

9th AMENDED PRELIMINARY P.A.D. AND FINAL P.A.D., CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO. 6

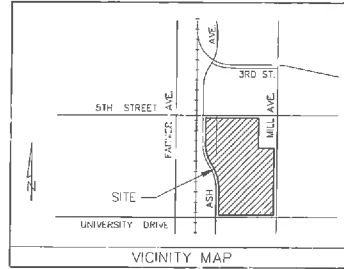
A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BOOK 595 PAGE 1
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2002-0606052
06/10/2002 12:40 PM

LEGAL DESCRIPTION OF CENTERPOINT

THAT PORTION OF "TEMPE", A SUBDIVISION RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, TOGETHER WITH CERTAIN ALLEYS AND STREETS 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 AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 4 OF SAID "TEMPE";
THENCE SOUTH 00° 01' 07" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE, 49.50 FEET TO THE MONUMENT LINE OF 6TH STREET;
THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE AND ALONG THE EAST LINE OF BLOCK 9 OF SAID "TEMPE" AND THE NORTH/SOUTH EXTENSION THEREOF, SOUTH 00° 00' 11" EAST, A DISTANCE OF 177.17 FEET;
THENCE SOUTH 89° 59' 49" WEST, A DISTANCE OF 5.32 FEET;
THENCE SOUTH 00° 00' 11" EAST, A DISTANCE OF 96.00 FEET;
THENCE SOUTH 89° 59' 49" WEST, A DISTANCE OF 0.83 FEET;
THENCE SOUTH 00° 00' 11" EAST, A DISTANCE OF 144.62 FEET;
THENCE SOUTH 00° 00' 02" WEST, A DISTANCE OF 150.83 FEET;
THENCE SOUTH 06° 34' 31" WEST, A DISTANCE OF 94.76 FEET;
THENCE SOUTH 00° 00' 02" WEST, A DISTANCE OF 145.65 FEET;
THENCE SOUTH 45° 00' 34" WEST, A DISTANCE OF 28.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET NORTH OF THE MONUMENT LINE OF UNIVERSITY DRIVE;
THENCE NORTH 89° 58' 54" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 297.43 FEET TO THE MONUMENT LINE OF MAPLE AVENUE;
THENCE CONTINUING ALONG SAID LINE SOUTH 89° 59' 42" WEST, A DISTANCE OF 288.91 FEET;
THENCE NORTH 44° 59' 37" WEST, A DISTANCE OF 28.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET EAST OF THE MONUMENT LINE OF ASH AVENUE;
THENCE NORTH 00° 01' 05" EAST, ALONG SAID LINE, A DISTANCE OF 155.96 FEET;
THENCE SOUTH 89° 59' 55" WEST, ALONG THE SOUTH LINE OF THE EAST/WEST ALLEY WITHIN BLOCK 17 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 40.00 FEET TO THE MONUMENT LINE OF ASH AVENUE;
THENCE SOUTH 89° 53' 55" WEST, ALONG THE SOUTH LINE OF THE EAST/WEST ALLEY WITHIN BLOCK 18 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 158.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 3.00 FEET OF LOT 4 OF SAID BLOCK 18;
THENCE NORTH 00° 01' 05" EAST, ALONG SAID WEST LINE OF THE SOUTHERLY EXTENSION THEREOF, 109.98 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID LOT 4;
THENCE NORTH 89° 59' 53" WEST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THE NORTH 75.00 FEET OF LOTS 5, 6 AND 7 OF SAID BLOCK 18 AND THE WESTERLY EXTENSION THEREOF, 166.01 FEET TO THE EAST LINE OF THE WEST 33.00 FEET OF SAID SECTION 15;
THENCE NORTH 00° 10' 37" EAST, ALONG SAID EAST LINE, 911.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET AS SHOWN ON SAID PLAT OF "TEMPE";
THENCE SOUTH 89° 59' 24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF BLOCKS 6 AND 5, A DISTANCE OF 669.51 FEET TO THE MONUMENT LINE OF MAPLE AVENUE;
THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89° 59' 02" EAST, 35.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 4;
THENCE SOUTH 00° 00' 38" WEST, ALONG THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 150.07 FEET TO THE NORTH LINE OF THE EAST/WEST ALLEY WITHIN BLOCK 4;
THENCE SOUTH 89° 59' 28" EAST, ALONG SAID NORTH LINE, 149.93 FEET TO THE EAST LINE OF THE NORTH/SOUTH ALLEY WITHIN BLOCK 4;
THENCE SOUTH 00° 00' 16" EAST, ALONG SAID EAST LINE, 169.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 6TH STREET AS SHOWN ON SAID PLAT OF "TEMPE";
THENCE SOUTH 89° 58' 24" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 149.97 FEET TO THE POINT OF BEGINNING;



LEGAL DESCRIPTION CONTINUED...

EXCEPT A STRIP OF LAND 80.00 FEET IN WIDTH LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING 40.00 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE MONUMENT LINE OF ASH AVENUE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF EAST/WEST ALLEY WITHIN BLOCK 17 OF SAID PLAT OF "TEMPE", SAID INTERSECTION BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 89° 58' 55" WEST, A DISTANCE OF 660.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 07' 11", A DISTANCE OF 369.99 FEET TO A POINT OF TANGENCY;
THENCE NORTH 32° 06' 06" WEST, A DISTANCE OF 165.39 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 660.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 16' 43", A DISTANCE OF 371.82 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00° 10' 37" EAST, A DISTANCE OF 177.22 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF EXISTING 5TH STREET RIGHT-OF-WAY AS SHOWN ON MAP OF "TEMPE", A SUBDIVISION, AS RECORDED IN BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, AND TO THE POINT OF TERMINUS OF SAID CENTERLINE DESCRIBED HEREIN;

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN THE WEST 33.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 360,245 SQUARE FEET (22.044 ACRES), MORE OR LESS.



STATEMENT OF OWNERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN. SIGNED THIS 9th DAY OF August, 2002.

BY: Neil G. Guliano 6/6/02
MAYOR DATE

ATTEST: [Signature] 6/6/02
CITY CLERK DATE

BY: Neil Mann 6-6-02
CITY ENGINEER DATE

BY: Fred Battaglia 6-10-02
DEVELOPMENT SERVICES DIRECTOR DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 2002, BY Neil G. Guliano AS Mayor OWNER.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

[Signature] 6/6/02
NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2165 G, DATED JULY 19, 2001. ZONE "X" IS DESIGNATED AS BEING OUTSIDE OF THE 500 YEAR FLOOD BOUNDARY AND, THEREFORE, WOULD NOT BE SUBJECT TO FLOODING AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE. (DOES NOT REQUIRE FLOOD INSURANCE)

CONDITIONS OF APPROVAL: SPD-2001-56

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - (1) WATER LINES AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - (1) WATER AND SEWER DEVELOPMENT FEES
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES
 - (3) INSPECTION AND TESTING FEES
- D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX(6) MONTHS OF COUNCIL APPROVAL.
- B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE MAY CREATE NO VARIANCES.
4. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL OR THE VARIANCES AND USE PERMIT SHALL BE DEEMED NULL AND VOID.
5. THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
6. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
7. THE DESIGN REVIEW PRIOR TO CITY COUNCIL APPROVAL SHALL APPROVE THIS PLAN.
8. THE PRELIMINARY AND FINAL PAD SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. THE PLANNING DIVISION STAFF PRIOR TO RECORDATION SHALL REVIEW DETAILS OF THE DOCUMENT FORMAT.

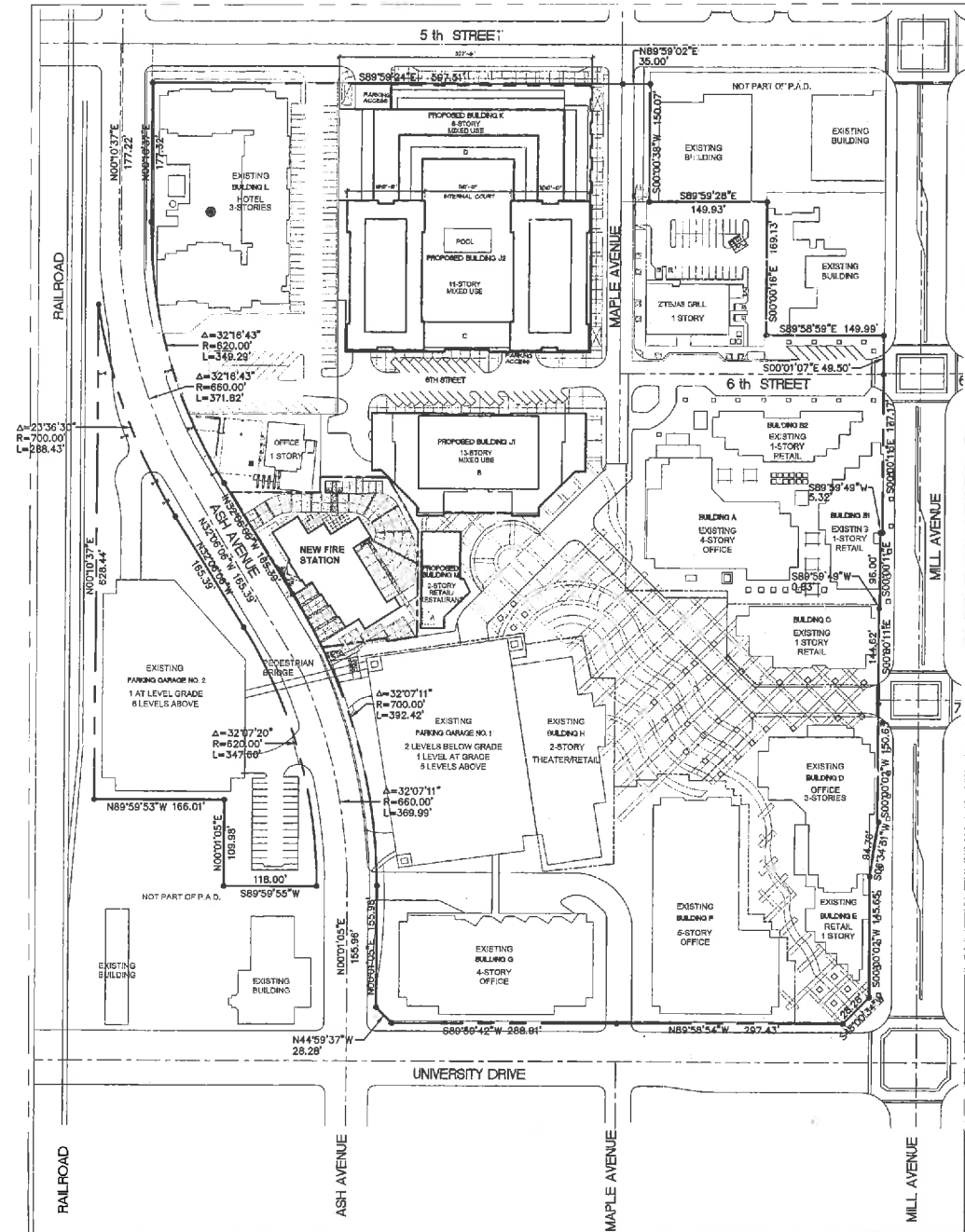


BA	BRADY • AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (480) 835-4000 Fax (480) 345-9259	
	DENNIS H. BRADY P.E.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.E.S.	
DATE 05-21-02	TEMPE FIRE STATION NO. 6	
SCALE: 1"=20'	DRAWN BY: DWS	CHECKED BY: JJB JOB NO: 001212

9th AMENDED PRELIMINARY P.A.D. AND FINAL P.A.D., CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO. 6

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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OFFICIAL RECORDS OF
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HELEN PURCELL
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OVERALL AREA CALCULATIONS

EXISTING/PROPOSED ZONING	CCD
GROSS SITE AREA:	1,045,019 S.F.
NET SITE AREA:	22.0442 ACRES
EXISTING PHASE I - LOT 5	
BUILDING A (OFFICE)	80,666 S.F.
BUILDINGS B1 & B2 (RESTAURANT (RETAIL))	9,000 S.F. 10,444 S.F.
PHASE I TOTAL	100,110 S.F.
EXISTING PHASE II - LOT 1	
BUILDING F (OFFICE)	184,932 S.F.
BUILDING G (OFFICE)	124,629 S.F. 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. 667,668 S.F.
PHASE II TOTAL (INCLUDING GARAGE)	977,229 S.F.
EXISTING PHASE III - LOTS 2 & 4	
BUILDING C (RETAIL)	12,870 S.F.
BUILDING H (THEATER, RESTAURANT)	45,550 S.F. 8,900 S.F.
PHASE III TOTAL	67,320 S.F.
EXISTING PHASE IV - LOT 7B	
BUILDING L (HOTEL)	79,960 S.F.
EXISTING PHASE V - LOT 3	
BUILDING D	50,428 S.F.
EXISTING PHASE VI - LOT 7E	
Z TEJAS GRILL	6,639 S.F.
EXISTING PHASE VII - LOT 7C	
BROWN-STRONG-REEVE'S HOUSE	1,825 S.F.
PHASE VIII - LOT 7A	
CENTERPOINT RESIDENTIAL	
PHASE 1 (BUILDING M)	12,426 S.F.
PHASE 1 (BUILDING J1)	268,634 S.F.
PHASE 2 (BUILDING J2)	368,801 S.F.
PHASE 3 (BUILDING K)	143,637 S.F.
PHASE VIII TOTAL	793,498 S.F.
BUILDING AREA SUBTOTAL	1,409,341 S.F.
PROPOSED PHASE IX - LOT 7D	
FIRE STATION	12,125 S.F.
BUILDING AREA TOTAL	1,421,466 S.F.
BUILDING COVERAGE	44%

15N

		BRADY•AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (480) 839-4300 Fax (480) 345-9259 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.
	DATE 05-21-02 SCALE: NTS DRAWN BY: DWS CHECKED BY: JJB	TEMPE FIRE STATION NO. 6 JOB NO. 001212

FINAL P.A.D., LOT 7D

CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO. 6

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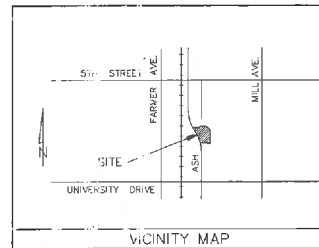
BOOK 595 PAGE 1
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2002-0606052
06/19/02 12:43 PM

LEGAL DESCRIPTION

LOT 7D OF THE FINAL PLAT FOR CENTERPOINT PLAZA, AS RECORDED IN BOOK 544 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 7 OF CENTERPOINT, A SUBDIVISION OF LAND RECORDED IN BOOK 369, PAGE 31 OF RECORDS OF MARICOPA COUNTY;

COMMENCING AT THE INTERSECTION OF 5TH STREET AND ASH AVENUE;
 THENCE SOUTH 00° 10' 37" WEST (RECORD AND MEASURED), ALONG THE CENTERLINE OF ASH AVENUE 226.72 FEET (RECORD), 226.67 FEET (MEASURED), SAID POINT MARKING THE POINT OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE SOUTH 89° 49' 23" EAST (RECORD AND MEASURED), A DISTANCE OF 40.00 FEET (RECORD AND MEASURED) TO THE EAST RIGHT-OF-WAY LINE OF ASH AVENUE AND TO A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 32° 16' 43" (RECORD) 32° 20' 46" (MEASURED) HAVING A RADIUS OF 620.00 FEET (RECORD AND MEASURED) AND AN ARC DISTANCE OF 349.29 FEET (RECORD) 350.02 FEET (MEASURED) TO A POINT OF TANGENCY;
 THENCE SOUTH 32° 06' 06" EAST (RECORD) SOUTH 32° 10' 29" EAST (MEASURED) ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.68 FEET (RECORD) 14.99 FEET (MEASURED) TO THE POINT OF BEGINNING;
 THENCE SOUTH 89° 59' 24" EAST, A DISTANCE OF 114.19 FEET (RECORD) 113.59 FEET (MEASURED);
 THENCE NORTH 00° 00' 36" EAST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 89° 59' 24" EAST, A DISTANCE OF 87.00 FEET;
 THENCE SOUTH 30° 33' 15" EAST, A DISTANCE OF 77.00 FEET;
 THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 135.38 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 7;
 THENCE SOUTH 80° 59' 49" WEST, ALONG SAID SOUTH LINE, 38.92 FEET;
 THENCE NORTH 09° 00' 11" WEST, ALONG THE BOUNDARY LINE OF SAID LOT 7, A DISTANCE OF 4.33 FEET;
 THENCE SOUTH 80° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 83.61 FEET (RECORD) 83.32 FEET (MEASURED) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ASH AVENUE, SAID POINT ALSO MARKING A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 31' 35" (RECORD) 06° 30' 51" (MEASURED) HAVING A RADIUS OF 700.00 FEET (RECORD) AND AN ARC DISTANCE OF 79.74 FEET (RECORD) 79.59 FEET (MEASURED);
 THENCE NORTH 32° 06' 06" WEST (RECORD) NORTH 32° 10' 26" WEST (MEASURED), A DISTANCE OF 149.30 FEET (RECORD) 149.99 FEET (MEASURED) TO THE POINT OF BEGINNING.
 CONTAINING 0.8108 ACRES MORE OR LESS.



OWNER/DEVELOPER

CITY OF TEMPE
 31 EAST 5TH STREET
 TEMPE, ARIZONA

ARCHITECT

HDA ARCHITECTS, L.L.C.
 459 NORTH GILBERT ROAD
 SUITE C-200
 GILBERT, ARIZONA

PROJECT ADDRESS

655 SOUTH ASH AVENUE
 TEMPE, ARIZONA

CONSTRUCTION CODE

1914 UNIFORM BUILDING CODE
 1914 UNIFORM MECHANICAL CODE
 1914 UNIFORM PLUMBING CODE
 1990 NATIONAL ELECTRIC CODE
 1994 UNIFORM FIRE CODE

CONSTRUCTION TYPE

TYPE V-N AFES

SITE DATA

PARCEL SIZE: 35,318 GROSS S.F. 28,398 NET S.F.

ZONING: CCD DISTRICT

BUILDING AREA: 12,125 S.F. (GROUND LEVEL)

LOT COVERAGE: 12,125 S.F./28,398 S.F. = 43% (40% ALLOWABLE)

BUILDING HEIGHT: 34'+ (35' ALLOWABLE)

NUMBER OF STORIES: 2

AUTOMATIC EXTINGUISHING SYSTEM: YES

PARKING REQUIREMENTS: 8 SPACES PROVIDED ON-SITE
 ADDITIONAL SPACES PROVIDED IN ADJACENT PARKING STRUCTURE THROUGH AGREEMENT WITH THE CITY OF TEMPE AND CENTERPOINT DEVELOPMENT.

BICYCLE PARKING: 1/2,500 S.F. = 7 SPACES

LANDSCAPE COVERAGE: 7,825 S.F. PROVIDED
 (4,273 S.F. REQUIRED)

REFUSE ENCLOSURE: CITY OF TEMPE HAS AN AGREEMENT WITH THE ADJACENT DEVELOPER TO SHARE REFUSE CONTAINERS (OFF FIRE STATION SITE)

BASIS OF BEARING

THE MONUMENT LINE ON THE CENTERLINE OF ASH AVENUE ADJACENT TO THE SUBJECT PROPERTY FROM P.T. OF CURVE TO P.C. OF CURVE.
 SAID BEARING = SOUTH 32° 10' 26" EAST

BENCHMARK

TOP OF BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND ASH AVENUE.

ELEVATION = 1161.78 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, 2001, AND IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE.

Joseph J. Brahm 26049 06/05/02
 JOSEPH J. BRAHM REG. NO. DATE

VARIANCE

REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 10' TO 0' IN THE CCD ZONING DISTRICT

USE PERMITS

ALLOW A 17,400 S.F. FIRE STATION IN THE CCD ZONING DISTRICT



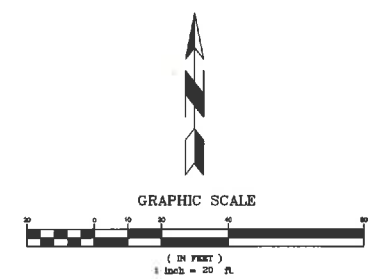
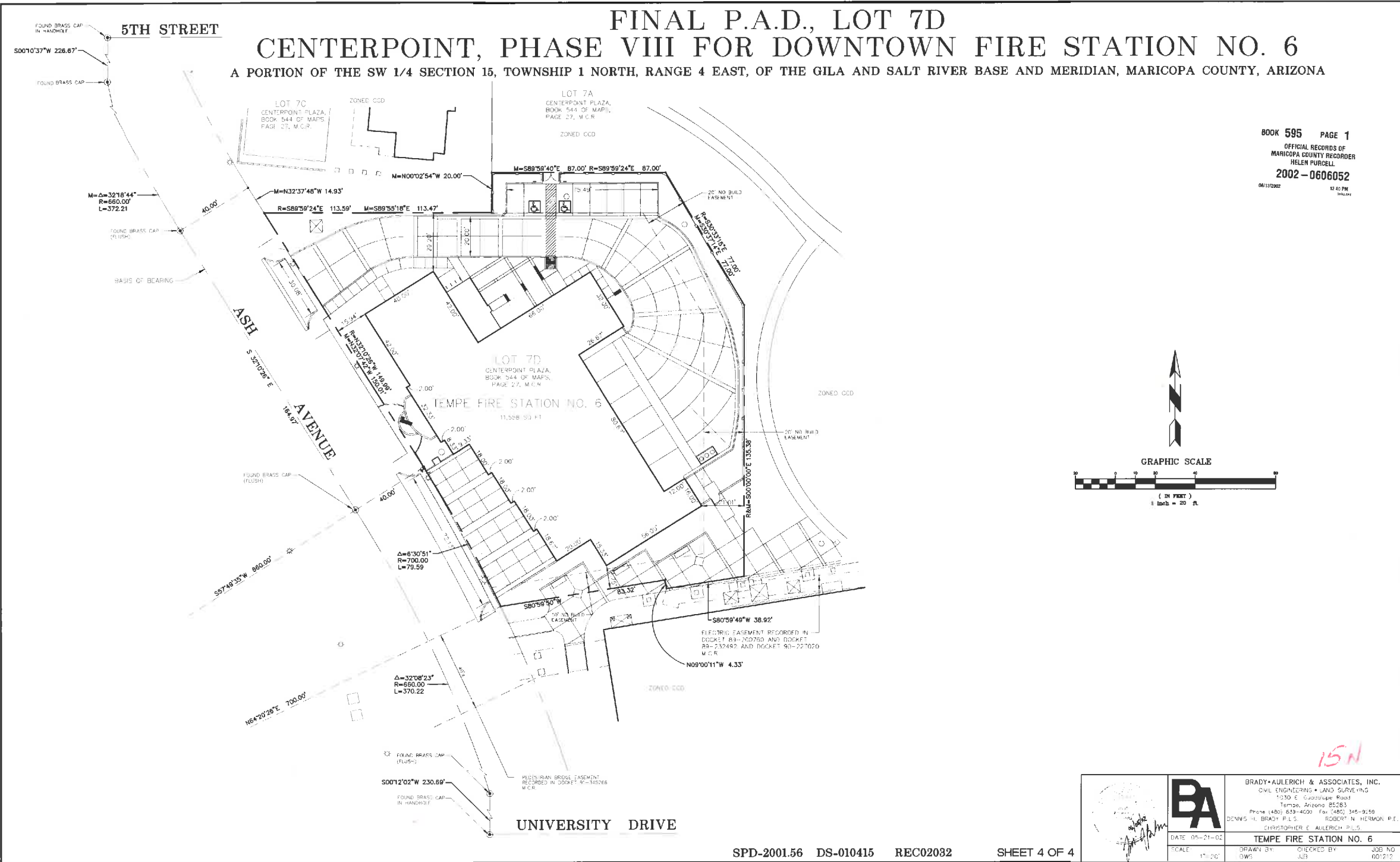
BRADY-AULERICH & ASSOCIATES, INC.
 CIVIL ENGINEERING + LAND SURVEYING
 10330 E. Grandispe Road
 Tempe, Arizona 85283
 Phone (480) 839-4000 Fax (480) 345-9259
 DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E.
 CHRISTOPHER E. AULERICH P.L.S.

DATE 05-21-02 TEMPE FIRE STATION NO. 6
 SCALE: 1"=20' DRAWN BY: DWS CHECKED BY: JJB JOB NO: 001212

FINAL P.A.D., LOT 7D CENTERPOINT, PHASE VIII FOR DOWNTOWN FIRE STATION NO. 6

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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	BA	BRADY•AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Camelback Road Tempe, Arizona 85283 Phone (480) 649-4000 Fax (480) 345-9159 DENNIS H. BRADY P.E.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.
	DATE 05-21-02 SCALE 1" = 20' DRAWN BY DWS CHECKED BY JUB	TEMPE FIRE STATION NO. 6 JOB NO 00-210