

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

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

DEDICATION STATEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA
 STATEMENT OF OWNERS

CENTERPOINT HOLDINGS, LLC., A DELAWARE LIMITED PARTNERSHIP. THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN, SIGNED THIS 20th DAY OF May 2008 BY Michael J. Pickett OF CENTERPOINT HOLDINGS, LLC.

ACKNOWLEDGEMENT

STATE OF ARIZONA
 COUNTY OF MARICOPA



ON THIS 28th DAY OF May 2008, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED Michael J. Pickett WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF THE OWNER, CENTERPOINT HOLDINGS, LLC., AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

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

Jill K. Johnson
 NOTARY PUBLIC

MY COMMISSION EXPIRES:
Oct 14, 2010

LEGAL DESCRIPTION

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 AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 4 & 5, OF 'CENTERPOINT', ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 369 OF MAPS, PAGE 31;

EXCEPT TITLE TO ANY MINE OF GOLD, SILVER, CINNABAR OR COPPER OR TO ANY VALID CLAIM OR POSSESSION HELD UNDER THE EXISTING LAWS OF CONGRESS, AS SET FORTH IN THE PATENT FROM THE UNITED STATES OF AMERICA.

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

RIGHT OF WAY EASEMENT AS RECORDED BY DOCKET 01-0510793 RECORDS OF MARICOPA COUNTY.

LOT 1 AS RECORDED IN DOCKET 04-0036356 RECORDS OF MARICOPA COUNTY

LOT 2 AS RECORDED IN DOCKET 85-0085979 RECORDS OF MARICOPA COUNTY

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

LOTS 4 & 5 AS RECORDED IN DOCKET 95-0520338 RECORDS OF MARICOPA COUNTY

DESIGN TEAM

OWNER:
 CENTERPOINT HOLDINGS, LLC., A DELAWARE LIMITED PARTNERSHIP
 7600 EAST DOUBLETREE RANCH ROAD, SUITE 300
 SCOTTSDALE, ARIZONA 85258
 PHONE: 480.367.7000
 FAX: 480.367.7556

ARCHITECT:
 DFD CORNOYERHEDRICK (DAVIS)
 60 EAST RIO SALADO PARKWAY #200
 TEMPE, ARIZONA 85281
 PHONE: 480.638.1100
 FAX: 602.317.1100

GENERAL NOTE

FLOOD ZONE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #0401382165-G DATED JULY 19, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'A'. AREAS OF 500 YEAR FLOOD; AREAS OF THE 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVES FROM 100 YEAR FLOOD. (DOES NOT REQUIRE FLOOD INSURANCE).

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 RECORDS OFFICE.

PROJECT DATA

SEE ATTACHED SHEETS FOR INFORMATION

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 6th DAY OF December, 2007
 BY: Michael J. Pickett DATE: 1/24/08
 DEVELOPMENT SERVICES

CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION DESCRIBED OF THE P.A.D. SHOWN HEREON, WAS SURVEYED UNDER MY DIRECTION IN THE MONTH OF _____, 2008, AND IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE.

SIGNED: [Signature] DATE: 8.27.2008
 REGISTERED LAND SURVEYOR



PREVIOUSLY APPROVED VARIANCES

SPD-91.16
 1. WAIVE THE REQUIRED MASONRY SCREENING WALLS, CERTAIN REQUIRED LANDSCAPE ISLANDS AT THE END 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
 1. INCREASE THE ALLOWABLE BUILDING HEIGHTS IN THE CC DISTRICT FROM 35'-0" TO THE FOLLOWING AS IT APPLIES TO OUR SITE: BUILDINGS J1 & J2 204'-0" TO THE TOP OF THE BUILDING; BUILDING K - 120'-0" TO THE TOP OF THE BUILDING.

SPD-96.06
 1. REDUCE THE MINIMUM REQUIRED STREET SIDE YARD SETBACK IN THE CC DISTRICT FROM 10'-0" TO 0'-0" AT CERTAIN LOCATIONS ALONG ASH AVE.; AND FROM 10'-0" TO 5'-0" ALONG 5th STREET FOR BUILDING 'L' (HOTEL).
 2. INCREASE ALLOWABLE BUILDING HEIGHT IN CC DISTRICT FROM 35'-0" TO 55'-0" FOR BUILDING 'L' (HOTEL).

SPD-2000.80
 1. INCREASE THE MAXIMUM ALLOWED HEIGHT FOR MECHANICAL SCREENING FROM 12'-0" TO 20'-0".
 2. INCREASE THE MAXIMUM ALLOWED BUILDING LOT COVERAGE FROM 40% TO 44%.
 3. REDUCE THE MINIMUM BICYCLE PARKING REQUIRED WITHIN THE ARIZONA STATE UNIVERSITY COMMUTING AREA FROM 730 SPACES TO 150 SPACES.

SPD-2001.56
 1. ALLOW 17,400 SQUARE FOOT FIRE STATION IN THE CC DISTRICT.

SPD-2004.32
 1. INCREASE THE MAXIMUM EXISTING BUILDING HEIGHT FROM 225'-0" TO 238'-0".
 2. REDUCE THE ZONING ORDINANCE 808 REQUIRED PARKING FROM 1,613 SPACES TO 1,280 SPACES FOR THE CENTERPOINT CONDOMINIUMS, LOT 7a, DEVELOPMENT.

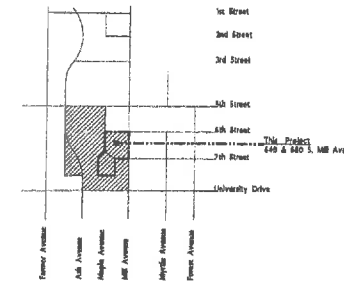
PREVIOUSLY APPROVED USE PERMITS

SPD-91.16
 1. ALLOW GENERAL OFFICE, GENERAL RETAIL, THEATRE, HOTEL, ART GALLERY AND RESTAURANT USES (WITHOUT ENTERTAINMENT) IN THE CC DISTRICT.
 2. ALLOW LIVE/WORK (FLEX SPACE) CONDOMINIUM UNITS AND MIXED USES, SUCH AS RETAIL AND RESTAURANTS (WITH ENTERTAINMENT).

SPD-92.12
 1. PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL).
 2. TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING).

SPD-96.06
 1. ALLOW A NON-RESIDENTIAL USE, A 160 UNIT COURTYARD HOTEL, IN THE CC DISTRICT.

LOCATION MAP



PREVIOUS FOR CENTERPOINT P.A.D.

- 13th AMENDED: PAD07011; DS070403; REC07022
- 12th AMENDED: DS-050121; RRC-06011; REC 06031
- 11th AMENDED: SPD-2005.86; DS-051401; REC 05089
- 10th AMENDED: SPD-2004.32; DS-040239; REC 04013
- 9th AMENDED: SPD-2001.56; DS-010415; REC 02032
- 8th AMENDED: SPD-2000.80; DS-001030; REC 02023
- 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

CONDITIONS OF APPROVAL: PAD07019

1. PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. 12-1134, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, OR THE ZONING APPROVAL SHALL BE NULL AND VOID.
2. THE APPLICANT WILL WORK WITH STAFF TO MAKE REFINEMENTS TO DESIGN AN OVERALL CONNECTIVITY FROM 7th STREET TO MAPLE AVENUE THAT PROVIDES A COHESIVE PATH OF TRAVEL FOR PEDESTRIANS / MOTORISTS, SUBJECT TO FINAL DETERMINATION THROUGH DEVELOPMENT PLAN REVIEW PROCESS.
3. BUILDING 'A', MAXIMUM BUILDING HEIGHT, INCLUDING ALL MECHANICAL EQUIPMENT, SHALL BE TWO HUNDRED TWENTY-ONE (221) FEET.
4. BUILDING 'B/C', MAXIMUM BUILDING HEIGHT, INCLUDING ALL MECHANICAL EQUIPMENT, SHALL BE ONE HUNDRED FIFTY-EIGHT (158) FEET. BUILDING HEIGHT EXCEEDING FIFTY (50') FEET, SHALL BE SETBACK ALONG MILL AVENUE, FIFTEEN (15') FEET FROM THE PROPOERTY LINE. BUILDING HEIGHT EXCEEDING SEVENTY-FIVE (75') FEET, SHALL BE SETBACK ALONG MILL AVENUE, TWENTY-FIVE (25') FEET.
5. BUILDING 'H', MAXIMUM BUILDING HEIGHT, INCLUDING ALL MECHANICAL EQUIPMENT, SHALL BE TWO HUNDRED FIFTY-FIVE (255) FEET.
6. THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER ENGINEERING FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. A CONDOMINIUM PLAT SHALL BE RECORDED PRIOR TO AN OCCUPANCY PERMIT.

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

EXISTING P.A.D. INFORMATION

<input type="checkbox"/> SITE AREA - GROSS	24.12 acres	<input type="checkbox"/>
<input type="checkbox"/> SITE AREA - NET	960,066 sf = 22.04 acres	<input type="checkbox"/>

EXISTING PHASE I - LOT 5A

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> OFFICE	78,933 sf	22,984 sf
<input type="checkbox"/> BUILDING B1 & B2		
<input type="checkbox"/> RESTAURANT	5,455 sf	5,455 sf
<input type="checkbox"/> RETAIL	13,947 sf	13,947 sf
PHASE I TOTAL:	98,335 sf	42,386 sf

EXISTING PHASE II - LOT 1

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING F	184,932 sf	36,657 sf
<input type="checkbox"/> BUILDING G		
<input type="checkbox"/> OFFICE	124,629 sf	32,378 sf
PHASE II SUBTOTAL:	309,561 sf	69,035 sf
BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> GARAGE #1	373,371 sf	
<input type="checkbox"/> 1,333 SPACES		
<input type="checkbox"/> GARAGE #2	294,297 sf	
<input type="checkbox"/> 984 SPACES		
PHASE II SUBTOTAL:	667,668 sf	97,477 sf
PHASE II TOTAL:	977,229 sf	166,512 sf

EXISTING PHASE III - LOTS 2 & 4

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING C	12,870 sf	12,870 sf
<input type="checkbox"/> BUILDING H		
<input type="checkbox"/> THEATRE	37,645 sf	
<input type="checkbox"/> RESTAURANT	6,109 sf	
<input type="checkbox"/> RETAIL	1,432 sf	25,143 sf
PHASE III TOTAL:	58,056 sf	38,013 sf

EXISTING PHASE IV - LOT 7b

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING L		
<input type="checkbox"/> HOTEL	79,960 sf	26,930 sf
PHASE IV TOTAL:	79,960 sf	26,930 sf

EXISTING PHASE V - LOT 3

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING D		
<input type="checkbox"/> OFFICE	17,085 sf	
<input type="checkbox"/> RETAIL	32,123 sf	28,358 sf
PHASE V TOTAL:	49,208 sf	28,358 sf

EXISTING PHASE VI - LOT 7e

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING I		
<input type="checkbox"/> RESTAURANT	6,775 sf	6,775 sf
PHASE VI TOTAL:	6,775 sf	6,775 sf

EXISTING PHASE VII - LOT 7c

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BROWN-STRONG-REEVE'S HOUSE	1,825 sf	1,825 sf
PHASE VII TOTAL:	1,825 sf	1,825 sf

EXISTING PHASE VIII - LOT 7d

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> TEMPE FIRE STATION #6	11,840 sf	11,840 sf
PHASE VIII TOTAL:	11,840 sf	11,840 sf

EXISTING PHASE IX - LOT 7a

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> CENTERPOINT CONDOMINIUMS		
<input type="checkbox"/> PHASE I & II	398,461 sf	48,123 sf
<input type="checkbox"/> PHASE III	253,779 sf	37,450 sf
<input type="checkbox"/> PHASE IV	278,167 sf	42,472 sf
<input type="checkbox"/> GARAGES/MISC.	1,329,841 sf	42,472 sf
PHASE IX TOTAL:	2,260,098 sf	120,045 sf

EXISTING BUILD-OUT SUMMARY

<input type="checkbox"/> GROSS BUILDING AREA - PHASES I THRU IX	3,543,328 sf	<input type="checkbox"/>
<input type="checkbox"/> BUILDING FOOTPRINTS - PHASES I THRU IX	450,884 sf	<input type="checkbox"/>
<input type="checkbox"/> LOT COVERAGE	46.9 %	<input type="checkbox"/>

PROPOSED LOTS 2, 4, 5 & 6 REDEVELOPMENT - PHASE X

BUILDING	BLDG AREA - GROSS	BLDG FOOTPRINT
<input type="checkbox"/> BUILDING A		28,155 sf
<input type="checkbox"/> RETAIL	8,400 sf	
<input type="checkbox"/> RESTAURANT	6,600 sf	
<input type="checkbox"/> RESIDENTIAL	228,188 sf	
<input type="checkbox"/> GARAGE AREA	124,887 sf	
<input type="checkbox"/> BUILDING B/C		60,207 sf
<input type="checkbox"/> RETAIL	20,162 sf	
<input type="checkbox"/> RESTAURANT	13,442 sf	
<input type="checkbox"/> STORAGE	12,039 sf	
<input type="checkbox"/> RESIDENTIAL	344,242 sf	
<input type="checkbox"/> GARAGE	166,041 sf	
<input type="checkbox"/> BUILDING H		28,464 sf
<input type="checkbox"/> RESTAURANT	3,400 sf	
<input type="checkbox"/> HEALTH CLUB	54,059 sf	
<input type="checkbox"/> HOTEL	180,169 sf	
<input type="checkbox"/> GARAGE AREA	64,500 sf	
<input type="checkbox"/> BUILDING J		2,345 sf
<input type="checkbox"/> RETAIL	2,345 sf	
<input type="checkbox"/> BUILDING K		2,627 sf
<input type="checkbox"/> RETAIL	2,627 sf	
PHASE X TOTAL:	1,228,099 sf	121,798 sf

PROPOSED BUILD-OUT SUMMARY

<input type="checkbox"/> GROSS BUILDING AREA - PHASES I THRU X	4,815,034 sf	<input type="checkbox"/>
<input type="checkbox"/> BUILDING FOOTPRINTS - PHASES I THRU X	492,093 sf	<input type="checkbox"/>
<input type="checkbox"/> LOT COVERAGE	51.3 %	<input type="checkbox"/>

SITE DATA - LOTS 2, 4, 5 & 6

<input type="checkbox"/> Project Address:	640 & 680 South Mill Avenue
<input type="checkbox"/> Existing Zoning:	CC / PAC
<input type="checkbox"/> Proposed Zoning:	No Change
<input type="checkbox"/> Site Area:	183,449 Net SF (4.21 acres)
<input type="checkbox"/> Gross Building Area:	1,228,099 Gross SF
<input type="checkbox"/> Lot Coverage:	No standard 66.38% - proposed
<input type="checkbox"/> Landscape Area:	No Standard 12.8% on Level 2 of Bldgs A, E/C
<input type="checkbox"/> General Plan 2030:	Mixed Use; 26+ DU/acre - required Mixed Use; 82.0 DU/acre - proposed
<input type="checkbox"/> Building Height:	50'-0" - allowable 27'-0" - BLDG A - proposed 15'-0" - BLDG B/C - proposed 25'-0" - BLDG H - proposed 30'-0" - BLDG J/K - proposed
<input type="checkbox"/> Building Use:	Multi-family residential; Hotel w/ Health Club and Retail
<input type="checkbox"/> setbacks:	FRONT - 0' SIDE - 0' REAR - 0' Setbacks are similar for all lots

CONSTRUCTION CODES

<input type="checkbox"/> INTERNATIONAL BUILDING CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> UNIFORM MECHANICAL CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> UNIFORM PLUMBING CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> NATIONAL ELECTRICAL CODE	2003	<input type="checkbox"/>
<input type="checkbox"/> w/ CITY OF TEMPE AMENDMENTS		<input type="checkbox"/>
<input type="checkbox"/> UNIFORM FIRE CODE	2003	<input type="checkbox"/>

CONSTRUCTION TYPE - IBC

<input type="checkbox"/> TYPE IA	<input type="checkbox"/>
<input type="checkbox"/> SPRINKLERED w/ CITY OF TEMPE AMENDMENTS	<input type="checkbox"/>

GROSS BUILDING AREAS - BUILDING A

<input type="checkbox"/> Basement Parking - B3	44,295 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	40,296 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	40,296 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	16,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	14,000 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	2,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1B - Mezzanine/Storage	15,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 12 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 13 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 14 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 15 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 16 - Residential	10,007 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 17 - Residential	10,007 sf	<input type="checkbox"/>
Building Total:	365,073 sf	

BUILDING UNIT SUMMARY - BUILDING A

<input type="checkbox"/> Studio units	10 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom units	57 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom units	79 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom units	27 Total	<input type="checkbox"/>
<input type="checkbox"/> Penthouse units	2 Total	<input type="checkbox"/>
Total Units:	175	

GROSS BUILDING AREAS - BUILDING B/C

<input type="checkbox"/> Basement Parking - B3	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	32,105 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	20,182 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	13,442 sf	<input type="checkbox"/>
<input type="checkbox"/> Service	12,039 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	6,462 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1B - Mezzanine/Storage	10,122 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 - Residential	31,676 sf	<input type="checkbox"/>
Building Total:	555,926 sf	

BUILDING UNIT SUMMARY - BUILDING B/C

<input type="checkbox"/> Studio units	14 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom units	86 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom units	116 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom units	40 Total	<input type="checkbox"/>
<input type="checkbox"/> Penthouse units	3 Total	<input type="checkbox"/>
Total Units:	259	

BICYCLE PARKING REQ'D - BLDG A, B/C

<input type="checkbox"/> Retail/Rest. - 47,604 sf @ 4:10,000 sf	19 Total	<input type="checkbox"/>
<input type="checkbox"/> Residential	218 Total	<input type="checkbox"/>
<input type="checkbox"/> One bedroom (.5 per unit)	84 Total	<input type="checkbox"/>
<input type="checkbox"/> Two bedrooms (.5 per unit)	134 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	237 Total	<input type="checkbox"/>

Note: All residential bike parking will be provided on Storage Level 1B - Mezzanine

GROSS BUILDING AREAS - BLDG H

<input type="checkbox"/> Basement Parking - B2	32,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	32,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1	26,464 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	3,400 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel/Health Club	25,084 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 - Health Club	25,628 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	25,628 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	0 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 - Health Club	25,628 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	15,281 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	10,547 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 - Health Club	25,628 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	12,950 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	12,978 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5-20 - Hotel	131,980 sf	<input type="checkbox"/>
<input type="checkbox"/> 256 rooms		<input type="checkbox"/>
Building Total:	302,128 sf	

GROSS BUILDING AREAS - BLDGs J & K

<input type="checkbox"/> Retail J	2,345 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail K	2,627 sf	<input type="checkbox"/>
Building Total:	4,972 sf	

BICYCLE PARKING REQ'D - BLDGs J & K

<input type="checkbox"/> Retail - 4,972 sf @ 4:10,000 sf	4 Total	<input type="checkbox"/>
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PARKING CALCULATIONS - ALL BUILDINGS

PHASE	BEFORE 5:00PM	AFTER 5:00PM
<input type="checkbox"/> PHASE 1		
<input type="checkbox"/> Lots 2,4,5 & 6	144	144
<input type="checkbox"/> Other Centerpoint Lots	1,746	2,019
Total On-Site	1,890	2,163
Total Off-Site	14	114
Total Provided	1,904	2,277
<input type="checkbox"/> PHASE 2		
<input type="checkbox"/> Lots 2,4,5 & 6	447	447
<input type="checkbox"/> Other Centerpoint Lots	1,746	2,019
Total On-Site	2,193	2,466
Total Off-Site	14	114
Total Provided	2,207	2,580
<input type="checkbox"/> PHASE 3		
<input type="checkbox"/> Lots 2,4,5 & 6	864	864
<input type="checkbox"/> Other Centerpoint Lots	1,746	2,019
Total On-Site	2,610	2,883
Total Off-Site	14	114
Total Provided	2,624	2,997
<input type="checkbox"/> FULL BUILDOUT		
<input type="checkbox"/> Lots 2,4,5 & 6	864	864
<input type="checkbox"/> Other Centerpoint Lots	2,682	2,955
Total On-Site	3,546	3,819
Total Off-Site	14	114
Total Provided	3,560	3,933



DRAWINGS NOT FOR CONSTRUCTION FOR DEVELOPMENT APPROVAL ONLY

Centerpoint on Mill

Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281

DMB

DD Centerpoint on Mill

23.APR.08
SPR06135

14TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LOTS 2, 4, 5 & 6 FOR "CENTERPOINT on MILL" MIXED-USE

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

SITE DATA - LOTS 2, 4, 5 & 6

Project Address :	840 & 880 South Mill Avenue
Existing Zoning :	CC / PAD
Proposed Zoning :	No Change
Site Area :	183,449 Net SF (4.21 acres)
Gross Building Area :	1,228,099 Gross SF
Lot Coverage :	No standard 86.38% - proposed
Landscape Area :	No Standard 12.8% on Level 2 of Bldg A, B/C
General Plan 2030 :	Mixed Use; 26+ DU/core - required Mixed Use; 82.0 DU/acre - proposed
Building Height :	50'-0" - allowable 221'-0" - BLDG A - proposed 158'-0" - BLDG B/C - proposed 255'-0" - BLDG H - proposed 30'-0" - BLDG J/K - proposed
Building Use :	Multi-family residential; Hotel w/ Health Club and Retail
Setbacks :	FRONT - 0' SIDE - 0' REAR - 0' Setbacks are similar for all lots

CONSTRUCTION CODES

<input type="checkbox"/> INTERNATIONAL BUILDING CODE w/ CITY OF TEMPE AMENDMENTS	2003	<input type="checkbox"/>
<input type="checkbox"/> UNIFORM MECHANICAL CODE w/ CITY OF TEMPE AMENDMENTS	2003	<input type="checkbox"/>
<input type="checkbox"/> UNIFORM PLUMBING CODE w/ CITY OF TEMPE AMENDMENTS	2003	<input type="checkbox"/>
<input type="checkbox"/> NATIONAL ELECTRICAL CODE w/ CITY OF TEMPE AMENDMENTS	2003	<input type="checkbox"/>
<input type="checkbox"/> UNIFORM FIRE CODE	2003	<input type="checkbox"/>

CONSTRUCTION TYPE - IBC

<input type="checkbox"/> TYPE IA	<input type="checkbox"/>
<input type="checkbox"/> SPRINKLERED w/ CITY OF TEMPE AMENDMENTS	<input type="checkbox"/>

GROSS BUILDING AREAS - BUILDING A

<input type="checkbox"/> Basement Parking - B3	44,295 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	40,296 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	40,296 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	15,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	2,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	16,440 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1B - Mezzanine/Storage	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 12 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 13 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 14 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 15 - Residential	13,378 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 16 - Residential	10,007 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 17 - Residential	10,007 sf	<input type="checkbox"/>
Building Total:	365,073 sf	

BUILDING UNIT SUMMARY - BUILDING A

<input type="checkbox"/> Studio units	10 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom units	87 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom units	79 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom units	27 Total	<input type="checkbox"/>
<input type="checkbox"/> Penthouse units	2 Total	<input type="checkbox"/>
Total Units:	175	

GROSS BUILDING AREAS - BUILDING B/C

<input type="checkbox"/> Basement Parking - B5	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B2	55,347 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	52,105 sf	<input type="checkbox"/>
<input type="checkbox"/> Grade Level/Floor 1	20,162 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail	13,442 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	12,038 sf	<input type="checkbox"/>
<input type="checkbox"/> Service	6,482 sf	<input type="checkbox"/>
<input type="checkbox"/> Residential	10,122 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1B - Mezzanine/Storage	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 6 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 7 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 8 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 9 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 10 - Residential	32,887 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 11 - Residential	31,875 sf	<input type="checkbox"/>
Building Total:	555,926 sf	

BUILDING UNIT SUMMARY - BUILDING B/C

<input type="checkbox"/> Studio units	14 Total	<input type="checkbox"/>
<input type="checkbox"/> 1 Bedroom units	86 Total	<input type="checkbox"/>
<input type="checkbox"/> 2 Bedroom units	116 Total	<input type="checkbox"/>
<input type="checkbox"/> 3 Bedroom units	40 Total	<input type="checkbox"/>
<input type="checkbox"/> Penthouse units	3 Total	<input type="checkbox"/>
Total Units:	259	

BICYCLE PARKING REQ'D - BLDG A, B/C

<input type="checkbox"/> Retail/Rest. - 47,604 sf @ 4:10,000 sf	19 Total	<input type="checkbox"/>
<input type="checkbox"/> Residential	218 Total	<input type="checkbox"/>
<input type="checkbox"/> One bedroom (.5 per unit)	84 Total	<input type="checkbox"/>
<input type="checkbox"/> Two bedrooms (.5 per unit)	134 Total	<input type="checkbox"/>
<input type="checkbox"/> Total	237 Total	<input type="checkbox"/>
<input type="checkbox"/> Note: All residential bike parking will be provided on Storage Level 1B - Mezzanine		

GROSS BUILDING AREAS - BLDG H

<input type="checkbox"/> Basement Parking - B2	32,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Basement Parking - B1	32,250 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 1	25,464 sf	<input type="checkbox"/>
<input type="checkbox"/> Restaurant	3,400 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel/Health Club	25,064 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 2 - Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	D sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 3 - Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	15,281 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	10,547 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 4 - Health Club	25,828 sf	<input type="checkbox"/>
<input type="checkbox"/> Health Club	12,950 sf	<input type="checkbox"/>
<input type="checkbox"/> Hotel	12,878 sf	<input type="checkbox"/>
<input type="checkbox"/> Floor 5-20 - Hotel	131,680 sf	<input type="checkbox"/>
<input type="checkbox"/> 256 rooms		<input type="checkbox"/>
Building Total:	302,128 sf	

GROSS BUILDING AREAS - BLDGS J & K

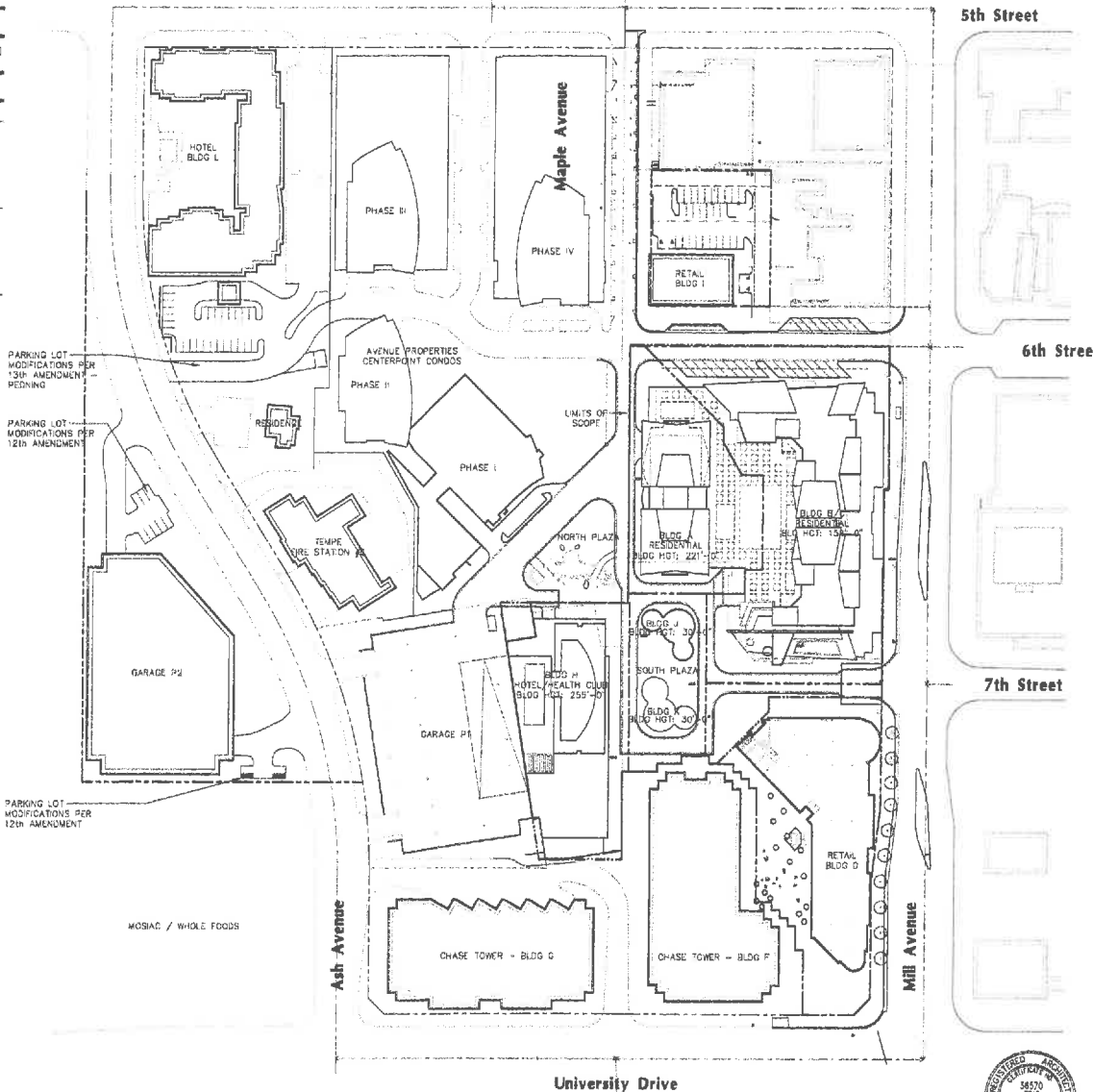
<input type="checkbox"/> Retail J	2,345 sf	<input type="checkbox"/>
<input type="checkbox"/> Retail K	2,627 sf	<input type="checkbox"/>
Building Total:	4,972 sf	

BICYCLE PARKING REQ'D - BLDGS J & K

<input type="checkbox"/> Retail - 4,972 sf @ 4:10,000 sf	4 Total	<input type="checkbox"/>
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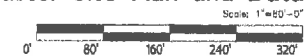
PARKING CALCULATIONS - ALL BUILDINGS

PHASE 1	BEFORE 5:00PM	AFTER 5:00PM
<input type="checkbox"/> Lots 2,4,5 & 6	144	144
<input type="checkbox"/> Other Centerpoint Lots	1,746	2,019
Total On-Site	1,890	2,163
Total Off-Site	14	114
Total Provided	1,904	2,277
PHASE 2	BEFORE 5:00PM	AFTER 5:00PM
<input type="checkbox"/> Lots 2,4,5 & 6	447	447
<input type="checkbox"/> Other Centerpoint Lots	1,746	2,019
Total On-Site	2,193	2,466
Total Off-Site	14	114
Total Provided	2,207	2,580
PHASE 3	BEFORE 5:00PM	AFTER 5:00PM
<input type="checkbox"/> Lots 2,4,5 & 6	864	864
<input type="checkbox"/> Other Centerpoint Lots	1,746	2,019
Total On-Site	2,610	2,883
Total Off-Site	14	114
Total Provided	2,624	2,997
FULL BUILDOUT	BEFORE 5:00PM	AFTER 5:00PM
<input type="checkbox"/> Lots 2,4,5 & 6	864	864
<input type="checkbox"/> Other Centerpoint Lots	2,682	2,955
Total On-Site	3,546	3,819
Total Off-Site	14	114
Total Provided	3,560	3,933



Centerpoint on Mill P.A.D. Master Site Plan and Data

Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281



DRAWINGS NOT FOR CONSTRUCTION FOR DEVELOPMENT APPROVAL ONLY

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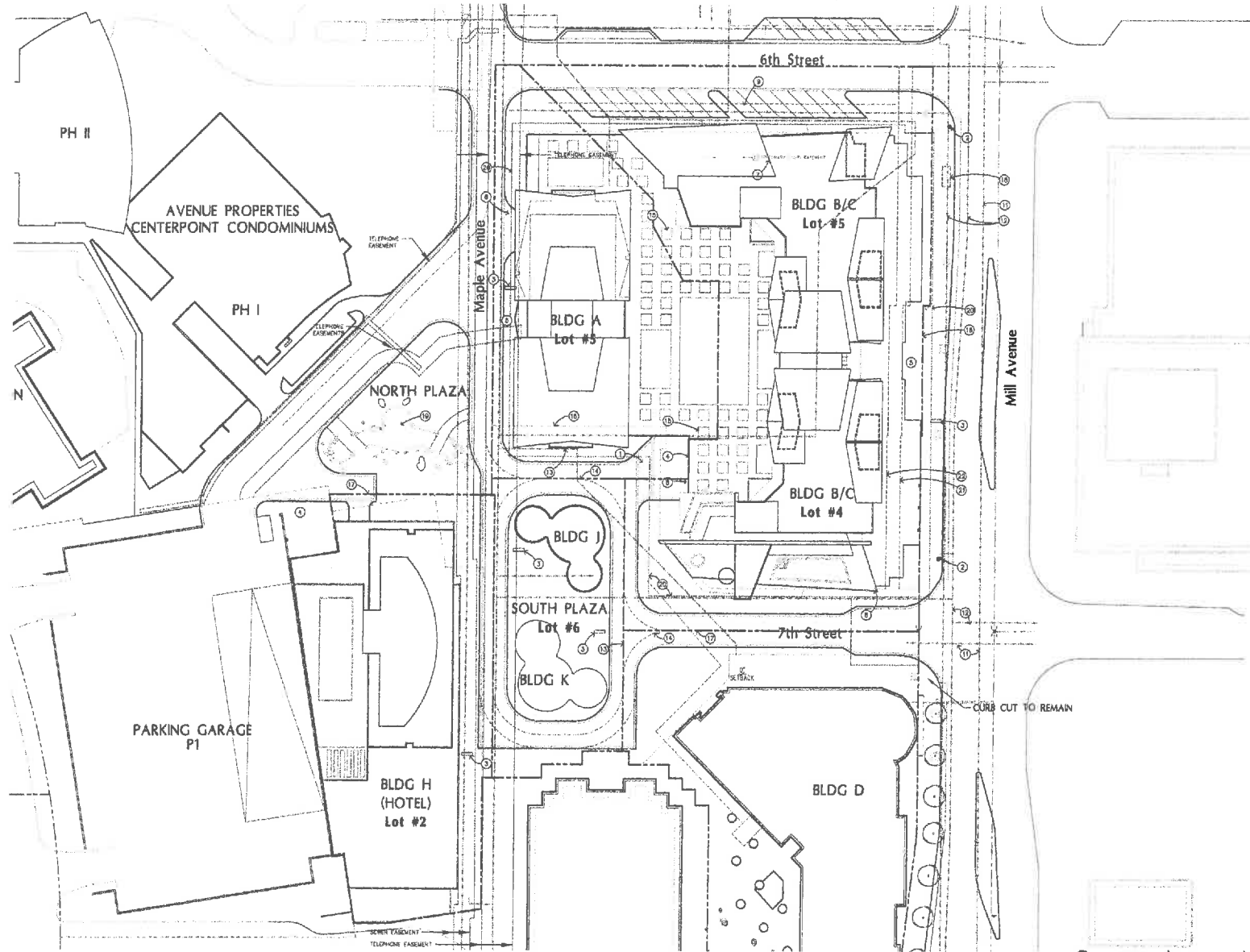
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PAD07019

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



GENERAL NOTES:

1. NO REQUIRED SETBACKS ON SITE
2. TWO YEAR ON-SITE WATER RETENTION WILL BE ACCOMMODATED WITH NEW AND EXISTING UNDERGROUND VAULTS.

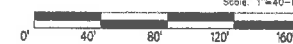
KEYNOTES:

1. ALL TRANSFORMERS ARE TO BE RELOCATED WITHIN NEW MECHANICAL YARD PROVIDED. TRASH COMPACTOR IS TO BE RELOCATED TO NEW SERVICE/LOADING YARD PROVIDED IN NEW DEVELOPMENT.
2. EXISTING FIRE HYDRANT TO REMAIN
3. PUBLIC BIKE RACK PER CITY OF TEMPE GUIDANCE.
4. NEW SERVICE/LOADING AREA UNDER DECK.
5. ENTRY LOBBY FOR RESIDENTIAL UNITS
6. NEW ENTRY RAMP TO RESIDENTIAL PARKING GARAGE WITH SECURITY ACCESS GATE.
7. EASEMENT TO BE RELOCATED OR ABANDONNED.
8. EXISTING INTERNAL PROPERTY LINE
9. LINE OF EXISTING ON-STREET PARKING.
10. NOT USED.
11. EXISTING SEWER LINE
12. EXISTING WATER LINE
13. PROPOSED CHANGE TO PROPERTY LINE.
14. FIRE TRUCK TURNING RADIUS PER CITY OF TEMPE CODE.
15. LOCATION OF EXHAUST VENT SHAFT FROM BELOW-GRADE PARKING GARAGE. TO BE COORDINATED WITH ENGINEER.
16. EXISTING PROPERTY LINE.
17. PROPOSED PROPERTY LINE.
18. BUS SHELTER.
19. EXISTING WATER FEATURE AND SCULPTURE GARDEN.
20. 8'-0" SIDEWALK EASEMENT MEASURED FROM FACE OF EXTERIOR WALL.
21. 15'-0" STEPBACK LINE ABOVE 50'-0".
22. 25'-0" STEPBACK LINE ABOVE 75'-0".

Centerpoint on Mill

Enlarged Site Plan
Scale: 1"=40'-0"

Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg H - 100 W. 7th Street, Tempe, Arizona, 85281
 Bldgs J & K - 730 S. Maple Avenue, Tempe, Arizona, 85281



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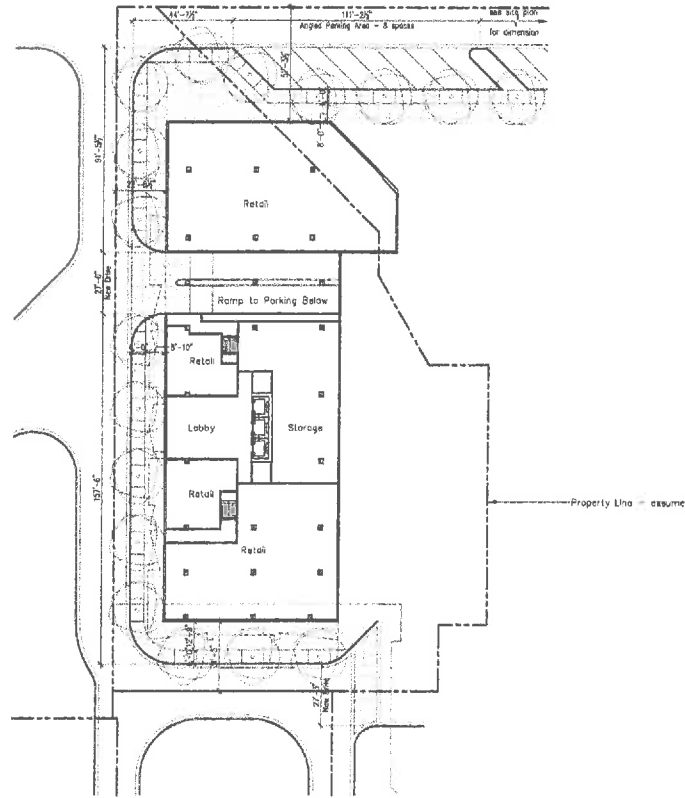
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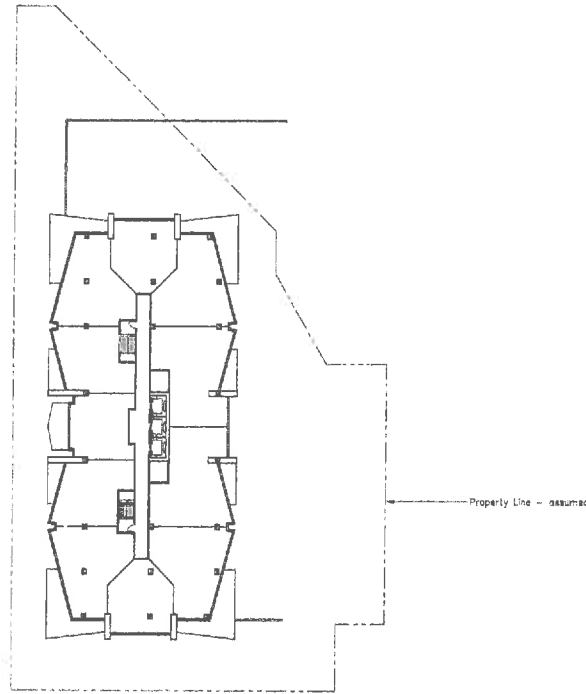
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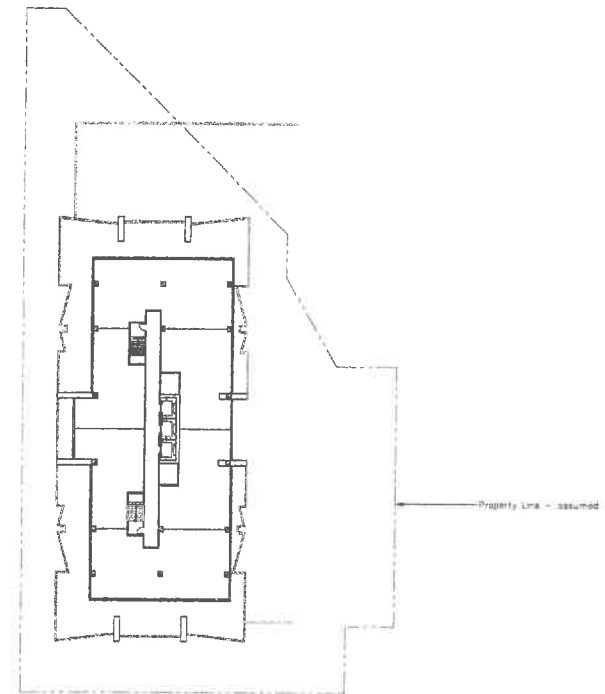
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Ground Level Plan



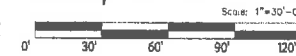
Typical Floor Plate



Upper Level Floor Plate

Centerpoint on Mill Building A Conceptual Floor Plans

Bldg A - 680 S. Mill Avenue, Tempe, Arizona, 85281
 Bldg B/C - 640 S. Mill Avenue, Tempe, Arizona, 85281
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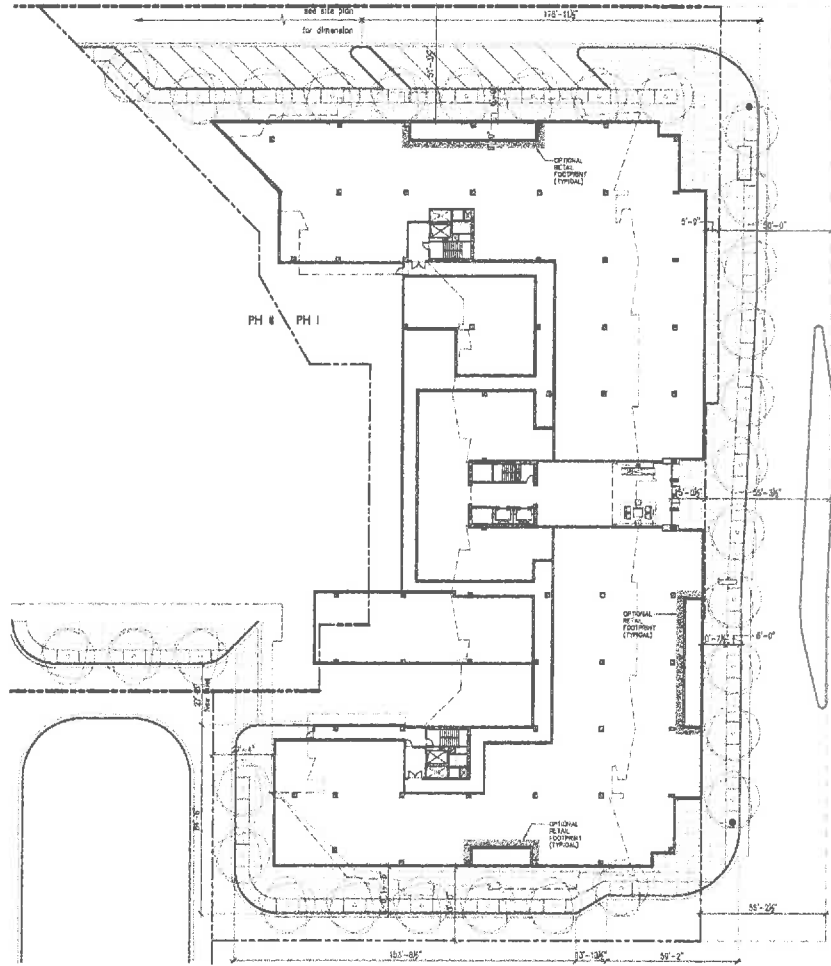
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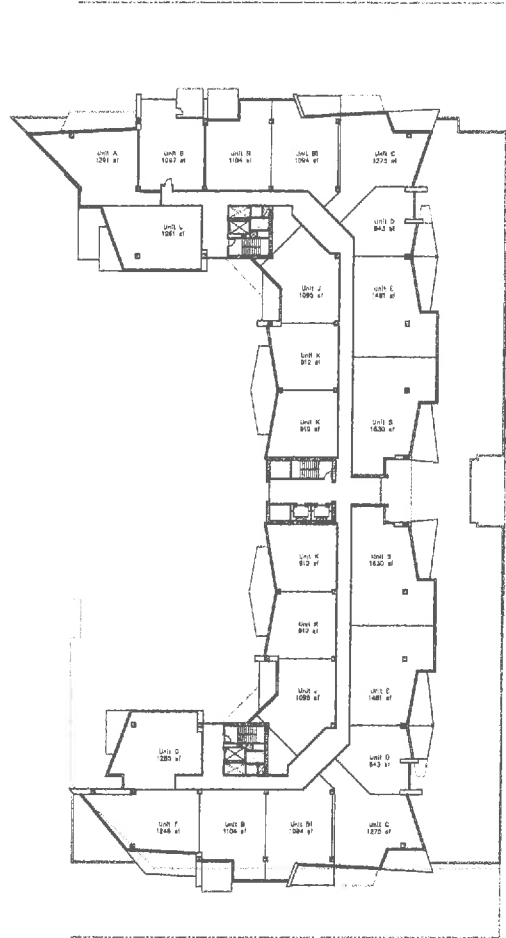
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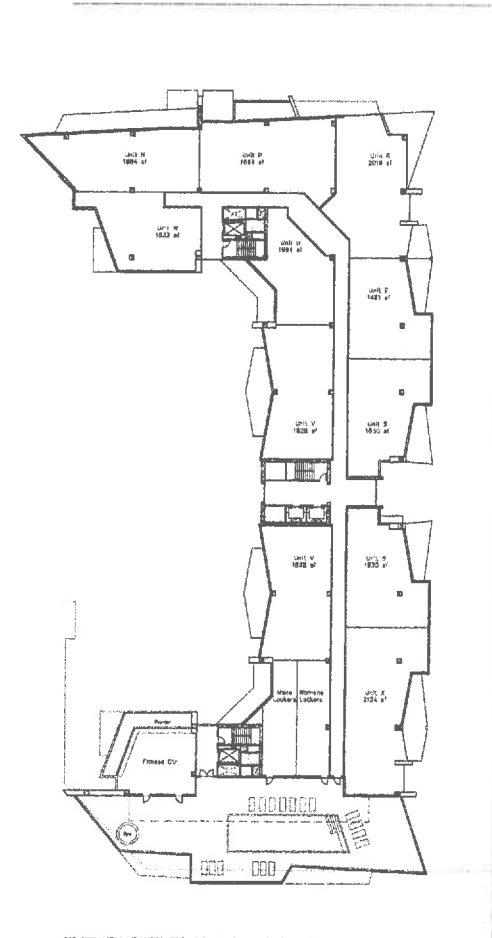
A PORTION OF THE SW QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Level 1



Typical Floor Plate



Upper Level Floor Plate

Centerpoint on Mill Building B/C Conceptual Floor Plans

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Scale: 1"=30'-0"



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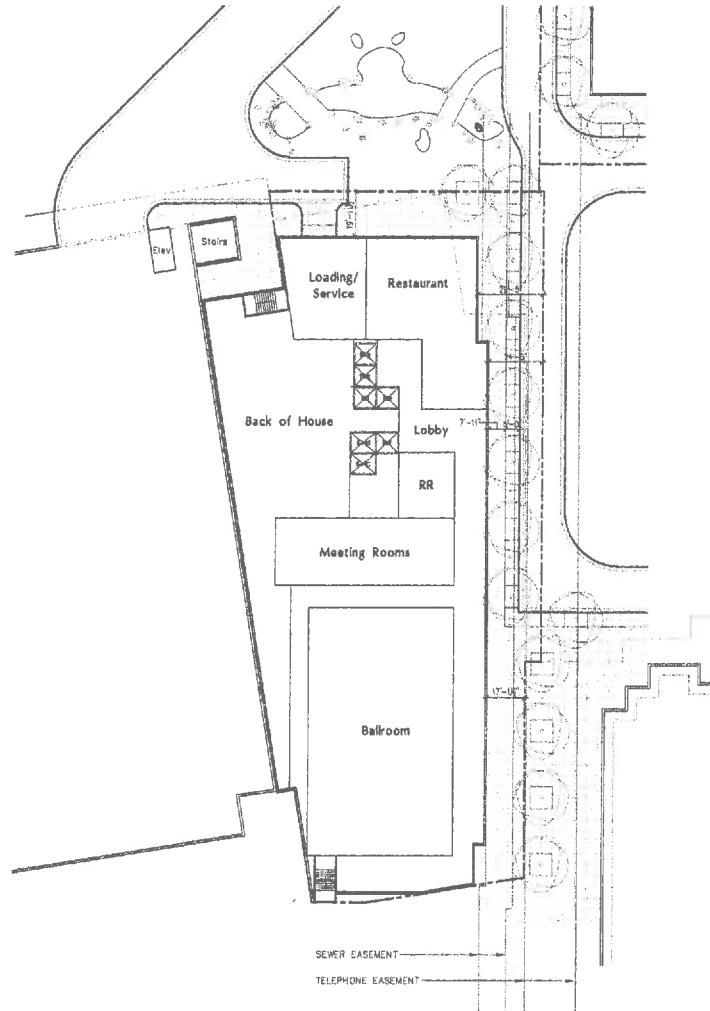
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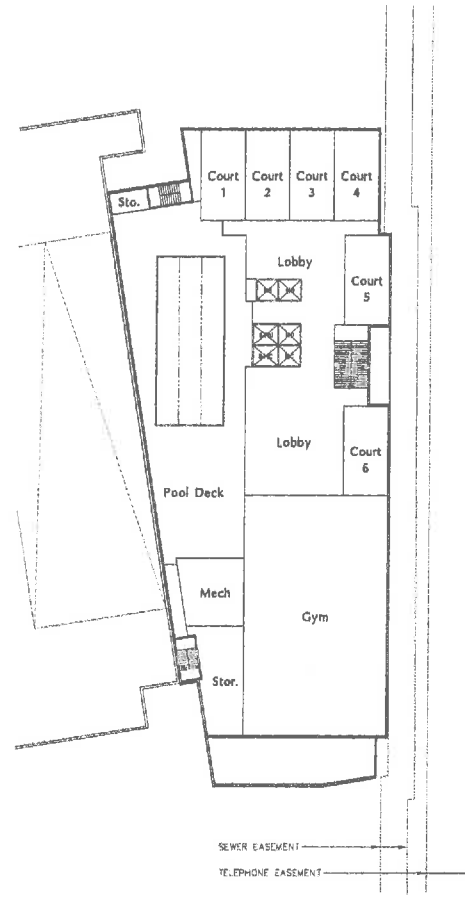
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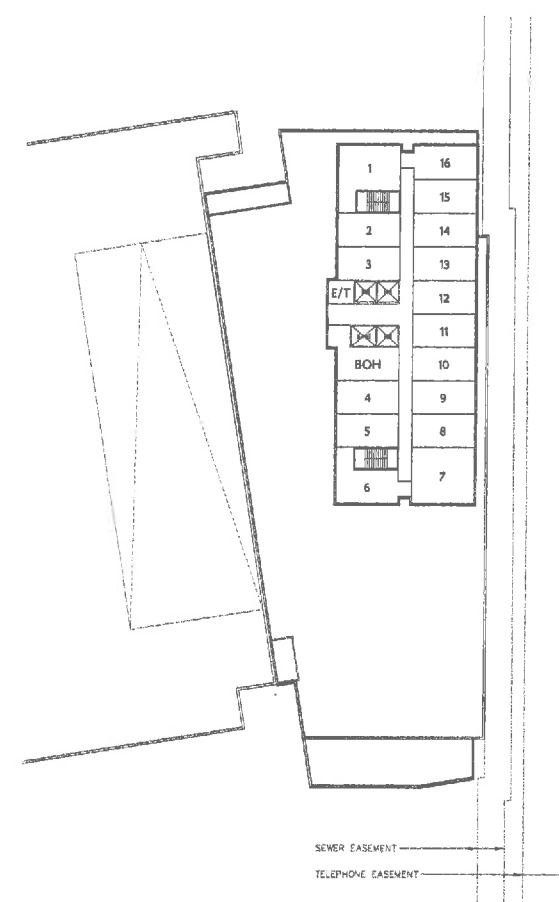
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Lobby Level - Grade



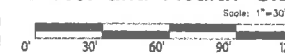
Health Club - Pool Level Plan



Typical Hotel Floor Plan

Centerpoint on Mill

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