

PLANNED AREA DEVELOPMENT OVERLAY FOR FAIRMONT BUSINESS PARK

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

ON THIS 14th DAY OF December 2007, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, DAVID H. CLARK, AS MANAGER OF TEMPE FB PARTNERS, LLC, 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.

BY: David H. Clark DATE 12/14/07

ITS: Manager

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

BY: Christina Patsen 4/21/2011
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

PER A.P.N. 123-40-051

REAL PROPERTY IN THE CITY OF TEMPE, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

LOT 1, OF GENEVA INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA, RECORDED IN BOOK 698 OF MAPS, PAGE 25; AFFIDAVIT OF CORRECTIONS RECORDED AS 2004-1071544 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTIONS RECORDED AS 2005-0167457 OF OFFICIAL RECORDS.

APPROVALS

BY: [Signature] 3/27/08
DEVELOPMENT SERVICES DATE

OWNERS/DEVELOPERS

TEMPE FB PARTNERS, LLC
2801 W. COAST HIGHWAY, SUITE 200
NEWPORT BEACH, CALIFORNIA,
92663 PHONE (949) 515-4000
FAX (949) 515-4080
CONTACT: DAVID H. CLARK

ENGINEER/SURVEYOR

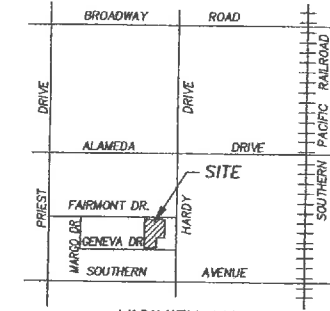
HUITT-ZOLLARS, INC.
426 N. 44TH STREET, SUITE 300
PHOENIX, ARIZONA 85008-6596
PHONE (602) 952-9123
FAX (602) 952-9124
CONTACT: ROBERT ROBINSON, P.L.S.

CONDITIONS OF APPROVALS: #SPD-2005.119

- 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 be 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.
 - 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 street dedications shall be made within six (6) months of Council approval.
 - e. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - f. 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 any occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 2) The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be administratively reviewed and in a form satisfactory to the Development Services Manager and City Attorney.
 - 3) A twenty-five (25) feet street side yard setbacks shall be provided on the lots adjacent to Geneva Drive and Fairmont Drive.
 - 4) The owner shall provide a parking affidavit between all properties for use of parking within common area tract. The agreement shall be filed with the Development Services Department and recorded with Maricopa County Recorder prior to the issuance of building permits.
 - 5) The owner shall provide a cross access and drainage agreement between all Fairmont Business Park properties. The agreement shall be filed with the Engineering Department and recorded with Maricopa County Recorder prior to the issuance of building permits. No charges of modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
 - 6) A cross drainage agreement shall be provided with adjacent site to the east to meet potential runoff of required storm water retention. The agreement shall be kept on file with the Engineering Division, prior to the issuance of building permits.
 - 7) The applicant shall process a subdivision plat to the City Council prior to the issuance of building permits.
 - 8) The existing electrical easement shall be abandoned prior to issuance of building permits. Contact Carol Martsch in the Engineering Division (480) 350-8524.
 - 9) The Planned Area Development for Fairmont Business Park 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.

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 5/8" REBAR W/CAP LS 15767
3. ALL NEW AND RELOCATED UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.



VICINITY MAP
NOT TO SCALE

SITE DATA

SITE ADDRESS: 1016 WEST GENEVA DRIVE
TEMPE, ARIZONA 85282
123-40-051
OWNER: TEMPE FB PARTNERS, LLC
EXISTING ZONING: GENERAL INDUSTRIAL DISTRICT (GID)
PROPOSED ZONING: GENERAL PLAN
SITE GROSS AREA: 146,095 S.F. / 3.3539 AC.
SITE NET AREA: 130,601 S.F. / 2.9982 AC.
DENSITY ALLOWED:
DENSITY PROVIDED:
BUILDING AREA:
BUILDING HEIGHT ALLOWED: 35 FEET
BUILDING HEIGHT PROPOSED:
SETBACK FRONT: 25 FEET
SETBACK SIDE YARD: 0 FEET
SETBACK STREET SIDE YARD: 25 FEET
SETBACK REAR YARD: 0 FEET
BUILDING CODE:
OCCUPANCY GROUP:
CONSTRUCTION TYPE:
LOT 1 COVERAGE:
GROSS AREA: 21,350 S.F. / 0.53 AC.
NET AREA: 17,388 S.F. / 0.44 AC.
BUILDING AREA:
LOT 2 COVERAGE:
GROSS AREA: 14,658 S.F. / 0.34 AC.
NET AREA: 14,658 S.F. / 0.34 AC.
BUILDING AREA:
LOT 3 COVERAGE:
GROSS AREA: 18,786 S.F. / 0.43 AC.
NET AREA: 15,631 S.F. / 0.36 AC.
BUILDING AREA:
LOT 4 COVERAGE:
GROSS AREA: 16,813 S.F. / 0.39 AC.
NET AREA: 16,813 S.F. / 0.39 AC.
BUILDING AREA:
LOT 5 COVERAGE:
GROSS AREA: 21,897 S.F. / 0.50 AC.
NET AREA: 17,910 S.F. / 0.41 AC.
BUILDING AREA:
TRACT A COVERAGE:
GROSS AREA: 52,591 S.F. / 1.21 AC.
NET AREA: 48,201 S.F. / 1.11 AC.

NO.	REVISION	DATE
1	1ST SUBMITTAL DRAWS	8/13/07
2	REV. PER CITY OF TEMPE	8/23/07
3	2ND REV. PER CITY OF TEMPE	10/17/07

HUITT-ZOLLARS
INC.
426 N. 44TH STREET, SUITE 300
PHOENIX, ARIZONA 85008-6596
PHONE (602) 952-9123 FAX (602) 952-9124

PLANNED AREA DEVELOPMENT
OVERLAY FOR
FAIRMONT BUSINESS PARK



DATE: DEC 10, 2007
DRAWN: R. BEGAY
DESIGNED: R. ROBINSON
CHECKED: R. ROBINSON
PROJ. NO.: 05-1425-07
FILE: G:\PROJ\05142507\ SURVEY\05142507 -PAD.DWG
SHEET: 1 OF 2

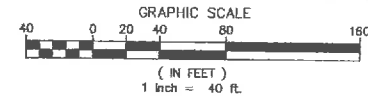
DS041438 CC050108 REC06001

STORAGE YARD DATA

STORAGE YARD #1	3860 S.F.
STORAGE YARD #2	3780 S.F.
STORAGE YARD #3	4000 S.F.
STORAGE YARD #4	3900 S.F.

FAIRMONT BUSINESS PARK

ALAMEDA DRIVE



RETENTION VOLUMES

RB #1	= 1,960 CF
RB #2	= 1,900 CF
NORTH	= 6,283 CF
SOUTH	= 16,568 CF
TOTAL	= 26,699 CF

SITE DATA

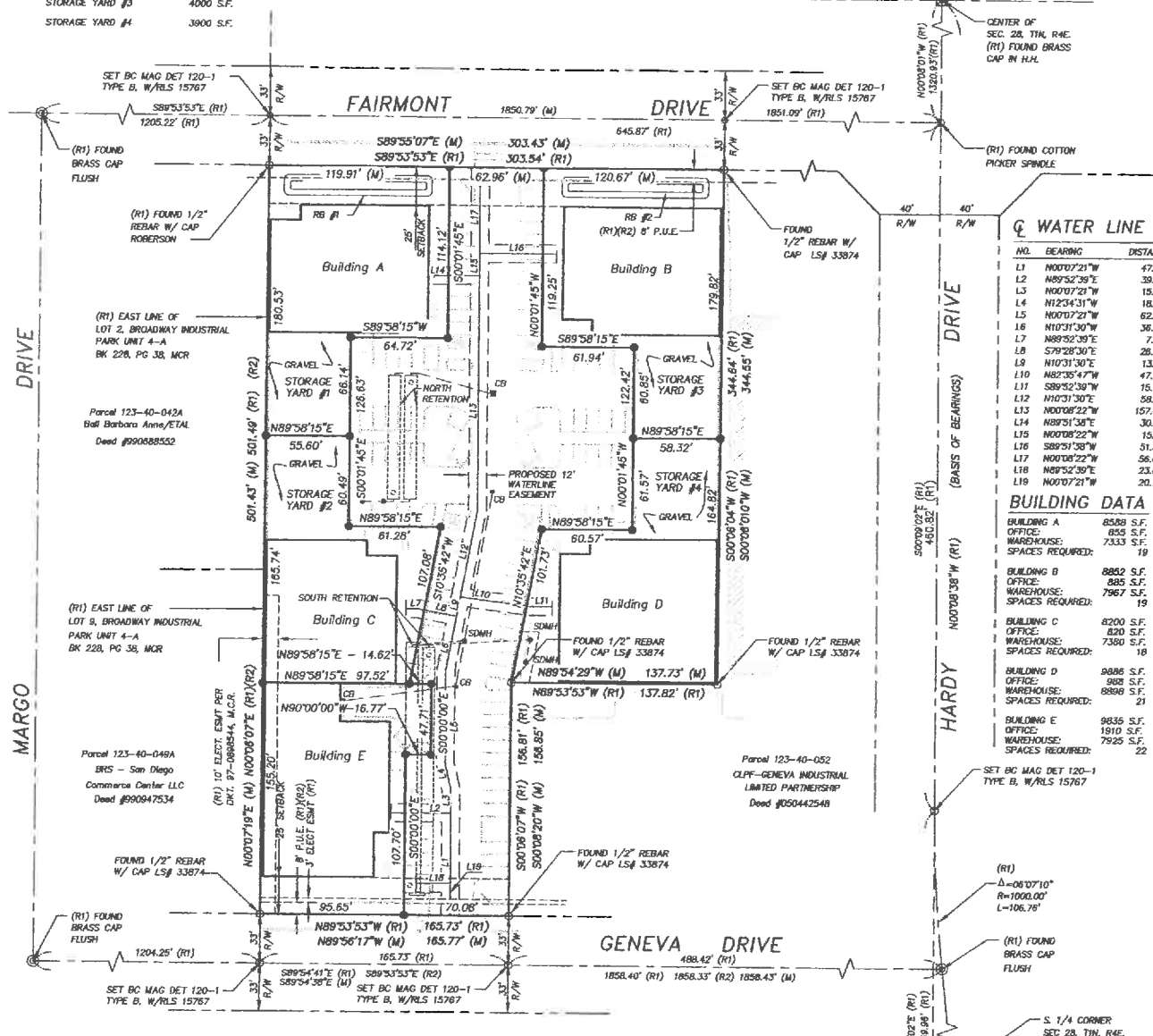
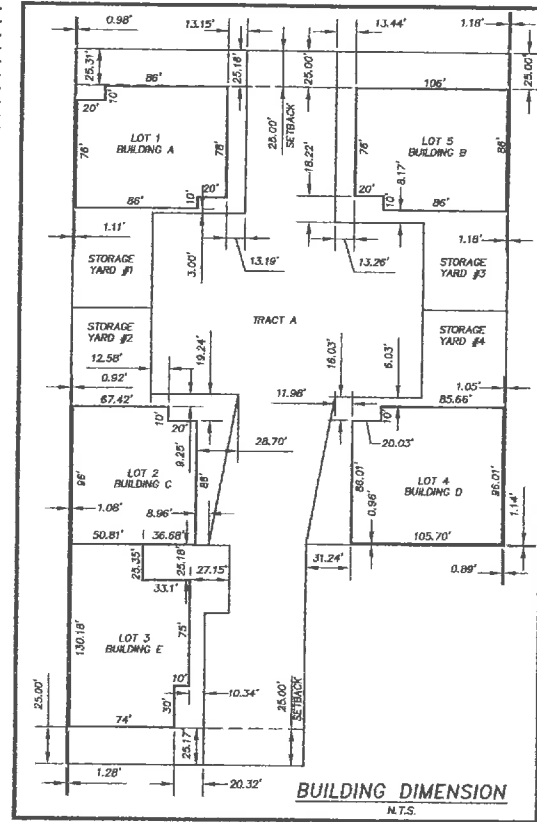
- 1.) SITE ADDRESS: 1016 WEST GENEVA DRIVE, TEMPE, ARIZONA 85282
- 2.) FLOOD ZONING: ZONE "X", FIRM FLOOD INSURANCE RATE MAP; MAP NUMBER 04013C2165H; SEPT. 30, 2005
- 3.) ZONING: GENERAL INDUSTRIAL DISTRICT (GID);
- 4.) SETBACKS: FRONT: 25', REAR: 0', SIDE: 0', STREET SIDE: 25', BUILDING HEIGHT: 35'
- 5.) GROSS AREA: 146,095 SQ. FT., 3.3339 ACRES
NET AREA: 130,801 SQ. FT., 2.9982 ACRES

Q WATER LINE ESMT DATA

NO.	BEARING	DISTANCE
L1	N00°07'21"W	47.25'
L2	N89°52'39"E	39.96'
L3	N00°07'21"W	15.23'
L4	N12°34'31"W	18.55'
L5	N00°07'21"W	62.76'
L6	N10°31'30"W	36.70'
L7	N89°52'39"E	7.62'
L8	S79°28'30"E	26.45'
L9	N10°31'30"E	13.14'
L10	N82°35'47"W	47.02'
L11	S89°52'39"W	16.00'
L12	N10°31'30"E	59.71'
L13	N00°07'21"W	157.47'
L14	N89°51'34"E	30.18'
L15	N00°08'22"W	15.11'
L16	S89°51'38"W	51.52'
L17	N00°08'22"W	56.64'
L18	N89°52'39"E	23.09'
L19	N00°07'21"W	20.73'

BUILDING DATA

BUILDING A	8528 S.F.
OFFICE:	853 S.F.
WAREHOUSE:	7333 S.F.
SPACES REQUIRED:	19
BUILDING B	8852 S.F.
OFFICE:	885 S.F.
WAREHOUSE:	7967 S.F.
SPACES REQUIRED:	19
BUILDING C	8200 S.F.
OFFICE:	820 S.F.
WAREHOUSE:	7380 S.F.
SPACES REQUIRED:	18
BUILDING D	9886 S.F.
OFFICE:	988 S.F.
WAREHOUSE:	8898 S.F.
SPACES REQUIRED:	21
BUILDING E	9836 S.F.
OFFICE:	1910 S.F.
WAREHOUSE:	7926 S.F.
SPACES REQUIRED:	22



REFERENCE USED

- (R1) FINAL PLAT OF "GENEVA INDUSTRIAL PARK", BK 698, PG 25, M.C.R.
- (R2) BROADWAY INDUSTRIAL PARK UNIT 4-A, BK 228, PG 38, M.C.R.

REC06001

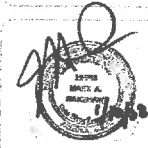
CC050108

DS041438

NO.	REVISION	DATE
1	1ST SUBMITTAL DRAWING	8/13/07
2	REV. PER CITY OF TEMPE	8/23/07
3	2ND REV. PER CITY OF TEMPE	10/17/07

HUITZOLARS
 188 North 44th Street, Suite 200
 Phoenix, AZ 85018
 Phone (602) 962-2828 Fax (602) 962-2824

PLANNED AREA DEVELOPMENT
 OVERLAY FOR
 FAIRMONT BUSINESS PARK



DATE:	DEC 10, 2007
DRAWN:	R. BEGAY
DESIGNED:	R. ROBINSON
CHECKED:	R. ROBINSON
PROJ. NO.:	05-1425-07
FILE:	G:\PROJ\05142507\ SURVEY\05142507 -PAD.DWG
SHEET:	2 OF 2

DS041438

CC050108

REC06001

28N