

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 7450.1 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 DOWNSTREAM SANITARY SEWER CAPACITY MAY BE REQUIRED FOR PHASE 2 AND WILL BE REQUIRED FOR PHASES 3 AND 4. DOWNSTREAM 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 RIBER OPTIC CABLE TO THE ROOF FORM 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 WOULD 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 PLAN.

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). (6TH 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	188 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 04-0038366 RECORDS OF MARICOPA COUNTY.

LOT 2 AS RECORDED IN DOCKET 86-0085978 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 206,700 NET RESIDENTIAL SQUARE FEET, WITH AN ADDITIONAL 4,638 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 265,702 NET RESIDENTIAL SQUARE FEET, WITH AN ADDITIONAL 12,496 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.

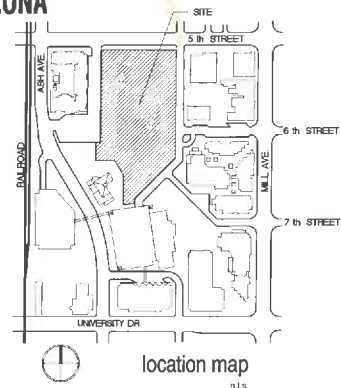
Signed this 13th day of March, 2006 by Manager and by Manager as Manager of Tempe Land Company, LLC

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 Lee Stroud 3-25-06
notary public my commission expires



design team

owner
Tempe Land Company, L.L.C.
2777 East Camelback Road
Phoenix, AZ 85016
p: 602.333.3600
f: 602.333.3740

architect
Gould Evans Associates, L.C.
3138 North 3rd Avenue
Phoenix, AZ 85013
p: 602.234.1140
f: 602.234.1156

Hancock Brückner Eng & Wright Architects
1445 West Georgia Street, Suite 300
Vancouver, BC, Canada V6G 2T3
p: 604.683.4376
f: 604.681.2770

civil
Krahl Civil Engineering, Inc.
1220 East Osborn Road, Suite #102
Phoenix, AZ 85014
p: 602.285.9500
f: 602.279.0590

approvals

BY [Signature] 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 = 1162.30 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.

[Signature] 3/23/06
REG. LAND SURVEYOR DATE



NOT FOR CONSTRUCTION -
DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

GouldEvans

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3136 North 3rd Avenue
Phoenix, Arizona 85013
Voice 602.234.1140
Fax 602.234.1156
www.gould-evans.com

Kansas city • lawrence • phoenix
salt lake city • san antonio • tempe

Hancock
Brückner
Eng & Wright
ARCHITECTS
300-1445 W. George St. Vancouver, B.C. V6G 2T3
Phone: (604) 683-4376 Fax: (604) 681-2770

AVENUE

20051401 CENTERPOINT
twenty . four . seven
Phase 1 - 111 & 121 west sixth street
tempe, az 85281
Phase 2 - 161 west sixth street
tempe, az 85281
Phase 3 - 188 west sixth street
tempe, az 85281
Phase 4 - 100 west sixth street
tempe, az 85281

REVISION DATE

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

project info pad1.0

planned area development

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Phone: (604) 683-4378 Fax: (604) 681-2770

AVENUE
COMMUNITIES

2MUMMODNOCCENTERPOINT

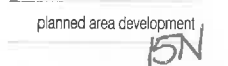
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Project no: 0503-0160
Date: 10 MARCH 2006
Sheet:

phase 2
development
summary
pad2.0
planned area development

pad2.0

planned area development



Date: Mar 09, 2006 1:46pm User:3751
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Last Saved By: S763 Mar 06, 2006 6:29pm
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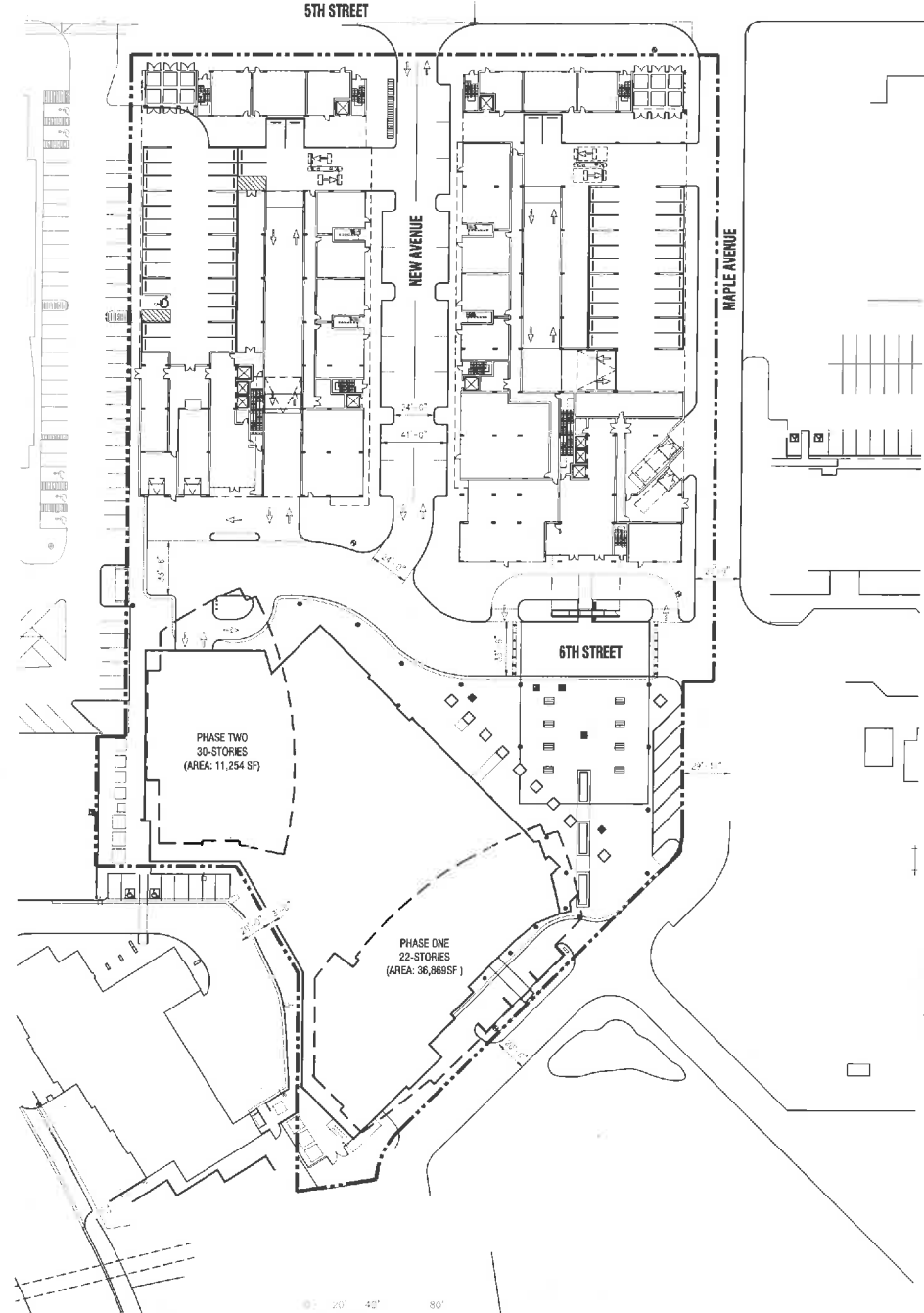
11th AMENDED P.A.D. FOR LOT 7A FOR CENTERPOINT
A PORTION OF THE SW 1/4 SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

lot 7a - phase 3	type	#units	avg. size	total area	pkgng rqd. per zoning	pkgng prvd. per variance	bike rqd. per zoning	bike prvd. per variance
PODIUM								
Ground Level Retail		8	962.5 sf	net area: 7,700 sf	25.7 spaces (retail)	23.1 spaces (retail)	7.7	**
Residential - Levels 2-7	1bd/1ba	8	719.4 sf	net area: 5,755 sf	12.0 spaces	8.0 spaces	4.0	
	2-story live/work	26	1,298.9 sf	net area: 33,771 sf	52.0 spaces	43.2 spaces	13.0	
	3-story live/work	1	2,378.0 sf	net area: 2,378 sf	2.5 spaces	2.5 spaces	0.8	
Podium Residential Net		35		41,905	66.5 spaces	53.7 spaces	17.8	**
TOWER 3 (Residential Only)								
Level 8	studio/1ba	2	499.5 sf	net area: 999 sf	2.0 spaces	2.0 spaces	1.0	
	1bd/1ba	3	632.0 sf	net area: 1,896 sf	4.5 spaces	3.0 spaces	1.5	
	2bd/2ba	5	916.6 sf	net area: 4,583 sf	10.0 spaces	8.3 spaces	2.5	
	3bd/2b.5a	1	1,220.0 sf	net area: 1,220 sf	2.5 spaces	2.5 spaces	0.8	
Levels 9-14	studio/1ba	6	406.0 sf	net area: 2,436 sf	6.0 spaces	6.0 spaces	3.0	
	1bd/1ba	24	667.8 sf	net area: 16,027 sf	36.0 spaces	24.0 spaces	12.0	
	2bd/2ba	12	909.5 sf	net area: 10,914 sf	24.0 spaces	19.9 spaces	6.0	
	3bd/2b.5a	18	1,360.0 sf	net area: 24,480 sf	45.0 spaces	45.0 spaces	13.5	
Levels 15-23	1bd/1ba	27	632.0 sf	net area: 17,064 sf	40.5 spaces	27.0 spaces	13.5	
	2bd/2ba	36	1,080.3 sf	net area: 36,891 sf	72.0 spaces	59.8 spaces	16.0	
	3bd/2b.5a	18	1,352.0 sf	net area: 24,336 sf	45.0 spaces	45.0 spaces	13.5	
	2bd/2ba	6	2,961.0 sf	net area: 17,766 sf	12.0 spaces	10.0 spaces	3.0	
Levels 24-29	3bd/3.5ba	12	2,967.5 sf	net area: 35,610 sf	30.0 spaces	30.0 spaces	9.0	
	4bd/3.5ba	1	7,952.0 sf	net area: 7,952 sf	3.0 spaces	3.0 spaces	0.8	
Tower Residential Net		171		204,174 sf	332.5 spaces	285.4 spaces	88.0	**
Total Residential		206		net area: 246,079 sf	389.0 spaces	339.1 spaces	115.8	**
Total Guest					41.2 spaces	41.0 spaces	41.2	
Total Retail				net area: 7,700 sf	25.7 spaces	23.1 spaces	7.7	
Phase 3 Totals		206	1,398 sf/unit	net area: 253,779 sf	436 spaces	403 spaces	165 bikes **	

lot 7a - phase 4	type	#units	avg. size	total area	pkgng rqd. per zoning	pkgng prvd. per variance	bike rqd. per zoning	bike prvd. per variance
PODIUM								
Ground Level Retail		10	1,249.5 sf	net area: 12,495 sf	41.7 spaces (retail)	37.5 spaces (retail)	12.5	**
Residential - Levels 2-7	1bd/1ba	10	753.0 sf	net area: 7,530.0 sf	15.0 spaces	10.0 spaces	5.0	
	2-story live/work	36	1,350.7 sf	net area: 48,625.2 sf	72.0 spaces	59.8 spaces	18.0	
	3-story live/work	1	2,189.0 sf	net area: 2,189.0 sf	2.5 spaces	2.5 spaces	0.8	
Podium Residential Net		47		58,344	89.5 spaces	72.3 spaces	23.8	**
TOWER 4 (Residential Only)								
Level 8	studio/1ba	2	487.5 sf	net area: 975.0 sf	2.0 spaces	2.0 spaces	1.0	
	1bd/1ba	4	640.0 sf	net area: 2,560.0 sf	8.0 spaces	4.0 spaces	2.0	
	2bd/2ba	4	971.8 sf	net area: 3,887.2 sf	8.0 spaces	6.6 spaces	2.0	
	3bd/2b.5a	1	1,217.0 sf	net area: 1,217.0 sf	2.5 spaces	2.5 spaces	0.8	
Levels 9-14	studio/1ba	8	569.0 sf	net area: 3,414.0 sf	6.0 spaces	6.0 spaces	3.0	
	1bd/1ba	24	632.5 sf	net area: 15,180.0 sf	36.0 spaces	24.0 spaces	12.0	
	2bd/2ba	18	1,059.0 sf	net area: 19,062.0 sf	36.0 spaces	29.8 spaces	9.0	
	3bd/2b.5a	12	1,333.0 sf	net area: 15,996.0 sf	30.0 spaces	30.0 spaces	9.0	
Levels 15-23	1bd/1ba	27	682.0 sf	net area: 17,874.0 sf	40.5 spaces	27.0 spaces	13.5	
	2bd/2ba	36	1,106.4 sf	net area: 39,830.4 sf	72.0 spaces	59.8 spaces	16.0	
	3bd/2b.5a	18	1,485.0 sf	net area: 26,730.0 sf	45.0 spaces	45.0 spaces	13.5	
	2bd/2ba	6	2,961.0 sf	net area: 17,766.0 sf	12.0 spaces	10.0 spaces	3.0	
Levels 24-29	3bd/3.5ba	12	2,909.5 sf	net area: 34,914.0 sf	30.0 spaces	30.0 spaces	9.0	
	4bd/3.5ba	1	7,952.0 sf	net area: 7,952.0 sf	3.0 spaces	3.0 spaces	0.8	
Tower Residential Net		171		net area: 207,358 sf	329.0 spaces	279.7 spaces	96.5	**
Total Residential		218		net area: 265,702 sf	418.5 spaces	362.0 spaces	120.3	**
Total Guest					43.6 spaces	44.3 spaces	43.6	
Total Retail				net area: 12,495 sf	41.7 spaces	37.5 spaces	12.5	
Phase 4 Totals		218	1,486 sf/unit	net area: 278,197 sf	504 spaces	434 spaces	176 bikes **	

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

PHASE 1		retail	2	13,657 sf	41.3 spaces *	41.3 spaces	15.4
* approved per variance		residential	176 units	172,086 sf	254.7 spaces *	254.7 spaces	91.3
		guest			28.7 spaces *	28.7 spaces	35.2
PHASE 2		retail	1	4,038 sf	13.5 spaces	12.1 spaces	4.0
		residential	188 units	208,700	341.5 spaces	280.1 spaces	100.3
		guest			37.6 spaces	34.8 spaces	37.6
PHASE 3		retail	8	7,700 sf	25.7 spaces	23.1 spaces	7.7
		residential	206 units	246,079 sf	389.0 spaces	339.1 spaces	115.8
		guest			41.2 spaces	41.1 spaces	41.2
		obligated replacement parking				170.0 spaces	
PHASE 4		retail	10	12,495 sf	41.7 spaces	37.5 spaces	12.5
		residential	218 units	265,702 sf	418.5 spaces	362.0 spaces	120.3
		guest			43.6 spaces	44.3 spaces	43.6
		obligated replacement parking				170.0 spaces	
Total Retail			21	37,890 sf	122.2 spaces	114.0 spaces	39.6
Total Residential			788 units	892,567 sf	1,413.7 spaces	1,226.0 spaces	427.7
Total Guest					151.1 spaces	148.9 spaces	157.6
Total Obligated Replacement Parking					340.0 spaces	340.0 spaces	
Build-Out Totals			788 units	930,457 sf	2,027 spaces	1,829 spaces	626 150



SCALE: 1/32" = 1'-0"

phases three & four development plan

DS051401

SPD-2005.86

REC05089



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3136 North 3rd Avenue
Phoenix, Arizona 85013
Voice 602.234.1140
Fax 602.234.1155
www.gould-evans.com

Kansas City • Lawrence • Phoenix
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Hancock
Brückner
Eng + Wright
ARCHITECTS

300-1415 W. George St. Vancouver, B.C. V6G 2T3
Phone: (604) 983-4376 Fax: (604) 981-2770

2000MODCOCENTERPOINT
twenty . four . seven
Phase 1 - 111 & 121 west sixth street
tempe, az 85281
Phase 2 - 161 west sixth street
tempe, az 85281
Phase 3 - 186 west sixth street
tempe, az 85281
Phase 4 - 100 west sixth street
tempe, az 85281

Project no: 0503-0180
Date: 10 MARCH 2006
Sheet:

phase 3 & 4
development
summary

pad3.0

planned area development

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Plot: Mar 03, 2006 1:48pm

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

existing p.a.d. building heights

note: bldg. heights are referenced from the l.o.c. at 5th street and maple ave=1159.57'

building	l.o. roof	l.o. mech. parapet
PHASE 1	238'-0"	258'-0"
PHASE 2	238'-0"	345'-0"
PHASE 3	166'-0"	186'-0"
PHASE 4	166'-0"	186'-0"

proposed p.a.d. building heights

note: bldg. heights are referenced from the l.o.c. at 5th street and maple ave=1159.57'

building	l.o. parapet	l.o. mech. parapet
PHASE 1	238'-0"	258'-0"
PHASE 2	327'-0"	343'-0"
PHASE 3	327'-0"	343'-0"
PHASE 4	327'-0"	343'-0"

existing p.a.d. parking totals

	required per zoning	provided per variance
phase 1	369.8 spaces	257.0 spaces
phase 2	294.2 spaces	238.9 spaces
phase 3	347.5 spaces	314.0 spaces
phase 4	347.5 spaces	314.0 spaces
guest parking (1/6000sf residential net)	150.0 spaces	113.6 spaces
obligated replacement parking	340.0 spaces	340.0 spaces
TOTALS	1,849 spaces	1,624 spaces

proposed p.a.d. parking totals

	required per zoning	provided per variance
phase 1	296.0 spaces	296.0 spaces
phase 2	355.0 spaces	292.2 spaces
phase 3	424.7 spaces	382.2 spaces
obligated replacement parking	170.0 spaces	170.0 spaces
phase 4	460.2 spaces	389.5 spaces
obligated replacement parking	170.0 spaces	170.0 spaces
guest parking (1/6000sf residential net)	151.1 spaces	146.3 spaces
TOTALS	2,027 spaces	1,629 spaces

existing p.a.d. bldg. areas

	gross area:	net area:
Phase 1 and 2	902,727 sf	341,985 sf
Phase 3	507,165 sf	192,106 sf
Phase 4	507,165 sf	192,106 sf
project total	1,917,057 sf	726,201 sf

proposed p.a.d. bldg. areas

	gross area:	net area:
Phase 1 and 2	997,915 sf	390,481 sf
Phase 3	603,580 sf	253,779 sf
Phase 4	658,603 sf	276,197 sf
project total	2,260,098 sf	920,457 sf

existing pad summary

PHASES 1 THROUGH 4 OF CENTERPOINT CONDOMINIUMS

ZONING

This site is zoned under City of Tempe Zoning and Development Code City Center District and zoned P.A.D. Planned Area Development per City of Tempe document #SPD-2000.80

TOTAL NET SITE AREA	22.04 ACRES (960,066 SF)
BUILDING SITE AREA	481,071 S.F.
SITE AREA - LOT 7A	4.96 ACRES (216,929 SF)
BUILDING SITE AREA - LOT 7A	139,777 SF
NET BUILDING AREA - LOT 7A	726,201 SF
MAXIMUM BUILDING HEIGHT (TOP OF ROOF) (T.O. MECH.)	238' 258'
NUMBER OF STORIES	22
RESIDENTIAL UNITS	698 UNITS
RESIDENTIAL DENSITY ALLOWED	882 UNITS
REFUSE	CONTAINED WITHIN BLDG. FOOTPRINT
LOT COVERAGE	14.6%

proposed 11th amended pad summary

PHASES 1 THROUGH 4 OF CENTERPOINT CONDOMINIUMS

ZONING

This site is zoned under City of Tempe Zoning and Development Code, City Center District and zoned P.A.D. Planned Area Development per City of Tempe document #SPD-2000.80

TOTAL NET SITE AREA	22.04 ACRES (960,066 SF)
BUILDING SITE AREA	483,339 S.F.
SITE AREA - LOT 7A	4.96 ACRES (216,929 SF)
BUILDING SITE AREA - LOT 7A	126,045 SF
NET BUILDING AREA - LOT 7A	930,457 SF
MAXIMUM BUILDING HEIGHT (T.O. PARAPET) (T.O. MECH.)	327' 343'
NUMBER OF STORIES	Phase I 22 Phase II - IV 30
RESIDENTIAL UNITS	768
RESIDENTIAL DENSITY ALLOWED	882 UNITS
REFUSE	CONTAINED WITHIN BLDG. FOOTPRINT(S)
LOT COVERAGE	13.3%

lot 7a area calculations

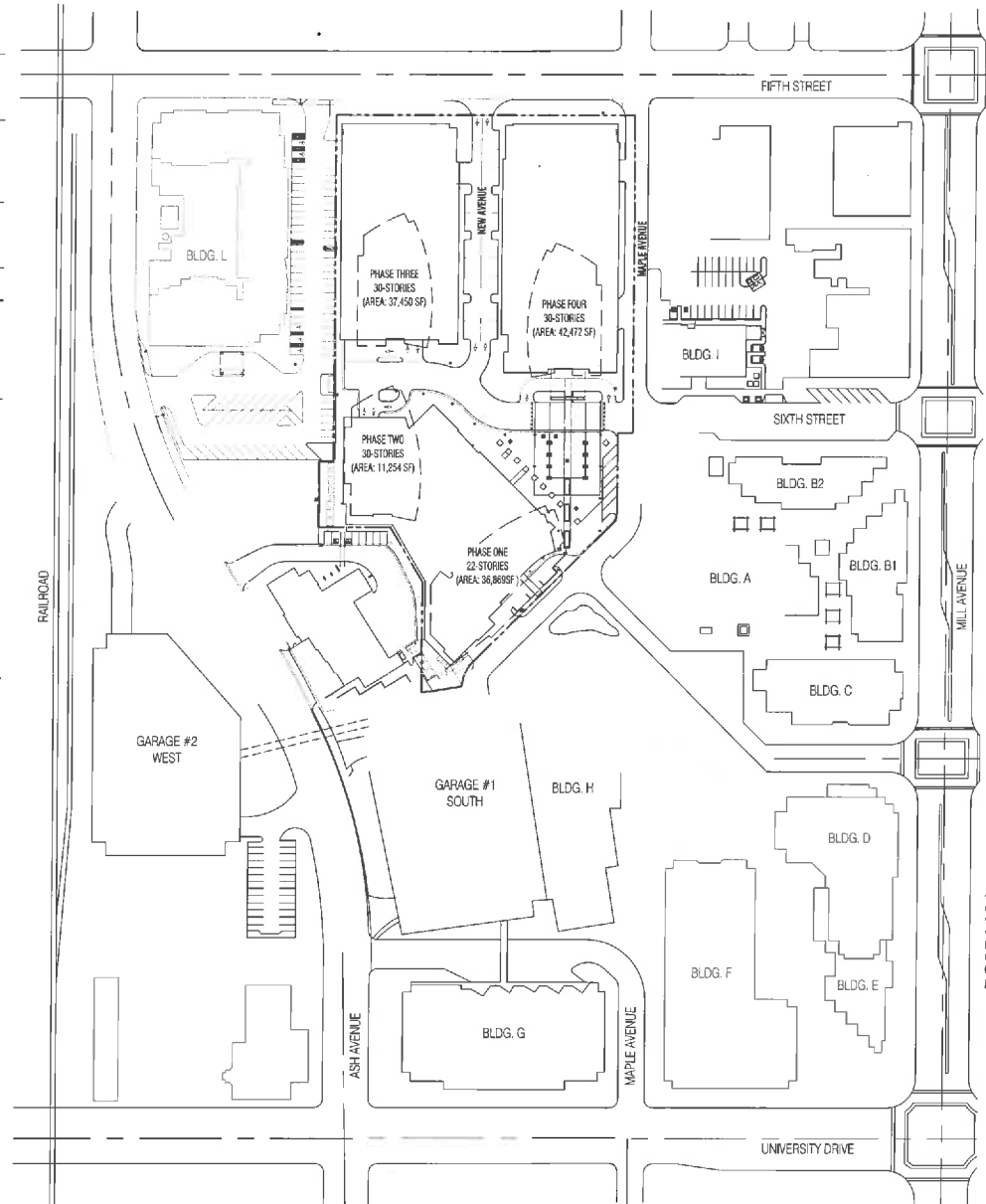
gross CENTERPOINT site area:	(24.12 ACRES)
net CENTERPOINT site area:	(22.04 ACRES)
gross bldg. area	net bldg. site area
existing phase I - lot 5A	80,666 sf
building A (office)	9,000 sf
building B1&B2 (restaurant) (retail)	10,444 sf
phase I total	100,110 sf
existing phase II - lot I	184,932 sf
building F (office)	124,629 sf
building G (office)	309,561 sf
phase II lot total	68,165 sf
south garage #1 (1,333 spaces)	373,371 sf
west garage #2 (984 spaces)	294,297 sf
garage total	667,668 sf
phase II lot total	1,077,339 sf
existing phase III - lots 2 & 4	12,870 sf
building C (retail)	45,550 sf
building H (theater) (restaurant)	8,900 sf
phase III total	67,320 sf
existing phase IV - lot 7b	79,960 sf
building L (hotel)	26,930 sf
existing phase V - lot 3	50,428 sf
building D	29,475 sf
existing phase VI - lot 7e	6,639 sf
building I (restaurant)	6,639 sf
existing phase VII - lot 7c	1,825 sf
brown-strong-reeve's house	1,825 sf
existing phase VIII - lot 7d	12,125 sf
fire station #6	12,125 sf
existing building area subtotal	627,968 sf
full build-out - lot 7a	2,260,098 sf
centerpoint condominiums	987,915 sf
phase 1 and 2	603,580 sf
phase 3	658,603 sf
phase 4	2,260,098 sf
full build-out total	126,045 sf
building area total (centerpoint)	2,888,066 sf
lot coverage total	419,841 sf 13.3 %

construction code(s)

UNIFORM BUILDING CODE w/ city of tempe amendments	1991
UNIFORM MECHANICAL CODE w/ city of tempe amendments	1991
UNIFORM PLUMBING CODE w/ city of tempe amendments	1990
NATIONAL ELECTRICAL CODE w/ city of tempe amendments	1994
UNIFORM FIRE CODE	

construction type

TYPE I, (SPRINKLERED PER CITY OF TEMPE AMENDMENTS TO UBC)



project build-out site plan

1"=80'-0"

DS051401

SPD-2005.86

REC05089



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GouldEvans

62003 Gould Evans Associates, L.C.
3136 North 3rd Avenue
Phoenix, Arizona 85013
Voice 602.234.1140
Fax 602.234.1156
www.gould-evans.com

Kansas city • lawrence • phoenix
salt lake city • san antonio • tampa

Hancock
Brückner
Eng + Wright
ARCHITECTS

300-1445 W. Georgia St. Vancouver, B.C. V6G 2T3
Phone: (604) 684-5375 Fax: (604) 681-2773

AVENUE
COMMUNITIES

22 MINIMODIO CENTERPOINT

twenty • four • seven

Phase 1 - 111 & 121 west sixth street
Tempe, az 85281
Phase 2 - 161 west sixth street
Tempe, az 85281
Phase 3 - 188 west sixth street
Tempe, az 85281
Phase 4 - 100 west sixth street
Tempe, az 85281

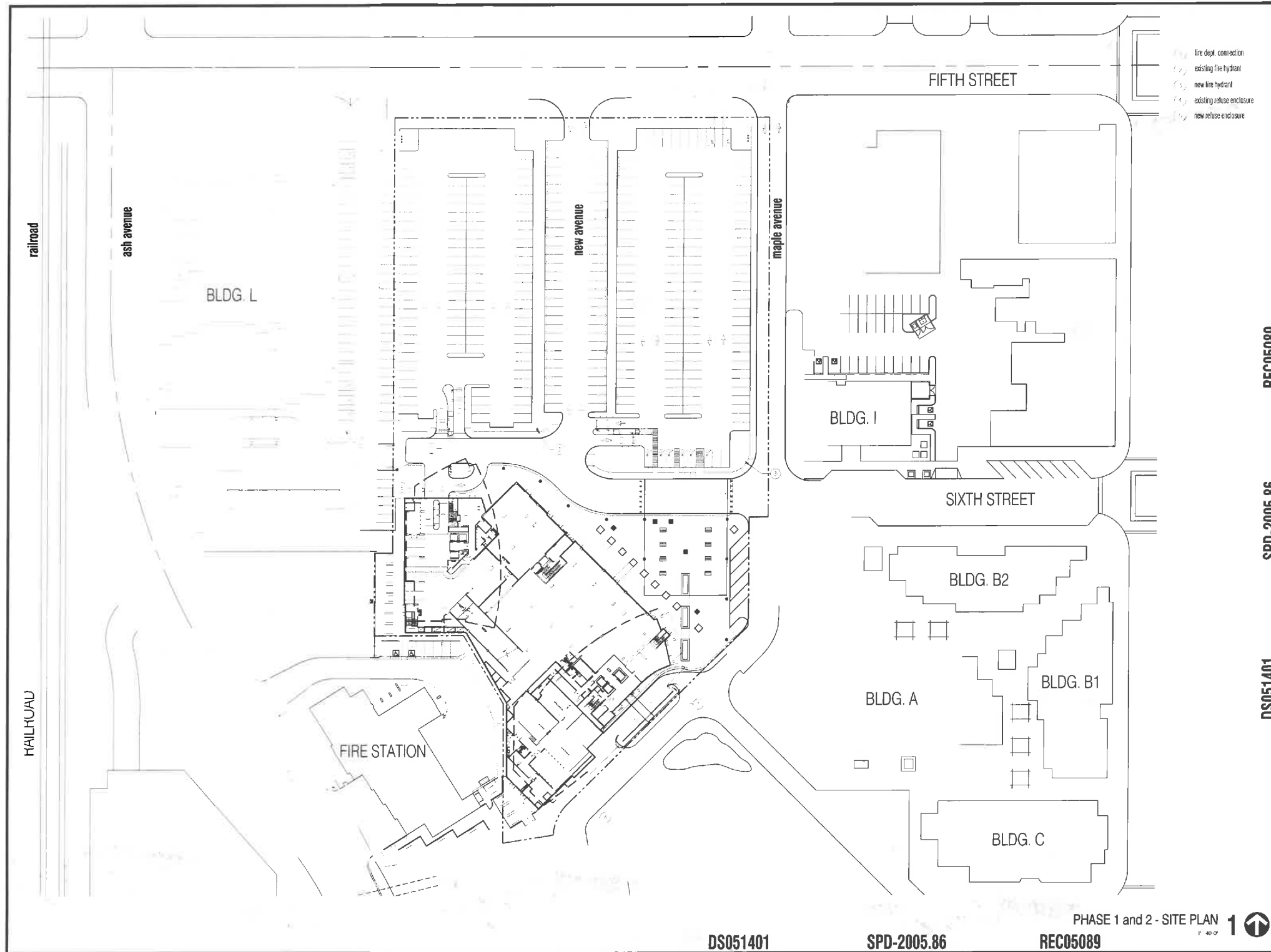
Project no: 0503-0160
Date: 10 MARCH 2006
Sheet:

centerpoint
site plan &
project summary

pad4.0

planned area development

15N



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3136 North 2nd Avenue
Phoenix, Arizona 85013
Voice 602.234.1140
Fax 602.234.1156
www.gouldevens.com
kansas city • lawrence • phoenix
salt lake city • san antonio • tampa

Hancock
Brückner
Eng + Wright
ARCHITECTS
300-1445 W. Georgia St. Vancouver, B.C. V6G 2T3
Phone: (604) 683-4378 Fax: (604) 681-2771

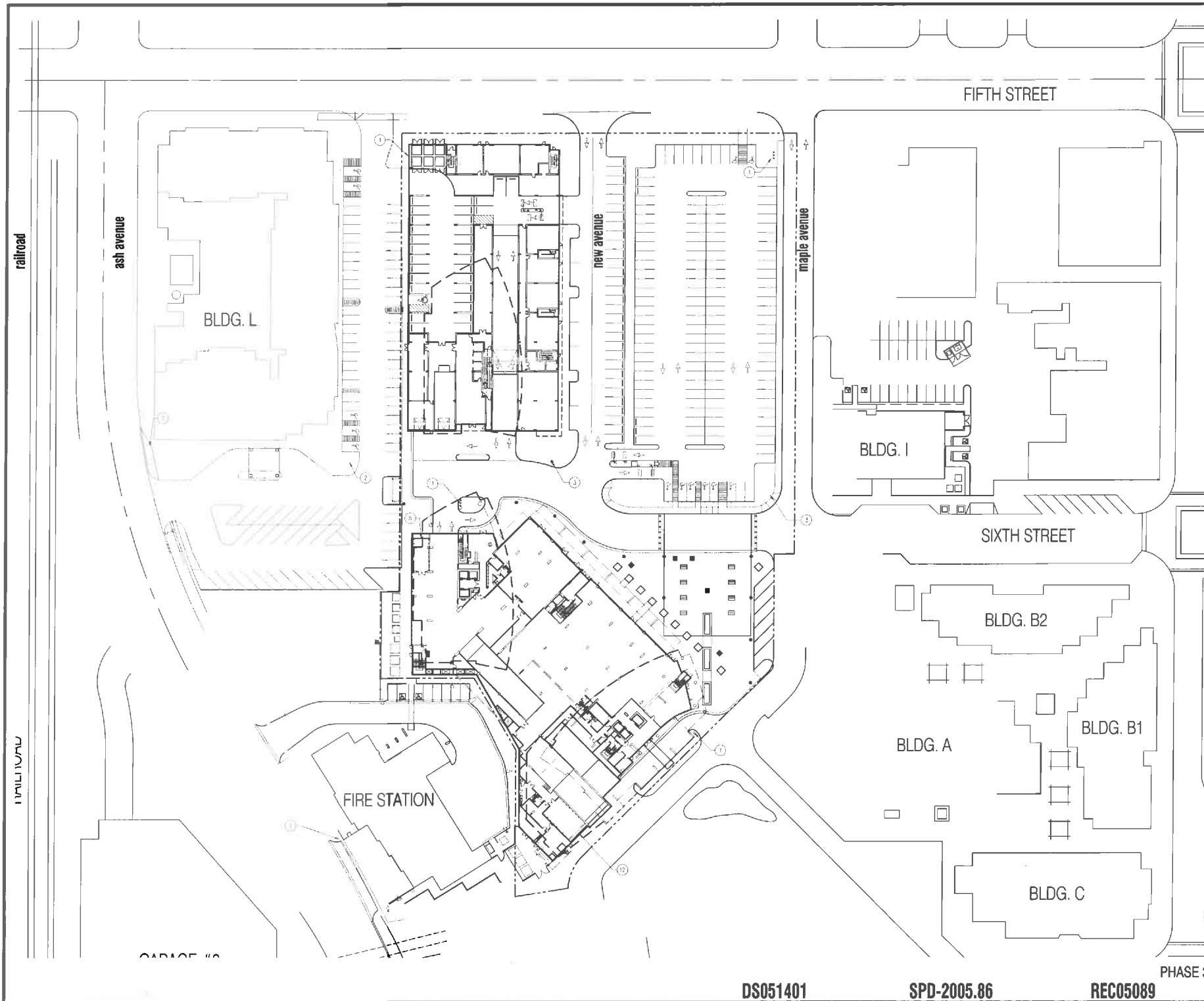
AVENUE

2001MODIOCENTERPOINT
twenty . four . seven
Phase 1 - 111 & 121 west sixth street
tempe, az 85281
Phase 2 - 161 west sixth street
tempe, az 85281
Phase 3 - 188 west sixth street
tempe, az 85281
Phase 4 - 100 west sixth street
tempe, az 85281

Project no: 0503 0190
Date: 10 MARCH 2006
Sheet:

PHASE 1 and 2
SITE PLAN
PAD 5.0
planned area development

DATE: MAY 09, 2005 1:55pm USER: JAV3
DRAWING: C:\PROJECTS\SPD-2005.86\PHASE 3\PHASE 3 SITE PLAN.DWG
LAST SAVED BY: JAV3, MAY 26, 2005 1:55pm
LOCAL NAME: C:\PROJECTS\SPD-2005.86\PHASE 3\PHASE 3 SITE PLAN.DWG



- 1 fire dept. 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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3135 North 3rd Avenue
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Voice 602.234.1140
Fax 602.234.1156
www.gould-evans.com
kansas city • lawrence • phoenix
salt lake city • san antonio • tampa

**Hancock
Brückner
Eng + Wright
ARCHITECTS**
300-1445 W. Georgia St. Vancouver, B.C. V6G 2T3
Phone: (604) 683-4378 Fax: (604) 681-2778

AVENUE

REC05089

SPD-2005.86

DS051401

2000MODUOCENTERPOINT	
twenty . four . seven	
Phase 1 - 111 & 121 west sixth street tampa, az 85261	Phase 3 - 182 west sixth street tampa, az 85261
Phase 2 - 161 west sixth street tampa, az 85261	Phase 4 - 100 west sixth street tampa, az 85261

Project no: 0503-0160
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

1"=40'-0"



15N

