

AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II

LOT 1B, A PORTION OF LOT 1, 'THE EMERALD', LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF TEMPE,
MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT:

ON THIS 11th DAY OF NOVEMBER, 2008 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED WILLIAM E. TAIT, AS MANAGER
OF EMERALD I-10, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,
OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED.

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

William E. Tait
NOTARY PUBLIC:

05-14-2009
MY COMMISSION EXPIRES

EMERALD I-10 LLC, an Arizona
limited liability company, Owner

BY: *William E. Tait*
WILLIAM E. TAIT

DATE: 11-13-08

IT'S: MANAGER

LEGAL DESCRIPTION:

LOT 1B OF A REPLAT OF LOT 1, AMENDED FINAL
PLAT FOR 'THE EMERALD' A REPLAT OF LOT 1, AS
RECORDED IN BOOK 660, PAGE 12, 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, CITY
OF TEMPE, MARICOPA COUNTY, ARIZONA.

OWNER:

EMERALD I-10 LLC,
c/o TAIT DEVELOPMENT
777 E. THOMAS RD.
SUITE 210
PHOENIX, AZ 85014
PH: (602) 279-4690
FX: (602) 230-8065

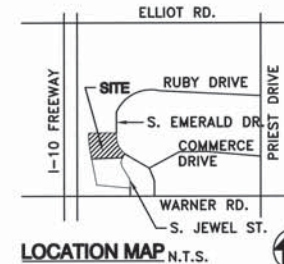
PROJECT DATA:

2030 GENERAL PLAN: WORK/COMMERCIAL & WORK/INDUSTRIAL
ZONING: RCC . PAD
OCCUPANCY: B, M, S1, A3 (ACCESSORY)
CONSTRUCTION TYPE: V-B A.F.E.S.
STORIES: TWO STORY
GROSS SITE AREA: 623,903 S.F. (14.322 AC.)
NET SITE AREA: 595,813 S.F. (13.678 AC.)

DICK'S SPORTING GOODS:	68,652 SF
TOTAL WINE:	23,484 S.F.
FUTURE DEVELOPMENT:	66,864 S.F.
TOTAL:	159,000 SF
DICK'S BUILDING FOOTPRINT:	37,053 S.F.
TOTAL WINE FOOTPRINT:	23,484 S.F.
LOT COVERAGE:	
DICK'S:	6%
TOTAL WINE:	4%
CURRENT TOTAL:	10%
TOTAL ALL PHASES:	21%
LANDSCAPING REQ'D 10%:	59,581 S.F.
LANDSCAPING PROVIDED:	83,370 S.F.
LANDSCP. COVERAGE:	14%
LDSCP. IN R.O.W.	0.0 S.F.
HEIGHT: MAX. ALLOWED 160' (RCC . PAD)	
PARKING REQUIREMENTS	
SPACES REQUIRED: RETAIL @ 1:300 S.F.	
DICK'S PHASE 1:	68,652 S.F./300 = 229 SPACES
TOTAL WINE PHASE 2:	23,484 S.F./300 = 79 SPACES
FUTURE ALLOWED:	66,864 S.F./300 = 223 SPACES
TOTAL PHASES:	159,000 S.F./300 = 530 SPACES
ACCESSIBLE REQUIRED: 599 @ 2% = 12 SPACES	
SPACES PROVIDED (CURRENT):	599 SPACES
STANDARD SPACES:	586 SPACES
ACCESSIBLE SPACES:	13 SPACES
BICYCLE REQUIRED, RETAIL @ 1:10,000 S.F.	
DICK'S:	68,652/10,000 = 7 SPACES
TOTAL WINE:	23,484/10,000 = 3 SPACES
BICYCLE PROVIDED:	
DICK'S:	8 SPACES
TOTAL WINE:	4 SPACES

APPROVALS

BY: *Chris Anaradhin* 12/4/08
DEVELOPMENT SERVICES MANAGER DATE
CHRIS ANARADHIN



CONDITIONS OF APPROVAL: PAD06013

- 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, INCLUDING:
 - 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 STREETLIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
 - 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.
 - ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION.
 - ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF APPROVAL.
 - PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 - 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.
- THE PLANNED AREA DEVELOPMENT SHALL INCLUDE ALL CHANGES TO THE SITE PLAN THAT MAY BE CONDITIONED THROUGH THE DEVELOPMENT PLAN REVIEW.
- THE PLANNED AREA DEVELOPMENT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR THE ENTIRE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
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DS080858

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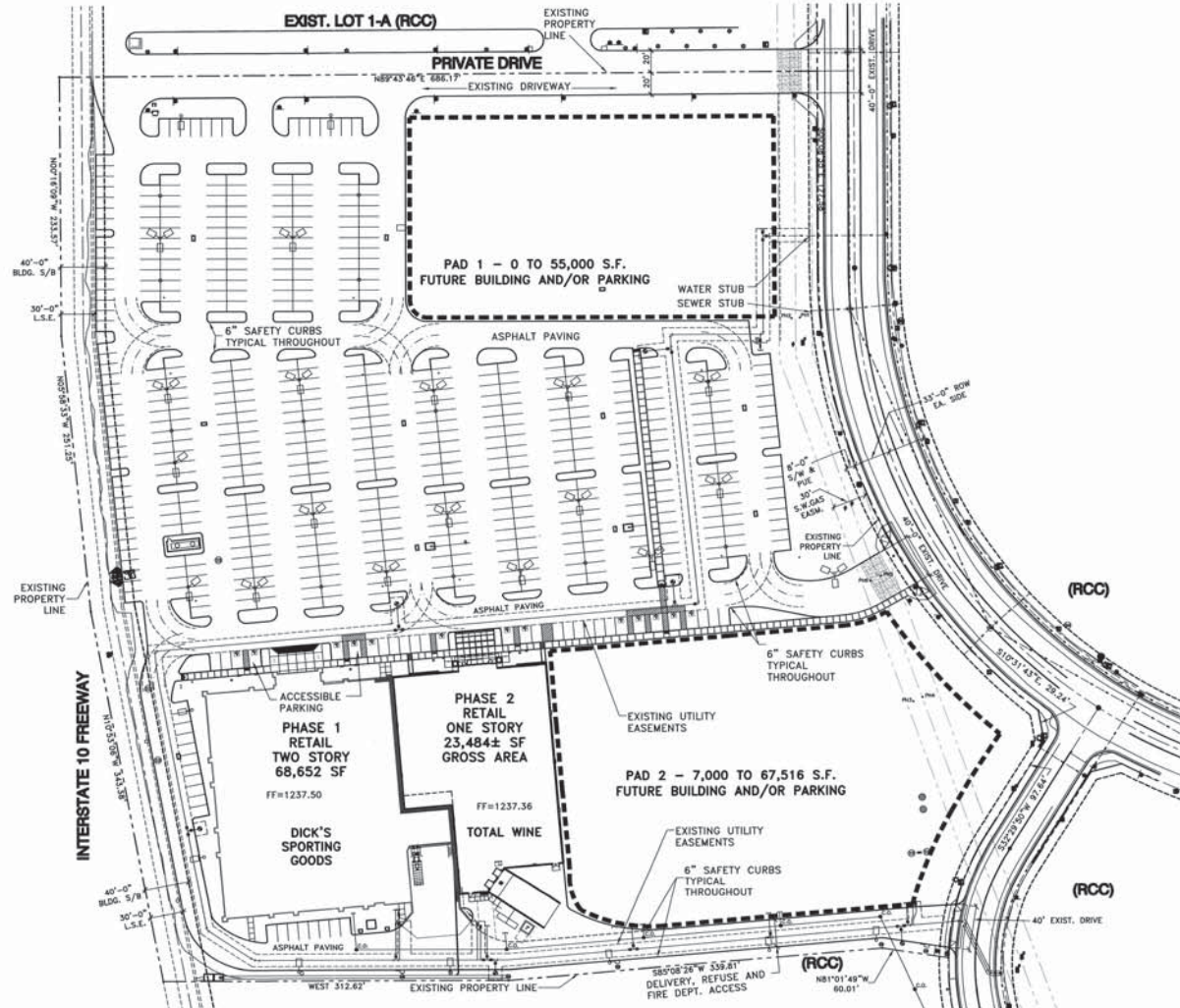


AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II
8544 S. EMERALD DR., TEMPE, AZ
AMENDED FINAL P.A.D. COVER SHEET
DS080858 PAD08016 REC08045

PAD1
2709
10/04/08

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AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II



SITE PLAN

SCALE: 1" = 50'-0"



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PAD08016

REC08045

AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II
8544 S. EMERALD DR., TEMPE, AZ.
SITE PLAN

DS080858

PAD08016

REC08045

PAD2
27084
10NOV08

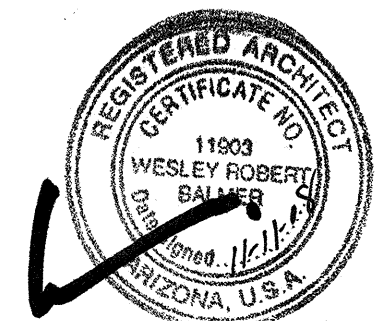
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PHOENIX, ARIZONA 85034
PH 602-954-8778 FAX 602-954-8888
E-MAIL: JAMER@BALMER-AG.COM



AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II

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PHOENIX, ARIZONA 85016
PH: 602-954-0718 FAX: 602-954-9509
E-MAIL: ADMIN@BAG-INC.COM



EXP. 3/31/11

AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II
8544 S. EMERALD DR., TEMPE, AZ.
AMENDED FINAL P.A.D. COVER SHEET

REC08045

PAD08016

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PAD1
27084
10NOV08

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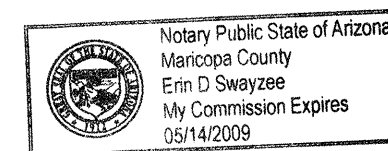
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OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE
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EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED.

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


NOTARY PUBLIC:

05-14-2009
MY COMMISSION EXPIRES

EMERALD I-10 LLC, an Arizona
limited liability company, Owner



BY:  DATE: 11-13-08
WILLIAM E. TAIT

IT'S: MANAGER

LEGAL DESCRIPTION:

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c/o TAIT DEVELOPMENT
777 E. THOMAS RD.
SUITE 210
PHOENIX, AZ 85014
PH: (602) 279-4690
FX: (602) 230-8065

PROJECT DATA:

2030 GENERAL PLAN: WORK/COMMERCIAL & WORK/INDUSTRIAL
ZONING RCC . PAD
OCCUPANCY B, M, S1, A3 (ACCESSORY)
CONSTRUCTION TYPE: V-B A.F.E.S.
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NET SITE AREA: 595,813 S.F. (13.678 AC.)
BLDG. AREA:

DICK'S SPORTING GOODS: 68,652 SF
TOTAL WINE: 23,484 S.F.
FUTURE DEVELOPMENT: 66,864 S.F.
TOTAL: 159,000 SF
DICK'S BUILDING FOOTPRINT: 37,053 S.F.
TOTAL WINE FOOTPRINT: 23,484 S.F.
LOT COVERAGE:
DICK'S: 6%
TOTAL WINE: 4%
CURRENT TOTAL: 10%
TOTAL ALL PHASES: 21%

LANDSCAPING REQ'D 10%: 59,581 S.F.
LANDSCAPING PROVIDED: 83,370 S.F.
LANDSCP. COVERAGE: 14%
LDSCP. IN R.O.W. 0.0 S.F.

HEIGHT: MAX. ALLOWED 160' (RCC . PAD)

PARKING REQUIREMENTS

SPACES REQUIRED: RETAIL @ 1:300 S.F.
DICK'S PHASE 1: 68,652 S.F./300 = 229 SPACES
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TOTAL PHASES: 159,000 S.F./300 = 530 SPACES

ACCESSIBLE REQUIRED: 599 @ 2% = 12 SPACES

SPACES PROVIDED (CURRENT): 599 SPACES
STANDARD SPACES: 586 SPACES
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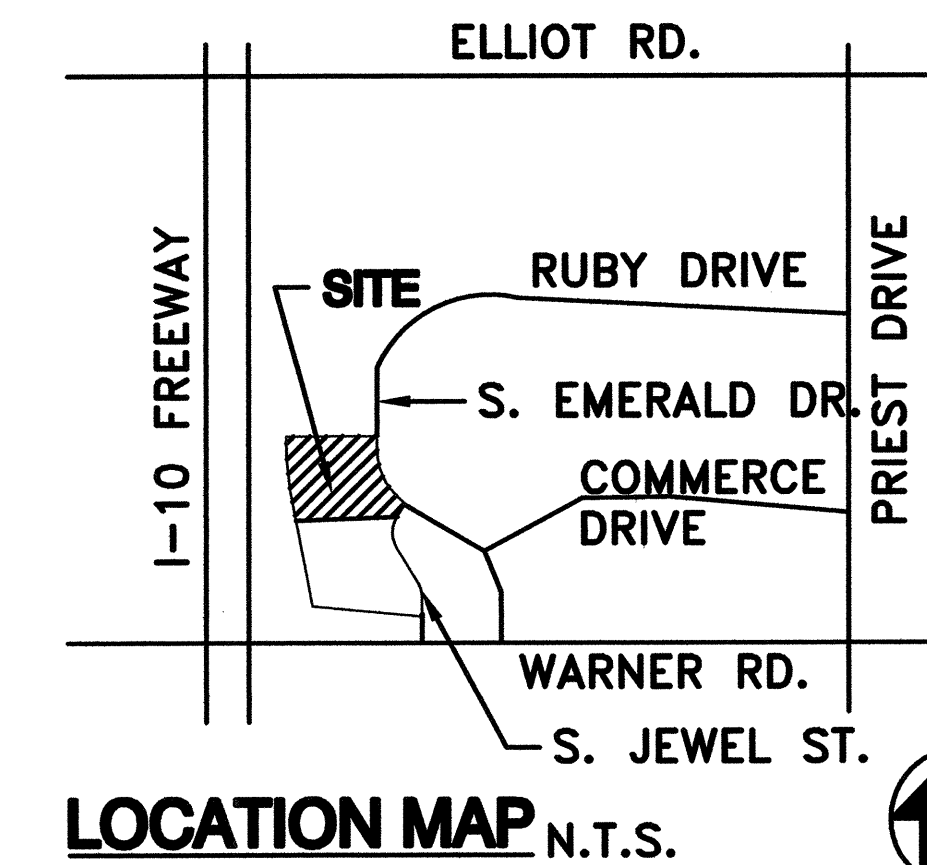
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TOTAL WINE: 4 SPACES

APPROVALS

BY:  DATE: 12/4/08
DEVELOPMENT SERVICES MANAGER
CHRIS ANARADIAN



CONDITIONS OF APPROVAL: PAD06013

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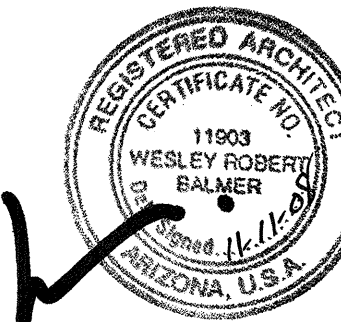
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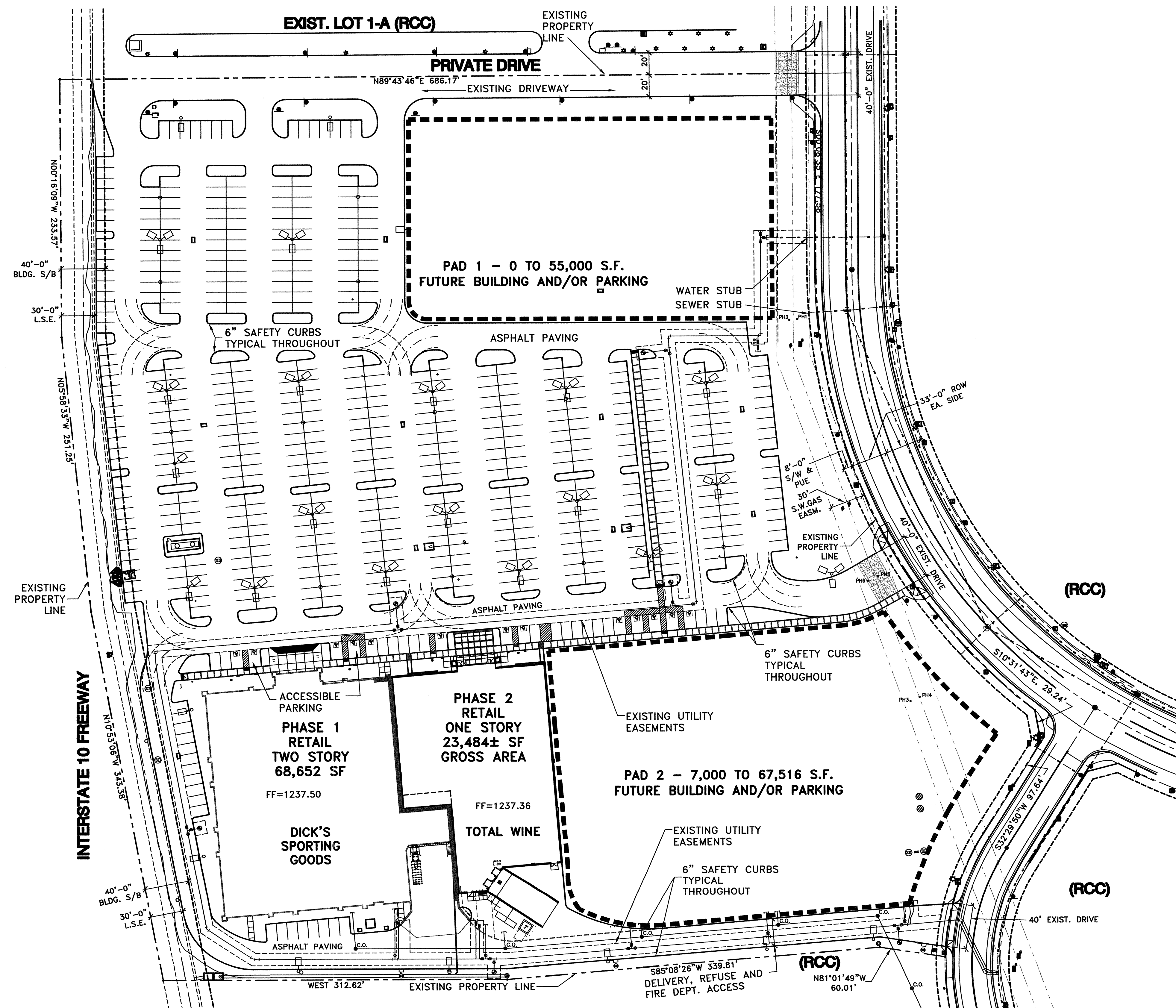
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AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II

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PHOENIX, ARIZONA 85016
PH: 602-954-0718 FAX: 602-488-9688
E-MAIL: ADMIN@BAG-INC.COM



EXR 2/26/11



SITE PLAN

SCALE: 1" = 50'-0"



AMENDED FINAL P.A.D. FOR "EMERALD LOT 1B" phase II
8544 S. EMERALD DR., TEMPE, AZ.
SITE PLAN

REC08045

PAD08016

DS080858

PAD2
27084
10NOV08

DS080858

PAD08016

REC08045

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THIRD AMENDED P.A.D. FOR "EMERALD LOT 1B"

LOT 1B, A PORTION OF LOT 1, 'THE EMERALD', LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF TEMPE, MARICOPA COUNTY, ARIZONA.

ACKNOWLEDGMENT:

ON THIS 17th DAY OF NOVEMBER, 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WILLIAM E. TAIT, AS MANAGER OF EMERALD I-10, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

[Signature]
NOTARY PUBLIC:

June 22, 2018
MY COMMISSION EXPIRES

EMERALD I-10 LLC, an Arizona
limited liability company, Owner

BY: *[Signature]*
WILLIAM E. TAIT

DATE: *Dec 9th 2014*

IT's: MANAGER

OWNER:

EMERALD I-10 LLC,
c/o TAIT DEVELOPMENT
3131 E. CAMELBACK RD
SUITE 310
PHOENIX, AZ 85016
PH: (602) 279-4690
FX: (602) 230-8065

PROJECT DATA:

2030 GENERAL PLAN: WORK/COMMERCIAL & WORK/INDUSTRIAL
ZONING RCC . PAD
OCCUPANCY B, M, S1, A3 (ACCESSORY)
CONSTRUCTION TYPE: V-B A.F.E.S.
STORIES: TWO STORY
GROSS SITE AREA: 623,903 S.F. (14.322 AC.)
NET SITE AREA: 595,813 S.F. (13.678 AC.)
BLDG. AREA:

DICK'S SPORTING GOODS: 68,652 SF
TOTAL WINE: 23,484 S.F.
TEXAS ROAD HOUSE: 8,311 S.F.
FUTURE DEVELOPMENT: 58,553 S.F.
TOTAL: 159,000 SF

LOT COVERAGE:
DICK'S: 6% 37,053 S.F.
TOTAL WINE: 4% 23,484 S.F.
TEXAS ROAD HOUSE: 1.4% 8,311 S.F.
CURRENT TOTAL: 11.4% 68,848 S.F.
TOTAL ALL PHASES: 27% 159,000 S.F.

LANDSCAPING REQ'D 10%: 59,581 S.F.
LANDSCAPING PROVIDED: 104,683 S.F.
LANDSCP. COVERAGE: 17.5%
LDSCP. IN R.O.W. 0.0 S.F.

HEIGHT: MAX. ALLOWED 160' (RCC . PAD)
PARKING REQUIREMENTS
SPACES REQUIRED:

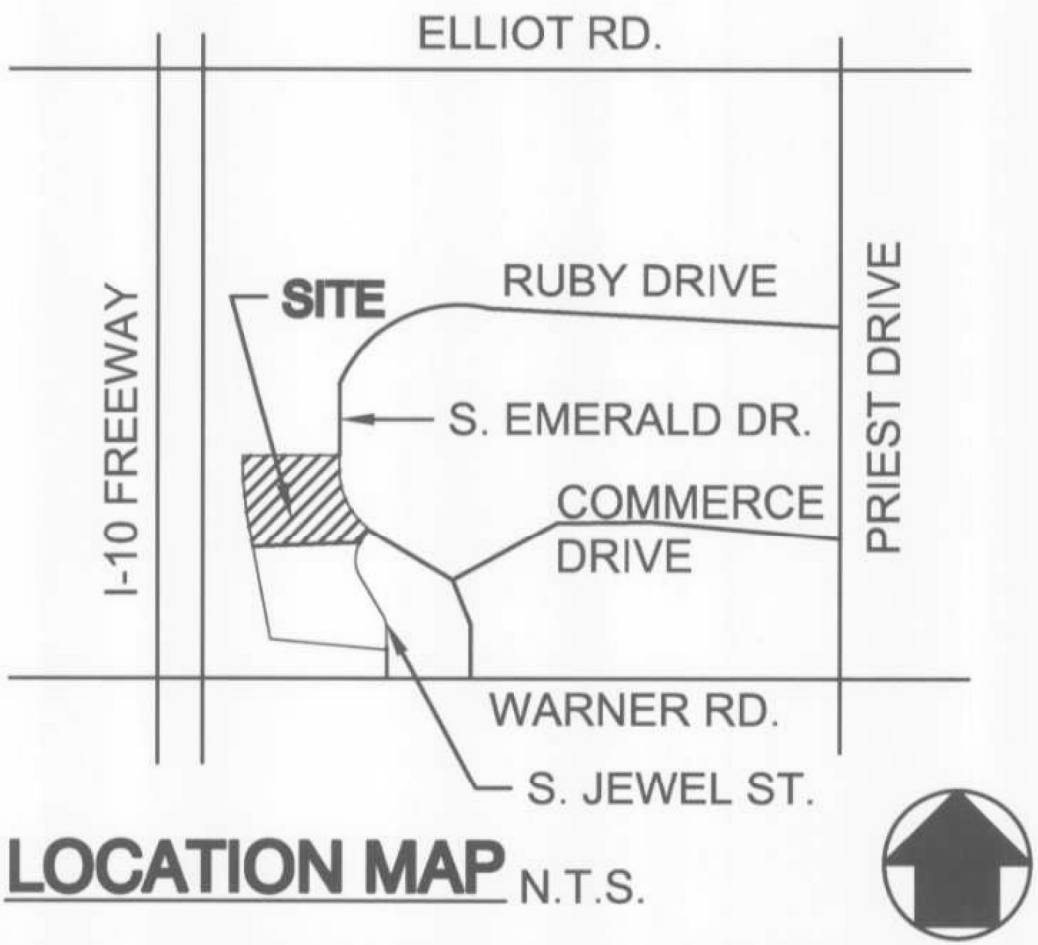
DICK'S PHASE 1: 68,652 S.F./300 = 229 SPACES
TOTAL WINE PHASE 2: 23,484 S.F./300 = 79 SPACES
TEXAS ROAD HOUSE PHASE 3: = 95 SPACES
NET FLOOR AREA: 7055 S.F. / 75 = 94 SPACES
OUTSIDE PATIO: 476 S.F. - 300 / 150 = 1 SPACE
FUTURE ALLOWED: 58,553 S.F./300 = 195 SPACES
TOTAL ALL PHASES: = 598 SPACES

ACCESSIBLE REQUIRED: 683 @ 2% = 14 SPACES
SPACES PROVIDED (CURRENT): 683 SPACES
STANDARD SPACES: 662 SPACES
ACCESSIBLE SPACES: 21 SPACES

BICYCLE REQUIRED, RETAIL @ 1:10,000 S.F.
DICK'S: 68,652 S.F. /10,000 = 7 SPACES
TOTAL WINE: 23,484 S.F. /10,000 = 3 SPACES
TEXAS ROAD HOUSE: 9 SPACES
NET BLDG AREA: 7240 S.F. /1000 = 8 SPACES
OUTDOOR AREA: 801 S.F. / 2000 = 1 SPACE

BICYCLE PROVIDED:
DICK'S: 8 SPACES
TOTAL WINE: 4 SPACES
TEXAS ROAD HOUSE: 10 SPACES

EXISTING VARIANCES INCLUDING SETBACKS:
INCREASE THE MAXIMUM HEIGHT FROM 100' TO 160' LOT 1
REDUCE BUILDING SETBACK FROM 60' TO 30'
REDUCE THE REQUIRED LANDSCAPE PERCENTAGE FROM 20% TO 10%



CONDITIONS OF APPROVAL: PAD14017

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, INCLUDING:

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- (1) WATER AND SEWER DEVELOPMENT FEES.
 - (2) WATER AND/OR SEWER PARTICIPATION CHARGES.
 - (3) INSPECTION AND TESTING FEES.

C. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION.

D. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

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LEGAL DESCRIPTION:

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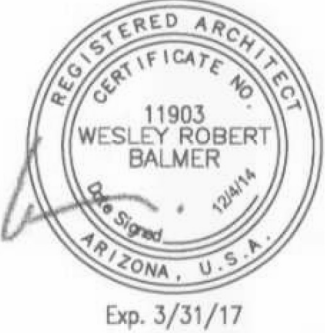
Approved by the Zoning Administrator of the City of Tempe
on this 10th Day of December, 2014.

APPROVALS

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY
OF TEMPE ON THIS 10th DAY OF DECEMBER, 2014.

[Signature]

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THIRD AMENDED P.A.D. FOR "EMERALD LOT 1B"
8510 S. EMERALD DR., TEMPE, AZ.
THIRD AMENDED P.A.D. COVER SHEET

PAD1
27084
04DEC14

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DS141134

PAD14017

REC14054

REC14054

PAD14017

DS141134

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REC14054

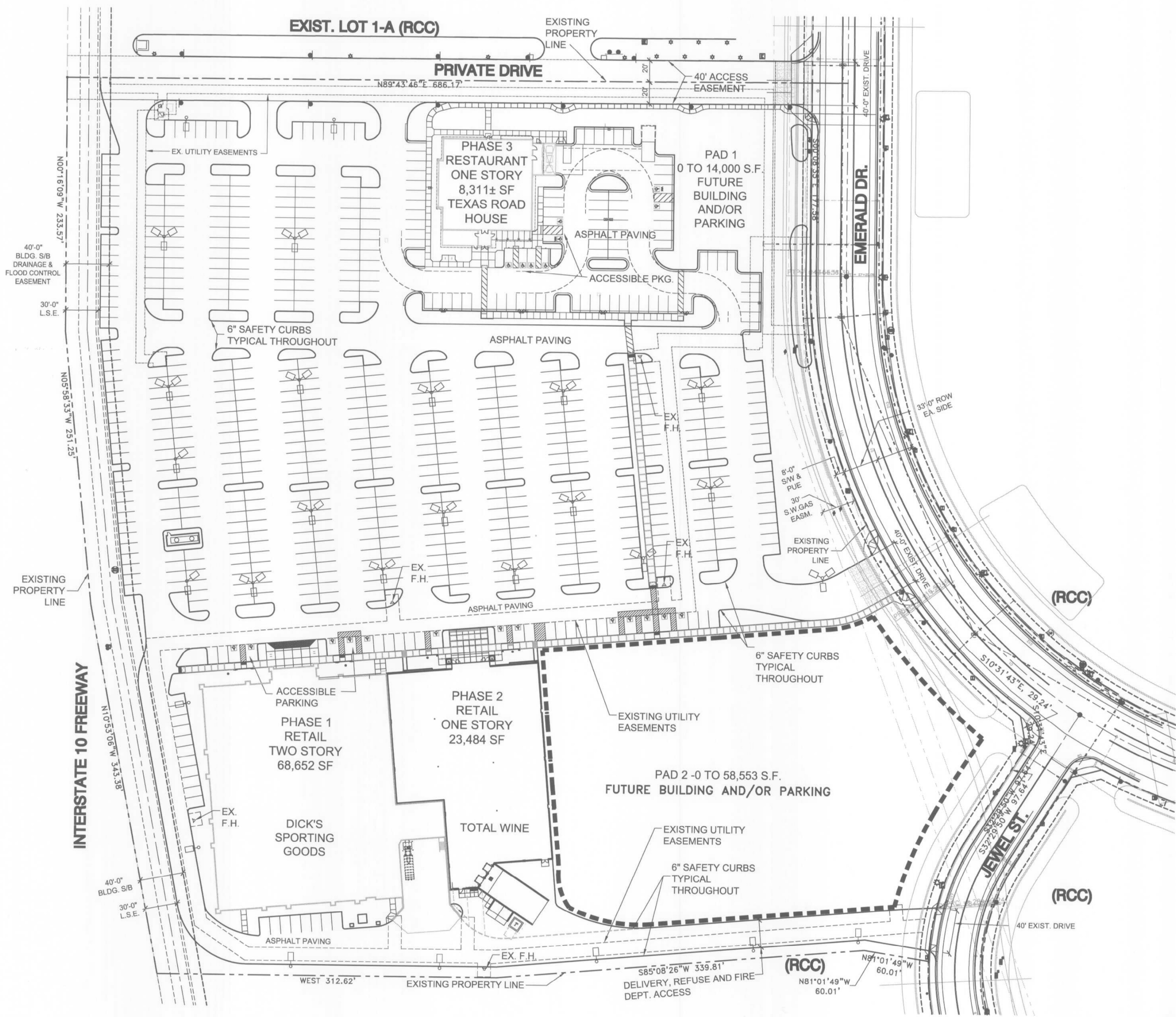
PAD14017

DS141134

THIRD AMENDED P.A.D. FOR "EMERALD LOT 1B"
8510 S. EMERALD DR., TEMPE, AZ.
SITE PLAN

PAD2
34031
04DEC14

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SITE PLAN

SCALE: 1" = 50'-0"



DS141134

PAD14017

REC14054