

FINAL P.A.D. FOR IKEA

A PORTION OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

LOT 1A OF AMENDED FINAL PLAT FOR "THE EMERALD" A REPLAT OF LOT 1 AS RECORDED IN BOOK 571 OF MAPS, PAGE 5, M.C.R., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE MARKING THE CENTER OF SECTION 17 AND THE NORTHWEST CORNER OF LOT 1, "THE EMERALD", FROM WHICH THE EAST QUARTER CORNER OF SECTION 17 BEARS N 89°22'26" E 2630.23 FEET;

THENCE N 89°22'26" E 1101.34 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, SECTION 17, AND THE NORTH LINE OF LOT 1, "THE EMERALD", TO A POINT;

THENCE S 00°16'09" E 470.25 FEET, TO A POINT ON THE RIGHT-OF-WAY LINE OF S. EMERALD DRIVE BEING 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, AND THE BEGINNING OF A 508.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE 703.10 FEET THROUGH A CENTRAL ANGLE OF 79°18'03" AND A LONG CHORD OF WHICH BEARS S 39°30'27" W 648.31 FEET, TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S 00°08'35" E 163.46 FEET, TO A POINT;

THENCE S 89°43'45" W 686.17 FEET, TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, SECTION 17;

THENCE N 00°16'09" W 1125.12 FEET ALONG SAID WEST LINE, TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION

THIS SITE IS LOCATED IN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. PER THE FLOOD INSURANCE RATE MAP NUMBER 04013C2630F, MARICOPA COUNTY, ARIZONA, DATED JULY 19, 2001.

FLOOD ZONE DESIGNATION PROVIDED BY
FEDERAL EMERGENCY MANAGEMENT AGENCY.

ENGINEER

I HEREBY CERTIFY THAT THE CONCEPTS SHOWN ON THESE PLANS
WERE PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF
MY KNOWLEDGE AND BELIEF, CONFORM TO ALL APPLICABLE
ORDINANCES AND REQUIREMENTS.

Sally A. Curran
SALLY A. CURRAN, P.E.

SITE DATA

PARCEL SIZE: ±1,019,911 SF
±23.4 ACRES

ZONING: RRC

BUILDING AREA: 1ST FLOOR 230,853 SF
2ND FLOOR 114,411 SF
TOTAL 345,264 SF

LOT COVERAGE: 23%

BUILDING HEIGHT: 42'-0"

NUMBER OF STORIES: 2

AUTOMATIC EXTINGUISHING SYSTEM: YES

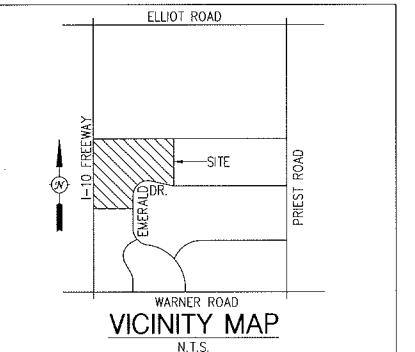
PARKING REQUIREMENTS:

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
1ST 50,000 SF	1 SP/250 SF	200	N/A
2ND 50,000 SF	1 SP/275 SF	182	N/A
REMAINING RETAIL (237,664 SF)	1 SP/300 SF	793	N/A
RESTAURANT (7,600 SF)	1 SP/75 SF	102	
TOTAL		1,277	1,332

RATIO PROVIDED 3.85 SP/1000 SF

BICYCLE PARKING: 1/3000 S.F.

LANDSCAPE COVERAGE: 140,192 SF (13.75%)



OWNER/DEVELOPER

EMERALD HOLDINGS, LLC.
777 E. THOMAS ROAD #210
PHOENIX, ARIZONA 85014

ENGINEER

WRG Design, Inc.
4808 N. 22ND STREET, SUITE 150
PHOENIX, AZ 85016
PHONE: 602-977-8000
FAX: 602-977-8099

PROJECT ADDRESS

8425 S. EMERALD DR.

CONSTRUCTION CODE

1994 UNIFORM BUILDING CODE
1991 UNIFORM MECHANICAL CODE
1991 UNIFORM PLUMBING CODE
1996 NATIONAL ELECTRICAL CODE
1997 UNIFORM FIRE CODE
1991 NATIONAL FIRE PROTECTION ASSOCIATION
CURRENT CITY OF TEMPE AMENDMENTS

CONSTRUCTION TYPE

TYPE IIN

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT
AS SHOWN.
SIGNED THIS 3rd DAY OF November 2003.

EMERALD HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
BY: *Thomas Tait*
THOMAS TAIT, MEMBER MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING
INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd
DAY OF November 2003, BY THOMAS TAIT AS MEMBER
MANAGER, EMERALD HOLDINGS LLC, IN WITNESS WHEREOF I
HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC: *Victoria A. Cleary*
MY COMMISSION EXPIRES: August 18, 2004
OFFICIAL SEAL
VICTORIA A. CLEARY
NOTARY PUBLIC STATE OF ARIZONA
MARICOPA COUNTY
My Commission Expires Aug. 18, 2004

BOOK 660 PAGE 13
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-1586916
11/18/2003 01:21 PM
4808 N. 22nd Street, Suite 150 Phoenix, AZ 85016
Fax: 602-977-8099
Tel: 602-977-7000

BASIS OF BEARING

NORTH 89°22'26" EAST, BEING THE NORTH LINE OF THE SOUTHEAST
ONE-QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA, PER THE PLAT OF "THE EMERALD" AS RECORDED
IN BOOK 571 OF MAPS, PAGE 5, M.C.R.

BENCHMARK

A BRASS CAP IN HAND HOLE AT THE INTERSECTION
OF CARVER ROAD AND PRIEST DRIVE.
CITY OF TEMPE.
ELEVATION = 1226.14 FEET

CONDITIONS OF APPROVAL: SPD-2003.77

1. 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.
2. NEW OFF-SITE IMPROVEMENTS FOR PROJECT ARE TO BE BUILT TO CURRENT STANDARDS, INCLUDING, BUT NO LIMITED TO:
 - (1) WATER AND FIRE HYDRANTS
 - (2) SEWER LINES
 - (3) STORM DRAINS
 - (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, 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.
- 2a. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- b. 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 DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE- SECTION 25.120.
3. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA ON THIS 11/14 DAY OF Sept 2003.

BY: *Neil J. Giuliano*

11/16/03

DATE

SEAL

ATTEST: *Kyle B. Berry*

11/16/03

DATE

BY: *Andy C.*

11/16/03

DATE

BY: *Melanie C. Atton*

11/16/03

DATE

DS031130 SPD-2003.77 REC03067

PROJECT NO: 403347600
DATE: 10/30/03
DESIGNED BY: SAC
DRAWN BY: KLN
CHECKED BY: JAC

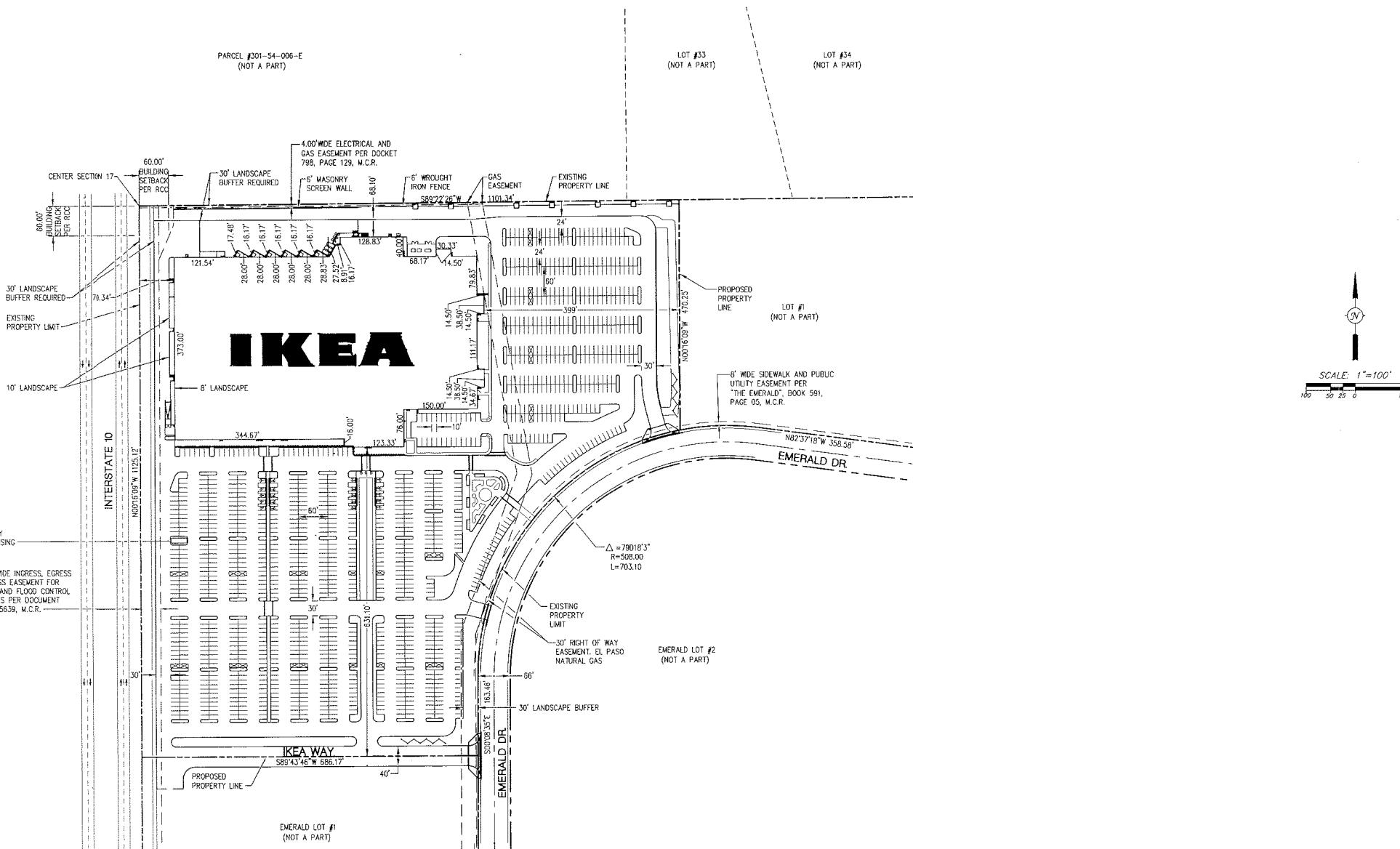
FINAL PLANNED AREA DEVELOPMENT FOR IKEA
IKEA / TAIT DEVELOPMENT, INC

TEMPE, ARIZONA

P.A.D.
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FINAL P.A.D. FOR IKEA

A PORTION OF THE SOUTHEAST QUARTER SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DS031130 SPD-200377 BEC03067

FINAL PLANNED AREA DEVELOPMENT / TAIT DEVELOPMENT INC

IKEA / ALL L

CT NO: 4033476.00
10/30/03

P.A.D.