

11th AMENDED P.A.D. FOR LOT 7A FOR CENTERPOINT

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

p.a.d. conditions of approval: SPD-2005.86

- APPROVAL IS SUBJECT TO ALL CONDITIONS 1-88 LISTED WITHIN THE APPROVED 10TH AMENDED PAD BEING MET.
- COORDINATE THE PROPOSED REVISED HEIGHT WITH THE FEDERAL AVIATION ADMINISTRATION AND PROVIDE COMPLETED FORM 7460.1 PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PARKING ANALYSIS WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR PHASES 3 AND 4 TO ASSURE THAT PARKING RATIOS ESTABLISHED WITH THE 10TH AMENDED PAD IN 2004 ARE MEETING THE MARKET DEMAND FOR THIS PROJECT. ADJUSTMENTS TO PHASES 3 AND 4 MAY BE NECESSARY DEPENDING ON THE OUTCOME OF THIS ANALYSIS.
- APPROVAL IS SUBJECT TO THE APPROVAL AND EXECUTION OF A REVISED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF TEMPE AND TEMPE LAND COMPANY, LLC AND THE APPLICANT SHALL ADHERE TO ALL CONDITIONS CONTAINED THEREIN.
- ADDITIONAL DOWNSIDE SANITARY SEWER CAPACITY MAY BE REQUIRED FOR PHASE 2 AND WILL BE REQUIRED FOR PHASES 3 AND 4. DOWNSIDE SEWER CAPACITY MUST BE RESOLVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS EACH PHASE.
- RESOLVE ALL CONFLICTS WITH PUBLIC SAFETY TELECOMMUNICATIONS AND MICROWAVE EQUIPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- RELOCATE THE COMMUNICATION EQUIPMENT AT THE TANKS LOCATION, WITHIN NINETY (90) DAYS AFTER CITY COUNCIL ACTION ON THE PAD TO AVOID INTERFERENCE DURING CONSTRUCTION OF THE BUILDINGS. THIS WILL REQUIRE THE ADDITION OF MICROWAVE EQUIPMENT AT AN INTERMEDIATE LOCATION. CONTACT THE INFORMATION TECHNOLOGY DEPARTMENT FOR RESOLUTION OF THIS ISSUE.
- AFTER CONSTRUCTION OF THE TALLEST BUILDING, RELOCATE MICROWAVE EQUIPMENT TO THE ROOF OF THE NEW BUILDING AND PROVIDE A 120 SQUARE FEET EQUIPMENT ROOM ON OR NEAR THE ROOF TO HOUSE ELECTRONICS AND A PATH FOR FIBER OPTIC CABLE TO THE ROOF FROM THE FIRE STATION #6 ON ASH AVENUE. OR WORK WITH THE CITY TO PROVIDE AN ALTERNATE SOLUTION. THE DEVELOPER WILL NEGOTIATE WITH THE CITY ON COST ASSOCIATED WITH RELOCATING THE MICROWAVE EQUIPMENT AND BUILDING AN EQUIPMENT ROOM ON THE ROOF OF THE TOWER FOR CITY USE.
- CITY CODE CHAPTER 9 ARTICLE 2 SECTION 9-21 THROUGH 9-32 REQUIRES THAT ANY SUBSURFACE PARKING STRUCTURE AND/OR BUILDING OVER 50,000 SQUARE FEET MEET MINIMUM RADIO SIGNAL PENETRATION LEVELS THROUGHOUT THE BUILDING. COMPLIANCE WILL REQUIRE MOUNTING AN ANTENNA ON THE EXTERIOR OF THE BUILDING AND REPEATING THE SIGNAL IN SEVERAL PLACES WITHIN THE STRUCTURE(S).
- IF THE CITY IS GRANTED ROOF ACCESS AND ALLOWED TO MOVE SEVERAL ANTENNAS ONTO THE ROOF OF THE TALLEST STRUCTURE AND TO OCCUPY A ROOM ADJACENT TO THE ANTENNA STRUCTURE, THE CITY WILL MANAGE THE INSTALLATION AND ON-GOING MAINTENANCE OF GETTING THE BUILDING AND SUBSTRUCTURES INTO COMPLIANCE UNDER CITY CODE CHAPTER 9 ARTICLE 2 SECTIONS 9-21 THROUGH 9-32. THE OWNER WOULD BE RESPONSIBLE FOR ALL MATERIAL COSTS, AS WELL AS LABOR, TO INSTALL REPEATER EQUIPMENT.
- THE CITY WILL TAKE INTO CONSIDERATION THE NEW DEVELOPMENT OF TALL STRUCTURES IN THE DOWNTOWN AREA DURING THE ENGINEERING PHASE OF THEIR RADIO SYSTEM UPGRADE TO BEGIN EARLY 2006. IF AFTER THE COMPLETION OF THE COVERAGE ANALYSIS IT IS DETERMINED THAT THE OPTIMAL LOCATION OF THE RADIO TRANSMITTER IS THE ROOF TOP OF THE TOWERS, THE CITY WILL BE ALLOWED TO LOCATE THE TRANSMITTER ON THE ROOF OF THE TALLEST TOWER (THE TOWER WITH THE EQUIPMENT ROOM FROM #8 ABOVE). THE CITY WILL BEAR THE COST FOR THE RELOCATION OF ANY EQUIPMENT TO THE TOWER.

SITE PLAN

- OBTAIN CROSS ACCESS AGREEMENT AND PARKING AFFIDAVIT WITH ADJACENT PROPERTY.
- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, ABANDONMENTS, 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;
 - UNDERGROUND DETENTION;
 - SURFACE GRADING AND DRAINAGE;
 - SYSTEMS DETAILS AND DATA;
 - ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
 - 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.
 - ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.

development standards

REFER TO SHEET PAD 4.0 FOR EXISTING AND PROPOSED DEVELOPMENT STANDARDS

previously approved variances (applicable to Lot 7A)

(see previous P.A.D. for variances applicable to other lots within development)

SPD-91.16

VARIANCE

- INCREASE THE ALLOWABLE BUILDING HEIGHTS IN THE CCD DISTRICT FROM 35'-0" TO THE FOLLOWING: J (OFFICE) 204'-0"; K (HOTEL) 120'-0"
- WAIVE THE REQUIRED MASONRY SCREENING WALLS, CERTAIN REQUIRED LANDSCAPE ISLANDS AT ENDS OF PARKING ROWS AND CERTAIN REQUIRED LANDSCAPE ISLANDS AFTER EACH 15 STALLS FOR TEMPORARY PHASE II SURFACE PARKING LOTS ON THE EAST SIDE OF ASH AVENUE, AND SOUTH SIDE OF 5TH STREET. (2ND P.A.D.)

SPD-96.06

VARIANCE

- REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK IN THE CENTRAL COMMERCIAL DISTRICT FROM 10'-0" TO 0'-0" AT CERTAIN LOCATIONS ALONG ASH AVENUE FROM 10'-0" TO 5'-0" ALONG 5TH STREET FROM BUILDING L (HOTEL) (4TH P.A.D.).

SPD-2000.80

VARIANCE

- INCREASE THE MAXIMUM ALLOWED HEIGHT FOR MECHANICAL SCREENING FROM 12'-0" TO 20'-0" (8TH P.A.D.).
- INCREASE THE MAXIMUM ALLOWED BUILDING LOT COVERAGE FROM 40% TO 44%. (8TH P.A.D.).
- INCREASE THE MAXIMUM EXISTING BUILDING HEIGHT FROM 204'-0" (3RD P.A.D.) TO 225'-0" (8TH P.A.D.).
- REDUCE THE MINIMUM BICYCLE PARKING REQUIRED WITHIN THE ARIZONA STATE UNIVERSITY COMMUTING AREA FROM 730 SPACES TO 150 SPACES (8TH P.A.D.).

SPD-2004.32

VARIANCE

- REDUCE THE REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES FROM 1616 TO 1280 FOR COMPLETION OF ALL FOUR PHASES OF LOT 7A.
- INCREASE ALLOWED BUILDING HEIGHT BEYOND THE MAXIMUM ALLOWED 225'-0" GRANTED BY PREVIOUS VARIANCE TO ALLOW TOTAL BUILDING HEIGHT (TO TOP OF PARAPET) OF 258'-0".

previously approved use permits

SPD-91.16

USE PERMITS

- ALLOW GENERAL OFFICE, GENERAL RETAIL, THEATER, HOTEL, ART GALLERY AND RESTAURANT USES (WITHOUT ENTERTAINMENT) IN THE CCD DISTRICT. (2ND P.A.D.)

SPD-92.12

USE PERMITS

- PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL).
- TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING). (3RD P.A.D.)

SPD-96.06

USE PERMITS

- ALLOW A NON-RESIDENTIAL USE, A 160 UNIT COURTYARD HOTEL, IN THE CCD COMMERCE DISTRICT. (4TH P.A.D.)

SPD-2000.80

USE PERMITS

- ALLOW LIVE/WORK (FLEX SPACE) CONDOMINIUM UNITS, AND MIXED USES AS RETAIL/RESTAURANTS (WITH ENTERTAINMENT). (8TH P.A.D.)

SPD-2001.56

USE PERMITS

- ALLOW A 17,400 SQUARE FOOT FIRE STATION IN THE CCD. (9TH P.A.D.)

project address

Centerpoint Condominiums

Phase 1	Phase 2	Phase 3	Phase 4
111 & 121 West Sixth Street Tempe, AZ 85281	161 West Sixth Street Tempe, AZ 85281	168 West Sixth Street Tempe, AZ 85281	100 West Sixth Street Tempe, AZ 85281

legal description

LEGAL DESCRIPTION OF CENTERPOINT-

PORTIONS OF TEMPE A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7A, 7B, 7C, 7D, AND 7E AS RECORDED IN BOOK 544 PAGE 27 RECORDS OF MARICOPA COUNTY.

RIGHT OF WAY EASEMENT AS RECORDED IN DOCKET 01-0610793 RECORDS OF MARICOPA COUNTY.

LOT 1 AS RECORDED IN DOCKET 04-0036366 RECORDS OF MARICOPA COUNTY.

LOT 2 AS RECORDED IN DOCKET 86-0085979 RECORDS OF MARICOPA COUNTY.

LOTS 3 AND 6 AS RECORDED IN DOCKET 97-0206982 RECORDS OF MARICOPA COUNTY.

LOTS 4 AND 5 AS RECORDED IN DOCKET 96-0520338 RECORDS OF MARICOPA COUNTY.

CENTERPOINT CONDOMINIUMS IS A MULTIFAMILY INFILL DEVELOPMENT COMBINING HIGH-RISE RESIDENTIAL LIVING WITH PRIVATE RECREATIONAL AMENITIES, STREET LEVEL RETAIL, OPEN PLAZA ABOVE GROUND STRUCTURED PARKING.

THE SITE CONSISTS OF 4.98 ACRES NET LOCATED BETWEEN 5TH AND 7TH STREETS ON THE WEST EDGE OF MAPLE AVENUE IN DOWNTOWN TEMPE.

CENTERPOINT WILL BE REALIZED IN 4 PHASES CREATING A COMMUNITY OF APPROXIMATELY 800 NEW RESIDENTIAL UNITS EVENTUALLY TOTALING 950,000 NET SQUARE FEET. THE PROJECTS CURRENT ENTITLEMENTS INCLUDE A MAXIMUM HEIGHT ALLOWANCE OF 238 FEET TO BUILDING PARAPET AND 258' TO THE TOP OF MECHANICAL.

PHASE ONE WILL PROVIDE 176 RESIDENTIAL UNITS, TOTALING 172,086 NET RESIDENTIAL SQUARE FEET, WITH AN ADDITIONAL 13,657 NET SQUARE FEET OF STREET LEVEL RETAIL SPACE.

PHASE TWO WILL PROVIDE APPROXIMATELY 188 NEW RESIDENTIAL UNITS, TOTALING 208,700 NET RESIDENTIAL SQUARE FEET, WITH AN ADDITIONAL 4,038 NET SQUARE FEET OF STREET LEVEL RETAIL SPACE.

PHASE THREE WILL PROVIDE APPROXIMATELY 206 NEW RESIDENTIAL UNITS, TOTALING 246,079 NET SQUARE FEET, WITH AN ADDITIONAL 7,700 NET SQUARE FEET OF STREET LEVEL RETAIL SPACE.

PHASE FOUR WILL PROVIDE APPROXIMATELY 218 NEW RESIDENTIAL UNITS, TOTALING 266,702 NET RESIDENTIAL SQUARE FEET, WITH AN ADDITIONAL 12,495 NET SQUARE FEET OF STREET LEVEL RETAIL SPACE.

statement of owners

Tempe Land Company, LLC

This is to certify that we have reviewed this plan and hereby approve the development as shown.

Signed this 13th day of March, 2006 by _____ as
 Manager and by _____ as
 Manager of Tempe Land Company, LLC

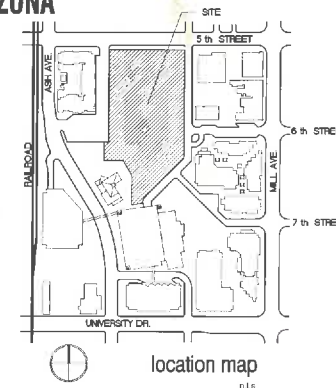
Acknowledgement:

State of Arizona
 County of Maricopa

The foregoing instrument was acknowledged before me this 13th day of March, 2006, by authorized representative, on behalf of Tempe Land Company, LLC.

In witness whereof I have hereunto set my hand and official seal.

Stephanie A. Hand Martensen, 3-9-06
 notary public my commission expires



design team

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approvals

BY _____ 3/20/06
 DEVELOPMENT SERVICES DATE

basis of bearing

THE MONUMENT LINE OF 5th STREET BETWEEN MAPLE AVENUE AND MILL AVENUE BEING SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST AS SHOWN ON THE FINAL PLAT FOR CENTERPOINT AS RECORDED IN BOOK 369 OF MAPS, PAGE 31 MARICOPA COUNTY RECORDERS OFFICE.

benchmark

CITY OF TEMPE POINT NUMBER 140
 WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 1 NORTH,
 RANGE 4 EAST, ELEVATION = 1182.30 CITY OF TEMPE DATUM

surveyor's certification

I HEREBY CERTIFY THAT THE PORTION DESCRIBED OF THE P.A.D. SHOWN HEREON, WAS SURVEYED UNDER MY DIRECTION IN THE MONTH OF March, 2006, AND IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

REBECCAH L. LAND SURVEYOR 3/20/06
 DATE



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 Phone: (604) 683-4376 Fax: (604) 681-2770

AVENUE

CENTERPOINT

twenty - four - seven
 Phase 1 - 111 & 121 West Sixth Street
 Tempe, az 85281
 Phase 3 - 168 West Sixth Street
 Tempe, az 85281
 Phase 2 - 100 West Sixth Street
 Tempe, az 85281

REC-5051401

REVISION DATE

Project no: 0503-0160
 Date: 10 MAR/CH 2006
 Sheet:

project info pad1.0

planned area development

Drawn: Mar 09, 2006 - 1:43pm (user:0163)
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DS051401

SPD-2005.86

REC05089



11th AMENDED P.A.D. FOR LOT 7A FOR CENTERPOINT

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

lot 7a - phase 2	type	#units	avg. size	total area	pkng reqd.	pkng prvd.	bike reqd.	bike prvd.
					per zoning	per variance	per zoning	per variance
PODIUM								
Ground Level Retail								
		1	4,038.0 sf	net area: 4,038 sf	13.5 spaces (retail)	12.1 spaces (retail)	4.0	**
Residential - Levels 2-5								
	1bd/1ba	2	674.5 sf	net area: 1,349 sf	3.0 spaces	2.0 spaces	1.0	
	1bd/1.5ba	1	867.0 sf	net area: 867 sf	1.5 spaces	1.0 spaces	0.5	
	2bd/2ba	5	1,132.6 sf	net area: 5,663 sf	10.0 spaces	8.3 spaces	2.5	
	2bd/2ba 2 story	4	1,344.5 sf	net area: 5,378 sf	8.0 spaces	6.6 spaces	2.0	
Podium Residential Net								
		12		13,257	22.5 spaces	17.9 spaces	6.0	**
TOWER 2 (Residential Only)								
Level 8								
	studio/1ba	2	501.5 sf	net area: 1,003.0	2.0 spaces	2.0 spaces	1.0	
	1bd/1ba	4	691.5 sf	net area: 2,766.0	8.0 spaces	4.0 spaces	2.0	
	2bd/2ba	4	978.3 sf	net area: 3,913.2	8.0 spaces	6.6 spaces	2.0	
Levels 9-14								
	studio/1ba	12	484.5 sf	net area: 5,814.0 sf	12.0 spaces	12.0 spaces	6.0	
	1bd/1ba	24	691.5 sf	net area: 16,596.0 sf	36.0 spaces	24.0 spaces	12.0	
	2bd/2ba	30	983.2 sf	net area: 29,496.0 sf	60.0 spaces	49.8 spaces	15.0	
Levels 15-23								
	1bd/1ba	36	691.5 sf	net area: 24,894.0 sf	54.0 spaces	36.0 spaces	18.0	
	2bd/2ba	27	1,049.7 sf	net area: 28,341.9 sf	54.0 spaces	44.8 spaces	13.5	
	3bd/2ba	18	1,333.5 sf	net area: 24,003.0 sf	45.0 spaces	45.0 spaces	13.5	
Levels 24-29								
	2bd/2.5ba	12	2,792.0 sf	net area: 33,504.0 sf	24.0 spaces	19.9 spaces	6.0	
	3bd/3.5ba	6	2,860.0 sf	net area: 17,160.0 sf	15.0 spaces	15.0 spaces	4.5	
	5bd/5.5ba	1	7,952.0 sf	net area: 7,952.0 sf	3.0 spaces	3.0 spaces	0.6	
Level 30								
	5bd/5.5ba	1	7,952.0 sf	net area: 7,952.0 sf	3.0 spaces	3.0 spaces	0.6	
Tower Residential Net								
		176		net area: 195,443 sf	319.0 spaces	262.2 spaces	94.3	**
Total Residential								
		188		net area: 208,700 sf	341.5 spaces	280.1 spaces	100.3	**
Total Guest								
					37.6 spaces	34.8 spaces	37.6	
Total Retail								
				net area: 4,038 sf	13.5 spaces	12.1 spaces	4.0	
Phase 2 Totals								
		188	1,181 sf/unit	net area: 212,738 sf	383 spaces	327 spaces	142 bikes	**

** Please see Full Build-Out Summary (SPR 3.0)

required parking ratios

per zoning and development code

MULTI-FAMILY REQUIREMENTS:

studio	1.0 spaces/unit
1 bedroom	1.5 spaces/unit
2 bedroom	2.0 spaces/unit
3 bedroom	2.5 spaces/unit
4-5 bedroom	3.0 spaces/unit
Guest	0.2 spaces/unit

CENTERPOINT RETAIL RATIOS

Retail	1/300 sf
Office	1/300 sf

provided parking ratios

(by variance Lot 7A only)

MULTI-FAMILY REQUIREMENTS:

studio	1.0 spaces/unit
1 bedroom	1.0 spaces/unit
2 bedroom	1.66 spaces/unit
3 bedroom	2.0 spaces/unit
<1200sf	2.5 spaces/unit
>1200sf	2.5 spaces/unit
>4000sf	3.0 spaces/unit
4-5 bedroom	3.0 spaces/unit
Guest	1/6000 spaces/unit

CENTERPOINT RETAIL RATIOS

Retail	3/1000 sf
Office	1/250 sf

required bicycle ratios

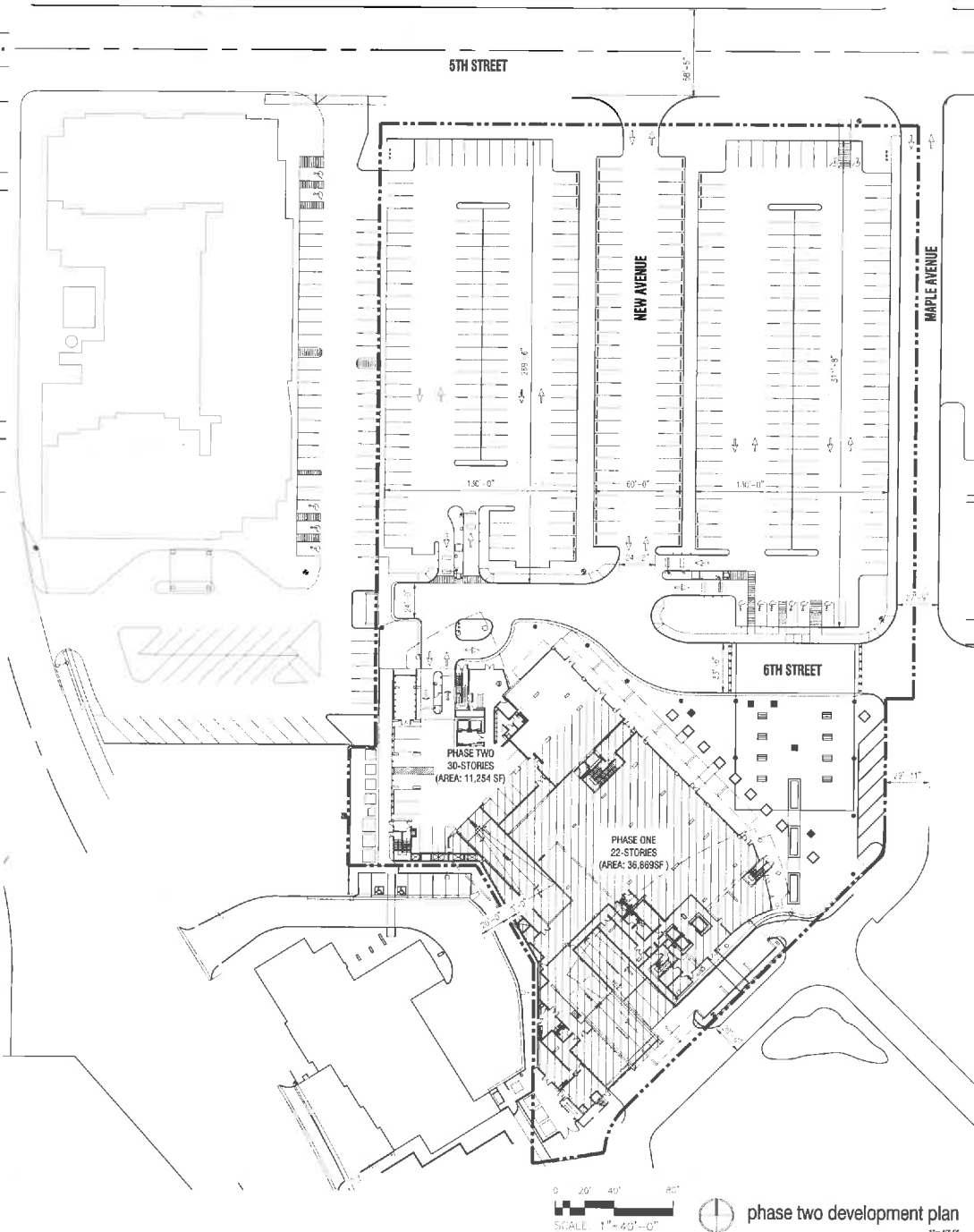
per zoning and development code

MULTI-FAMILY REQUIREMENTS:

studio	0.5 per unit
1 bedroom	0.5 per unit
2 bedroom	0.5 per unit
3 bedroom	0.75 per unit
4-5 bedroom	0.75 per unit
Guest	0.2 per unit

CENTERPOINT RETAIL RATIOS

Retail	1/10,000 sf (2 min.)
Office	1/10,000 sf (2 min.)



0 20' 40' 80'
SCALE: 1"=40'-0"
phase two development plan
1"=40' 0"

DS051401

SPD-2005.86

REC05089

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AVENUE
COMMERCIAL

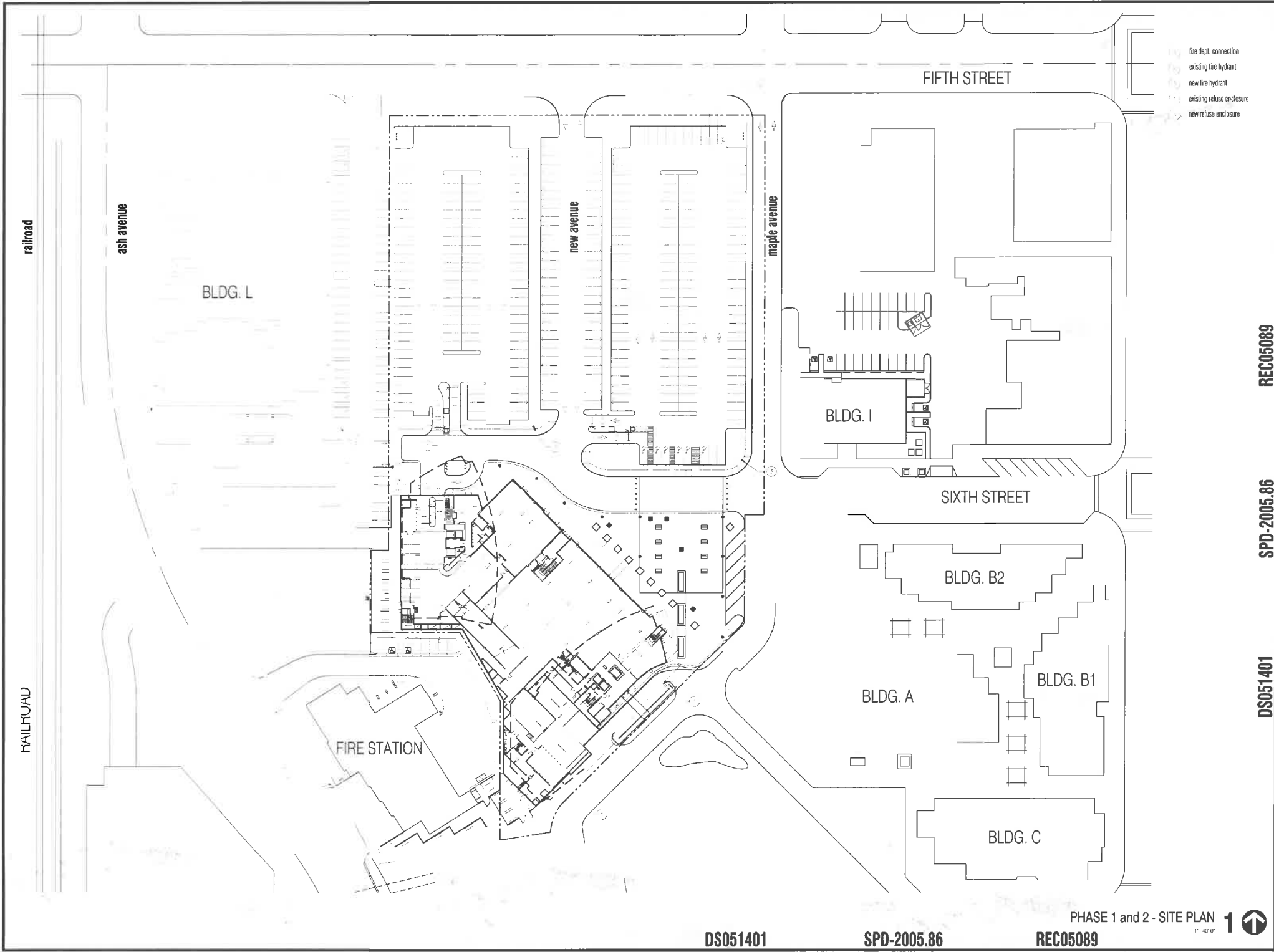
2MULTIMODIOCENTERPOINT
twenty . four . seven
Phase 1 - 111 & 121 west sixth street
tampa, az 85281
Phase 2 - 161 west sixth street
tampa, az 85281
Phase 3 - 188 west sixth street
tampa, az 85281
Phase 4 - 100 west sixth street
tampa, az 85281

Project no. 0503-0160
Date: 10 MARCH 2006
Sheet:

phase 2
development
summary
pad2.0

planned area development

Date: Mar 03, 2006 - 1:58pm (04/07/06)
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Last Saved By: JDS on Mar 03, 2006 - 6:25pm
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- fire dept. connection
- existing fire hydrant
- new fire hydrant
- existing refuse enclosure
- new refuse enclosure

NOT FOR CONSTRUCTION -
DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

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AVENUE

REC05089

SPD-2005.86

DS051401

20051401C-CENTERPOINT
twenty . four . seven
Phase 1 - 111 & 121 west sixth street
tampa, az 85261
Phase 2 - 161 west sixth street
tampa, az 85261
Phase 3 - 188 west sixth street
tampa, az 85261
Phase 4 - 100 west sixth street
tampa, az 85261

Project no 0503-0180
Date 10 MARCH 2006
Sheet

PHASE 1 and 2
SITE PLAN

PAD 5.0

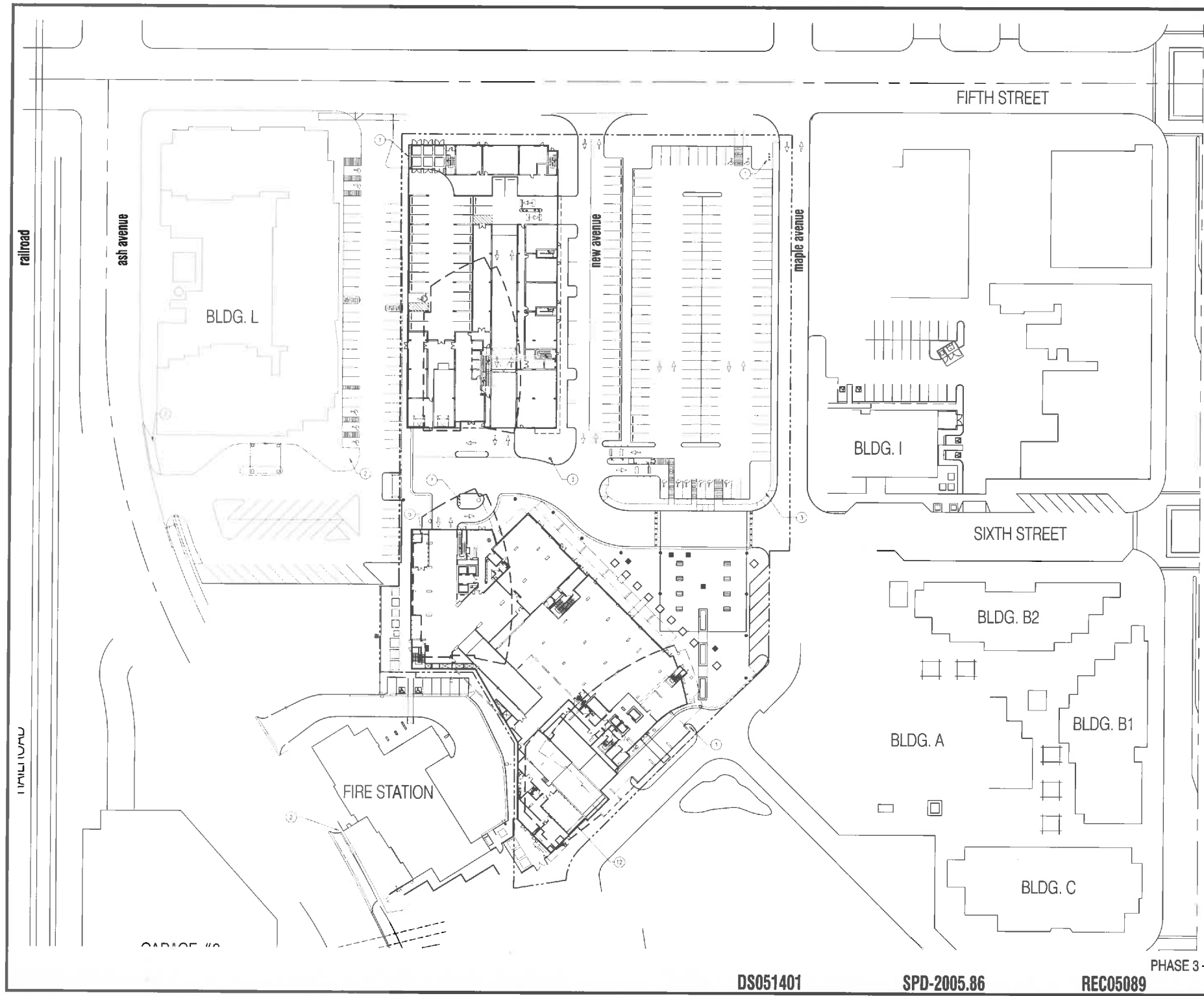
planned area development

PHASE 1 and 2 - SITE PLAN 1

DS051401 SPD-2005.86 REC05089

FSN

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 User: Steve By 392, Mar 03, 2005 - 4:20pm
 Layer Name: 392c3



- 1 fire deck connection
- 2 existing fire hydrant
- 3 new fire hydrant
- 4 existing refuse enclosure
- 5 new refuse enclosure
- 6 no-build easement

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 DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

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AVENUE

REC05089

SPD-2005.86

DS051401

20050303C-CENTERPOINT
 twenty . four . seven
 Phase 1 - 111 & 121 west sixth street temp. at 65281
 Phase 2 - 161 west sixth street temp. at 65281
 Phase 3 - 188 west sixth street temp. at 65281
 Phase 4 - 100 west sixth street temp. at 65281

Project no: 0603-0160
 Date: 10 MARCH 2006
 Sheet:

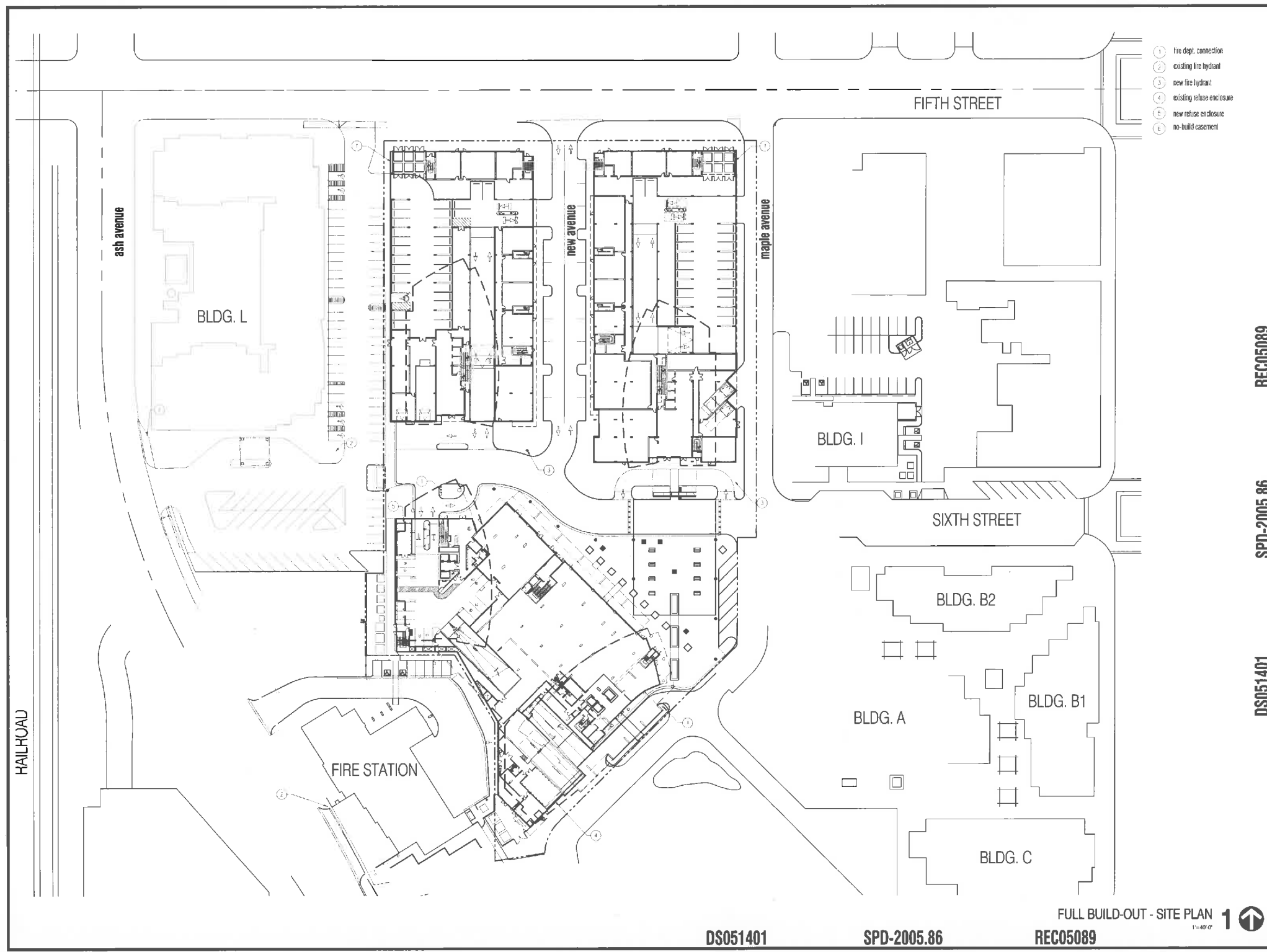
PHASE 3
 SITE PLAN
PAD 6.0


planned area development

DS051401 SPD-2005.86 REC05089 PHASE 3 - SITE PLAN 1

15N

DATE: MAR 08, 2006
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ARCHITECTS
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 Phone: (604) 683-4376 Fax: (604) 681-2776

AVENUE

DS051401 **SPD-2005.86** **REC05089**
2MUIIMODIIOCENTERPOINT
 twenty . four . seven
 Phase 1 - 111 & 121 west sixth street Phase 3 - 186 west sixth street
 tempe, az 85281 tempe, az 85281
 Phase 2 - 161 west sixth street Phase 4 - 100 west sixth street
 tempe, az 85281 tempe, az 85281

Project no. 0503-0160
 Date 10 MARCH 2006
 Sheet:

PHASES 1, 2, 3, 4
SITE PLAN
PAD 7.0

planned area development

DS051401 **SPD-2005.86** **REC05089**
 FULL BUILD-OUT - SITE PLAN 1 

15N