

GENERAL AND FINAL PLAN OF DEVELOPMENT CANDLEWOOD HOTEL

A PORTION OF
 SECTION 4, TOWNSHIP 1S, RANGE 4E,
 GILA AND SALT RIVER BASE AND MERIDIAN
 MARICOPA COUNTY, AZ.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS

13th DAY OF February 1997

BY Neil H. Giuliano 7/15/97
 MAYOR DATE



ATTEST

Karen S. Buddigman, Dep. 7/16/97
 CITY CLERK DATE

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA THIS

21st DAY OF July 1997

BY Howard C. Hagan
 CITY ENGINEER

APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF TEMPE, ARIZONA THIS

21st DAY OF July 1997

BY Fred B. Attenborough
 DEVELOPMENT SERVICES DIRECTOR

SITE GENERAL NOTES

- Details of screen wall to match building.
- Provide 100 year retention.
- Fire sprinkler and on-site hydrants/loop required.

LEGAL DESCRIPTION

A tract of land being the North 415.00 feet of Tract "B" of the Plat of WOOD PARK VILLAGE, a subdivision of a portion of the West Half of Section 4, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Together with a portion of the West 327.00 feet of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 4 as shown on said plat of WOOD PARK VILLAGE, more particularly described as follows:

BEGINNING at the Northeast corner of said Tract "B". Thence South 89 degrees 32 minutes 24 seconds East, along the South right of way of Baseline Road, a distance of 87.00 feet (Record 85 feet to the corner of property described in Document No. 86085918, records of Maricopa County, Arizona). Thence South 00 degrees 02 minutes 13 seconds East, a distance of 415.00 feet; Thence North 89 degrees 32 minutes 24 seconds West, a distance of 325.59 feet (Record 323.59 feet) to a point on the West line of said Tract "B"; Thence North 00 degrees 27 minutes 36 seconds East, along said West line, a distance of 395.00 feet; Thence North 45 degrees 27 minutes 36 seconds East, along the Northwest line of said Tract "B", a distance of 28.28 feet; Thence South 89 degrees 32 minutes 24 seconds East, along the North line of Tract "B" a distance of 214.99 feet to the POINT OF BEGINNING.

BENCH MARK

BRASS CAP MONUMENT AT THE CENTERLINE OF BASELINE ROAD AND 10.7' WEST OF C. BECK AVE. ELEVATION = 1204.40

OWNERSHIP

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

SIGNED THIS 11 DAY OF July 1997

By L.B.
 LARRY BOWERS, VICE PRESIDENT FOR CONSTRUCTION
 CANDLEWOOD HOTEL CO., INC.

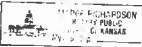
ACKNOWLEDGEMENTS

STATE OF KANSAS }
 COUNTY OF SEDGEWICK } SS

ON THIS 11 DAY OF July 1997 BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED, Larry Bowers WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF CANDLEWOOD HOTEL CO., INC., AND THAT HE, BEING DULY AUTHORIZED TO DO SO, HEREBY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF CORPORATION BY HIMSELF AS SUCH AN OFFICER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Drummond Richardson
 MY COMMISSION EXPIRES 11-6-2000



OWNER
 CANDLEWOOD HOTEL CO., INC.
 8342 EAST CENTRAL
 WICHITA, KANSAS 67206
 TEL (316) 631-1300
 FAX (316) 631-1333

ARCHITECT
 C.L.C. ASSOCIATES, INC.
 8480 EAST ORCHARD RD.
 SUITE 2000
 ENGLEWOOD, CO 80111
 TEL (303) 770-5600
 FAX (303) 770-2349

CIVIL ENGINEER
 JOHNSON AND ASSOCIATES, INC.
 5520 NORTH FRANCIS,
 OKLAHOMA CITY, OKLAHOMA 73118
 CONTACT: NEIL ROBINSON
 TEL (405) 843-8075
 FAX (405) 843-8078

STRUCTURAL ENGINEER
 L. S. MASON & ASSOC.
 3685 MT. DIABLO BLVD.
 LAFAYETTE, CA 945549
 TEL (510) 283-8805
 FAX (510) 283-8844

CONDITIONS OF APPROVAL (SGF-96.97):

- Public Works Department approval of all roadway, alley and utility easements dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - Off-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, bikepath, sidewalk, bus shelter and related amenities.
- Fees to be paid with the development of this project include:
 - Water and sewer development of this project fees
 - Water and/or sewer participation charges
 - Inspection and testing fees
- All street dedications shall be made within six (6) months of Council 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 under ground prior to issuance of occupancy permit for this (re) development in accordance with Ordinance No. 88.85.
- If new property lines are created on this site, approval of CC&R's in a form acceptable to the City Attorney and Development Services Director must take place prior to recordation of the plan or plat. These CC&R's should provide that 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 approval by the City Attorney and Community Development Director.
- Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or variance(s) and use permit(s) shall be deemed null and void.
- Building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning on 1335 W. Baseline shall revert to the zoning in place at the time of application.
- The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- The applicant shall resolve all lighting and security details with Police Department prior to issuance of building permit.
- Project shall adhere to all Design Review Board conditions on 2/5/97.
- General and Final Plan of Development shall be recorded with Maricopa County Recorder prior to issuance of building permits.

VARIANCES

BUILDING HEIGHT VARIANCE FROM 30' TO 37' (35' BUILDING, 2' FOUNDATION)

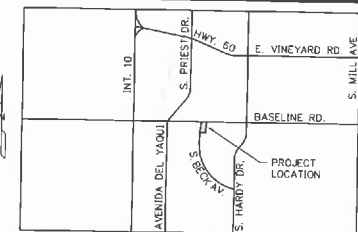
LAND SURVEYOR'S CERTIFICATION

I, Paul S. Hosman, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, THAT THE PROPERTY BOUNDARY AS SHOWN HEREON IS CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

Paul S. Hosman
 PAUL S. HOSMAN DATE
 Reg. L.S. No. 19335



1335 WEST BASELINE ROAD
 TEMPE, ARIZONA



LOCATION MAP

J
A
 Johnson & Associates
 Engineering Company, Inc.
 5520 N. FRANCIS AVENUE
 Oklahoma City, Oklahoma 73118
 Phone : (405) 843-8075
 Fax : (405) 843-8078



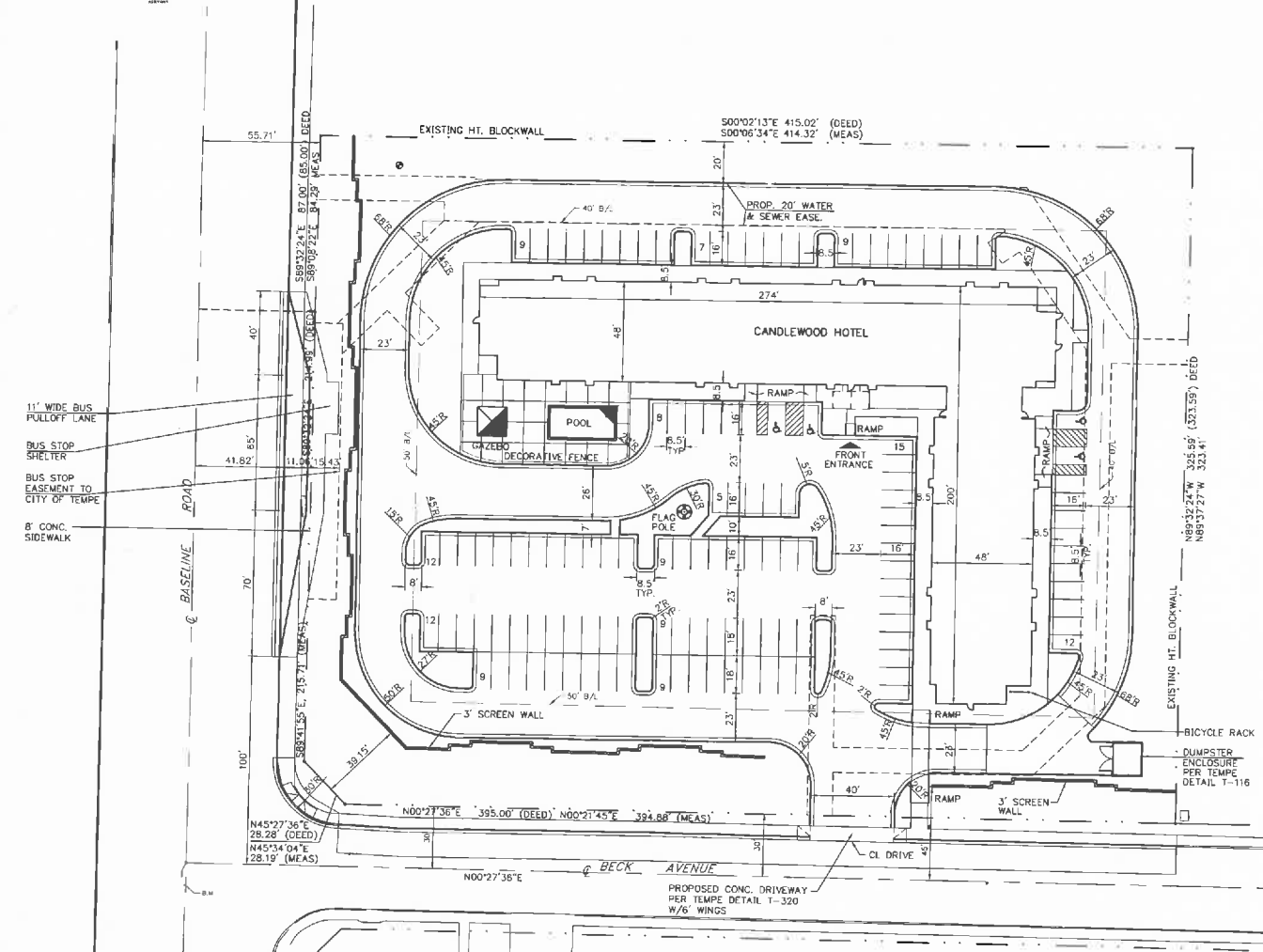
T.W. Johnson
 TIMOTHY W. JOHNSON DATE
 Reg. P.E. No. 20728

AS BUILT INFORMATION IS INCLUDED IN THESE AREAS ON THIS SET OF DRAWINGS		PERMITS REQUIRED FOR THIS SET OF DRAWINGS	
<input type="checkbox"/> SEWER	<input type="checkbox"/> FIRE LINE	<input type="checkbox"/> DRAINAGE	
<input type="checkbox"/> WATER	<input type="checkbox"/> CITY IRRIGATION	<input type="checkbox"/> PAVING	
<input type="checkbox"/> WATER-RECLAIMED	<input type="checkbox"/> BIKE PATH	<input type="checkbox"/> WATER	
<input type="checkbox"/> STORM DRAIN/DRYWELL	<input type="checkbox"/> LANDSCAPE/SPRINKLER	<input type="checkbox"/> SEWER	
<input type="checkbox"/> PAVING	<input type="checkbox"/> STREET LIGHTS	<input type="checkbox"/> STREET LIGHTS	
<input type="checkbox"/> OFFSITE (C/S/D/W)	<input type="checkbox"/> BUILDINGS	<input type="checkbox"/> FLOODPLAIN	
<input type="checkbox"/> CRADING/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/> OTHER	
AS-BUILT PLANS CHECKED FOR FIELD CHANGES		PARCEL #	
INSPECTOR: _____	DATE: _____	PROJECT #	R8600188



E9700062

AS24 FILE: \\P01\10302\TEMP\10715107.dwg, 07/15/97 at 14:25, SCALE: 1, Last Update by: BJK



SITE DATA

ADDRESS:----- 1335 WEST BASELINE ROAD
 TEMPE, ARIZONA

TOTAL NO. OF ROOMS:----- 119
 NO RESTAURANT
 NO LOUNGE
 NO RETAIL
 1 OFFICE----- 350 SQ. FT.
 1 WORKOUT AREA----- 350 SQ. FT.

SITE AREA:----- 133,250 SQ. FT.±
 3.059 ACRES

DEVELOPED AREA:----- 3.059 ACRES

ZONING:----- PCC-1

BUILDING HEIGHT:----- 3 STORIES, 35 FEET

LOT COVERAGE:----- 14.7% ±

LANDSCAPED AREA:----- 39,912 SQ. FT.±

TOTAL BUILDING AREA:----- 59,097 SQ. FT.±
 EXTERIOR WALL AREA
 GROSS FLOOR AREA

PARKING

119 UNITS @ 1 PER UNIT:----- 119
 1 OFFICE @ 1 PER OFFICE:----- 1
 TOTAL PARKING REQUIRED:----- 120
 TOTAL PARKING PROVIDED:----- 124

BIKE PARKING REQUIRED:
 0.1/UNIT x 119 UNITS:----- 1
 TOTAL BIKE PROVIDED:----- 12

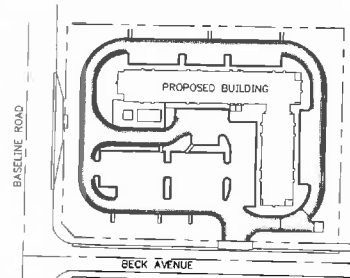
SITE PLAN

1" = 30'-0"

TOTAL # OF SUITES ON ALL THREE FLOORS = 119

NET SITE AREA = 133,250 SQ. FT. ± (3.06 ACRES)
 GROSS SITE AREA = 133,250 SQ. FT. ±
 GROSS BUILDING AREA = 59,097 SQ. FT. ±
 LOT COVERAGE = 14.7% ±
 FLOOR AREA RATIO = 35.3% ±
 BUILDING HEIGHT = 3 STORIES, 35 FEET
 LANDSCAPED AREA = 39,912 SQ. FT. ±
 IMPERVIOUS AREA = 89,314 SQ. FT. ±

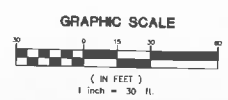
OWNER
 CANDLEWOOD HOTEL COMPANY INC.
 9342 EAST CENTRAL
 WICHITA, KANSAS 67206
 CONTACT: MR. LARRY BOWERS
 TEL: (316)-631-1300
 FAX: (316)-631-1333



PAINT MARKED CURBING IN ACCORDANCE WITH TEMPE FIRE DEPARTMENT GUIDELINES. INSTALL "NO PARKING - FIRE LANE" SIGNS ALONG CURB IN ACCORDANCE WITH TEMPE FIRE DEPARTMENT GUIDELINES.

LEGEND:
 [Symbol] LIMITS OF NO PARKING

FIRE LANE PLAN
 SCALE: 1" = 100'



Professional Engineer
 STATE OF ARIZONA
 20729
 TIMOTHY W. JOHNSON
 Reg. P.E. No. 20729

7/10/97
 DATE

Professional Engineer
 STATE OF ARIZONA
 19335
 PAUL S. HOSMAN
 Reg. P.E. No. 19335

7-14-97
 DATE

Revision Number and Date of Revision.	JOHNSON & ASSOCIATES, INC. A CIVIL ENGINEERING COMPANY 5520 N. FRANCIS - OKLAHOMA CITY, OK 73118 - 403-843-8075	
	CANDLEWOOD 052-AZ3 TEMPE, 1335 WEST BASELINE RD.	
	SITE PLAN	
Date: 7-10-97 Scale: 1"=30'	Code Technician: Approved By: BWS SDR File No:	Drawing Number: C200A Number: 2 of 2

PROJECT NO. R8600188

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