AREA CALCULATIONS:

EXISTING ZONING	CCD		
PROPOSED ZONING	CCD		
GROSS SITE AREA	PARCEL 132-30-145 (BLDG D)		89,047 s.f. (2.07 ACRES)
NET SITE AREA	PARCEL 132-30-145 (BLDG D)		50,236 s.f. (1.21 ACRES)
BUILDING AREA			
	EXISTING PHASE I		
	BUILDING A (OFFICE)		80,666 s.f.
	BUILDINGS B1 & B2 (RESTAURANT)		9,000 s.f.
	(RETAIL)		10,444 s.f.
		(SUBTOTAL BUILDINGS)	100,110 s.f.
		(PHASE I TOTAL)	100,110 s.f.
	EXISTING PHASE II		
	BUILDING F (OFFICE)		184,932 s.f.
	BUILDING G (OFFICE)		124,629 s.f.
		(SUBTOTAL BUILDINGS)	309,561 s.f.
	SOUTH GARAGE NO. 1 (1,333 SPACES)		373,371 s.f.
	WEST GARAGE NO. 2 (984 SPACES)		294,297 s.f.
		(SUBTOTAL GARAGES)	667,668 s.f.
		(PHASE II TOTAL)	977,229 s.f.
	EXISTING PHASE III		
	BUILDING C (RETAIL)		12,870 s.f.
	BUILDING H (THEATER)		45,550 s.f.
	(RESTAURANT)		8,900 s.f.
		(SUBTOTAL BUILDINGS)	67,320 s.f.
		(PHASE III TOTAL)	67,320 s.f.
	PHASE IV		
	BUILDING L (HOTEL)		79,960 s.f.
		(PHASE IV TOTAL)	79,960 s.f.
	PROPOSED PHASE V		
	BUILDING D (RETAIL)		35,479 s.f.
	(OFFICE)		8,574 s.f.
	(RESTAURANT)		7,234 s.f.
		(PHASE V TOTAL)	51,287 s.f.
BUILDING COVERAGE	BUILDING ONLY		26,930 s.f.
LANDSCAPE			
	IN R O W		
	OFF SITE MAIN PLAZA		
	ON SITE (REQUIRED 10% - PROVIDED 30%)		103,444 s.f.

PARKING CALCULATIONS
PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL)

PARKING REQUIRED		PER ORDINANCE CARS	BIKES	PER PARKING MODEL (by trip reduction) CARS	PER PARKING MODEL (by shared parking) CARS
EXISTING PHASE I					
RESTAURANT					
INDOOR NO ENTERTAINMENT	9,000 s.f.	= 120	= 9	= 66	= 50
OUTDOOR DINING	1,000 s.f.	= 7	= 1	= 4	= 3
RETAIL	10,444 s.f.	= 42	= 4	= 23	= 13
GENERAL OFFICE	80,666 s.f.	= 323	= 33	= 242	= 242
	EXISTING PHASE I	= 492 SPACES	= 47	= 335 SPACES	= 308 SPACES
EXISTING PHASE II					
GENERAL OFFICE					
BUILDING F -	184,932 s.f.	= 740		= 1022	= 1022
BUILDING G -	124,629 s.f.	= 498		= 778	= 778
	EXISTING PHASE II	= 1238 SPACES		= 1800 SPACES	= 1800 SPACES
EXISTING PHASE III					
RESTAURANT	8,900 s.f.	= 119		= 59	= 44
RETAIL	12,870 s.f.	= 51		= 29	= 15
THEATER	45,500 s.f.	= 455		= 240	= 12
	EXISTING PHASE III	= 625 SPACES		= 328 SPACES	= 71 SPACES
PHASE IV					
HOTEL	79,960 s.f.	= 160		= N/A	= 80
	PROPOSED PHASE IV	= 104 PERMANENT		= N/A	= 80 SPACES
		= 84 TEMPORARY			
PHASE V					
RETAIL	35,479 s.f.	= 142		= N/A	= 85
OFFICE	8,573 s.f.	= 34		= N/A	= 20
RESTAURANT	7,234 s.f.	= 96		= N/A	= 56
	PROPOSED PHASE V	= 272 SPACES		= N/A SPACES	= 161 SPACES
PHASES I, II, III, IV & V		= 2787	= 47	= 2457	= 2420
REDEVELOPMENT AGREEMENT		= 185			= 185
TEMPORARY PARKING		= 64		= 84	= 84
	TOTAL REQUIRED	= 3036	= 47	= 2541 SPACES	= 2669 SPACES

TOTAL PARKING PROVIDED
PHASES I, II, III, IV & V
SOUTH PARKING GARAGE NO. 1 = 1333
WEST PARKING GARAGE NO. 2 = 984
SURFACE = 447 (including 165 RDA)
= 2764 SPACES

NOTE: DATA PROVIDED BY SEA ENGINEERS, DMB ASSOCIATES, INC. AND CITY OF TEMPE.

PREVIOUSLY APPROVED VARIANCES:

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 THE TEMPORARY PHASE II SURFACE PARKING LOTS ON THE EAST SIDE OF ASH, SOUTH OF 5TH STREET

PREVIOUSLY APPROVED USE PERMITS:

TO ALLOW GENERAL OFFICE, GENERAL RETAIL, THEATER, HOTEL, ART GALLERY AND RESTAURANT USES (WITHOUT ENTERTAINMENT) IN THE CCD DISTRICT

PARKING TO BE PROVIDED BY DEMAND (EXCLUDING RESIDENTIAL)

USE PERMIT TO ALLOW PARKING TO BE PROVIDED BASED ON DEMAND (SHARED PARKING)

CONDITIONS SPD-96.33:

1. ALL PREVIOUS APPLICABLE COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.
2. ALL APPLICABLE DESIGN REVIEW BOARD CONDITIONS OF 4/3/96 SHALL BE ADHERED TO.
3. AN ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY ARCHITECTURAL PROJECTION OF THE BUILDING INTO THE PUBLIC RIGHT-OF-WAY.
4. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPT. PRIOR TO ISSUANCE OF BUILDING PERMITS.

LEGAL DESCRIPTION:

A PRELIMINARY P.A.D. OF PORTIONS OF BLOCKS 4 THROUGH 9, AND 16 AND 17 OF "TEMPE" AS RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A FINAL P.A.D. FOR BUILDING 'D'. SAID P.A.D. ALSO BEING CONTAINED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

OWNER:

CENTERPOINT PLAZA LIMITED PARTNERSHIP
4201 NORTH 24TH STREET
PHOENIX, ARIZONA 85016

CIVIL ENGINEER:

WOOD/PATEL ASSOCIATES, INC
1550 EAST MISSOURI, SUITE 203
PHOENIX, ARIZONA 85014

BUILDING D ARCHITECT:

LANGDON WILSON ARCHITECTURE PLANNING INTERIORS
455 NORTH THIRD STREET, SUITE 333
PHOENIX, ARIZONA 85004
(602) 252-2555
FAX: 252-2780

DEVELOPER:

DMB ASSOCIATES, INC. &
BERWIND REALTY SERVICES, INC.
4201 NORTH 24TH STREET
PHOENIX, ARIZONA 85016

BOOK 433 PAGE 18
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
97-0072617
02/04/97 08:30

STATEMENT OF OWNERS:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE OF THE DEVELOPMENT AS SHOWN.

CENTERPOINT PLAZA LIMITED PARTNERSHIP
AN ARIZONA LIMITED PARTNERSHIP

BY UHB PLAZA LIMITED PARTNERSHIP,
ITS GENERAL PARTNER
ASSOC.
BY W.B.S.D. INC., AN ARIZONA CORPORATION,
ITS GENERAL PARTNER
BY
DREW M. BROWN
PRESIDENT

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF March, 1996, BY DREW M. BROWN, THE PRESIDENT OF W.B.S.D. INC., AN ARIZONA CORPORATION, ON BEHALF OF UHB PLAZA LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ON BEHALF OF CENTERPOINT PLAZA LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP.

MY COMMISSION EXPIRES:
9-13-99
NOTARY PUBLIC

MUNICIPAL APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 9th DAY OF May, 1996, BY
MAYOR
ATTEST
CITY CLERK

1-14-97
DATE
CITY ENGINEER

1-16-97
DATE
DEVELOPMENT SERVICES DIRECTOR

TEMPE MARICOPA COUNTY CORPORATE SEAL ARIZONA

CENTERPOINT PLAZA

FIFTH AMENDED PRELIMINARY & FINAL P.A.D. - PHASE V - BUILDING 'D'

SEC. 15, TN 1N, R 4E, G & SRB & M, M. Co. Az.

PROJECT DATA

THE WORK PERFORMED BY OR UNDER SUPERVISION AND REVIEW OF LANGDON WILSON PERTAINS SOLELY TO THE BUILDING AND SITE FOR BUILDING 'D'. ALL OTHER INFORMATION PROVIDED BY SEA ENGINEERS, DMB ASSOCIATES INC. AND CITY OF TEMPE.

LANGDON WILSON
ARCHITECTURE
PLANNING
INTERIORS

455 NORTH THIRD STREET
SUITE 333
PHOENIX, ARIZONA 85004
602 252-2555

STRUCTURAL ENGINEER
TERRELL, LARSON, CRIMMER, PURDY
602 993-6555

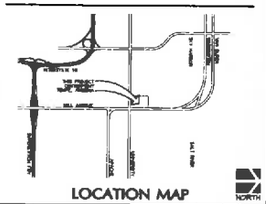
MECHANICAL & ELECTRICAL ENGINEER
PETERSON ENGINEERING
602 943-4116

CIVIL ENGINEER
WOOD/PATEL
602 234-1344

LANDSCAPE ARCHITECT
BRANT & CREEY
602 222-8848

CENTERPOINT RETAIL BUILDING "D"

740 SOUTH MILL
TEMPE, ARIZONA



LOCATION MAP

CONSTRUCTION PHASE			PRE-CONSTRUCTION PHASE	
REV	BULLETIN	DATE	DATE	ISSUED FOR
*			03/26/96	P & Z SUBMITTAL

CHECKED BY: DATE: 03/26/96
DRAWN CADD
APPROVED/ARCHITECT:
SCALE: NO SCALE FILE: PAD1

SHEET TITLE:
PROJECT DATA

SHEET NUMBER
PAD 1
OF 3

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BOOK 433 PAGE 18
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
97-0072617
02/04/97 08:30

OWNER:

CENTERPOINT PLAZA LIMITED PARTNERSHIP
4201 NORTH 24TH STREET
PHOENIX, ARIZONA 85016

CIVIL ENGINEER:

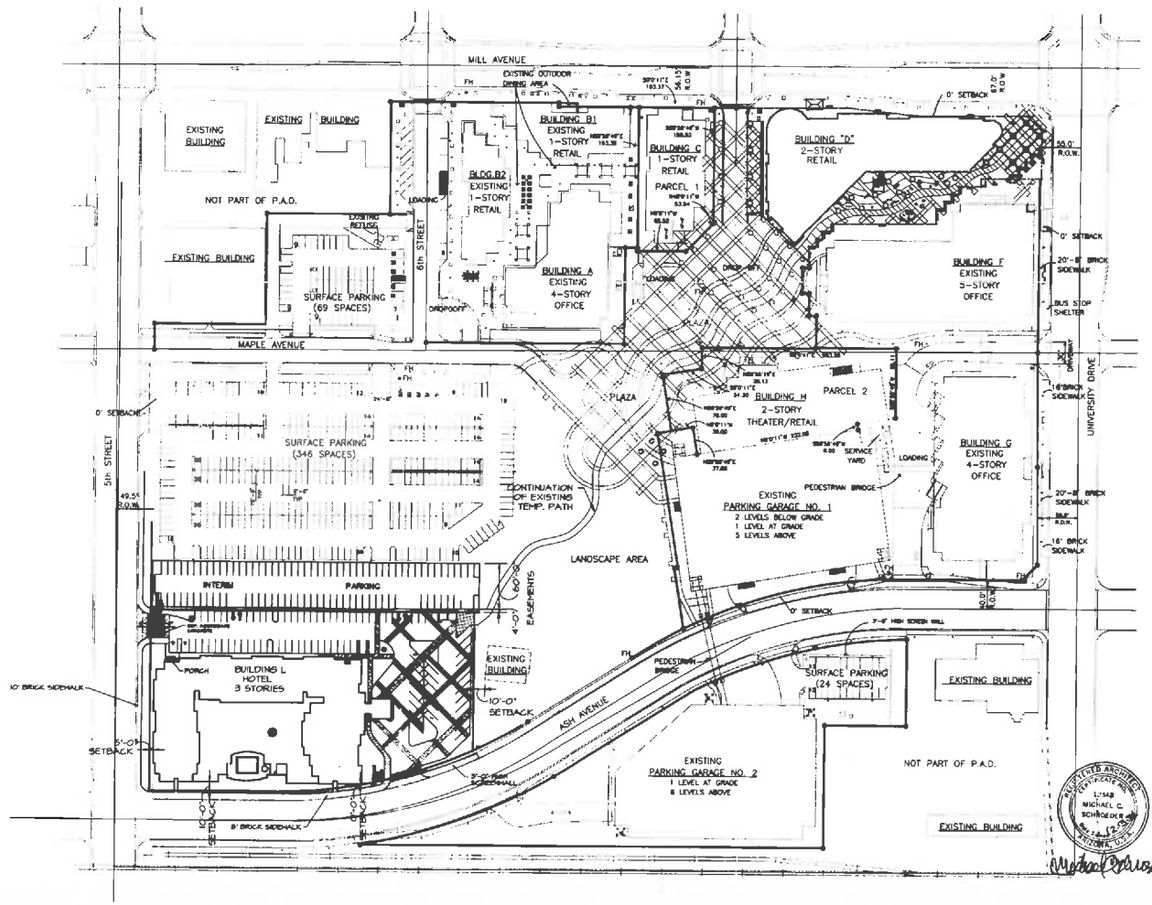
WOOD/PATEL ASSOCIATES, INC.
1550 EAST MISSOURI, SUITE 203
PHOENIX, ARIZONA 85014

BUILDING D ARCHITECT:

LANGDON WILSON ARCHITECTURE PLANNING INTERIORS
455 NORTH THIRD STREET, SUITE 333
PHOENIX, ARIZONA 85004
(602) 252-2555
FAX: 252-2760

DEVELOPER:

DMB ASSOCIATES, INC. &
BERWIND REALTY SERVICES, INC.
4201 NORTH 24TH STREET
PHOENIX, ARIZONA 85016



THE WORK PERFORMED BY OR UNDER SUPERVISION AND REVIEW OF LANGDON WILSON PERTAINS SOLELY TO THE BUILDING AND SITE FOR BUILDING 'D'. ALL OTHER INFORMATION PROVIDED BY SEA ENGINEERS, DMB ASSOCIATES INC. AND CITY OF TEMPE.

FIFTH AMENDED PRELIMINARY P.A.D.- PHASE V

LANGDON WILSON
ARCHITECTURE
PLANNING
INTERIORS

455 NORTH THIRD STREET
SUITE 333
PHOENIX, ARIZONA 85004
602 252-2555

STRUCTURAL ENGINEER
THIBOLET, LARSON, GRINER, PURDY
602 [illegible]

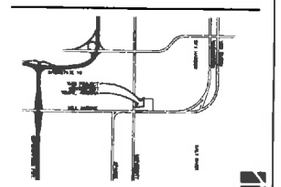
MECHANICAL & ELECTRICAL ENGINEER
PETERSON ENGINEERING
602 943-[illegible]

CIVIL ENGINEER
WOOD/PATEL
602 234-1344

LANDSCAPE ARCHITECT
BRANT & GREY
602 [illegible]

CENTERPOINT RETAIL BUILDING "D"

740 SOUTH MILL
TEMPE, ARIZONA



LOCATION MAP

CONSTRUCTION PHASE			PRE-CONSTRUCTION PHASE	
REV	BULLETIN	DATE	DATE	ISSUED FOR
*			03/26/98	P & Z SUBMITTAL

CHECKED BY : DATE : 03/18/96

DRAWN CADD : DRAWING NUMBER : [illegible]

APPROVED/ARCHITECT :

SCALE : 1" = 50'-0" FILE PAD2

SHEET TITLE :
P.A.D. SITE PLAN

SHEET NUMBER
PAD 2
OF 3

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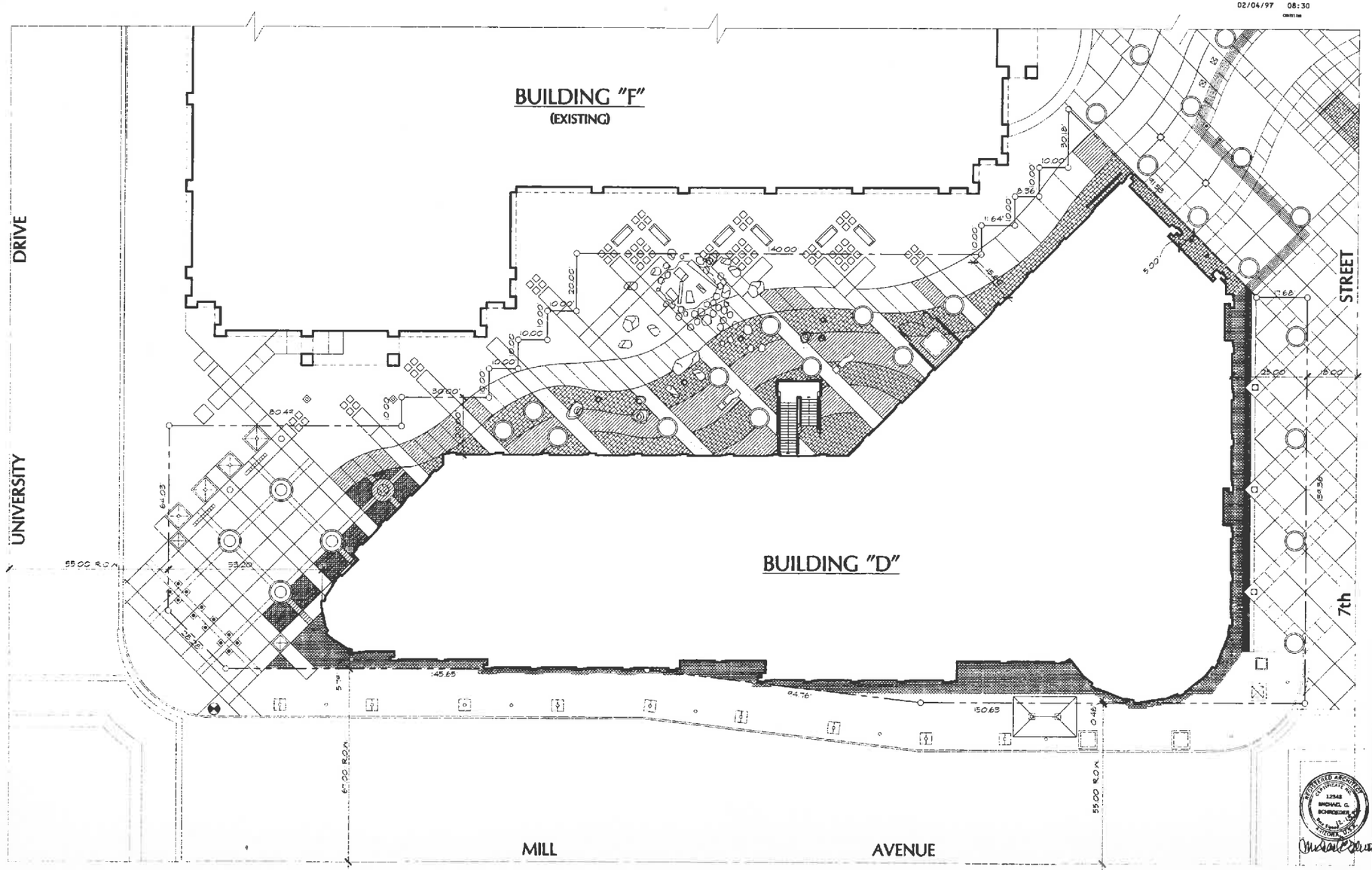
PROJECT DATA

PROPERTY ADDRESS:	EXISTING ZONING:	GROSS SITE AREA:	TOTAL BUILDING AREA:	BUILDING HEIGHT:	CONSTRUCTION TYPE:	PARKING REQUIRED:	LANDSCAPING REQUIRED:
740 S. MILL AVENUE TEMPE, ARIZONA	CCD	89,047 S.F. (2.07 ACRES)	51,287 S.F.	40'-0" / 2 STORIES	TYPE II - 1 HR. FULLY SPRINKLED	161 SPACES	15% OF SITE AREA
LEGAL DESCRIPTION:	**PROPOSED ZONING:**	**NET SITE AREA:**	**GROUND FLOOR AREA:**	**LOT COVERAGE:**	**PROPOSED USE:**	**PARKING PROVIDED:**	**LANDSCAPING PROVIDED:**
LOT 5 OF CENTERPOINT, AS RECORDED IN BOOK 369 OF MAPS, PAGE 51, RECORDS OF MARICOPA CO., ARIZ. SAID SUBDIVISION ALSO BEING CONTAINED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SEC 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.	CCD	50,256 S.F. (1.21 ACRES)	29,475 S.F.	58% OF SITE AREA	RETAIL, OFFICE, RESTAURANT	2,764 SPACES PER PHASE IV P.A.D. AMENDMENTS	42% OF SITE AREA

BOOK 433 PAGE 18
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
97-0072617
02/04/97 08:30



FINAL P.A.D. - PHASE V - BUILDING 'D'

NORTH

LANGDON WILSON
ARCHITECTURE
PLANNING
INTERIORS

455 NORTH THIRD STREET
SUITE 333
PHOENIX, ARIZONA 85004
602 252-2555

STRUCTURAL ENGINEER
TRIBOLET, LARSON, GRENIER, PURDY
602 553-8155

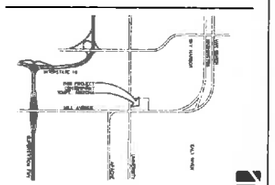
MECHANICAL & ELECTRICAL ENGINEER
PETERSON ENGINEERING
602 943-4116

CIVIL ENGINEER
WOOD/PATEL
602 234-1344

LANDSCAPE ARCHITECT
BRANT & GREEY
602 222-8848

CENTERPOINT RETAIL BUILDING "D"

740 SOUTH MILL
TEMPE, ARIZONA



LOCATION MAP

NORTH

CONSTRUCTION PHASE			PRE-CONSTRUCTION PHASE	
REV	BULLETIN	DATE	DATE	ISSUED FOR
*			03/26/96	P & Z SUBMITTAL

CHECKED BY: DATE: 03/18/96

DRAWN CADD JOB NUMBER 9515-000

APPROVED/ARCHITECT:

SCALE: 1/16" = 1'-0" FILE: PAD3

SHEET TITLE:
SITE PLAN
BUILDING 'D'

SHEET NUMBER

PAD 3
OF 3

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