

4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SITE 3 OF DISCOVERY BUSINESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DAVIS

OWNER AUTHORIZATION *

DEVELOPMENT SITE 3 - LOT 1; CELLO PROPERTY ARIZONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 8/4/2025

ITS: MANAGER

* AUTHORIZATION LIMITED TO MODIFICATIONS
TO ACCOMMODATE MINI-WAREHOUSE
RENTAL STORAGE FACILITY ON LOT-1.

DEVELOPMENT SITE 3 - LOT 2: DBC OFFICE OWNER, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: August 12, 2025

ITS: Authorized Signatory

DEVELOPMENT SITE 3 - LOT 3: DBC LAND OWNER, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: August 12, 2025

ITS: Authorized Signatory

DEVELOPMENT SITE 3 - LOT 4: DBC GARAGE OWNER, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: August 12, 2025

ITS: Authorized Signatory

ACKNOWLEDGEMENT

ON THIS 4 DAY OF August, 2025 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED Richard C. Adams, WHO
ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT(S) WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] MICHELLE C. MARQUEZ
NOTARY PUBLIC
REGISTRATION # 7778862
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2028

ON THIS 12 DAY OF August, 2025 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED James Wentworth, WHO
ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT(S) WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] Notary Public State of Arizona
Maricopa County
Stephanie Gordon
My Commission Expires 8/18/2027
COMMISSION # 20133 06/16/2027
NOTARY PUBLIC MY COMMISSION EXPRESS

LEGAL DESCRIPTION

LOTS 1-4 OF DISCOVERY BUSINESS CAMPUS LOT 8, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA,
ARIZONA. RECORDED IN BOOK 1235 OF MAPS, PAGE 14

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF CITY OF TEMPE ON
THIS 25TH DAY OF JUNE 2025.

OWNERS - SITE 3 - LOTS 2 - 4

DBC OFFICE OWNER LLC
DBC LAND OWNER LLC
DBC GARAGE OWNER LLC
802 North 3rd Avenue
Phoenix, AZ. 85003
Contact: Tim Chester
Phone: (602)875-5075
Email: tchester@wentprop.com

OWNER - SITE 3 - LOT 1

CELLO PROPERTY ARIZONA LLC
2941 FAIRVIEW PARK DRIVE, SUITE 105
FALLS CHURCH, VA. 22042
Contact: Kurt Johnson
Phone: (703) 270-1519
Email: kurt.johnson@fairview-park.com

PREVIOUS APPROVALS

NOVEMBER 17, 2011 - PAD1107 (ORDINANCE NO. 2011.47)
MARCH 2, 2015 - PAD15001
APRIL 16, 2015 - PAD14020 (ORDINANCE NO. 2015.13)
MAY 8, 2018 - PAD170351

CONDITIONS OF APPROVAL: PAD1107

1. A BUILDING PERMIT SHALL BE OBTAINED FOR DEVELOPMENT FOR THE SITE ON OF BEFORE NOVEMBER 3, 2016, OR THE OVERLAY FOR THE PROPERTY MAY BE REVERTED TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO PUBLIC HEARING.
2. THE PROPERTY OWNERS(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE NULL AND VOID.
3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED. AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.
4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:
 - A) THE FOLLOWING SHALL BE PROHIBITED:
 - *ADULT-ORIENTED BUSINESS
 - *AUTO BODY REPAIR SHOPS
 - *AUTO TITLE LOAN BUSINESS
 - *GUN SHOPS
 - *LIQUOR STORES
 - *NIGHT CLUBS
 - *NON-FINANCIAL INSTITUTIONS (i.e. Payday Loans)
 - *PAWN SHOPS
 - *TATTOO, BODY PIERCING ESTABLISHMENTS
 - *TIRE STORE
 - *TOBACCO RETAILERS
 - *VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS
 - B) THAT THE WESTERNMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS IN BETWEEN THE WESTERNMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)
G.I.D. PAD - GENERAL INDUSTRIAL DISTRICT

BUILDING HEIGHT

Maximum Proposed = 132'-0"
Maximum Allowed = 65 ft
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

BUILDING LOT COVERAGE

Provided = 25%
Required = NS

SITE LANDSCAPE COVERAGE

40.69 AC / 135.62 AC = 30%
Minimum Required = 10%

BUILDING SETBACKS

FRONT 25 FT
PARKING 20 FT
SIDE 0 FT
REAR 0 FT
STREET SIDE 25 FT
PARKING 20 FT

VEHICLE PARKING QUANTITY

REQUIRED:
HOTEL USES: (1 PER ROOM+OFFICE) 231
OFFICE USES: (1 PER 300 SF) 2,833
RETAIL USES: (1 PER 300 SF) 100
RESTAURANT USES: (1 PER 75 SF) 178
INDUSTRIAL USES: 2,210
MINI-WAREHOUSE/RENTAL STORAGE: (1 PER 5,000 SF) 30
TOTAL REQUIRED: 5,582

PROVIDED: 7,911

BICYCLE PARKING QUANTITY

272 spaces provided

USE TOTALS:

HOTEL: 240,000 SF
OFFICE: 845,000 SF
RETAIL: 30,000 SF
INDUSTRIAL: 1,300,000 SF
MINI-WAREHOUSE/
RENTAL STORAGE: 155,000 SF

SITES 1 & 2 (HOTEL):

SITE NET AREA: 5.91 NET ACRES
257,490 SF
BUILDING AREA: 145,086 SF
228 ROOMS

RESTAURANT: 5,500 SF
BUILDING HEIGHT: 70'-0" MAX / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 38,624 SF

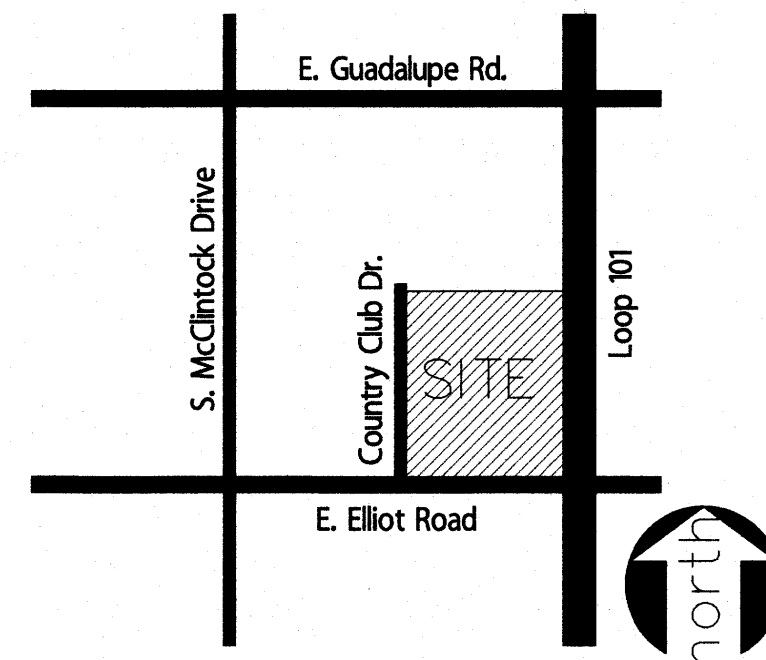
SITE 3 (OFFICE & RENTAL STORAGE):

SITE AREA: 16.85 ACRES
734,149 SF
BUILDING AREA: 459,430 SF
BUILDING HEIGHT: 63' / 3 STORY MAX.
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

DEVELOPER

WENTWORTH PROPERTY COMPANY
802 North 3rd Avenue
Phoenix, AZ. 85003
Contact: Tim Chester
Phone: (602) 875-5075
Email: tchester@wentprop.com

SITE VICINITY MAP



SITE 4 (OFFICE):

SITE AREA: 12.30 NET ACRES
535,650 SF
BUILDING AREA: 300,000 SF
BUILDING HEIGHT: 92'-0" / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 5 (RETAIL / RESTAURANT):

SITE AREA: 3.75 NET ACRES
163,146 SF
BUILDING AREA: 13,322 SF
BUILDING HEIGHT: 30'-0" / 1 STORY
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):

SITE AREA: 12.40 NET ACRES
540,368 SF
BUILDING AREA: 328,000 SF
BUILDING HEIGHT: 35'-0" / 2 STORY
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

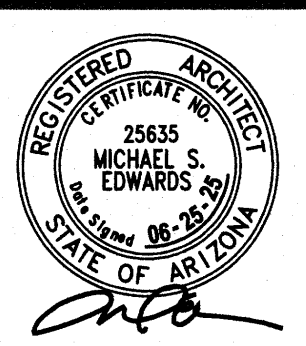
SITE 7 (INDUSTRIAL):

SITE AREA: 84.89 NET ACRES
3,697,871 SF
BUILDING AREA: 1,000,000 SF
BUILDING HEIGHT: 40'-0" APPROXIMATE EXISTING
LANDSCAPE AREA: (MIN. 15%) 554,680 SF APPROXIMATE EXISTING

REC25053

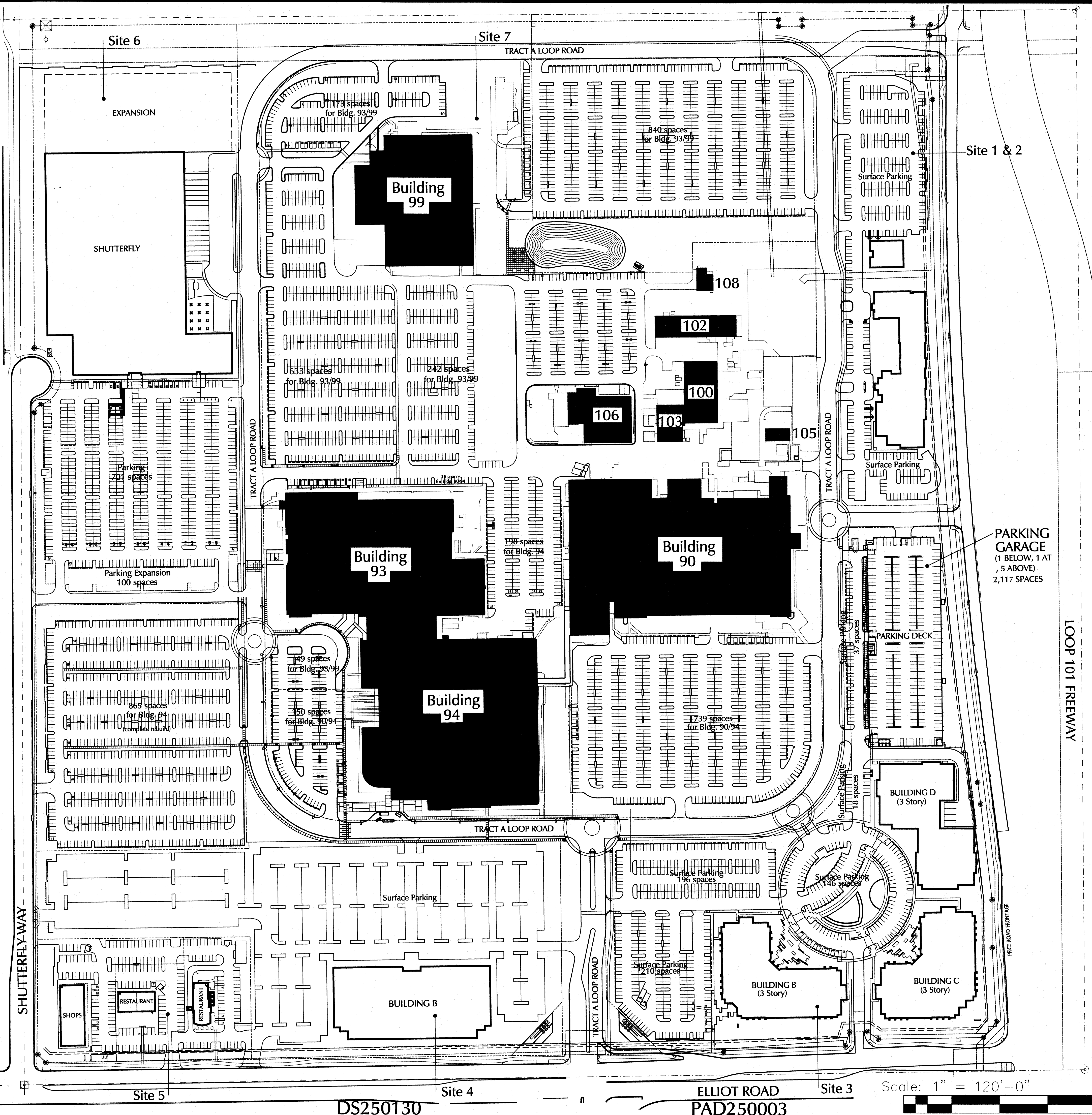
PAD250003

DS250130



PA-1
PAD COVER SHEET
SCALE: AS NOTED

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DAVIS AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT WRITTEN CONSENT.



PROJECT TEAM:

Applicant:
Wentworth Property Company
802 North 3rd Avenue
Phoenix, AZ 85003
Contact: Tim Chester
Phone: (602) 875-5075
Email: tchester@wentprop.com

Owner - Site 3 - Lot 1:
CELLO PROPERTY ARIZONA LLC
2941 Fairview Park Drive, Suite 105
Falls Church, VA. 22041
Contact: Kurt Johnson
Phone: (703) 270-1519
Email: kurt.johnson@fairview-park.com

Owner - Site 3 - Lot 2:
DBC OFFICE OWNER LLC
802 North 3rd Avenue
Phoenix, AZ. 85003
Contact: Tim Chester
Phone: (602) 875-5075
Email: tchester@wentprop.com

Owner - Site 3 - Lot 3:
DBC LAND OWNER LLC
802 North 3rd Avenue
Phoenix, AZ. 85003
Contact: Tim Chester
Phone: (602) 875-5075
Email: tchester@wentprop.com

Owner - Site 6:
DBC GARAGE OWNER LLC
802 North 3rd Avenue
Phoenix, AZ. 85003
Contact: Tim Chester
Phone: (602) 875-5075
Email: tchester@wentprop.com

Architect:
DAVIS
3033 N. Central Avenue, #800
Phoenix, AZ. 85012
Contact: Mike Edwards
Phone: (480)638-1100
FAX: (480)638-1101
Email: medwards@thedavisexperience.com

PROJECT DATA:

ADDRESS:
2100 E. ELLIOT ROAD

GENERAL PLAN LAND USE AND RESIDENTIAL DENSITY: INDUSTRIAL (NO DENSITY)

USES:
INDUSTRIAL/MANUFACTURING
INDUSTRIAL/FLEX
OFFICE
HOTEL
RETAIL
MINI-WAREHOUSE/RENTAL STORAGE

SITE AREA:
NET SITE AREA: 135.62 NET ACRES
5,907,580 SF

PARKING DATA:

REQUIRED:

HOTEL USES:	(1 PER ROOM + OFFICE)	231
OFFICE USES:	(1 PER 300 SF)	2,833
RETAIL USES:	(1 PER 300 SF)	100
RESTAURANT USES:	(1 PER 75 SF)	178
INDUSTRIAL USES:		2,210
MINI-WAREHOUSE/RENTAL STORAGE:		30
TOTAL REQUIRED:		5,582

PROVIDED: 7,911

SITES 1 & 2 (HOTEL):

SITE AREA: 5.91 NET ACRES
257,490 SF

BUILDING AREA: 145,086 SF
228 ROOMS

RESTAURANT: 5,500 SF

BUILDING HEIGHT: 70'-0" MAX / 5 STORY

LANDSCAPE AREA: (MIN. 15%) 38,624 SF

SITE 3 (OFFICE & RENTAL STORAGE):

SITE AREA: 16.85 ACRES
734,149 SF

BUILDING AREA: 459,430 SF

BUILDING HEIGHT: 63' / 3 STORY MAX.

LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 4 (OFFICE):

SITE AREA: 12.30 NET ACRES
535,650 SF

BUILDING AREA: 300,000 SF

BUILDING HEIGHT: 92'-0" / 5 STORY

LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 5 (RETAIL / RESTAURANT):

SITE AREA: 3.75 NET ACRES
163,146 SF

BUILDING AREA: 13,322 SF

BUILDING HEIGHT: 30'-0" / 1 STORY

LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):

SITE AREA: 12.40 NET ACRES
540,368 SF

BUILDING AREA: 328,000 SF

BUILDING HEIGHT: 35'-0" / 2 STORY

LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 7 (INDUSTRIAL):

SITE AREA: 84.89 NET ACRES
3,697,871 SF

BUILDING AREA: 1,000,000 SF
APPROXIMATE EXISTING

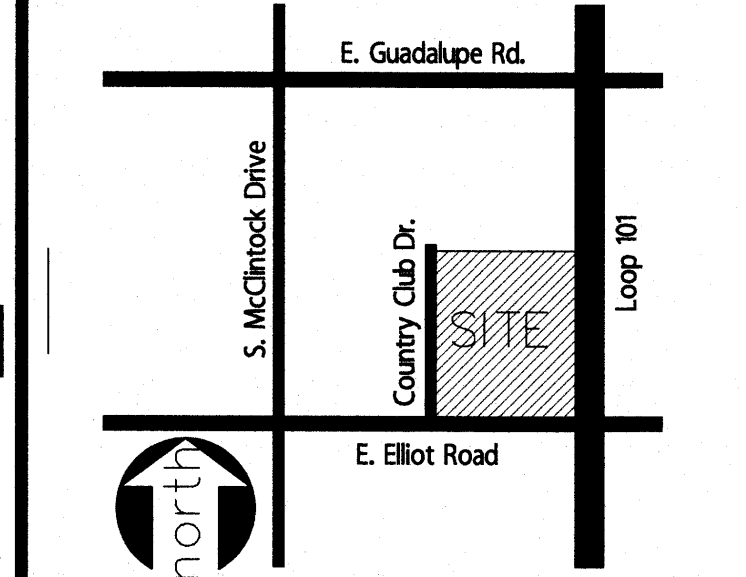
BUILDING HEIGHT: 40'-0" / 4 STORY
APPROXIMATE EXISTING

LANDSCAPE AREA: (MIN. 15%) 554,680 SF

Note:
New buildings will be equipped with an automatic extinguishing system per City of Tempe IBC.

Existing Buildings hatched in gray

VICINITY MAP:



PROPERTY LINE DATA:

LINE	BEARING	LENGTH
L1	N45°36'53"W	28.15
L2	S00°31'38"E	17.00
L3	N89°23'27"E	59.00
L4	N00°31'38"W	17.00
L5	N89°23'27"E	276.00
L6	S00°31'38"E	17.00
L7	N89°23'27"E	44.54
L8	S04°25'29"W	27.30
L9	S01°03'15"W	84.47
L10	S07°20'43"E	74.26
L11	S08°05'46"E	54.08
L12	S06°47'55"E	240.00
L13	S00°11'09"E	119.47
L14	S03°17'41"E	184.55
L15	S39°42'39"W	50.97
L16	S89°06'17"W	262.54
L17	N55°11'24"W	32.18
L18	S89°06'17"W	46.01
L19	S16°41'18"W	36.18
L20	S87°40'34"W	304.83
L21	S00°53'43"E	5.24
L22	N89°37'26"E	26.07
L23	N00°53'43"W	83.55

CURVE	DELTA	RADIUS	ARC	CHORD
C1	73°35'02"	73.00	20.00	25.89
				S36°27'27"W 23.96
C2	158°48'13"	72.00	199.56	141.54
				N06°09'08"W 141.54

GENERAL NOTES:

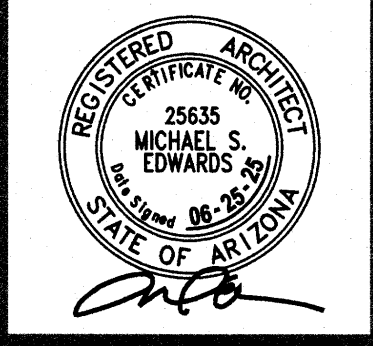
1. THIS AMENDMENT IS FOR SITE 3 ONLY.

REC25053

PAD250003

DS250130

DAVIS



PA-2
OVERALL PHASE 1 SITE PLAN
SCALE: 1"=120'-0"