



NOT FOR CONSTRUCTION - DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

GouldEvans

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12th AMENDED P.A.D. FOR LOT 7B 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

legal description of entire site

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 644 PAGE 27 RECORDS OF MARICOPA COUNTY.
RIGHT OF WAY EASEMENT AS RECORDED IN DOCKET 01-0610798 RECORDS OF MARICOPA COUNTY.
LOT 1 AS RECORDED IN DOCKET 04-0036366 RECORDS OF MARICOPA COUNTY.
LOT 2 AS RECORDED IN DOCKET 66-0065979 RECORDS OF MARICOPA COUNTY.
LOTS 3 AND 6 AS RECORDED IN DOCKET 97-0208962 RECORDS OF MARICOPA COUNTY.
LOTS 4 AND 5 AS RECORDED IN DOCKET 66-6620338 RECORDS OF MARICOPA COUNTY.

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.
 - ALLOW LIVE/WORK (FLEX SPACE) CONDOMINIUM UNITS, AND MIXED USES AS RETAIL/RESTAURANTS (WITH ENTERTAINMENT).
- SPD-92.12**
USE PERMITS
- PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL).
 - TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING).
- SPD-96.06**
USE PERMITS
- ALLOW A NON-RESIDENTIAL USE, A 160 UNIT COURTYARD HOTEL, IN THE CCD COMMERCE DISTRICT.

previously approved variances:

- SPD-91.16**
VARIANCE
- 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, SOUTH SIDE OF 5TH STREET.
- SPD-92.12**
VARIANCE
- INCREASE THE ALLOWABLE BUILDING HEIGHTS IN THE CCD DISTRICT FROM 35' TO THE FOLLOWING AS IT APPLIES TO OUR SITE: BUILDINGS J1 & J2 - 204' TO THE TOP OF BLDG, BUILDING K - 120' TO TOP OF BLDG.
- SPD-96.06**
VARIANCE
- REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK IN THE CCD DISTRICT FROM 10' TO 0' AT CERTAIN LOCATIONS ALONG ASH AVE, AND FROM 10' TO 5' ALONG 5TH STREET FOR BUILDING L (HOTEL).
 - INCREASE THE ALLOWABLE BUILDING HEIGHT IN THE CCD DISTRICT FROM 35' TO 55' FOR BUILDING L (HOTEL).
- SPD-2000.80**
VARIANCE
- INCREASE THE MAXIMUM ALLOWED HEIGHT FOR MECHANICAL SCREENING FROM 12' TO 20'.
 - INCREASE THE MAXIMUM ALLOWED BUILDING LOT COVERAGE FROM 40% TO 44%.
 - REDUCE THE MINIMUM BICYCLE PARKING REQUIRED WITHIN THE ARIZONA STATE UNIVERSITY COMMUTING AREA FROM 730 SPACES TO 150 SPACES.

flood zone

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2165 G, DATED JULY 19, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. (DOES NOT REQUIRE FLOOD INSURANCE)

previous for centerpoint p.a.d.

- 11TH AMENDED: SPD-2005.66, DS 051401, REC06089
- 10TH AMENDED: SPD-2004.32, DS 040299, REC04013
- 9TH AMENDED: SPD-2001.56, DS 010415, REC02032
- 8TH AMENDED: SPD-2000.80, DS 001050, REC02023
- 7TH AMENDED: SPD-99.48
- 6TH AMENDED: SPD-99.43
- 5TH AMENDED: SPD-96.33
- 4TH AMENDED: SPD-96.06
- 3RD AMENDED: SPD-92.12
- 2ND AMENDED: SPD-91.16
- 1ST AMENDED: SPD-90.35

statement of owners

HPTMI II Properties Trust
This is to certify that we have reviewed this plan and hereby approve the development as shown.
Signed this 7th day of February, 2007 by Ethan Baystein as
Vice President and by [Signature] as
n/a of HPTMI II Properties Trust

Acknowledgement:
State of Arizona Mass.
County of Maricopa Maricopa
The foregoing instrument was acknowledged before me this 7th day of Feb., 2006 by authorized representative, on behalf of HPTMI II Properties Trust.

In witness whereof I have hereunto set my hand and official seal.
[Signature] Notary Public
my commission expires

Tempe Land Company, LLC
This is to certify that we have reviewed this plan and hereby approve the development as shown.

Signed this 12th day of February, 2006 by [Signature] as
Manager and by [Signature] as
Manager of Tempe Land Company, LLC

Acknowledgement:
State of Arizona
County of Maricopa
The foregoing instrument was acknowledged before me this 12th day of February, 2006 by authorized representative, on behalf of Tempe Land Company, LLC.

In witness whereof I have hereunto set my hand and official seal.
Stephanie Lee Martenson 2-25-10
notary public my commission expires

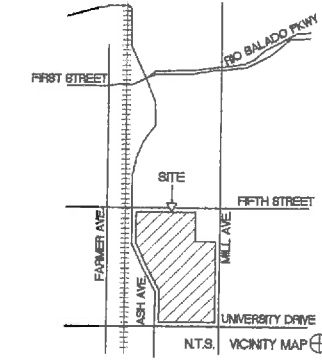


approvals

BY: [Signature] 7/27/07
DEVELOPMENT SERVICES DATE

previously approved variances cont':

- SPD-2001.56**
VARIANCE
- ALLOW A 17,400 SQUARE FOOT FIRE STATION IN THE CCD.
- SPD-2004.32**
VARIANCE
- INCREASE THE MAXIMUM EXISTING BUILDING HEIGHT FROM 225' TO 238'.
 - REDUCE THE ZONING ORDINANCE 808 REQUIRED PARKING FROM 1613 TO 1280 FOR THE PROPOSED CENTERPOINT LOT 7A DEVELOPMENT.



project address

Courtyard Marriott Tempe Downtown
601 South Ash Ave
Tempe, AZ 85281

design team

- owner** Tempe Land Company
2777 East Camelback Road
Phoenix, AZ 85016
p: 602.333.3600
f: 602.333.3740
- architect** Gould Evans Associates, L.C.
3136 North Third Avenue
Phoenix, AZ 85013
p: 602.234.1140
f: 602.234.1156
- civil** Krall Civil Engineering, Inc.
1220 East Osborn Road, Suite #102
Phoenix, AZ 85014
p: 602.285.9500
f: 602.279.0590
- landscape** Urban Graphite
7151 East Sixth Avenue
Scottsdale, AZ 85251
p: 480.775.3714
f: 480.980.0754

basis of bearing

THE MONUMENT LINE OF 5th STREET BETWEEN MAPLE AVENUE AND MILL AVENUE BEING SOUTH 88 DEGREES 59 MINUTES 02 SECONDS WEST AS SHOWN ON THE FINAL PLAN 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 = 1152.30 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 February, 2006, AND IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

[Signature] 2/15/07
REG. LAND SURVEYOR DATE



REC

SPR-05129

DS051202



601 South Ash Ave / Tempe, AZ 85281

REVISION DATE

Project no: 0503 0180
Date: 30 AUGUST 2006
Sheet:

project info

p.a.d. 1.0

15N

Date: Dec 26, 2006 12:38pm User: 9773
Last Saved: Dec 27, 2006 5:30am
Layout Name: Layout1

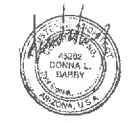
DS051202

SPR-05129

REC

12th AMENDED FINAL P.A.D. FOR LOT 7B 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



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centerpoint development summary

ZONING: CCD

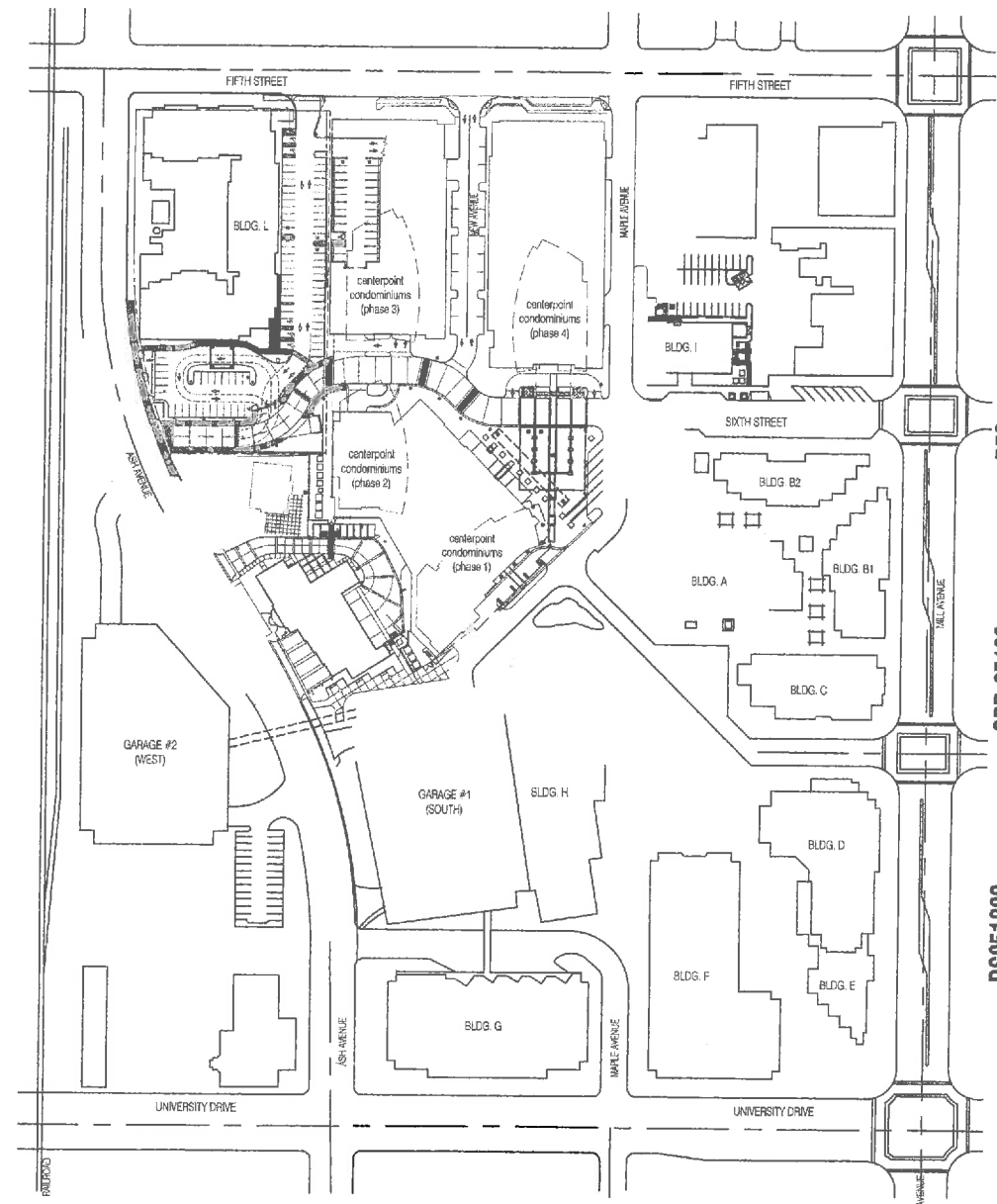
SITE AREA (net):
LOT 7a: 216,781sf (4.98 AC)
CENTERPOINT TOTAL: 960,062sf (22.04 AC)

DENSITY:
ALLOWED: 22.04 AC x 40du/AC = 882 DWELLING UNITS
PROPOSED: 714 DWELLING UNITS OVER FOUR PHASES

area calculations	total bldg SF:	net bldg footprint:
CENTERPOINT site area: *	24.12 AC	22.04 AC
<u>existing phase I - lot 5</u>		
building A (office)	80,666 sf	
building B1 & B2 (restaurant/retail)	9,000 sf	
phase I total	103,110 sf	49,856 sf
<u>existing phase II - lot 1</u>		
building F (office)	164,932 sf	
building G (office)	124,829 sf	
phase II total	309,561 sf	68,165 sf
<u>south garage #1 (1,333 spaces)</u>	373,371 sf	
<u>west garage #2 (964 spaces)</u>	294,257 sf	
garage total	667,668 sf	97,477 sf
phase II total (incl garage)	977,229 sf	165,642 sf
<u>existing phase III - lots 2 & 4</u>		
building C (retail)	12,870 sf	12,870 sf
building H (theater/restaurant)	45,550 sf	36,290 sf
phase III total	57,320 sf	49,160 sf
<u>existing phase IV - Lot 7b</u>		
building L (hotel)	79,960 sf	26,930 sf
<u>existing phase V - lot 3</u>		
building D	53,428 sf	28,475 sf
<u>existing phase VI - lot 7c</u>		
building I (restaurant)	8,839 sf	6,281 sf
<u>existing phase VII - lot 7d</u>		
brown-strong-reave's house	1,825 sf	1,825 sf
<u>existing phase VIII - lot 7e</u>		
fire station #6	12,125 sf	12,125 sf
<u>building area subtotal</u>	627,968 sf	341,294 sf
<u>centerpoint condominiums - lot 7a</u>		
phase one & two	398,431 net sf	48,123 net sf
phase three	253,779 net sf	37,450 net sf
phase four	278,197 net sf	42,472 net sf
proposed full build out total:	930,457 net sf	128,045 net sf
<u>building area total (centerpoint)</u>	1,558,425 sf	743,888 sf
residential lot coverage total:		13.3%

*NET SITE AREA FOR CENTERPOINT TAKEN FROM RECORDED 9TH AMENDED P.A.D.

NOTE: RESIDENTIAL LOT COVERAGE IS CALCULATED BASED ON THE NET SITE AREA OF THE FULL CENTERPOINT P.A.D. (22.04 ACRES OR 960,062SF)



full build-out - street level plan 1

REC
SPR-05129
DS051202

AVENUE REAL ESTATE COMMUNITIES



601 South Ash Ave / Tempe, AZ 85281

REVISION _____ DATE _____

Project no: 0303 0163
Date: 30 AUGUST 2006
Sheet: _____

project info
p.a.d. 2.0

DS051202

SPR-05129

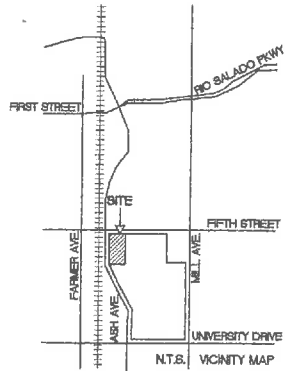
REC

15N

Date: Dec 04, 2006 - Erickson, Laverne
 Project: 0303 0163 P.A.D. 2.0
 Drawing: 12th AMENDED FINAL P.A.D. FOR LOT 7B FOR CENTERPOINT
 Layout Name: Layout1

12th AMENDED FINAL P.A.D. FOR LOT 7B 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



legal description - lot 7b:

PORTION OF LOT 7 (BUILDING L)

A PORTION OF LOT 7, CENTERPOINT, AS RECORDED IN BOOK 369 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 234.0 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 422.0 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, A DISTANCE OF 184.99 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7 AND A POINT ON THE NON-TANGENT CURVE, CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS NORTH 86 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 620 FEET;

THENCE NORTHERLY ALONG SAID CURVE AND THE WEST LINE OF SAID LOT 7, THROUGH A CENTRAL ANGLE OF 23 DEGREES 13 MINUTES 38 SECONDS, A DISTANCE OF 251.34 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 177.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 94,977 SQUARE FEET (2.190 ACRES) MORE OR LESS.

4.00 FT. GENERAL USE EASEMENT:

A 4.00 FOOT WIDE GENERAL USE EASEMENT LOCATED IN A PORTION OF LOT 7, CENTERPOINT, AS RECORDED IN BOOK 369 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 234.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 422.00 FEET;

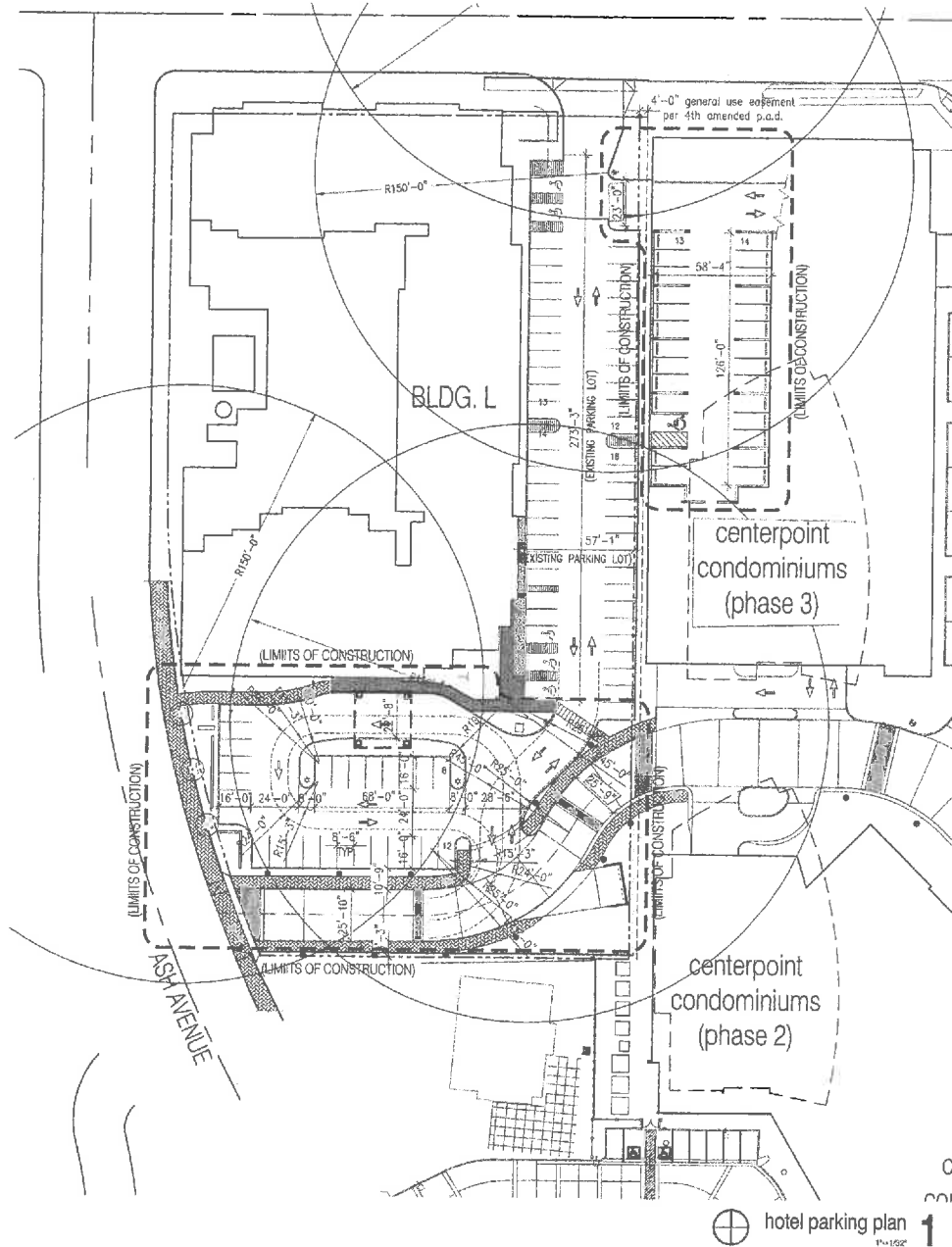
THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, A DISTANCE OF 4.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, A DISTANCE OF 422.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1588 SQUARE FEET (0.039 ACRES) MORE OR LESS.

parking calculations	existing: per 4th final p.a.d.	proposed: per p.a.d.
Marriott Hotel replacement parking	80 spaces	80 spaces 27 spaces
Total spaces	80 spaces	107 spaces



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AVENUE

REAL ESTATE
COMMUNITIES



601 South Ash Ave / Tempe, AZ 85281

REC SPR-05129 DS051202

REVISION DATE

Project no: 0503 0160
Date: 30 AUGUST 2006
Sheet:

project info
p.a.d. 3.0

DS051202 SPR-05129 REC

15N

Date: Dec 06, 2006 - 9:16am User: j733
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Drawing Title: 12th Amended Final P.A.D. for Lot 7b
Layout Name: Layout1