

AMENDED PRELIMINARY & FINAL PLANNED AREA DEVELOPMENT FOR RIO WEST BUSINESS PARK

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA

PROJECT DATA

PROJECT NAME: RIO WEST BUSINESS PARK
Site Address: W OF THE SWC RIO SALADO PARKWAY AND PRIEST ROAD
 TEMPE, AZ.
OWNER: CITY OF TEMPE
 P.O. BOX 5002
 TEMPE, AZ 85280
DEVELOPER: SUNCOR DEVELOPMENT COMPANY
 80 EAST RIO SALADO PARKWAY
 SUITE 410
 TEMPE, AZ 85281
 PHONE: 480.317.6800
 FAX: 480.317.6934
 MITCH ROSEN
ARCHITECT: PATRICK HAYES ARCHITECTURE
 15849 NORTH 71ST STREET
 SUITE 200
 SCOTTSDALE, AZ 85254
 PHONE: 480.556.9000
 FAX: 480.556.9490
 PATRICK C. HAYES, A.I.A.
 BRIAN FISH, A.I.A.



STATEMENT OF OWNER

THE CITY OF TEMPE, OWNER, HAS REVIEWED THIS PLAN
AND APPROVES THE DEVELOPMENT AS SHOWN.

[Signature]
 HUGH HALLMAN, MAYOR, CITY OF TEMPE
 SIGNED THIS 19th DAY OF Jan., 2006.

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA
THE FOREGOING INSTRUMENT WAS SUBSCRIBED
AND SWORN BEFORE ME

THIS 19th DAY OF Jan., 2006.
 IN WITNESS WHEREOF I HAVE HEREUNTO
SET MY HAND AND OFFICIAL SEAL.

[Signature]
 KAREN M. LILLMORE
 NOTARY PUBLIC
 MY COMMISSION EXPIRES

APPROVALS

BY *[Signature]* DATE 2/2/06
 DEVELOPMENT SERVICES

LANDSCAPING	NET SITE	REQUIRED	PROVIDED	LANDSCAPE IN EXPANSION PARKING		TOTAL PROVIDED	%
				PROVIDED	TOTAL PROVIDED		
FUTURE PARCEL 'A'	± 217,011 s.f.	x 10% = 21,701 s.f.	51,753 s.f.	6,258 s.f.	58,011 s.f.	= 26.73%	
FUTURE PARCEL 'B'	± 177,924 s.f.	x 10% = 17,792 s.f.	44,782 s.f.	1,621 s.f.	46,403 s.f.	= 26.08%	
FUTURE PARCEL 'C'	± 167,197 s.f.	x 10% = 16,737 s.f.	39,410 s.f.	3,448 s.f.	42,858 s.f.	= 25.63%	
FUTURE PARCEL 'D'	± 185,558 s.f.	x 10% = 18,556 s.f.	41,466 s.f.	3,890 s.f.	45,356 s.f.	= 24.44%	
FUTURE PARCEL 'E'	± 294,163 s.f.	x 10% = 29,416 s.f.	35,893 s.f.	7,543 s.f.	43,436 s.f.	= 14.77%	
SUB-TOTAL	± 1,041,853 s.f.	x 10% = 104,185 s.f.	213,304 s.f.	22,760 s.f.	236,064 s.f.	= 22.66%	
CENTER LSCP TRACT	± 39,885 s.f.	x 10% = 3,989 s.f.	13,345 s.f.	0 s.f.	13,345 s.f.	= 33.46%	
EAST LSCP TRACT	± 18,438 s.f.	x 10% = 1,844 s.f.	18,439 s.f.	0 s.f.	18,438 s.f.	= 100.00%	
TOTAL	± 1,100,176 s.f.	x 10% = 110,018 s.f.	245,088 s.f.	22,760 s.f.	267,848 s.f.	= 24.35%	

PARKING (BASED ON PROPOSED USE)	SPACES REQUIRED	SPACES PROVIDED	SPACES IN EXPANSION PARKING PROVIDED		TOTAL SPACES PROVIDED
			EXPANSION PARKING PROVIDED	TOTAL SPACES PROVIDED	
BUILDING 'A' (ON PROPOSED FUTURE PARCEL 'A')					
AUTOMOBILE PARKING					
{(WAREHOUSE) + (OFFICE)}					
{(1:500 FOR 1ST 10,000 + 1:5000 FOR REMAINING) + (1:300)}					
{(20 + 7,996/5,000) + (35,732/300) =	141	207 (3.79/1000)	106	313 (5.73/1000)	
ACCESSIBLE PER USD OFJ =	7	8	0	8	
BICYCLE PARKING					
{(WAREHOUSE @ 1:10,000) + (OFFICE @ 1:8,000)}					
{(17,996/10,000) + (35,732/8,000) =	7	12			
BUILDING 'B' (ON PROPOSED FUTURE PARCEL 'B')					
AUTOMOBILE PARKING					
{(20 + 7,437/5,000) + (28,667/300) =	117	211 (4.50/1000)	37	248 (5.29/1000)	
ACCESSIBLE PER USD OFJ =	7	8	0	8	
BICYCLE PARKING					
{(17,437/10,000) + (28,667/8,000) =	6	10			
BUILDING 'C' (ON PROPOSED FUTURE PARCEL 'C')					
AUTOMOBILE PARKING					
{(20 + 2,469/5,000) + (26,525/300) =	109	198 (4.98/1000)	27	225 (5.66/1000)	
ACCESSIBLE PER USD OFJ =	6	6	1	7	
BICYCLE PARKING					
{(12,469/10,000) + (26,525/8,000) =	5	10			
BUILDING 'D' (ON PROPOSED FUTURE PARCEL 'D')					
AUTOMOBILE PARKING					
{(20 + 13,819/5,000) + (22,999/300) =	100	187 (3.93/1000)	77	264 (5.54/1000)	
ACCESSIBLE PER USD OFJ =	6	6	2	8	
BICYCLE PARKING					
{(23,819/10,000) + (22,999/8,000) =	6	10			
BUILDING 'E' (ON PROPOSED FUTURE PARCEL 'E')					
AUTOMOBILE PARKING					
{(20 + 52,230/5,000) + (33,946/300) =	144	326 (3.35/1000)	174	500 (5.14/1000)	
ACCESSIBLE PER USD OFJ =	8	8	4	12	
BICYCLE PARKING					
{(62,230/10,000) + (33,946/8,000) =	11	20			
TOTAL AUTOMOBILE PARKING	611	1129 (3.94/1000)	421	1550 (5.41/1000)	
TOTAL ACCESSIBLE AUTOMOBILE PARKING	34	36	7	43	
TOTAL BICYCLE PARKING	35	62			
		62 PER VARIANCE #2			

BUILDING SETBACKS	REQUIRED	PROVIDED
STREET SIDE	30'-0"	± 88'-2"
REAR (S)	12'-0"	± 60'-9"

LANDSCAPE SETBACKS	REQUIRED	PROVIDED
STREET SIDE	30'-0"	30'-0"
REAR (S)	12'-0"	± 12'-11"

BUILDING AREAS	GROSS AREAS		TOTAL
	B OCC.	\$ OCC.	
BUILDING 'A'	36,172 s.f.	18,498 s.f.	54,670 s.f.
BUILDING 'B'	29,106 s.f.	17,800 s.f.	46,906 s.f.
BUILDING 'C'	26,944 s.f.	12,800 s.f.	39,744 s.f.
BUILDING 'D'	23,308 s.f.	24,308 s.f.	47,616 s.f.
BUILDING 'E'	97,341 s.f.	34,433 s.f.	62,908 s.f.
TOTAL	149,963 s.f.	136,314 s.f.	286,277 s.f.
NET AREAS		\$ OCC.	TOTAL
B OCC.			
BUILDING 'A'	35,732 s.f.	17,996 s.f.	53,728 s.f.
BUILDING 'B'	28,667 s.f.	17,437 s.f.	46,104 s.f.
BUILDING 'C'	26,525 s.f.	12,469 s.f.	38,994 s.f.
BUILDING 'D'	22,999 s.f.	23,819 s.f.	46,818 s.f.
BUILDING 'E'	33,946 s.f.	62,230 s.f.	96,176 s.f.
TOTAL	149,963 s.f.	133,951 s.f.	281,820 s.f.

LOT COVERAGE
 (GROSS AREA / NET SITE AREA) NS (NO STANDARD) PER TABLE 4-204

SITE AREA	PROPOSED FUTURE PARCELS	
	NET SITE AREA	ACRES
FUTURE PARCEL 'A'	± 217,011 s.f.	(± 4.98 ACRES)
FUTURE PARCEL 'B'	± 177,924 s.f.	(± 4.09 ACRES)
FUTURE PARCEL 'C'	± 167,373 s.f.	(± 3.84 ACRES)
FUTURE PARCEL 'D'	± 185,382 s.f.	(± 4.26 ACRES)
FUTURE PARCEL 'E'	± 294,163 s.f.	(± 6.75 ACRES)
SUB-TOTAL	± 1,041,853 s.f.	(± 23.92 ACRES)
CENTER LANDSCAPE TRACT	± 39,885 s.f.	(± .92 ACRES)
EAST LANDSCAPE TRACT	± 18,438 s.f.	(± .42 ACRES)
TOTAL	± 1,100,176 s.f.	(± 25.26 ACRES)

PROJECT DESCRIPTION:
 RIO WEST BUSINESS PARK IS A ±300,000 S.F. FLEX-OFFICE CAMPUS ON A ±25 ACRE LOT AT THE SOUTHWEST CORNER OF PRIEST DRIVE AND RIO SALADO PARKWAY IN TEMPE, ARIZONA. IT IS ENVISIONED AS A 5-BUILDING CLUSTER OF 1-STORY MEZZANINE-CAPABLE BUILDINGS FOR OFFICE AND LIGHT-INDUSTRIAL USES, TO BE CONSTRUCTED IN MULTIPLE PHASES. THE PROJECT WILL HAVE SURFACE PARKING.

APPLICABLE CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
 1994 UNIFORM BUILDING CODE
 1991 UNIFORM MECHANICAL CODE
 1991 UNIFORM PLUMBING CODE
 1997 UNIFORM FIRE CODE
 1996 NATIONAL ELECTRICAL CODE
 ALL PRODUCTS LISTED BY I.C.B.O./U.L. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

QUATER SECTION: NE 1/4 SECTION 17
A.P.N.: 124-78-001
ZONING: GID (EXISTING) (FORMERLY I-1)
 RIO SALADO OVERLAY DISTRICT
PROPOSED USE: OFFICE/ LIGHT INDUSTRIAL
PROPOSED OCCUPANCY: B/S
CONSTRUCTION TYPE: V-N
FIRE SPRINKLERS: FULLY SPRINKLERED PER NFPA-13-1991
 (FIRE SPRINKLERS UNDER SEPERATE SUBMITAL)
BUILDING ALLOWABLE AREA: UNLIMITED AREA, PER UBC SEC. 505.2
BUILDING ROOF HEIGHT ALLOWABLE PROVIDED PER VARIANCE #2
 BUILDING 'A' 38'-0" 33'-9"-3/4" AS RECORDED
 BUILDING 'B' 38'-0" 34'-9" ON SPD-2004.41
 BUILDING 'C' 38'-0" 35'-10"-5/8"
 BUILDING 'D' 38'-0" 36'-10"-5/8"
 BUILDING 'E' 38'-0" 35'-3"-7/8"
BUILDING PARAPET HEIGHT ALLOWABLE PROVIDED AS RECORDED
 BUILDING 'A' 5'-0" 1'-9"-3/4" ON SPD-2004.41
 BUILDING 'B' 5'-0" 2'-9"
 BUILDING 'C' 5'-0" 3'-10"-5/8"
 BUILDING 'D' 5'-0" 4'-10"-5/8"
 BUILDING 'E' 5'-0" 3'-3"-7/8"

PROJECT NO: 03-004
 SHEETSCALE: 1"=40'
 DRAWING: 03064A0-0
 DRAWN (CHECKED): BF
 DATE: 5/3/2005
 SHEET TITLE: COVER SHEET
 SHEET NO: 17N
 SHEET 1 OF 3

SUNCOR
 RIO WEST BUSINESS PARK
 SWC Rio Salado Parkway & Priest Road
 Tempe, Arizona
 DS031326 SPD-2005.52 REC05084

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE NORTH 89° 21' 28" WEST, 30.02 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 21' 28" WEST, ALONG SAID MID-SECTION LINE, 259.58 FEET;

THENCE NORTH 00° 38' 32" EAST, 24.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS POINT WHICH BEARS NORTH 01° 31' 44" WEST, 648.00 FEET;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, PARALLEL WITH AND 10.00 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY, THROUGH A CENTRAL ANGLE OF 39° 13' 06", AN ARC DISTANCE OF 443.55;

THENCE SOUTH 35° 02' 07" WEST, 157.04 FEET;

THENCE NORTH 89° 21' 28" WEST, PARALLEL WITH AND 25.00 FEET NORTH OF SAID MID-SECTION LINE, 1751.26 FEET TO THE EASTERLY RIGHT OF WAY OF SAID RIO SALADO PARKWAY;

THENCE NORTH 00° 30' 19" WEST, 192.19 FEET, ALONG SAID EASTERLY RIGHT OF WAY TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 508.00 FEET;

THENCE NORTHEASTERLY 808.17 FEET ALONG SAID CURVE AND THE SOUTHERLY RIGHT OF WAY OF SAID RIO SALADO PARKWAY THROUGH A CENTRAL ANGLE OF 91° 09' 05";

THENCE SOUTH 89° 21' 14" EAST, 563.47 FEET, ALONG SAID RIGHT OF WAY, TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 508.00 FEET;

THENCE SOUTHEASTERLY 408.59 FEET, ALONG SAID RIGHT OF WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 46° 05' 01";

THENCE SOUTH 43° 16' 13" EAST, 486.29 FEET, ALONG SAID RIGHT OF WAY, TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 638.00 FEET;

THENCE EASTERLY 697.73 FEET, ALONG SAID RIGHT OF WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 62° 39' 35";

THENCE NORTH 74° 04' 12" EAST, 73.14 FEET, ALONG SAID RIGHT OF WAY;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY OF THE RIO SALADO PARKWAY, SOUTH 53° 42' 01" EAST, 36.75 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 17;

THENCE SOUTH 01° 28' 13" EAST, 59.76 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**.

EXCEPT ANY PORTION THEREOF LOCATED WITHIN THE LIMITS OF 1ST STREET.

(THE ABOVE DESCRIBED PARCEL CONTAINING 25.26 ACRES, MORE OR LESS).

CERTIFICATION:

I, MARK A. LUOND, 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.



MARK A. LUOND
ARIZONA CERTIFICATE NO. 39783.

PREVIOUS VARIANCES: RRC03051 / SPD-2003.96

1. INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT FROM 30 FEET TO 38 FEET.
2. REDUCE THE REQUIRED BICYCLE PARKING SPACES BY 50% (FROM 123 TO 62).
3. WAIVE THE BUILDING ADDRESS ON A FREESTANDING MONUMENT SIGN LOCATED AT RIO SALADO PKWY AND PRIEST DRIVE. SIGN "A" ONLY.
4. TO EXCEED THE MAXIMUM ALLOWABLE SIGN AREA FOR THREE (3) FREE STANDING SIGNS FROM 24 SQUARE FEET TO 102 SQUARE FEET.
5. TO ALLOW THREE (3) MULTI-TENANT FREESTANDING BUSINESS IDENTIFICATION SIGNS IN THE I-1 ZONING DISTRICT.
6. ALLOW MORE THAN ONE (1) FREE STANDING SIGN ON THE SAME STREET FRONTAGE.

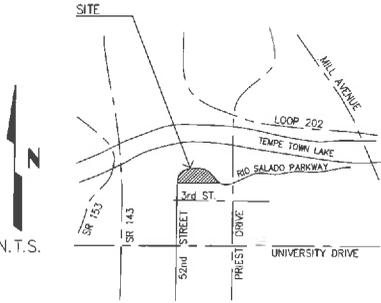
**CONDITIONS OF APPROVAL:
RRC05025 / SPD-2005.52**

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
(1) WATER LINES AND FIRE HYDRANTS
(2) SEWER LINES
(3) STORM DRAINS
(4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
(1) WATER AND SEWER DEVELOPMENT FEES.
(2) WATER AND/OR SEWER PARTICIPATION CHARGES.
(3) INSPECTION AND TESTING FEES.
2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF REDEVELOPMENT REVIEW COMMISSION APPROVAL.
B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. SHOULD THE PROPERTY BE SUBDIVIDED, THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECTS 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.
4. NO VARIANCES SHALL BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
6. ALL PREVIOUS REDEVELOPMENT REVIEW COMMISSION CONDITIONS OF APPROVAL DATED DECEMBER 2, 2003 (RRC03051) SHALL BE ADHERED TO.
7. YOUR DRAWINGS MUST BE SUBMITTED TO THE DEVELOPMENT SERVICES BUILDING SAFETY DIVISION FOR BUILDING PERMIT BY JUNE 7, 2006, OR REDEVELOPMENT REVIEW APPROVAL WILL EXPIRE.

**CONDITIONS OF APPROVAL:
RRC04025 / SPD-2004.41**

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
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4. NO VARIANCES SHALL BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. REMOVE ALL PROPOSED AND OR FUTURE PROPERTY LINES PRIOR TO RECORDATION OF THE AMENDED PRELIMINARY PLANNED AREA DEVELOPMENT.
6. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.

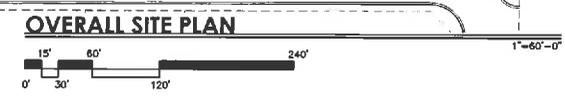
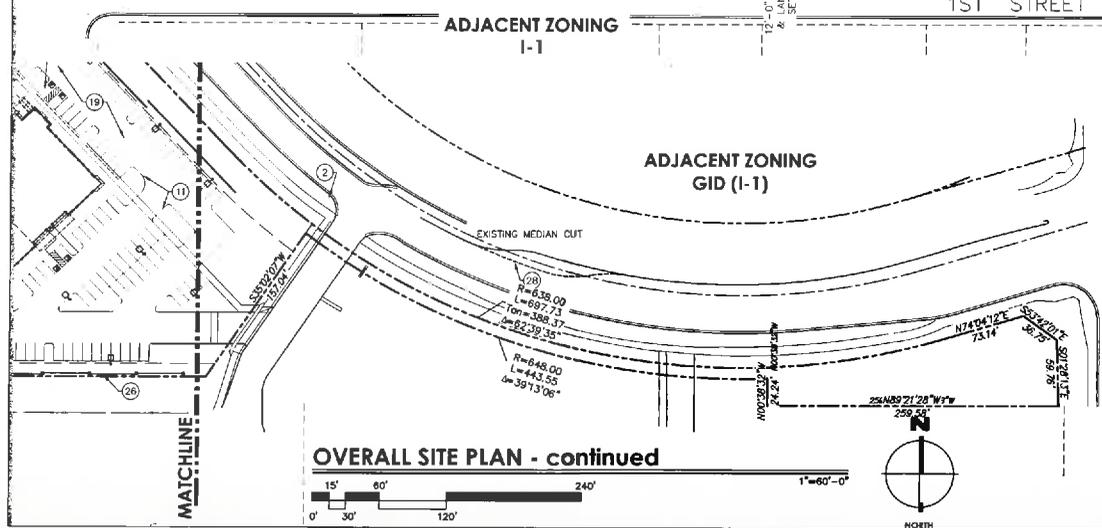
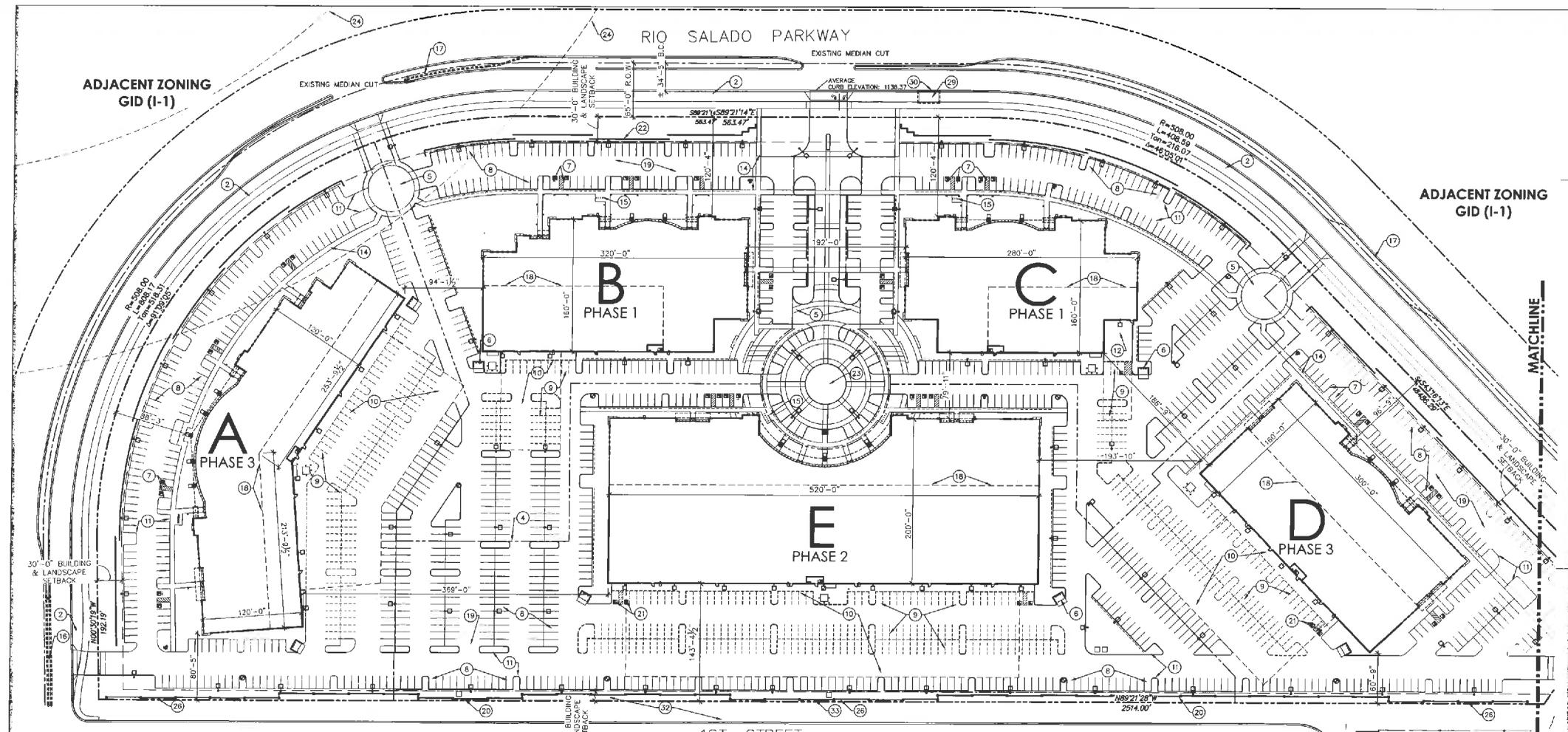
VICINITY MAP



N.T.S.

17N





- KEYNOTES**
- not used.
 - SITE VISIBILITY TRIANGLE, PER C.O.T. STANDARDS.
 - not used.
 - PROPOSED FUTURE LOT LINE (TYP.)
 - DECORATIVE DRIVE ENTRY PAVING - SEE LANDSCAPE.
 - CITY OF TEMPE TRASH ENCLOSURE (TYP.)
 - CITY OF TEMPE STANDARD PARKING STALL (TYP.)
 - CITY OF TEMPE STANDARD PARKING STALL (TYP.)
 - FUTURE PARKING SHOWN DASHED (TYP.)
 - LOADING AREA.
 - 6" CONCRETE CURB (TYP.)
 - LOADING AREA OR FUTURE PATIO SEATING AREA. FUTURE PATIO SCREENING TO MATCH BUILDING ARCHITECTURE AND COLOR.
 - not used.
 - 6' WIDE CONCRETE SIDEWALK (TYP.)
 - BICYCLE RACK LOCATION (TYP.)
 - PROPOSED MEDIAN EXTENSION.
 - PROPOSED NEW LEFT TURN LANE.
 - EDGE OF FUTURE SECOND FLOOR MEZZANINE - FUTURE MEZZANINE OVER FRONT TWO BAYS OF ALL BUILDINGS.
 - 24" WIDE DRIVE AISLE (TYP.)
 - 8" HIGH SCREEN WALL: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. W/ 4" CAP BLOCK, W/ 2"x2" DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) WALL TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.

- FUTURE CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
- 3' HIGH C.M.U. PARKING SCREEN WALL.
- LOCATION OF FUTURE ART FEATURE - SEE LANDSCAPE.
- 750' & 1000' RADIUS FROM DVORAC.
- not used.
- 8" HIGH FENCE: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. TO 3'-0" A.F.G. W/ WROUGHT IRON FENCE ABOVE TO 8'-0" A.F.G. W/ 2"x2" DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) FENCE TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.
- not used.
- PROPOSED MEDIAN MODIFICATION FOR ADDITIONAL QUEUING.
- PROPOSED FUTURE LOCATION OF BUS TRANSIT SHELTER.
- PROPOSED FUTURE BUS TRANSIT SHELTER EASEMENT.
- not used.
- D.G. COVER OVER VAL VISTA WATERLINE TO BACK OF EXISTING CURB.
- WALL FOOTINGS IN THIS SECTION OF C.M.U./WROUGHT IRON FENCE TO BE DESIGNED FOR POSSIBLE FUTURE REPLACEMENT OF WROUGHT IRON WITH C.M.U. (REPLACEMENT MAY BE NECESSARY IF O.H. DOORS ARE LOCATED ON BUILDING 'E' WITHIN PERPENDICULAR VIEW.)



PROJECT NO 03-064
SHEET SCALE 1"=60'-0"
DRAWING NO 03064A1-1
DESIGNED BY BF
DATE 5/3/2005
SHEET TITLE OVERALL SITE PLAN
PROJECT RIO WEST BUSINESS PARK
LOCATION SWC Rio Salado Parkway & Priest Road
CITY Tempe, Arizona
PROJECT NO DS031326
SPD-2005.52
REC05084
SHEET 3 OF 3

SUNCOR
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 www.priarchitect.com

REGISTERED ARCHITECT
 LICENSE NO. 23492
 DONALD CONNER
 PROJECT ARCHITECT

17N

AMENDED PRELIMINARY & FINAL PLANNED AREA DEVELOPMENT FOR RIO WEST BUSINESS PARK

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA

BOOK 700 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY ENGINEER
HELEN PURCELL
2004 - 0961632
08:11 PM

PROJECT DATA

Project Name: Rio West Business Park
Site Address: W of the SWC Rio Salado Parkway and Priest Road
Tempe, Arizona
Owner: CITY OF TEMPE
P.O. BOX 5002
Tempe, AZ 85280

Developer: SUNCOR DEVELOPMENT COMPANY
80 East Rio Salado Parkway
Suite 410
Tempe, AZ 85281
Phone: 480.556.9000
Fax: 480.317.6934
Miltch Rosen

Architect: PATRICK HAYES ARCHITECTURE
15849 North 71st Street
Suite 200
Scottsdale, AZ 85254
Phone: 480.556.9000
Fax: 480.556.9490
Patrick C. Hayes, A.I.A.
Brien Fish, A.I.A.

Project Description: Rio West Business Park is a \$300,000 s.f. flex-office campus on a 125 acre lot at the southwest corner of Priest Drive and Rio Salado Parkway in Tempe, Arizona. It is envisioned as a 5-building cluster of 1-story mezzanine-capable buildings for office and light-industrial uses, to be constructed in multiple phases. The project will have surface parking.

Applicable Codes: All construction shall comply with the following codes and amendments per their adopting ordinances:
1994 Uniform Building Code
1991 Uniform Mechanical Code
1991 Uniform Plumbing Code
1997 Uniform Fire Code
1996 National Electrical Code

All products listed by I.C.B.O./U.L. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have I.C.B.O. approved evaluation report(s) or be approved and listed by other nationally recognized testing agencies.

Quarter Section: NE 1/4 SECTION 17

A.P.N.: 124-78-001

Zoning: I-1 (existing)
Rio Salado Overlay District

Proposed Use: Office/Light Industrial

Proposed Occupancy: B/S

Construction Type: V-N

Fire Sprinklers: Fully Sprinklered per NFPA-13-1991
(Fire Sprinklers under separate submittal)

Building Allowable Area: Unlimited Area, per USC Sec. 505.2

Building Roof Height:

Building	Allowable	Provided
Building 'A'	38'-0"	33'-9-3/4"
Building 'B'	38'-0"	34'-9"
Building 'C'	38'-0"	35'-10-5/8"
Building 'D'	38'-0"	36'-10-5/8"
Building 'E'	38'-0"	35'-3-7/8"

Building Parapet Height:

Building	Allowable	Provided
Building 'A'	5'-0"	1'-9-3/4"
Building 'B'	5'-0"	2'-9"
Building 'C'	5'-0"	3'-10-5/8"
Building 'D'	5'-0"	4'-10-5/8"
Building 'E'	5'-0"	3'-3-7/8"

Building Setbacks:

Street Side	Required	Provided
Rear (S)	12'-0"	± 74'-3"
		± 60'-9"

Landscape Setbacks:

Street Side	Required	Provided
Rear (S)	30'-0"	30'-0"
		± 12'-1"

Site Area

Proposed Future Parcels	Net Site Area	± (Acres)
Future Parcel 'A'	± 217,011 s.f.	(± 4.98 acres)
Future Parcel 'B'	± 177,924 s.f.	(± 4.03 acres)
Future Parcel 'C'	± 146,279 s.f.	(± 3.36 acres)
Future Parcel 'D'	± 206,476 s.f.	(± 4.74 acres)
Future Parcel 'E'	± 224,163 s.f.	(± 5.14 acres)
Sub-total	± 1,041,853 s.f.	(± 23.92 acres)
Center Landscape Tract	± 39,885 s.f.	(± 0.92 acres)
East Landscape Tract	± 18,438 s.f.	(± 0.42 acres)
Total	± 1,100,176 s.f.	(± 25.26 acres)

Building Areas:

Building	Gross Area	B. occ.	S. occ.	total
Building 'A'	36,172 s.f.	18,498 s.f.	54,670 s.f.	
Building 'B'	29,104 s.f.	17,800 s.f.	46,904 s.f.	
Building 'C'	26,944 s.f.	12,800 s.f.	39,744 s.f.	
Building 'D'	29,146 s.f.	55,114 s.f.		
Building 'E'	34,279 s.f.	62,908 s.f.	97,187 s.f.	
Total	162,467 s.f.	141,154 s.f.	293,621 s.f.	

STATEMENT OF OWNER

THE CITY OF TEMPE, OWNER, HAS REVIEWED THIS PLAN AND APPROVES THE DEVELOPMENT AS SHOWN.

Mark A. Luond
MARK A. LUOND, MAYOR, CITY OF TEMPE
SIGNED THIS 23rd DAY OF JULY, 2004.

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA
THE FOREGOING INSTRUMENT WAS SUBSCRIBED
AND SWORN BEFORE ME

THIS 17th DAY OF August, 2004.

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

Kathleen K. Fillmore
KATHLEEN K. FILLMORE
Notary Public
MY COMMISSION EXPIRES 8/22/04

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF TEMPE, ARIZONA, ON THIS
23rd DAY OF July, 2004.

BY *Mark A. Luond* DATE 7-30-04
MAYOR

ATTEST *Kate Comy* DATE 8/1/04
CITY CLERK

BY *Jan R. C.* DATE 8/1/04
CITY ENGINEER

BY *Luis Salas* DATE 8/18/04
DEVELOPMENT SERVICES



LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, County of Maricopa, State of Arizona, being more particularly described as follows:

Commencing at the East quarter corner of said Section 17:

thence North 89° 21' 28" West, 30.02 feet along the East-West mid-section line of said Section, to the Point of Beginning;

thence continuing North 89° 21' 28" West, along said mid-section line, 259.86 feet;

thence North 00° 38' 32" East, 24.24 feet to the beginning of a non-tangent curve, concave to the North, having a radius point which bears North 01° 31' 44" West, 648.00 feet;

thence Westerly, along the arc of said curve, parallel with and 10.00 feet South of the Southerly right of way of Rio Salado Parkway, through a central angle of 39° 13' 00", an arc distance of 443.55;

thence South 35° 02' 07" West, 157.04 feet;

thence North 89° 21' 28" West, parallel with and 25.00 feet North of said mid-section line, 1751.26 feet to the Easterly right of way of said Rio Salado Parkway;

thence North 00° 30' 19" West, 192.19 feet, along said Easterly right of way to the beginning of a curve concave Southeastwardly having a radius of 508.00 feet;

thence Northeastwardly 808.17 feet along said curve and the Southerly right of way of said Rio Salado Parkway through a central angle of 91° 09' 03";

thence South 89° 21' 14" East, 563.47 feet, along said right of way, to the beginning of a curve concave Southwardly having a radius of 508.00 feet;

thence South 35° 02' 07" West, 157.04 feet, along said right of way and said curve, through a central angle of 46° 05' 01";

thence South 49° 16' 13" East, 486.29 feet, along said right of way, to the beginning of a curve concave Northeastwardly having a radius of 638.00 feet;

thence Easterly 697.73 feet, along said right of way and said curve, through a central angle of 62° 39' 35";

thence North 74° 04' 12" East, 73.14 feet, along said right of way;

thence departing said Southerly right of way of the Rio Salado Parkway, South 53° 42' 01" East, 36.75 feet to the West line of the East 30.00 feet of said Section 17;

thence South 01° 28' 13" East, 59.76 feet along said West line to the Point of Beginning.

EXCEPT any portion thereof located within the limits of 1st Street.

[The above described parcel containing 25.26 acres, more or less.]

CERTIFICATION:

I, MARK A. LUOND, 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.



MARK A. LUOND
ARIZONA CERTIFICATE NO. 39783.

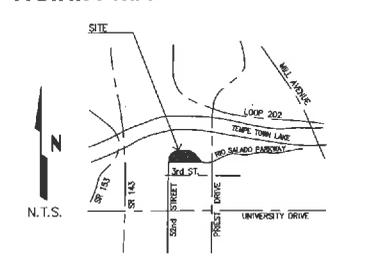
PREVIOUS VARIANCES: RRC03051 / SPD-2003.96

- Increase the maximum allowed building height from 30 feet to 38 feet.
- Reduce the required bicycle parking spaces by 50 % (from 123 to 62).
- Waive the building address on a freestanding monument sign located at Rio Salado Pkwy and Priest Drive, Sign 'A' only.
- To exceed the maximum allowable sign area for three (3) free standing signs from 24 square feet to 102 square feet.
- To allow three (3) multi-tenant freestanding business identification signs in the I-1 Zoning District.
- Allow more than on (1) free standing sign on the same street frontage.

CONDITIONS OF APPROVAL: RRC04025 / SPD-2004.41

- All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
- Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- Should the property be subdivided, the owner(s) shall provide a 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.
- No variances shall be created by future property lines without the prior approval of the City of Tempe.
- Remove all proposed and/or future property lines prior to recordation of the Amended Preliminary Planned Area Development.
- The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on the site.

VICINITY MAP



Lot Coverage	Allowable	Provided
(Gross Area / Net Site Area)		
Building 'A' / Future Parcel 'A'	50%	± 25.2%
Building 'B' / Future Parcel 'B'	50%	± 26.4%
Building 'C' / Future Parcel 'C'	50%	± 27.2%
Building 'D' / Future Parcel 'D'	50%	± 26.7%
Building 'E' / Future Parcel 'E'	50%	± 33.0%
Sub-total	50%	± 28.2%
Center Lscp Tract	50%	± 0.0%
East Lscp Tract	50%	± 0.0%
Total	50%	± 26.7%

Landscaping	Net Site	Required	Provided	Landscape in Expansion	
				Provided	Total
Future Parcel 'A'	± 217,011 s.f.	x 10% = 21,701 s.f.	51,753 s.f.	6,258 s.f.	58,011 s.f. = 26.73%
Future Parcel 'B'	± 177,924 s.f.	x 10% = 17,792 s.f.	44,782 s.f.	1,621 s.f.	46,403 s.f. = 26.06%
Future Parcel 'C'	± 146,279 s.f.	x 10% = 14,628 s.f.	37,752 s.f.	2,053 s.f.	39,805 s.f. = 27.21%
Future Parcel 'D'	± 206,476 s.f.	x 10% = 20,648 s.f.	44,068 s.f.	5,818 s.f.	49,886 s.f. = 24.16%
Future Parcel 'E'	± 224,163 s.f.	x 10% = 22,416 s.f.	35,873 s.f.	43,436 s.f.	14,727 s.f. = 14.72%
Sub-Total	± 1,041,853 s.f.	x 10% = 104,185 s.f.	214,248 s.f.	23,293 s.f.	237,541 s.f. = 22.85%
Center Lscp Tract	± 39,885 s.f.	x 10% = 3,989 s.f.	13,345 s.f.	0 s.f.	13,345 s.f. = 33.46%
East Lscp Tract	± 18,438 s.f.	x 10% = 1,844 s.f.	18,438 s.f.	0 s.f.	18,438 s.f. = 100.00%
Total	± 1,100,176 s.f.	x 10% = 110,018 s.f.	246,032 s.f.	23,293 s.f.	269,325 s.f. = 24.48%

Parking	Spaces Required	Spaces Provided	Spaces in Expansion		Total Spaces Provided
			Expansion Provided	Total Provided	
Building 'A' (on proposed future parcel 'A')					
Automobile Parking (warehouse) + (office) (1:500 for 1st 10,000 + 1:5000 for remaining) + (1:250) (20 + 8,498/5,000) + (36,172/250) =	167	207 (3,781/1000)	106	313 (5,731/1000)	106
Bicycle Parking (warehouse @ 1:5,000 + (office @ 1:2,500)) x 50% [(18,498/5,000) + (36,172/2,500)] x 50% =	9	8	0	8	8
Building 'B' (on proposed future parcel 'B')					
Automobile Parking (20 + 7,800/5,000) + (29,104/250) =	138	211 (4,501/1000)	37	248 (5,291/1000)	37
Accessible per USDotJ =	5	8	0	8	8
Bicycle Parking ((17,800/5,000) + (29,104/2,500)) x 50% =	8	10			
Building 'C' (on proposed future parcel 'C')					
Automobile Parking (20 + 2,800/5,000) + (26,944/250) =	109	168 (4,231/1000)	19	187 (4,711/1000)	19
Accessible per USDotJ =	5	6	0	6	6
Bicycle Parking ((12,800/5,000) + (26,944/2,500)) x 50% =	7	10			
Building 'D' (on proposed future parcel 'D')					
Automobile Parking (20 + 19,148/5,000) + (25,966/250) =	128	188 (3,391/1000)	92	280 (5,081/1000)	92
Accessible per USDotJ =	5	6	2	8	8
Bicycle Parking ((29,146/5,000) + (25,966/2,500)) x 50% =	8	10			
Building 'E' (on proposed future parcel 'E')					
Automobile Parking (20 + 52,908/5,000) + (34,279/250) =	168	376 (3,361/1000)	174	500 (5,141/1000)	174
Accessible per USDotJ =	6	8	4	12	12
Bicycle Parking ((62,908/5,000) + (34,279/2,500)) x 50% =	13	20			
Total Automobile Parking	710	1100 (3,751/1000)	428	1,528 (5,201/1000)	428
Total Accessible Automobile Parking	27	36	6	42	36
Total Bicycle Parking	62	62			62

ARCHITECTURE
 PATRICK HAYES
 15849 North 71st Street
 Suite 200
 Scottsdale, Arizona 85254
 P. 480.556.9000
 F. 480.556.9490
 www.pharchitecture.com

REGISTERED ARCHITECT
 STATE OF ARIZONA
 23492
 Patrick Cameron Hayes
 1-17-04
 PH000004

SUNCOR
 RIO WEST BUSINESS PARK
 SWC Rio Salado Parkway & Priest Road
 Tempe, Arizona
 REC04054
 PROJECT NO. 03-064
 SHEET NO. 03064A0-0
 DRAWN / CHECKED BY: BF
 DATE: 7/16/2004
 SHEET TITLE: COVER SHEET
 DS031326 SPD-2004.41
 SHEET NO. SHEET 1 OF 2

ADJACENT ZONING
I-1

RIO SALADO PARKWAY

BOOK 700 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-0961632
08/11 PM
08/11 PM

ADJACENT ZONING
I-1

MATCHLINE

MATCHLINE

A
PHASE 3

B
PHASE 1

C
PHASE 1

E
PHASE 2

D
PHASE 3

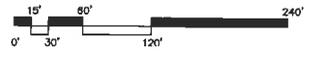
ADJACENT ZONING
I-1

1ST STREET

OVERALL SITE PLAN

ADJACENT ZONING
I-1

PRIEST ROAD



OVERALL SITE PLAN - continued



- 21. FUTURE CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
- 22. 3' HIGH C.M.U. PARKING SCREEN WALL.
- 23. LOCATION OF FUTURE ART FEATURE - SEE LANDSCAPE.
- 24. 750' & 1000' RADIUS FROM DVORITAC.
- 25. not used.
- 26. 8' HIGH FENCE: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. TO 3'-0" A.F.G. W/ WROUGHT IRON FENCE ABOVE TO 8'-0" A.F.G., W/ 2x2" DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) FENCE TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.
- 27. not used.
- 28. PROPOSED MEDIAN MODIFICATION FOR ADDITIONAL QUEUING.
- 29. PROPOSED FUTURE LOCATION OF BUS TRANSIT SHELTER.
- 30. PROPOSED FUTURE BUS TRANSIT SHELTER EASEMENT.
- 31. not used.
- 32. D.G. COVER OVER VAL VISTA WATERLINE TO BACK OF EXISTING CURB.
- 33. WALL FOOTINGS IN THIS SECTION OF C.M.U. WROUGHT IRON FENCE TO BE DESIGNED FOR POSSIBLE FUTURE REPLACEMENT OF WROUGHT IRON WITH C.M.U. (REPLACEMENT MAY BE NECESSARY IF O.H. DOORS ARE LOCATED ON BUILDING 'E' WITHIN PERPENDICULAR VIEW.)

KEYNOTES

- 1. not used.
- 2. SITE VISIBILITY TRIANGLE PER C.O.T. STANDARDS.
- 3. not used.
- 4. not used.
- 5. DECORATIVE DRIVE ENTRY PAVING - SEE LANDSCAPE.
- 6. CITY OF TEMPE TRASH ENCLOSURE (TYP.)
- 7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
- 8. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
- 9. FUTURE PARKING SHOWN DASHED (TYP.)
- 10. LOADING AREA.
- 11. 6" CONCRETE CURB (TYP.)
- 12. not used.
- 13. not used.
- 14. 6" WIDE CONCRETE SIDEWALK (TYP.)
- 15. BICYCLE RACK LOCATION (TYP.)
- 16. PROPOSED MEDIAN EXTENSION.
- 17. PROPOSED NEW LEFT TURN LANE.
- 18. EDGE OF FUTURE SECOND FLOOR MEZZANINE - FUTURE MEZZANINE OVER FRONT TWO BAYS OF ALL BUILDINGS.
- 19. 24' WIDE DRIVE AISLE (TYP.)
- 20. 3' HIGH SCREEN WALL: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. W/ 4" CAP BLOCK W/ 2x2" DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) WALL TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.

PATRICIA HAYES ARCHITECTURE
15649 North 71st Street
Suite 200
Scottsdale, Arizona 85254
P. 480.356.9000
F. 480.356.9490
www.pharchitecture.com



RIO WEST BUSINESS PARK
SWC Rio Salado Parkway & Priest Road
Tempe, Arizona

PROJECT NO: 03-064
SHEET NO: 17N
DRAWING: 03064A-1-1
DATE: 7/16/2004
BEST TITLE: OVERALL SITE PLAN

SHEET NO: SHEET 2 OF 2

DS031326 SPD-2004.41 REC04054

DS031326 SPD-2004.41 REC04054

PRELIMINARY & FINAL PLANNED AREA DEVELOPMENT FOR RIO EAST BUSINESS PARK

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA

BOOK 681 PAGE 29
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-0428238
04/21/2004

STATEMENT OF OWNER

THE CITY OF TEMPE, OWNER, HAS REVIEWED THIS PLAN AND APPROVES THE DEVELOPMENT AS SHOWN.

Neil G. Giuliano
NEIL G. GIULIANO, MAYOR, CITY OF TEMPE
SIGNED THIS 16th DAY OF April, 2004.

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA
THE FOREGOING INSTRUMENT WAS SUBSCRIBED
AND SWORN BEFORE ME

THIS 16th DAY OF April, 2004.

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

Karen M. Tillmore
Notary Public



MY COMMISSION EXPIRES 02/28/04.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF TEMPE, ARIZONA, ON THIS

15th DAY OF January, 2004.

BY *Neil Giuliano* DATE 04/16/04
MAYOR

ATTEST *Kathy M. [Signature]* DATE 4/19/04
CITY CLERK

BY *Andy Goh* DATE 4-19-04
CITY ENGINEER

BY *Stephen Venker* DATE 4/20/04
DEVELOPMENT SERVICES



LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, County of Maricopa, State of Arizona, being more particularly described as follows:

Commencing at the East quarter corner of said Section 17:

thence North 89° 21' 28" West, 30.02 feet along the East-West mid-section line of said Section, to the Point of Beginning;

thence continuing North 89° 21' 28" West, along said mid-section line, 259.58 feet;

thence North 00° 38' 32" East, 24.24 feet to the beginning of a non-tangent curve, concave to the North, having a radius point which bears North 01° 31' 44" West, 548.00 feet;

thence Westward, along the arc of said curve, parallel with and 10.00 feet South of the Southerly right of way of Rio Salado Parkway, through a central angle of 39° 13' 08", an arc distance of 443.55;

thence South 35° 02' 07" West, 157.04 feet;

thence North 89° 21' 28" West, parallel with and 25.00 feet North of said mid-section line, 1751.26 feet to the Easterly right of way of said Rio Salado Parkway;

thence North 02° 30' 15" West, 192.19 feet, along said Easterly right of way to the beginning of a curve concave Southeasterly having a radius of 508.00 feet;

thence Northeasterly 808.17 feet along said curve and the Southerly right of way of said Rio Salado Parkway through a central angle of 91° 59' 05";

thence South 69° 21' 14" East, 563.47 feet, along said right of way, to the beginning of a curve concave Southwesterly having a radius of 508.00 feet;

thence Southeasterly 408.59 feet, along said right of way and said curve, through a central angle of 46° 05' 01";

thence South 49° 14' 13" East, 486.29 feet, along said right of way, to the beginning of a curve concave Northeasterly having a radius of 538.00 feet;

thence Easterly 697.73 feet, along said right of way and said curve, through a central angle of 62° 39' 35";

thence North 74° 04' 12" East, 73.14 feet, along said right of way;

thence departing said Southerly right of way of the Rio Salado Parkway, South 53° 42' 01" East, 34.75 feet to the West line of the East 30.00 feet of said Section 17;

thence South 01° 28' 13" East, 59.76 feet along said West line to the Point of Beginning.

EXCEPT any portion thereof located within the limits of 1st Street.

(The above described parcel containing 25.26 acres, more or less).

CERTIFICATION:

I, MARK A. LUONO, 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.



MARK A. LUONO
ARIZONA CERTIFICATE NO. 39783.

VARIANCE REQUESTS

- Increase building roof-height limit from 30' to 38'.
- Reduce bicycle-parking requirement by 50%.
- Waive address-number requirement for corner monument sign.
- Increase the number of monument signs allowed on Rio Salado Pkwy, from 1 to 3.
- Allow project identification and multi-tenant identification on one sign.
- Increase sign area maximum from 24 s.f. to 101.8 s.f.

CONDITIONS OF APPROVAL: SPD-2003.96

- a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.

b. On-site improvements to bring roadways to current standards include:

 - Water lines and fire hydrants
 - Sewer lines
 - Storm drains
 - Roadway improvements including street lights, curb, gutter, bikeway, sidewalk, bus shelter, and related amenities.

c. Fees to be paid with the development of this project include:

 - Water and sewer development fees.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
- a. All street dedications shall be made within six (6) months of Redevelopment Review Committee approval.

b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- Should the property be subdivided, the owner(s) shall provide a 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 C&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- No variances shall be created by future property lines without the prior approval of the City of Tempe.
- The applicant shall comply with all applicable state and federal laws regarding archeological findings on this site.
- Applicant shall meet with Planning staff to resolve project design and details relating to the site plan, building elevations, lighting, landscaping, and signage, based on the "Design Review Conditions and Development Standards" as approved by City Council on January 15, 2004.

VICINITY MAP



Lot Coverage

(Gross Area / Net Site Area)	Allowable	Provided
Building 'A' / Future Parcel 'A'	50%	± 25.2%
Building 'B' / Future Parcel 'B'	50%	± 26.1%
Building 'C' / Future Parcel 'C'	50%	± 33.1%
Building 'D' / Future Parcel 'D'	50%	± 26.7%
Building 'E' / Future Parcel 'E'	50%	± 33.2%
Sub-total	50%	± 28.9%
Landscape tract	50%	± 5.3%
Total	50%	± 27.3%

Landscaping

	Net Site	Required	Provided	Landscape in Expansion	Total
Future Parcel 'A'	217,290 s.f.	21,729 s.f.	48,014 s.f.	6,503 s.f.	54,517 s.f. = 25.09%
Future Parcel 'B'	178,698 s.f.	17,870 s.f.	43,780 s.f.	1,533 s.f.	45,313 s.f. = 25.36%
Future Parcel 'C'	146,279 s.f.	14,628 s.f.	37,272 s.f.	1,742 s.f.	39,414 s.f. = 26.26%
Future Parcel 'D'	206,469 s.f.	20,647 s.f.	44,295 s.f.	5,509 s.f.	49,604 s.f. = 24.02%
Future Parcel 'E'	293,117 s.f.	29,312 s.f.	35,023 s.f.	0 s.f.	42,386 s.f. = 14.46%
Sub-Total	1,041,853 s.f.	104,186 s.f.	208,252 s.f.	21,983 s.f.	230,234 s.f. = 22.10%
Center Loop Tract	39,885 s.f.	3,989 s.f.	13,132 s.f.	0 s.f.	13,132 s.f. = 32.92%
East Loop Tract	18,438 s.f.	1,844 s.f.	18,439 s.f.	0 s.f.	18,439 s.f. = 100.0%
Total	1,100,176 s.f.	110,019 s.f.	239,823 s.f.	21,983 s.f.	261,805 s.f. = 23.80%

Parking

	Spaces Required	Spaces Provided	Expansion Provided	Total Spaces Provided
Building 'A'				
Automobile Parking (warehouse) + (office) (1,500 for lot 10,000 + 1,800 (or remaining) + (1,250) (20 + 8,498/5,000) + (36,172/2,500) = 167	167	207 (3,78/1000)	106	313 (5,73/1000)
Accessible per USDOJ = 8	8	8	0	8
Bicycle Parking (warehouse @ 15,000) + (office @ 12,500) x 50% ((18,498/5,000) + (36,172/2,500)) x 50% = 10	10	6		
Building 'B'				
Automobile Parking (20 + 7,800/5,000) + (29,106/250) = 138	138	213 (4,54/1000)	38	251 (5,35/1000)
Accessible per USDOJ = 6	6	6	0	6
Bicycle Parking ((17,800/5,000) + (29,106/2,500)) x 50% = 8	8	6		
Building 'C'				
Automobile Parking (20 + 7,800/5,000) + (29,106/250) = 138	138	141 (3,00/1000)	25	166 (3,54/1000)
Accessible per USDOJ = 6	6	6	0	6
Bicycle Parking ((17,800/5,000) + (29,106/2,500)) x 50% = 8	8	6		
Building 'D'				
Automobile Parking (20 + 19,148/5,000) + (25,966/250) = 128	128	188 (3,39/1000)	94	282 (5,10/1000)
Accessible per USDOJ = 7	7	6	2	8
Bicycle Parking ((29,148/5,000) + (25,966/2,500)) x 50% = 9	9	6		
Building 'E'				
Automobile Parking (20 + 52,908/5,000) + (34,279/250) = 168	168	326 (3,36/1000)	175	501 (5,17/1000)
Accessible per USDOJ = 11	11	8	4	12
Bicycle Parking ((52,908/5,000) + (34,279/2,500)) x 50% = 14	14	10		
Total Automobile Parking	739	1075 (3,57/1000)	438	1513 (5,03/1000)
Total Accessible Automobile Parking	39	36	6	42
Total Bicycle Parking	49	34		

DS031326 SPD-2003.96 RECO4010

PROJECT DATA

Project Name: Rio East Business Park
Site Address: SWC Rio Salado Parkway and Priest Road, Tempe, Arizona
Owner: CITY OF TEMPE, P.O. BOX 3002, Tempe, AZ 85280

Developer: SUNCOR DEVELOPMENT COMPANY, 80 East Rio Salado Parkway, Suite #10, Tempe, AZ 85281
Phone: 480.317.6800
Fax: 480.317.6934
Randy Levin, A.I.A.
Gary Cheek
Liz Welsh

Architect: PATRICK HAYES ARCHITECTURE, 15849 North 71st Street, Suite 200, Scottsdale, AZ 85254
Phone: 480.556.9000
Fax: 480.556.9490
Patrick C. Hayes, A.I.A.
Bron Fish, A.I.A.

Project Description: Rio East Business Park is a ±300,000 s.f. flex-office campus on a ±25 acre lot at the southwest corner of Priest Drive and Rio Salado Parkway in Tempe, Arizona. It is envisioned as a 5-building cluster of 1-story mezzanine-capable buildings for office and light-industrial uses, to be constructed in multiple phases. The project will have surface parking, approximately 30% of which will be covered.

Applicable Codes: All construction shall comply with the following codes and amendments per their adopting ordinances:

- 1994 Uniform Building Code
 - 1991 Uniform Mechanical Code
 - 1991 Uniform Plumbing Code
 - 1997 Uniform Fire Code
 - 1996 National Electrical Code
- All products listed by U.C.B.C./I.C.C. number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for product(s) listed shall also have I.C.C. approved evaluation report(s) or be approved and listed by other nationally recognized testing agencies.

Quarter Section: NE 1/4 SECTION 17

A.P.N.: 124-78-001

Zoning: I-1 (existing)
Rio Salado Overlay District

Proposed Use: Office/Light Industrial

Proposed Occupancy: B/S

Construction Type: V-N

Fire Sprinklers: Fully Sprinklered per NFPA-13-1991 (Fire Sprinklers under separate submittal)

Building Allowable Area: Unlimited Area, per UBC Sec. 505.2

Building Footprint	Allowable	Provided
Building 'A'	38'-0"	33'-9 3/4"
Building 'B'	38'-0"	34'-9"
Building 'C'	38'-0"	35'-10 5/8"
Building 'D'	38'-0"	36'-10 5/8"
Building 'E'	38'-0"	35'-3 7/8"

Building Parapet Height	Allowable	Provided
Building 'A'	5'-0"	1'-9 3/4"
Building 'B'	5'-0"	2'-9"
Building 'C'	5'-0"	3'-10 5/8"
Building 'D'	5'-0"	4'-10 5/8"
Building 'E'	5'-0"	3'-3 7/8"

Building Setbacks	Required	Provided
Street Side Rear (S)	30'-0"	± 9'-3"
	12'-0"	± 6'-9"

Landscape Setbacks	Required	Provided
Street Side Rear (S)	30'-0"	30'-0"
	12'-0"	± 17'-1"

Site Area	Proposed Future Parcels	Net Site Area:
Future Parcel 'A'	± 217,290 s.f.	(± 4.99 acres)
Future Parcel 'B'	± 178,698 s.f.	(± 4.10 acres)
Future Parcel 'C'	± 146,279 s.f.	(± 3.35 acres)
Future Parcel 'D'	± 206,469 s.f.	(± 4.74 acres)
Future Parcel 'E'	± 293,117 s.f.	(± 6.73 acres)
Sub-total	± 1,041,853 s.f.	(± 23.92 acres)
Center Landscape Tract	± 39,885 s.f.	(± 9.2 acres)
East Landscape Tract	± 18,438 s.f.	(± 4.2 acres)
Total	± 1,100,176 s.f.	(± 25.26 acres)

Building Areas	Gross Area	B. occ.	S. occ.	Total
Building 'A'	36,172 s.f.	18,498 s.f.		54,670 s.f.
Building 'B'	29,106 s.f.	17,800 s.f.		46,906 s.f.
Building 'C'	29,106 s.f.	17,800 s.f.		46,906 s.f.
Building 'D'	25,966 s.f.	29,148 s.f.		55,114 s.f.
Building 'E'	34,279 s.f.	62,908 s.f.		97,187 s.f.
Total	154,629 s.f.	146,154 s.f.		300,783 s.f.

PATRICK HAYES ARCHITECTURE



RIO EAST BUSINESS PARK
SWC Rio Salado Parkway & Priest Road
Tempe, Arizona

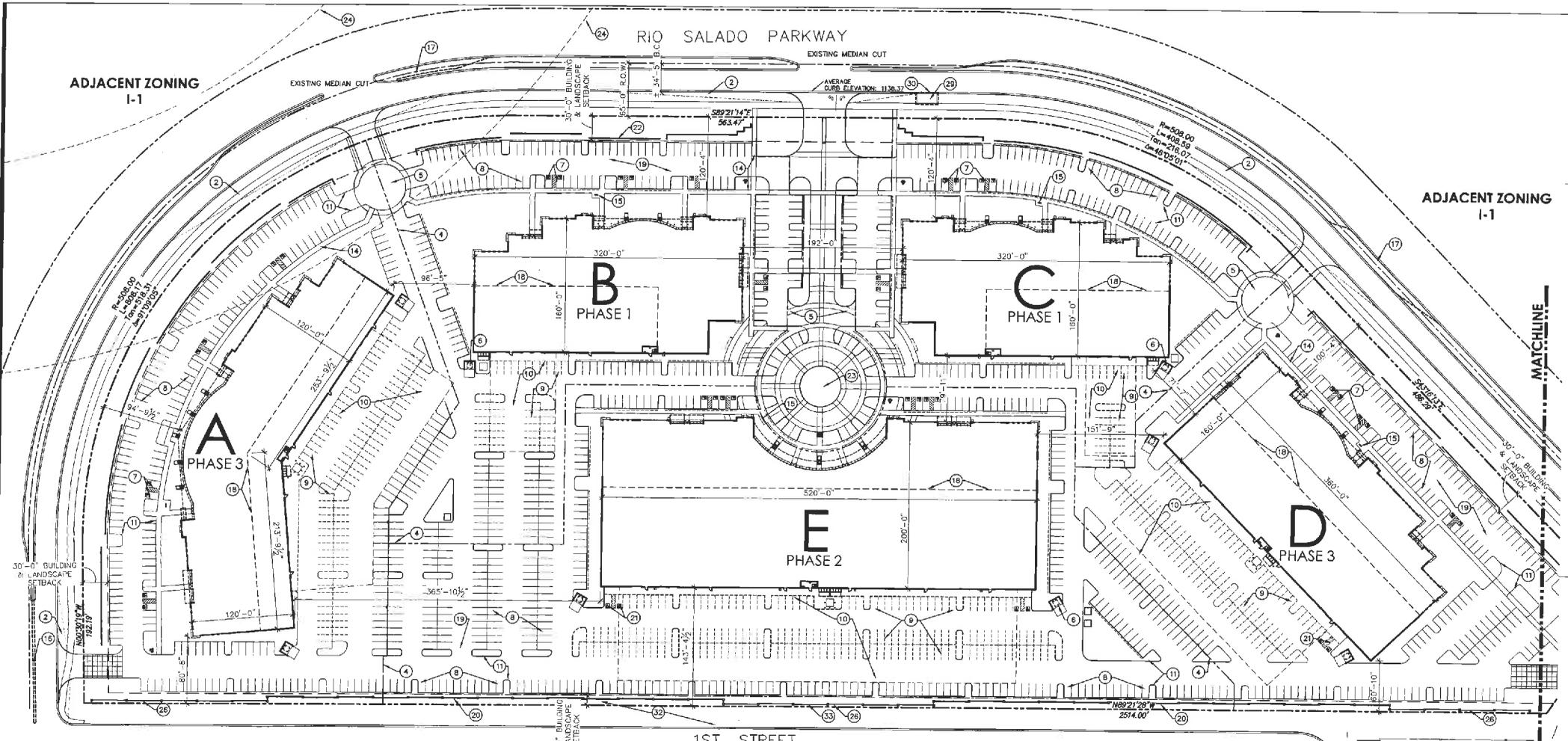
PROJECT NO: 03-064
SHEET SCALE:
DRAWING NO: 03064A0-0
DRAWN / CHECKED BY: BF
DATE: 4/6/2004

SHEET TITLE: COVER SHEET
SHEET NO: SHEET 1 OF 2

DS031326 SPD-2003.96 RECO4010

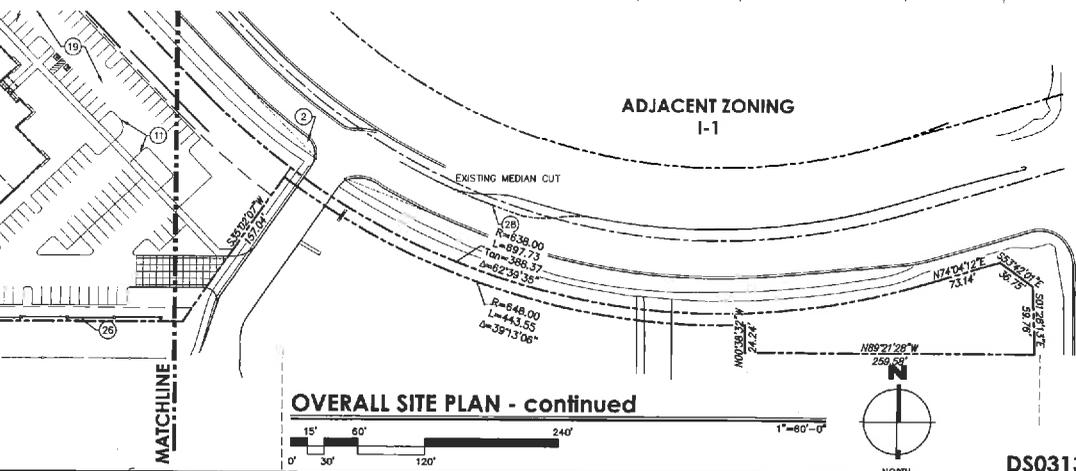
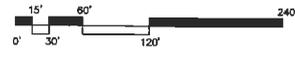
ADJACENT ZONING I-1

ADJACENT ZONING I-1



ADJACENT ZONING I-1

OVERALL SITE PLAN



OVERALL SITE PLAN - continued



BOOK 681 PAGE 29
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN FURDELL
 2004 - 0428238
 04/27/2004 03:59 PM

- 21. FUTURE CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
- 22. 3' HIGH C.M.U. PARKING SCREEN WALL
- 23. LOCATION OF FUTURE ART FEATURE - SEE LANDSCAPE.
- 24. 750' & 1000' RADIUS FROM DVORTAC.
- 25. not used.
- 26. 8' HIGH FENCE: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. TO 3'-0" A.F.G. W/ WROUGHT IRON FENCE ABOVE TO 8'-0" A.F.G. W/ 2x2 DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) FENCE TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.
- 27. not used.
- 28. PROPOSED MEDIAN MODIFICATION FOR ADDITIONAL QUEUING.
- 29. PROPOSED FUTURE LOCATION OF BUS TRANSIT SHELTER.
- 30. PROPOSED FUTURE BUS TRANSIT SHELTER EASEMENT.
- 31. not used.
- 32. D.G. COVER OVER VAL VISTA WATERLINE TO BACK OF EXISTING CURB.
- 33. WALL FOOTINGS IN THIS SECTION OF C.M.U./WROUGHT IRON FENCE TO BE DESIGNED FOR POSSIBLE FUTURE REPLACEMENT OF WROUGHT IRON WITH C.M.U. (REPLACEMENT MAY BE NECESSARY IF O.H. DOORS ARE LOCATED ON BUILDING 'E' WITHIN PERPENDICULAR VIEW.)

KEYNOTES

- 1. not used.
- 2. SITE VISIBILITY TRIANGLE, PER C.O.T. STANDARDS.
- 3. not used.
- 4. PROPOSED FUTURE LOT LINE (TYP.)
- 5. DECORATIVE DRIVE ENTRY PAVING - SEE LANDSCAPE.
- 6. CITY OF TEMPE TRASH ENCLOSURE (TYP.)
- 7. CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
- 8. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
- 9. FUTURE PARKING SHOWN DASHED (TYP.)
- 10. LOADING AREA
- 11. 6" CONCRETE CURB (TYP.)
- 12. not used.
- 13. not used.
- 14. 6" WIDE CONCRETE SIDEWALK (TYP.)
- 15. BICYCLE RACK LOCATION (TYP.)
- 16. PROPOSED MEDIAN EXTENSION.
- 17. PROPOSED NEW LEFT TURN LANE.
- 18. EDGE OF FUTURE SECOND FLOOR MEZZANINE - FUTURE MEZZANINE COVER FRONT TWO BAYS OF ALL BUILDINGS.
- 19. 24" WIDE DRIVE AISLE (TYP.)
- 20. 8' HIGH SCREEN WALL: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. W/ 4" CAP BLOCK, W/ 2x2 DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) WALL TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.

PATRICK HAYES ARCHITECTURE
 1800 North 17th Street
 Suite 200
 Scottsdale, Arizona 85254
 P. 480.556.9000
 F. 480.556.9490
 www.pharchitecture.com



RIO EAST BUSINESS PARK
 SWC Rio Salado Parkway & Priest Road
 Tempe, Arizona

DS031326 SPD-2003.96 REC04010

PROJECT NO. 03-064
 SHEET NOLE 1"=60'-0"
 DRAWING NO. 030844A-1
 DRAWN / CHECKED BY BF
 DATE 4/6/2004
 SHEET TITLE OVERALL SITE PLAN

SHEET NO. SHEET 2 OF 2

RIO WEST BUSINESS PARK

A SUBDIVISION LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS PLATTED UNDER THE NAME "RIO WEST BUSINESS PARK", PURSUANT TO A.R.S. § 33-1219, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE BOUNDARIES OF EACH LOT AND TRACT, ITS IDENTIFYING NUMBER, AND SETS FORTH THE LOCATION AND PURPOSE OF ANY EASEMENTS SERVING OR BURDENING SAID RIO WEST BUSINESS PARK.

THE EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

TRACT 1, FOR INGRESS AND EGRESS EASEMENT AND ART FEATURE:

TRACT 2, FOR ENTRY MONUMENT PURPOSES:

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
MARICOPA COUNTY } SS

ON THIS 2th DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Mayor, Hugh L. Hunsinger, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Mayor OF THE CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL.

Karen M. Fillmore, NOTARY PUBLIC
RESIDENT OF Maricopa COUNTY, ARIZONA
MY COMMISSION EXPIRES: 8/26/08



IN WITNESS WHEREOF, THE CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER HAS CAUSED ITS NAME TO BE SIGNED AND ITS SEAL AFFIXED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 2th DAY OF September, 2006.

BY: THE CITY OF TEMPE
AN ARIZONA MUNICIPAL CORPORATION
BY: Hugh L. Hunsinger
NAME: Hugh L. Hunsinger
TITLE: Mayor

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17;
THENCE NORTH 89° 21' 28" WEST, 30.02 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION: (CONTINUED)

THENCE CONTINUING NORTH 89°21' 28" WEST, ALONG SAID MID-SECTION LINE, 259.58 FEET;
THENCE NORTH 00°38'32" EAST, 24.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,
CONCAVE TO THE NORTH, HAVING A RADIUS POINT WHICH BEARS NORTH 01°31'44" WEST, 548.00 FEET;
THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, PARALLEL WITH AND 10.00 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF RIO SALADO PARKWAY, THROUGH A CENTRAL ANGLE OF 39°13'06", AN ARC DISTANCE OF 443.55;
THENCE SOUTH 35°02'07" WEST, 187.04 FEET;
THENCE NORTH 89°21'28" WEST, PARALLEL WITH AND 25.00 FEET NORTH OF SAID MID-SECTION LINE, 1751.26 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID RIO SALADO PARKWAY;
THENCE NORTH 00°30'19" WEST, 192.19 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 808.00 FEET;
THENCE NORTHEASTERLY 808.17 FEET ALONG SAID CURVE AND THE SOUTHERLY RIGHT-OF-WAY OF SAID RIO SALADO PARKWAY THROUGH A CENTRAL ANGLE OF 91°09'05";
THENCE SOUTH 89°21'14" EAST, 563.47 FEET, ALONG SAID RIGHT-OF-WAY, TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 508.00 FEET;
THENCE SOUTHEASTERLY 408.59 FEET, ALONG SAID RIGHT-OF-WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°08'01";
THENCE SOUTH 43°16'13" EAST, 486.29 FEET, ALONG SAID RIGHT-OF-WAY, TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 638.00 FEET;
THENCE EASTERLY 697.73 FEET, ALONG SAID RIGHT-OF-WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°39'35";
THENCE NORTH 74°04'12" EAST, 73.14 FEET, ALONG SAID RIGHT-OF-WAY;
THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY OF THE RIO SALADO PARKWAY, SOUTH 53° 42' 01" EAST, 38.75 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 17;
THENCE SOUTH 01° 28' 13" EAST, 58.76 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LOCATED WITHIN THE LIMITS OF 1ST STREET.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 2th DAY OF September, 2006.

BY: Hugh L. Hunsinger DATE 9/1/06

ATTEST: Karen M. Fillmore DATE 9/1/06
CITY CLERK

BY: Karen M. Fillmore DATE 9/1/06
(For) CITY ENGINEER

BY: _____ DATE 9/1/06
DEVELOPMENT SERVICES



OWNER:

CITY OF TEMPE
P.O. BOX 5002
TEMPE, ARIZONA 85280

BENCH MARK:

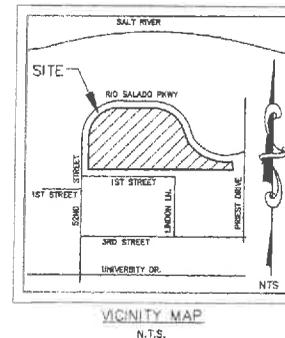
TOP OF BRASS CAP FLUSH WITH PAVEMENT
LOCATED AT THE INTERSECTION OF 52nd STREET
AND 181 STREET EAST (CENTER OF SECTION)
ELEVATION 1136.70 PER CITY OF TEMPE DATUM (NAVD 1929)

BASIS OF BEARING:

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST: SAID BEARING= NORTH 89°21'28" WEST

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER D4013C 2165 F, DATED SEPTEMBER 30, 2005. ZONE "SHADED X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.



SHEET INDEX:

- 1. - COVER SHEET
- 2. - BOUNDARY - WEST HALF
- 3. - BOUNDARY - EAST HALF
- 4. - EASEMENTS

NOTES:

- 1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- 2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 3. THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF TEMPE, ARIZONA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

DEVELOPER:

SUNCOR DEVELOPMENT COMPANY
80 EAST RIO SALADO PARKWAY, SUITE 410
TEMPE, ARIZONA 85281

CERTIFICATION:

I, CHRISTOPHER E. AULERICH, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT MAP CONSISTING OF 4 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2005; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Christopher E. Aulerich 17009 9/1/06
CHRISTOPHER E. AULERICH REG. NO. DATE

SHEET 1 OF 4

		BRADY-AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (480) 836-4000 Fax (480) 345-9258 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
		RIO WEST BUSINESS PARK	
DATE 12-15-05 SCALE: N.T.S.		DRAWN BY: REA CHECKED BY: GEA JOB NO. 051120	

DS060046

SBD06001

REC06049

REC06049

SBD06001

DS060046

17N

RIO WEST BUSINESS PARK

CITY OF TEMPE

FOUND CITY OF TEMPE BRASS CAP (FLUSH)

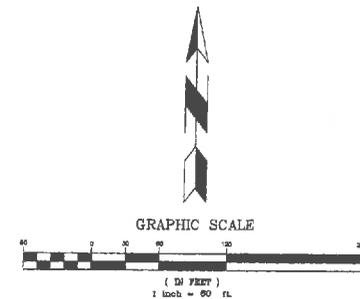
RIO SALADO PARKWAY

MATCH LINE - SHEET 3

PROJECT DATA:

LOT A AREA	216,836 SQ. FT.	4.9779 ACRES
LOT B AREA	177,915 SQ. FT.	4.0844 ACRES
LOT C AREA	167,371 SQ. FT.	3.8423 ACRES
LOT D AREA	185,166 SQ. FT.	4.2508 ACRES
LOT E AREA	294,363 SQ. FT.	6.7576 ACRES
TRACT 1 AREA	38,893 SQ. FT.	0.9158 ACRES (LANDSCAPE TRACT)
TRACT 2 AREA	18,439 SQ. FT.	0.4233 ACRES (LANDSCAPE TRACT)
GROSS AREA	1,100,176 SQ. FT.	25.2566 ACRES

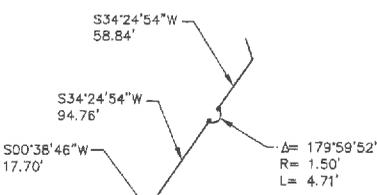
LEGEND	
	YARD LIMITS
	MONUMENT LINE
	BOUNDARY LINE
	BRASS CAP AS NOTED
	PROPERTY CORNER AS NOTED
	RECORDED
	MEASURED
	CALCULATED
	ASSESSORS PARCEL NUMBER
	MARICOPA COUNTY RECORDER
	RIGHT OF WAY



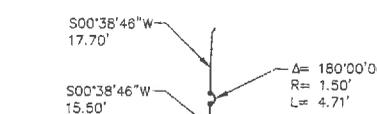
REC06049

SBD06001

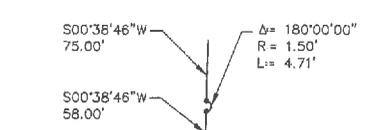
DS060046



DETAIL A



DETAIL B



DETAIL C

Δ = 91°08'11"
R = 573.00
L = 911.43'

Δ = 91°09'05"
R = 508.00
L = 808.17'

Δ = 20°20'03"
R = 508.00
L = 180.29'

Δ = 70°49'02"
R = 508.00
L = 627.88'

Δ = 58°44'08"
R = 79.00'
L = 80.99'

Δ = 180°00'00"
R = 248.19

65°
R/W

65°
R/W

65°
R/W

CENTER SEC. 17
T.1N. R.4E.
FOUND CITY OF TEMPE
BRASS CAP (FLUSH)
1.00' WEST OF CENTERLINE
OF RIO SALADO PARKWAY

LOT A
216,836 SQ. FEET
4.9779 ACRES

LOT B
177,915 SQ. FEET
4.0844 ACRES

TRACT 1
38,893 SQ. FT.
0.9158 ACRES

LOT E
294,363 SQ. FEET
6.7576 ACRES

BOOK 866 PAGE 17
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1212364
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DS060046

SBD06001

REC06049

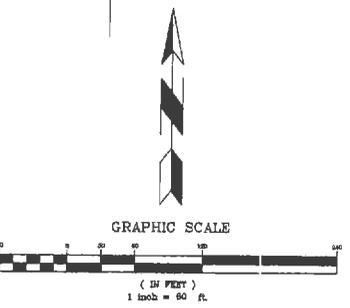
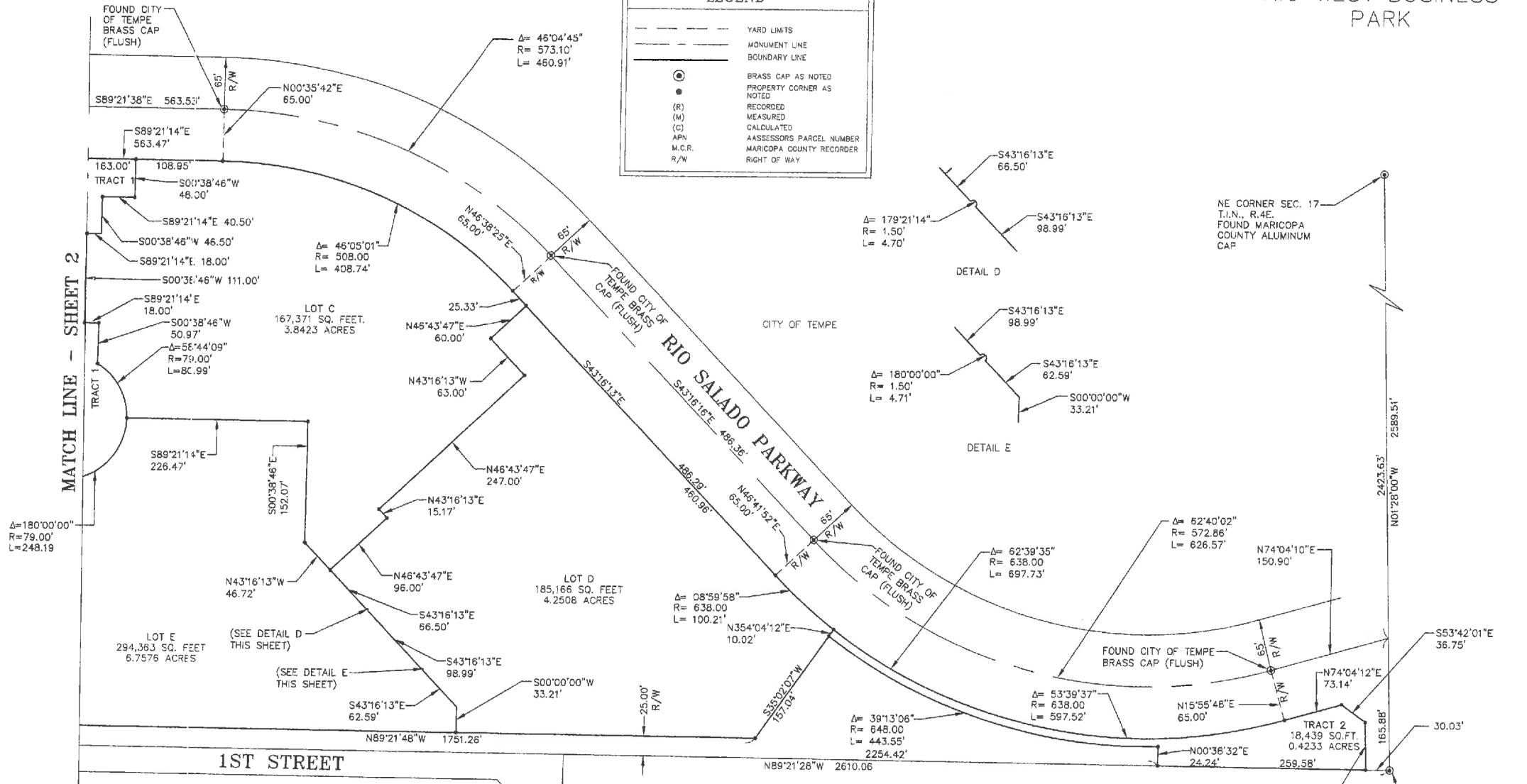
SHEET 2 OF 4

		BRADY AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (480) 839-4000 Fax (480) 345-9229	
		DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
DATE	12/15/05	RIO WEST BUSINESS PARK	
SCALE:	1"=60'	DRAWN BY:	CHECKED BY:
		REA	CEA
			JOB NO. 051120

17N

RIO WEST BUSINESS PARK

LEGEND	
---	YARD LIMITS
---	MONUMENT LINE
---	BOUNDARY LINE
●	BRASS CAP AS NOTED
●	PROPERTY CORNER AS NOTED
(R)	RECORDED
(M)	MEASURED
(C)	CALCULATED
APN	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY



BOOK 866 PAGE 17
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1212364
 03/12/2008 03:02 PM

SHEET 3 OF 4

		BRADY-AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (480) 838-4000 Fax (480) 345-3228 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
		DATE 12/15/05 SCALE: 1"=60'	DRAWN BY: REA CHECKED BY: CEA

DS060046 SBD06001 REC06049

DS060046 SBD06001 REC06049

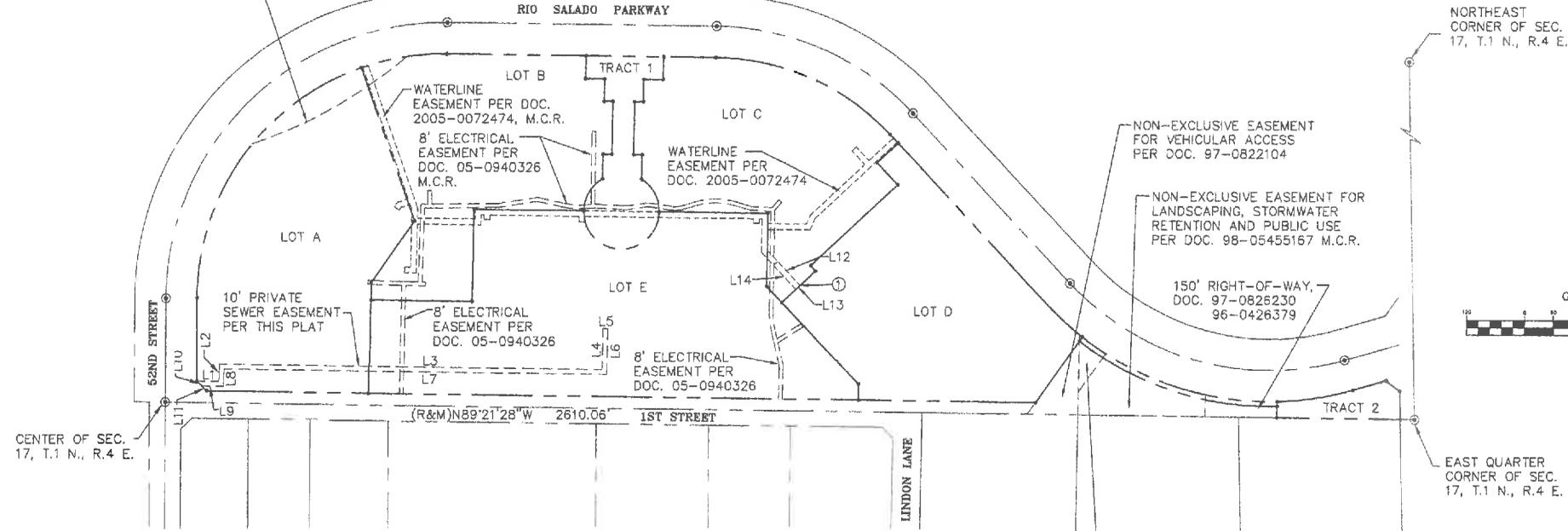
17N

RIO WEST BUSINESS PARK

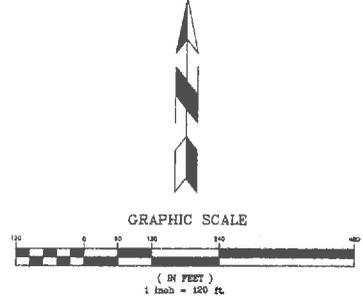
LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N89°21'14"W	46.04'
L2	S00°38'46"W	36.06'
L3	N89°21'14"W	798.15'
L4	S00°38'46"W	85.33'
L5	N89°21'14"W	10.00'
L6	S00°38'46"W	95.33'
L7	N89°21'14"W	798.15'
L8	S00°38'46"W	36.06'
L9	N89°21'14"W	45.65'
L10	S44°55'53"E	14.79'
L11	S44°55'53"E	14.47'
L12	S43°16'13"E	68.73'
L13	S46°43'47"E	12.00'
L14	N43°16'13"W	68.73'

LEGEND	
---	MONUMENT LINE
---	BOUNDARY LINE
---	EASEMENT LINE
⊙	BRASS CAP AS NOTED
•	PROPERTY CORNER AS NOTED
(R)	RECORDED
(M)	MEASURED
(C)	CALCULATED
APN	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDER

1000' RADIUS RESTRICTED BUILD AREA FROM DVORTAC ANTENNA PER DOC. 97-0432433 M.C.R. & 04-0211942 M.C.R.



NORTHEAST CORNER OF SEC. 17, T.1 N., R.4 E.



CENTER OF SEC. 17, T.1 N., R.4 E.

- NOTES:
- ① PRIVATE WATERLINE DEDICATED PER THIS PLAT.
 - ② ON-SITE RETENTION AND CROSS DRAINAGE EASEMENT PROVIDED FOR IN DOC. 04-1003345, M.C.R. (BLANKET EASEMENT OVER ENTIRE SITE)

BOOK 866 PAGE 17
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
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 2006-1212364
06/12/2006 02:59 PM

SHEET 4 OF 4

		BRADY-AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (480) 836-4000 Fax (480) 345-9259 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
		DATE 12/15/05 SCALE 1"=120' DRAWN BY: REA CHECKED BY: CEA JOB NO. 081120	RIO WEST BUSINESS PARK

DS060046

SBD06001

REC06049

REC06049

SBD06001

DS060046

17N