

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

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

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT IN A HAND HOLE, SAID MONUMENT BEING THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 89° 17' 38" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1819.67 FEET;

THENCE NORTH 00° 09' 48" EAST, A DISTANCE OF 72.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RIO SALADO PARKWAY, SAID POINT BEING THE POINT OF BEGINNING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 07° 02' 13" EAST;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 639.50 FEET, WITH A CHORD OF NORTH 86° 53' 49" WEST, 87.74 FEET, AND A CENTRAL ANGLE OF 07° 52' 02" FOR AN ARC DISTANCE OF 87.81 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89° 10' 11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 554.50 FEET, WITH A CHORD OF NORTH 70° 09' 52" WEST, 391.39 FEET, AND A CENTRAL ANGLE OF 41° 19' 57" FOR AN ARC DISTANCE OF 400.01 FEET TO A POINT OF TANGENCY;

THENCE NORTH 49° 29' 52" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.55 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 692.50 FEET, WITH A CHORD OF NORTH 52° 20' 46" WEST, 68.82 FEET, AND A CENTRAL ANGLE OF 05° 41' 48" FOR AN ARC DISTANCE OF 68.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15, FROM WHICH THE CENTER OF SAID SECTION 15 BEARS SOUTH 00° 12' 05" WEST, A DISTANCE OF 376.76 FEET;

THENCE NORTH 00° 12' 05" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 486.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 12° 32' 36" EAST, SAID POINT BEING ON THE SOUTHERLY EDGE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY ALONG SAID SOUTHERLY EDGE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2865.40 FEET, WITH A CHORD OF SOUTH 72° 01' 20" EAST, 542.75 FEET, AND A CENTRAL ANGLE OF 10° 52' 08" FOR AN ARC DISTANCE OF 543.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66° 35' 16" EAST, ALONG SAID SOUTHERLY EDGE, A DISTANCE OF 220.40 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG SAID SOUTHERLY EDGE, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 5165.75 FEET, WITH A CHORD OF SOUTH 67° 35' 39" EAST, 181.84 FEET AND A CENTRAL ANGLE OF 02° 00' 47" FOR AN ARC DISTANCE OF 181.49 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 15° 09' 51" WEST, A DISTANCE OF 234.00 FEET;

THENCE SOUTH 00° 09' 48" WEST, A DISTANCE OF 230.22 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT

**ARIZONA
STATE
UNIVERSITY**

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

SIGNED THIS _____ DAY OF _____, 2007 BY _____
AS _____ OF ARIZONA STATE UNIVERSITY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007 BY _____ AUTHORIZED REPRESENTATIVE, ON BEHALF OF ARIZONA STATE UNIVERSITY

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

**SUNCOR
DEVELOPMENT
COMPANY**

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

SIGNED THIS _____ DAY OF _____, 2007 BY _____
AS _____ OF SUNCOR DEVELOPMENT COMPANY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007 BY _____ AUTHORIZED REPRESENTATIVE, ON BEHALF OF THE ARIZONA BOARD OF REGENTS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER / DEVELOPER

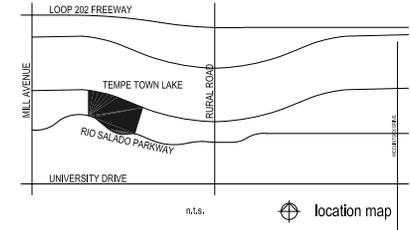
OWNER: ARIZONA STATE UNIVERSITY
PO BOX 877505
TEMPE, AZ 85287-7505

CIVIL ENGINEER: CIVIL RESOURCES, LLC
PO BOX 2213
LITCHFIELD PARK, AZ 85340
PHONE: 623.935.2275
FAX: 623.535.0072

DEVELOPER: SUNCOR DEVELOPMENT COMPANY
80 EAST RIO SALADO PARKWAY
SUITE 410
TEMPE, AZ 85281
PHONE: 480.317.6800
FAX: 480.317.6934

TRAFFIC ENGINEER: HEFFERNAN AND ASSOC.
5025 NORTH 68TH ST.
SCOTTSDALE, AZ 85253-7062
FAX: 602.952.0135

AGENT: KENDLE DESIGN COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, AZ 85250
PHONE: 480.951.8558
FAX: 480.951.8559



PROJECT DATA

SEE SHEET PAD2

PROJECT NAME AND ADDRESS

MARINA HEIGHTS AT TEMPE TOWN LAKE - WEST
300 EAST RIO SALADO PARKWAY
TEMPE, AZ 85281

CITY APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
_____ DAY OF _____, 2007

BY: _____
DEVELOPMENT SERVICES DATE _____

CONDITIONS OF APPROVAL: PAD00000

REC07025 PL070155 DS070427



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BUILDING DATA:

	OPTION A	OPTION B	OPTION C	OPTION D
BUILDING A	100% CONDO	75% CONDO	50% CONDO	100% OFFICE
- SEE NOTE 1		25% OFFICE	50% OFFICE	
BUILDING AREA:	470,000 RSF	433,000 RSF	372,000 RSF	283,000 RSF
HT. OF BUILDING:	251'	251'	251'	251'
NO. OF STORIES:	22	21	21	19
OFFICE AREA:	0	105,000 RSF	175,000 RSF	283,000 RSF
DWELLING UNITS:	294	205	123	0
PKG REQ'D:	647	871	970	1132
PKG PROV'D:	647	871	970	1132

BUILDING B				
- SEE NOTE 1				
BUILDING AREA:	470,000 RSF	433,000 RSF	372,000 RSF	283,000 RSF
HT. OF BUILDING:	251'	251'	251'	251'
NO. OF STORIES:	22	21	21	19
OFFICE AREA:	0	105,000 RSF	175,000 RSF	283,000 RSF
DWELLING UNITS:	294	205	123	0
PKG REQ'D:	647	871	970	1132
PKG PROV'D:	647	871	970	1132

BUILDING C	
BUILDING AREA:	175,000 RSF
HT. OF BUILDING:	175'
NO. OF STORIES:	16
DWELLING UNITS:	125
PKG REQ'D:	275
PKG PROV'D:	275

BUILDING E	
BUILDING AREA:	74,100 RSF
HT. OF BUILDING:	50'
NO. OF STORIES:	4
DWELLING UNITS:	19
PKG REQ'D:	48
PKG PROV'D:	48

BUILDING D	
BUILDING AREA:	175,000 RSF
HT. OF BUILDING:	175'
NO. OF STORIES:	16
DWELLING UNITS:	125
PKG REQ'D:	275
PKG PROV'D:	275

BUILDING F	
BUILDING AREA:	50,700 RSF
HT. OF BUILDING:	50'
NO. OF STORIES:	4
DWELLING UNITS:	13
PKG REQ'D:	33
PKG PROV'D:	33

BUILDING D.1	
BUILDING AREA:	10,000 RSF
PKG REQ'D:	INCLUDED W/ CONDO PARKING

SITE DATA:

ZONING:	
EXISTING:	MU-ED
PROPOSED:	MU-4
SITE AREA (NET):	+/- 10.6 ACRES
BUILDING AREAS:	
BUILDING A:	553,000 GSF 470,000 RSF
BUILDING B:	553,000 GSF 470,000 RSF
BUILDING C:	190,500 GSF 175,000 RSF
BUILDING D:	190,500 GSF 175,000 RSF
BUILDING D.1:	10,000 GSF 10,000 RSF
BUILDING E:	85,200 GSF 74,100 RSF
BUILDING F:	58,300 GSF 50,700 RSF
TOTAL :	1,640,500 GSF 1,424,800 RSF

PARKING CALCULATION - SEE NOTE 2	
MINIMUM REQUIRED:	2895 (MAX)
PARKING PROVIDED:	2895 (MAX)

BICYCLE PARKING	
* REQUIRED:	79-353 (MAX)
PROVIDED:	40-177 (MAX)

LANDSCAPE:	
ON-SITE REQUIRED:	NS
ON-SITE PROVIDED:	35%

LOT COVERAGE:	
ALLOWABLE:	NS
PROVIDED:	35%

ALL BUILDING HEIGHTS MEASURED FROM MIDPOINT TOP OF CURB.
NO MAN-MADE STRUCTURE WILL PROJECT ABOVE 1415' ASL

TYPE OF CONSTRUCTION:

ALL BUILDINGS ARE TO BE TYPE I-B PER 2003 IBC, EQUIPPED WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

NOTE 1

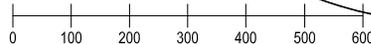
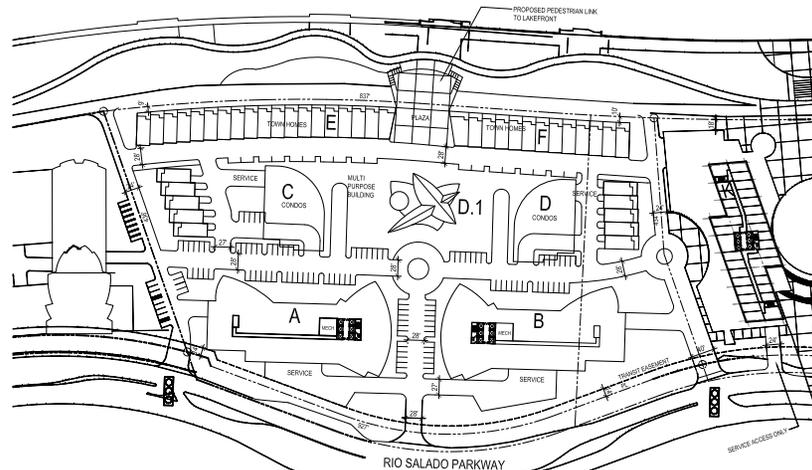
THIS MASTER PLAN IS INTENDED TO PROVIDE FOR DEVELOPMENT FLEXIBILITY AS TO THE TYPE OF USE & THE PERCENTAGE OF THE TYPE OF USE FOR BUILDINGS A&B. THE MAXIMUM BUILDING MASSING, FOOTPRINT & LOCATION SHOWN WILL REMAIN CONSISTANT REGARDLESS OF WHICH DEVELOPMENT OPTION IS CHOSEN. MARKET CONDITIONS & FEASIBILITY WILL DETERMINE FINAL DEVELOPMENT STRATEGY FOR THESE TWO PHASES.

NOTE 2

PARKING CALCULATIONS ARE BASED ON THE MAXIMUM PARKING PROVIDED ON CONCEPTUAL PLANS. QUANTITY OF COMMERCIAL & RESIDENTIAL AREA, NUMBER & TYPES OF DWELLING UNITS SHALL BE BASED ON MAXIMUM PARKING PROVIDED & CONFORM TO CITY OF TEMPE PARKING STANDARDS IN PLACE AT TIME OF THIS APPROVAL.

RSF: RENTABLE SQUARE FOOTAGE (COMMERCIAL) AND/OR SALEABLE SQUARE FOOTAGE (RESIDENTIAL)
GSF: GROSS SQUARE FOOTAGE

*: ASSUMES 0.6 SPACES PER DU AVERAGE



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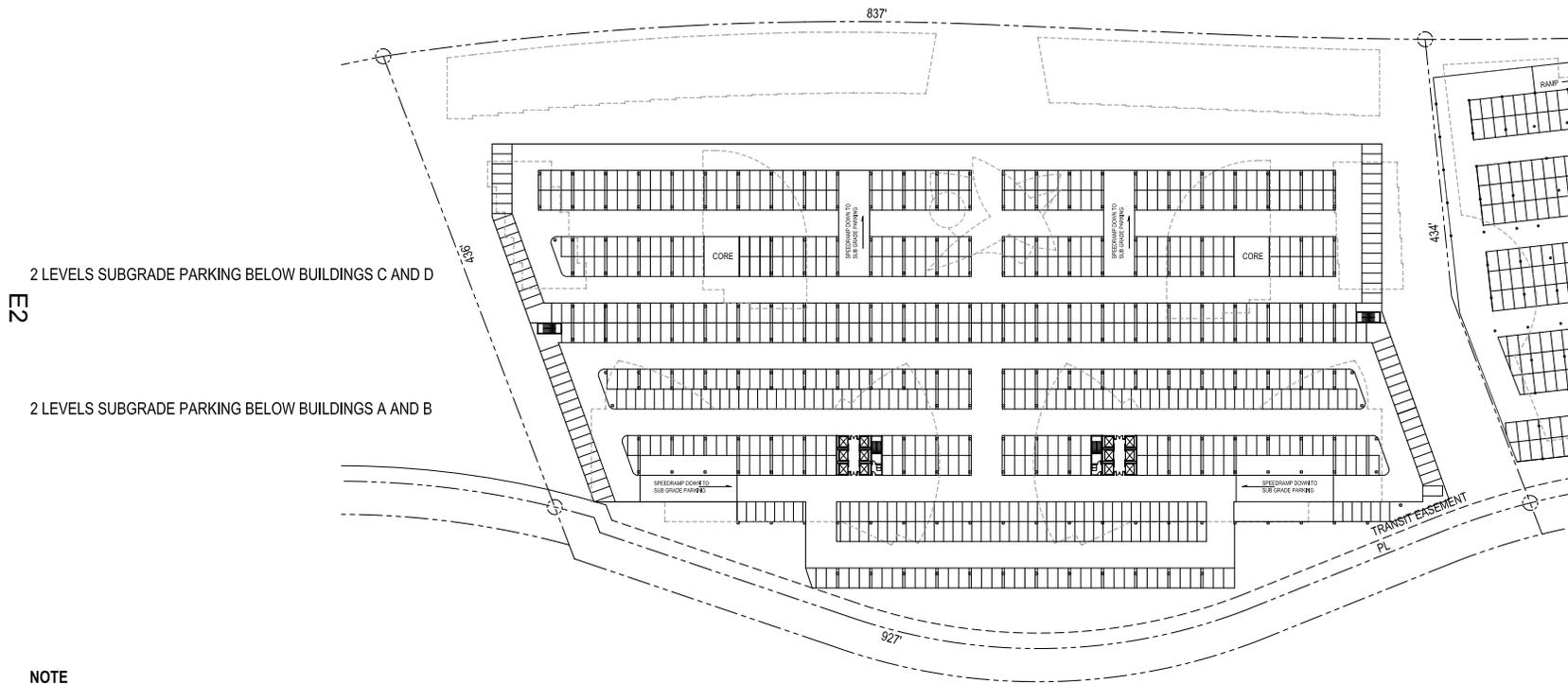


PAD 2

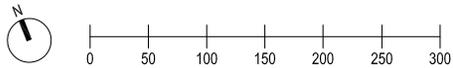
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NOTE
 FLOOR PLAN IS CONCEPTUAL IN NATURE. FINAL CORE AND RAMP LOCATIONS TO BE DETERMINED



TYPICAL SUBGRADE PLAN

DS070427 PL070155 REC07025

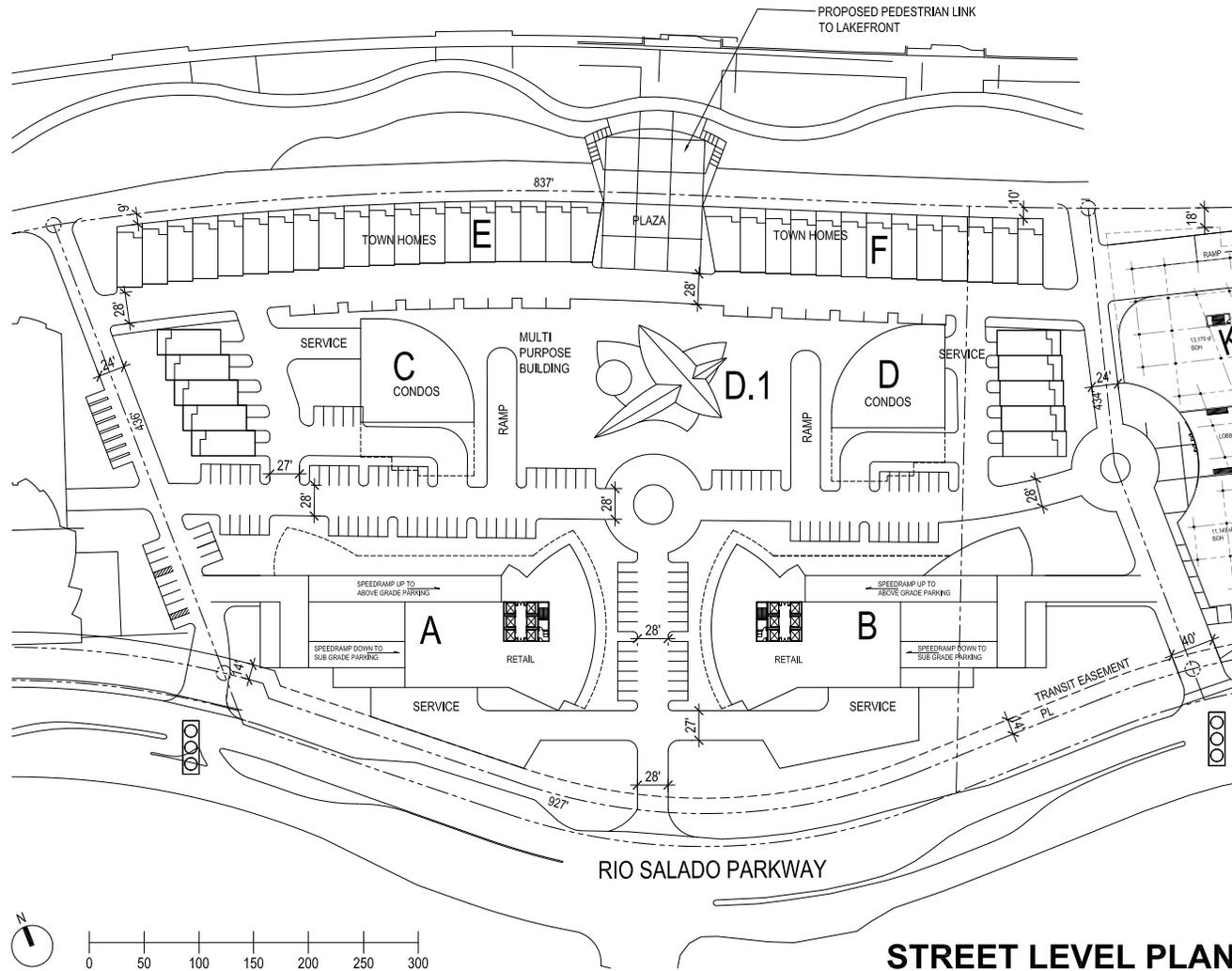


PAD 2.1

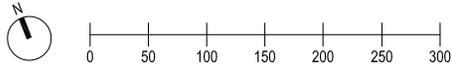
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E3



STREET LEVEL PLAN

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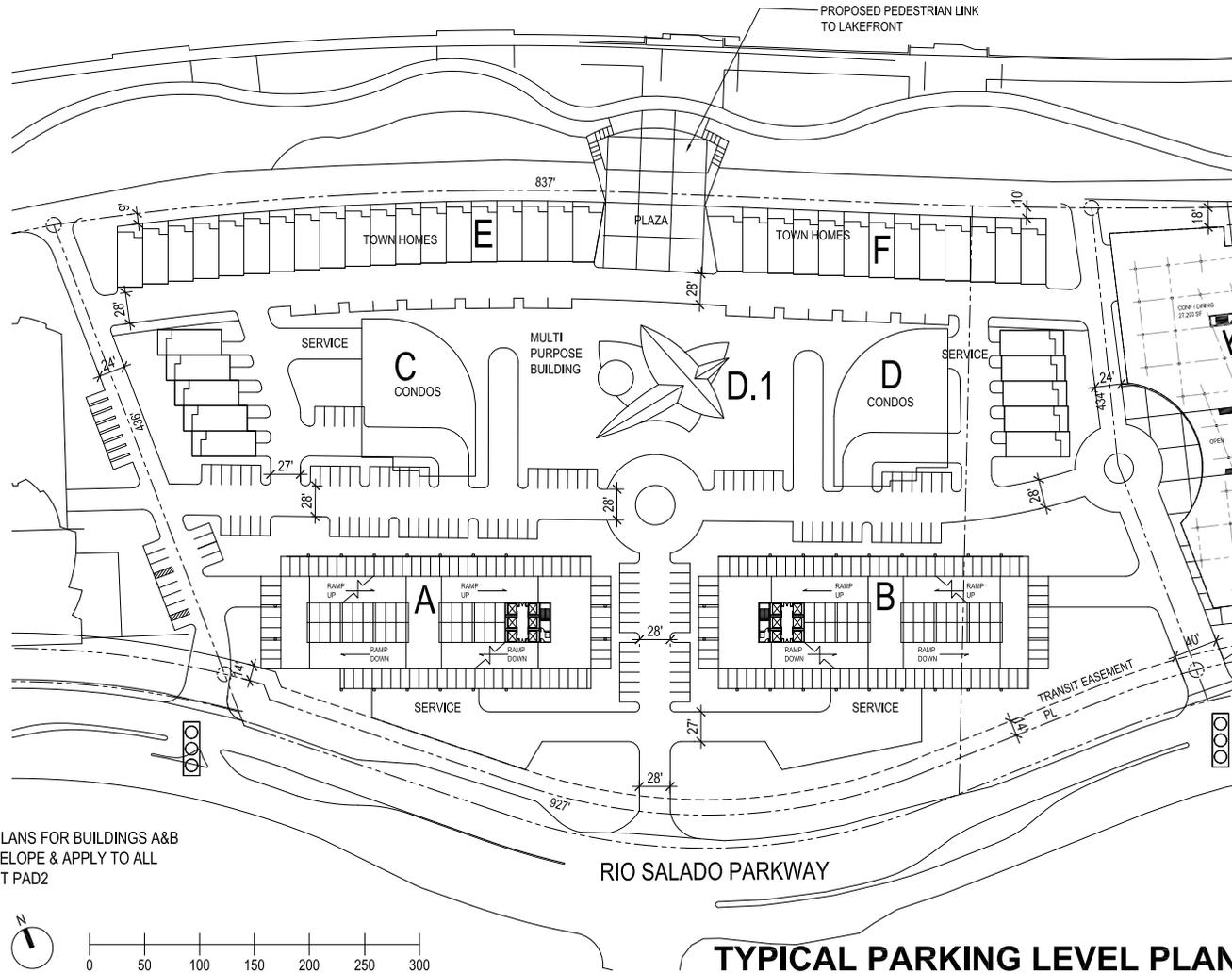
DS070427 PL070155 REC07025



PAD 2.2

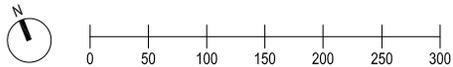
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E4

NOTE
 ALL PLANS ARE CONCEPTUAL IN NATURE. PLANS FOR BUILDINGS A&B REPRESENT THE PROPOSED BUILDING ENVELOPE & APPLY TO ALL DEVELOPMENT OPTIONS OUTLINE ON SHEET PAD2



DS070427 PL070155 REC07025

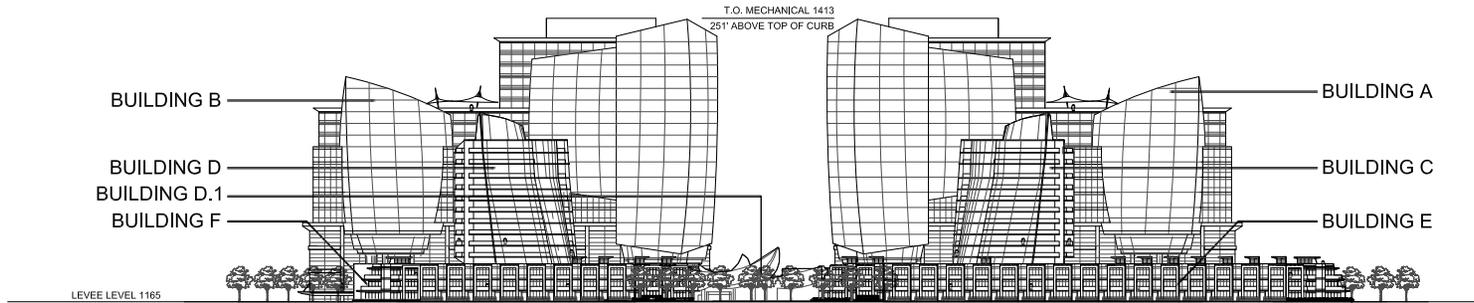
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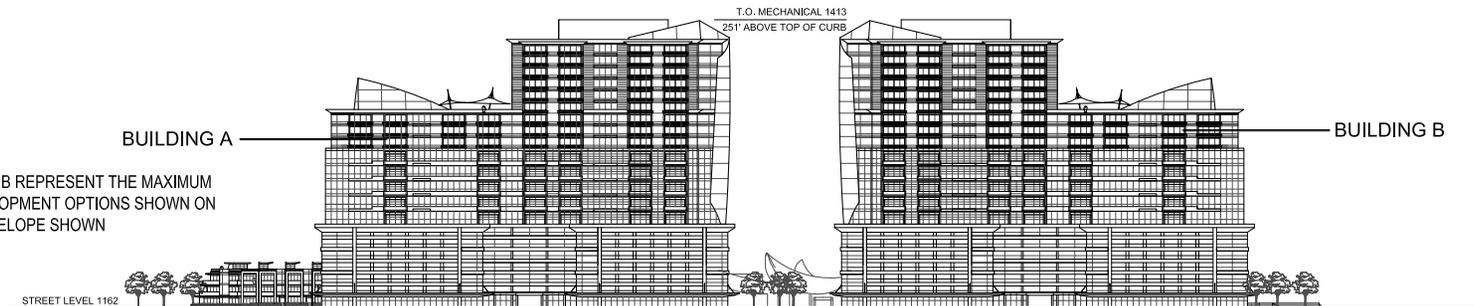
PAD 2.3

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TI



NOTE
 ELEVATIONS FOR BUILDINGS A & B REPRESENT THE MAXIMUM BUILDING ENVELOPE. ALL DEVELOPMENT OPTIONS SHOWN ON PAD2 WILL FIT WITHIN THE ENVELOPE SHOWN

DS070427 PL070155 REC07025



DS070427 PL070155 REC07025

PAD 3