOUR (4) WESTERN PARCELS. AMENDED PAD INCLUDES 0'-0" PARKING AND MANEUVERING SETBACK FOR THE ENTIRE PROPERTY FRONTAGE.

SECTION 4-602 GENERAL PARKING STANDARDS

4. ITEM B-3 STATES THAT A PARKING AREA SHALL BE LOCATED ON THE LOT IT SERVES, OR ON A CONTIGUOUS LOT. LICENSE FOR SPECIAL USE OF CITY PROPERTY AGREEMENT ALLOWS LOCATION OF A PORTION OF THE REQUIRED PARKING SPACES FOR THIS PROPERTY ALONG THE W. FRONTAGE ROAD WITHIN THE PUBLIC RIGHT-OF-WAY. AGREEMENT ALSO REQUIRES LANDSCAPE AND SECURITY LIGHTING INSTALLATION IN THE PUBLIC R.O.W.

DS121162 PAD13002 REC13007

NORTH

SCALE 1" = 30'-0"

19 PRELIMINARY SITE PLAN

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