

EIGHTH AMENDED PRELIMINARY PLANNED AREA DEVELOPMENT OVERLAY
FOUNTAINHEAD CORPORATE PARK
A PORTION OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS 23rd DAY OF March, 2009 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jay Fisher, 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

BY: Marnetta J. Cairns 2/22/2010
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 7A OF FOUNTAINHEAD LOT 7, A REPLAT OF LOT 7 FOUNTAINHEAD CORPORATE PARK AMENDED, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN BOOK 864 OF MAPS, PAGE 8 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA

LOTS 1,2,3,4,7,8 AND 9 OF REPLAT OF FOUNTAINHEAD CORPORATE PARK - AMENDED AS RECORDED IN BOOK 729, PAGE 43, MARICOPA COUNTY ARIZONA

STATEMENT OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN

PARK CORNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Jay Fisher
ITS: General Manager

APPROVALS

APPROVED BY THE CITY OF TEMPE, DEVELOPMENT SERVICES DEPARTMENT ON THIS _____ DAY OF _____, 2009

3/30/09 [Signature]
DATE

BY: _____
DEVELOPMENT SERVICES MANAGER

PROPERTY OWNER

PARK CORNERS LLC
801 GRAND AVENUE
DES MOINES, IOWA 50392

BUSINESS OWNER

METRO COMMERCIAL PROPERTIES
1500 NORTH PRIEST DRIVE
TEMPE, ARIZONA 85281

PROJECT AREA

LOT 1	9.52 ACRES
LOT 2	10.28 ACRES
LOT 3A	2.55 ACRES
LOT 3B	2.90 ACRES
LOT 4	10.48 ACRES
LOT 5	NOT A PART
LOT 6	6.12 ACRES
LOT 7A	11.32 ACRES
LOT 7B	4.42 ACRES
LOT 7C	5.96 ACRES
LOT 8	5.90 ACRES
LOT 9	10.68 ACRES
TOTAL	70.61 ACRES

VARIANCES (PREVIOUSLY GRANTED)

HEIGHT VARIANCES:
INCREASE THE ALLOWED BUILDING HEIGHT FROM 35' IN THE I-2 DISTRICT TO THE FOLLOWING:

SITE 1	8 FLOORS (90')	GRANTED JULY 13, 1988
SITE 2	6 FLOORS (98') T.O. PENTHOUSE (81' T.O. ROOF, 84' T.O. PARAPET)	GRANTED JULY 13, 1988
SITE 3	13 FLOORS (190')	GRANTED JULY 13, 1988
SITE 4	20 FLOORS (270')	GRANTED JULY 13, 1988
SITE 5	3 FLOORS (60')	GRANTED JULY 13, 1988
SITE 6	4 FLOORS (80')	GRANTED JULY 13, 1988
SITE 7	20 FLOORS (270')	GRANTED JULY 13, 1988
SITE 8	13 FLOORS (190')	GRANTED JULY 13, 1988
SITE 9	10 FLOORS (140')	GRANTED JULY 13, 1988

PARKING VARIANCES
PHASE 1: REDUCE REQUIRED PARKING RATIO TO 1 CAR/275 GSF, GRANTED JULY 13,1988.
PHASE 2: REDUCE REQUIRED PARKING FROM 748 SPACES TO 680 SPACES (9% REDUCTION)
GRANTED JULY 13,1988.

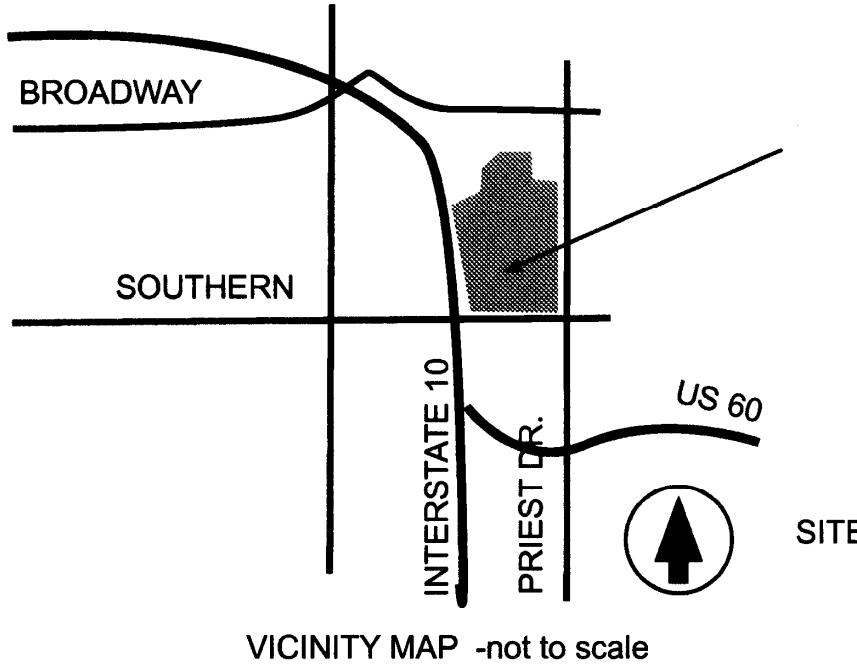
PROJECT DATA

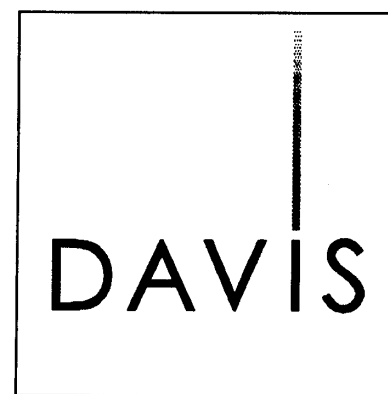
SITE #	REPLAT LOT NO.	PHASE	USE	MAXIMUM GSF	MAXIMUM HEIGHT	HEIGHT VARIANCE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING SPACES	REQUIRED BICYCLE PARKING SPACES	PROVIDED BICYCLE PARKING	PARKING VARIANCE
1	8	PHASE I	OFFICE (EXISTING)	140,000	6 FLOORS (90')	YES	1/300	487	518 STRUCTURED	1 PER 10,000 SF= 14	14	2% MORE: 9 SPACES
2	4	PHASE II	OFFICE (EXISITING)	175,000	6 FLOORS (90')	NO	1/300	583	680 STRUCTURED	1 PER 10,000 SF= 18	18	9% LESS: 68 SPACES
7	7	PHASE IV	OFFICE	90,000	3 FLOORS (48')	YES	1/300	300	151 STRUCTURED 209 SURFACE= 300	1 PER 10,000 SF= 9	9	NONE:0
7A	7		OFFICE A	272,300	10 FLOORS (153')	YES	1/300	827	-	1 PER 8,000 NSF= 28	-	
			OFFICE B	163,500	6 FLOORS (97')	YES	1/300	509	-	1 PER 8,000 NSF= 16	-	
			PARKING GARAGE	-	4 FLOORS	NO	-	-	-	-	-	
			TOTAL	435,800				1,336	1,900 STRUCTURED/ 194 SURFACE=2,094	51	51	63% MORE: 758 SPACES
8	7	PHASE IV	OFFICE	*** 15,000 *** 60,000	3 FLOORS (48')	YES	***1/300 ***1/300	50 300		1 PER 10,000 SF= 2 1 PER 1,500 SF= 40		
			TOTAL	75,000				350	*** 400 SURFACE	42	25	NONE:0 50% LESS BICYCLE:25 SPACES
11A	1		MULTI FAMILY RESIDENTIAL	-	4 FLOORS (60')	NO	-	-	-	-	-	-
			(32) 1 BDRM D.U.				1.5	48	-	.5 PER UNIT= 16	-	-
			(80) 2 BDRM D.U.				2.0	120	-	.5 PER UNIT= 40	-	-
			(18) 3 BDRM D.U.				2.5	40	-	.75 PER UNIT= 12	-	-
			GUEST PARKING				1 PER 5 D.U.	26	-	-	-	-
			TOTAL 130 D.U.	AS PART OF 11B	NO			234	AS PART OF 11B	68	AS PART OF 11B	-
11B	9		RETAIL	*SEE BELOW	4 FLOORS (60')	NO	1/300	50	78	1 PER 10,000 SF= 2	2	NONE:0
			MULTI-FAMILY RESIDENTIAL		4 FLOORS (50')	-	-	-	-	-	-	-
			(72) 1 BDRM D.U.	-	-	-	1.5	108	-	.5 PER UNIT= 33	-	-
			(54) 2 BDRM D.U.				2.0	168	-	.5 PER UNIT= 42	-	-
			(24) 3 BDRM D.U.				2.5	100	-	.75 PER UNIT= 18	-	-
			GUEST PARKING				1 PER 5 D.U.	36	-	-	-	-
			TOTAL: 100 D.U.	372,448			-	412	**638 COVERED/ UNCOVERED/GARAGE	93	20	NONE:0
12	2	PHASE III	OFFICE (EXISTING)	96,000	2 FLOORS (34')	NO	1/250	384	424 SURFACE /124 STRUCTURED= 548	1 PER 10,000 SF= 10	40	43% MORE: 164 SPACES
12A	3	PHASE 1	COMMERCIAL	26,179	1 FLOOR (30')	NO	1/300	87	105 SURFACE	1 PER 10,000 SF= 4	4	NONE
		FUTURE	COMMERCIAL	12,000	1 FLOOR (30')	NO	1/300	40		1 PER 10,000 SF= 2	4	NONE
TOTAL				1,332,427				3,910	5058	300	172-	-

* SITE NO. 11A & 11B CONSISTS OF 15,000 SF. OF RETAIL AND COMBINED MULTI-FAMILY RESIDENTIAL WHICH CONSISTS OF (104) 1 BDRM D.U., (164) 3 BDRM D.U., (40) 3 BDRM D.U. 207,028 LIVABLE SF. GROSS 252,646 SF. AND AUXILLERY BUILDINGS TOTAL GROSS 18,000 SF.

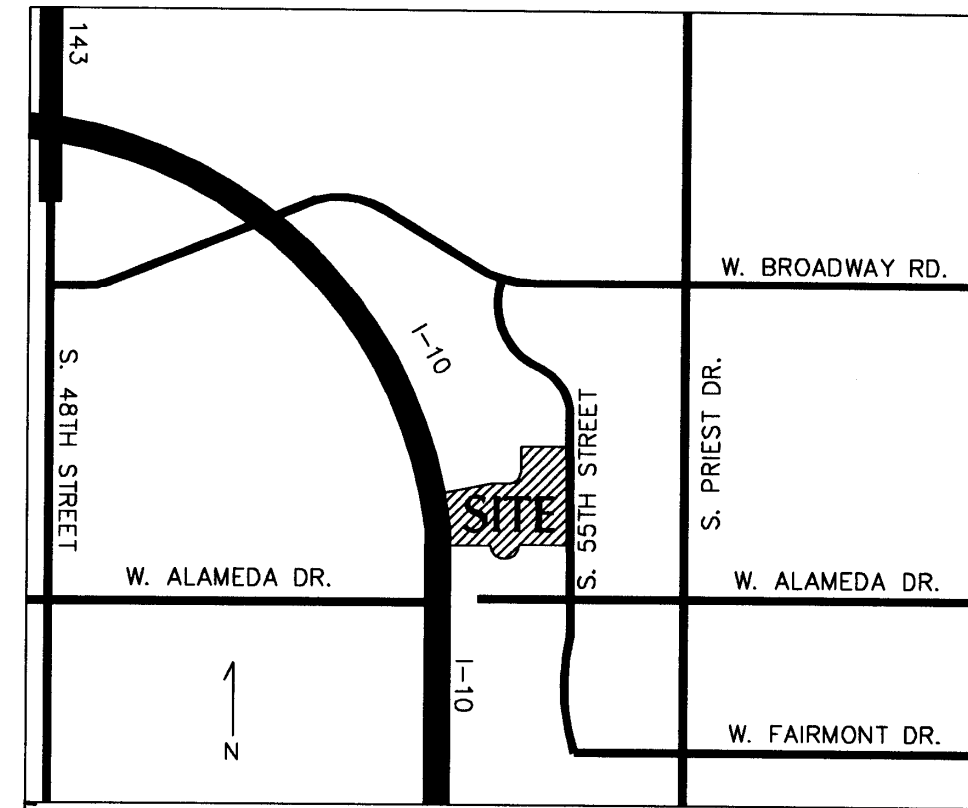
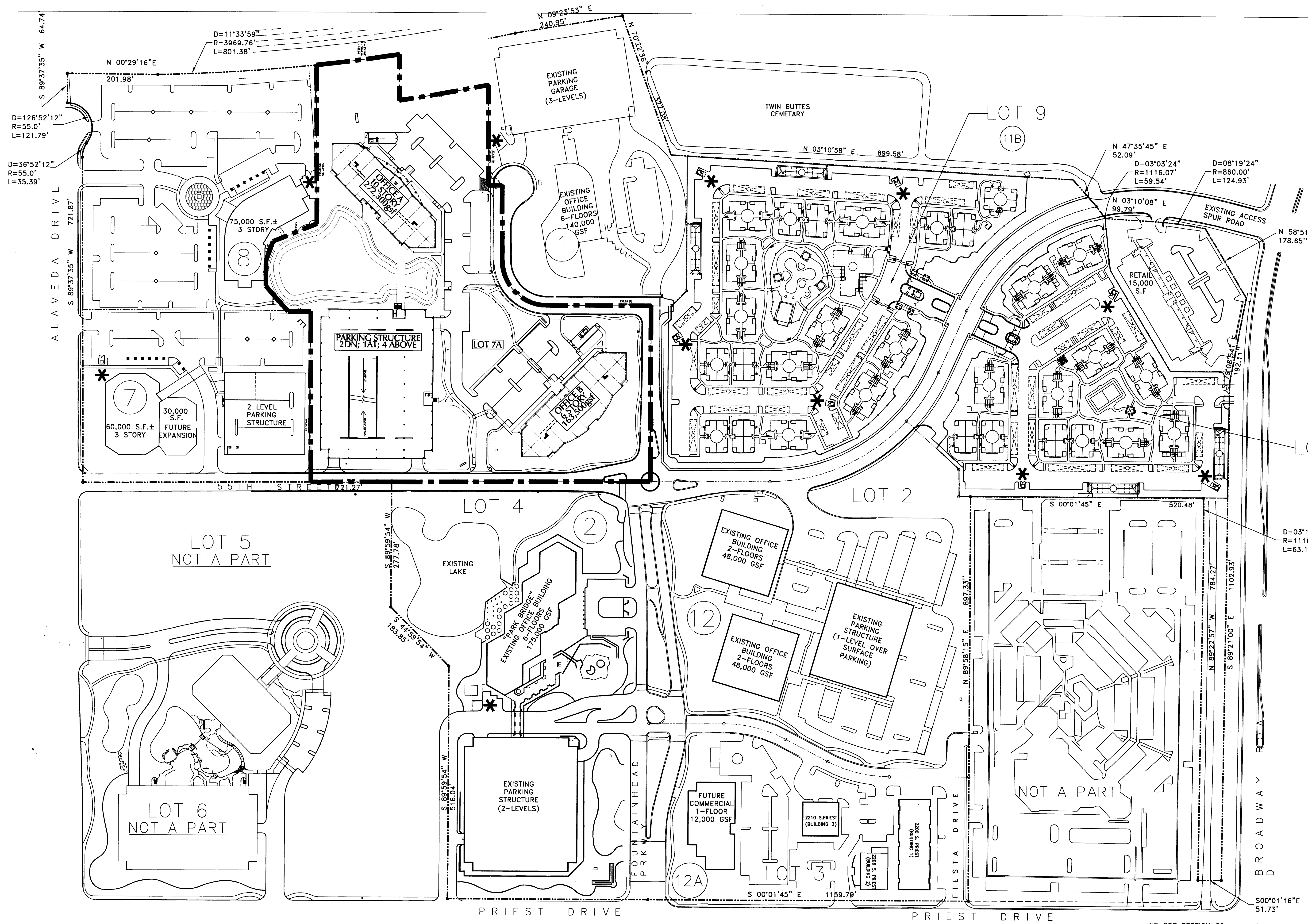
**PARKING PROVIDED, CARPORT 306, GARAGE 32, UNCOVERED 298. ACCESSIBLE: COVERED 8, UNCOVERED 7 FOR A TOTAL OF 638 SPACES

***SITE NO 8 CONSISTS OF 15,000 SF OFFICE AND 80,000 SF. VOCATIONAL





architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design



Vicinity Map

NE COR SECTION 29
T1N, R4E, G&SRB&M
(TRUE POINT OF BEGINNING)

0' 100' 200' 300' 400'

All calculations are approximate and subject to change.



Fountainhead Office Plaza Tempe, Arizona

FOUNTAINHEAD
CORPORATE PARK
MASTER PLAN

DS081114 PAD08022 REC08060

07186
24.FEB.09

DS081114 PAD08022 REC08060

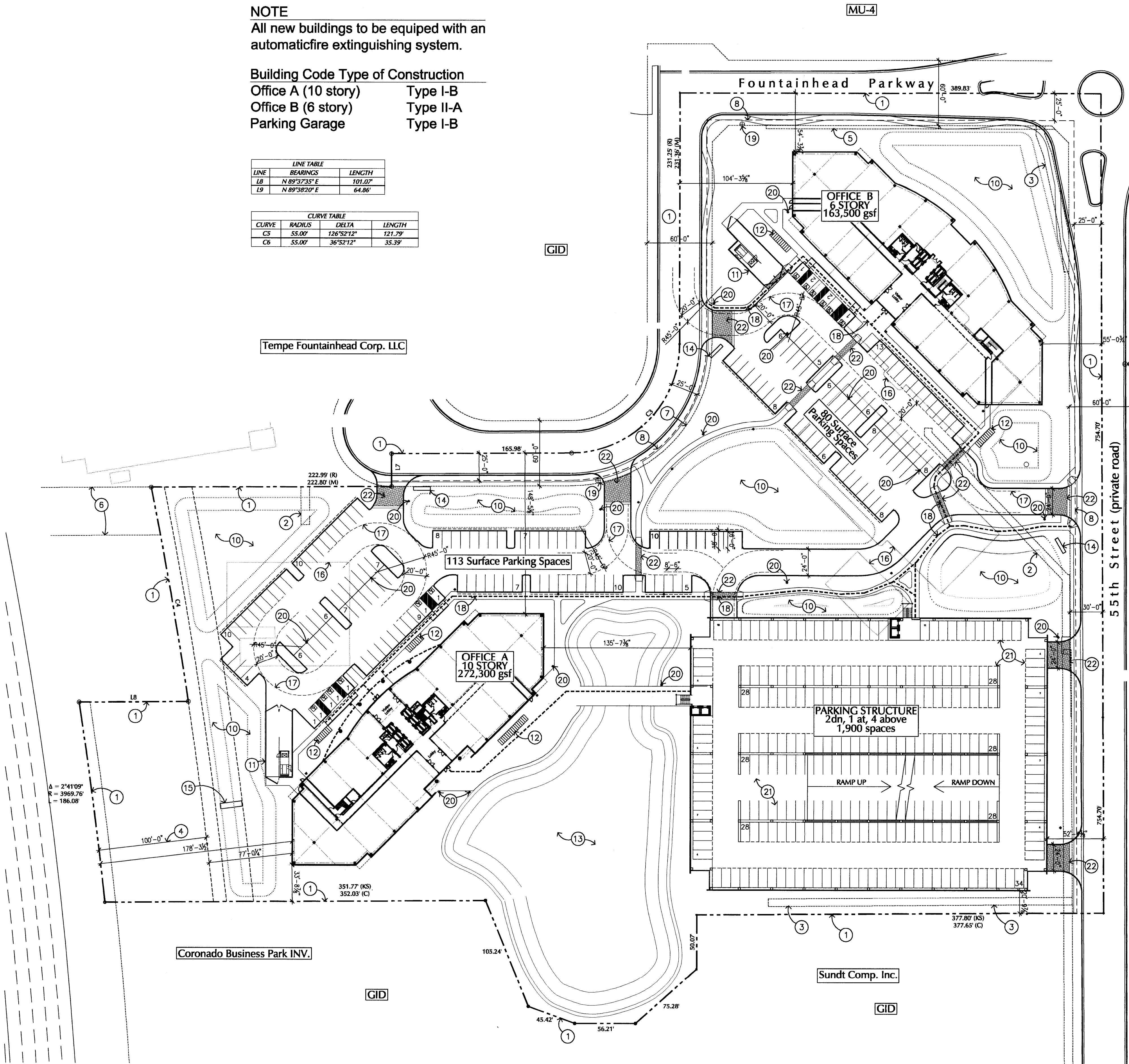
NOTE
All new buildings to be equipped with an automatic fire extinguishing system.

Building Code Type of Construction
Office A (10 story) Type I-B
Office B (6 story) Type II-A
Parking Garage Type I-B

LINE	BEARINGS	LENGTH
L8	N 89°37'35" E	101.07'
L9	N 89°36'20" E	64.86'

CURVE	RADIUS	DELTA	LENGTH
C5	55.00'	126°52'12"	121.79'
C6	55.00'	36°52'12"	35.39'

Tempe Fountainhead Corp. LLC



LEGAL DESCRIPTION

Lot 7A, of FOUNTAINHEAD LOT 7, a Replat of Lot 7 Fountainhead Corporate Park Amended, according to the plat of said subdivision recorded in Book 864 of Maps, Page 8 of the Records of Maricopa County, Arizona.

PROPERTY OWNER

Park Corners LLC
801 Grand Avenue
Des Moines, Iowa 50392
p: 515.248.3076
f: 515.235.9972
contact: Jay Fisher
fisher.jay@principal.com

BUSINESS OWNER

Metro Commercial Properties
1500 North Priest Drive
Tempe, Arizona 85281
p: 602.452.2573
f: 602.452.2571
contact: Ryan Foley
rfoley@mcpaz.com

SITE DATA

Address

APN#:

Parcel Net Area

Zoning

Building Area

FAR

Lot Coverage

Building Height Allowed

Building Height Provided

Parking Required

Parking Provided

Accessible Parking Required

Accessible Parking Provided

Bicycle Parking Required

Bicycle Parking Provided

Landscape Area Required

Landscape Area Provided

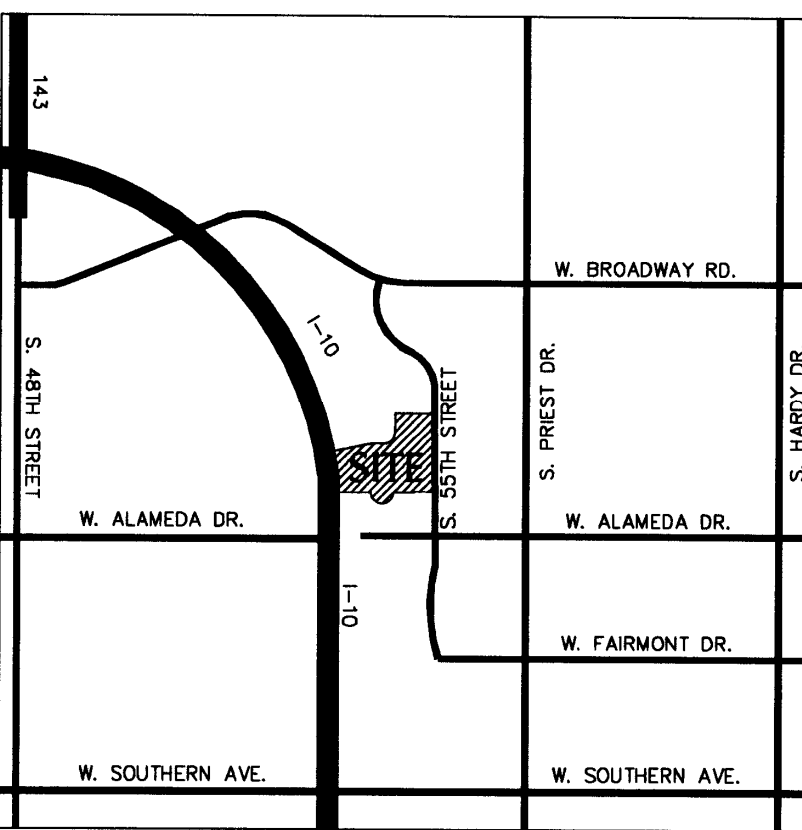
Parking Lot Area

Parking Landscaping Req'd

Parking Landscaping Provided

KEYNOTES

- | | | | |
|----|---|----|--|
| 1 | Property Line | 12 | Bike Rack per city detail T-578 |
| 2 | Easement to be removed | 13 | Lake |
| 3 | Underground Electrical Easement | 14 | Monument Sign to be approved in Comprehensive Sign Package |
| 4 | Drainage Easement / Future ADOT Acquisition | 15 | Freeway Sign to be approved in Comprehensive Sign Package |
| 5 | Telephone Easement | 16 | Existing building to be removed |
| 6 | Storm Drain Easement | 17 | Firetruck Access 20' w, 25/45' radii |
| 7 | Sewer and Utility Easement | 18 | Accessible route |
| 8 | Building Setback | 19 | Existing Fire Hydrant |
| 9 | 12' Landscape Buffer after future ADOT property acquisition | 20 | Light Pole |
| 10 | Landscape / Retention Area | 21 | Parking Canopy by Separate Permit |
| 11 | Refuse compactor / Loading Dock with 6' masonry screen wall | 22 | Decorative Pavers |



Vicinity Map

APPLICANT

DAVIS
60 East Rio Salado Parkway
Tempe, Arizona 85281
p: 480.638.1100
f: 480.638.1101
contact: Adam Valente
avalente@thedavisexperience.com

1625 Fountainhead Parkway (Office A)
1601 Fountainhead Parkway (Office B)
2520 55th Street (Parking Garage)
Tempe, Arizona 85282
123-33-056
11.87 acres (517,057 sf)
GID / PAD
435,800 gsf (431,100 nsf)
0.84
26% (135,000 sf)
270'
140'(10 Stories), 84'(6 Stories)
1,437 spaces (1 per 300 nsf)
2,093 spaces (1,900 in structure)
31 Spaces (4 Van)
32 Spaces (4 Van)
54 (1 per 8,000 nsf)
54 spaces
51,705 sf (10%)
109,713 sf (not including lake or future ADOT acquisition)
58,742 sf
5,874 sf (10% of parking area)
10,870 sf

0' 50' 100' 150' 200'

All calculations are approximate and subject to change.



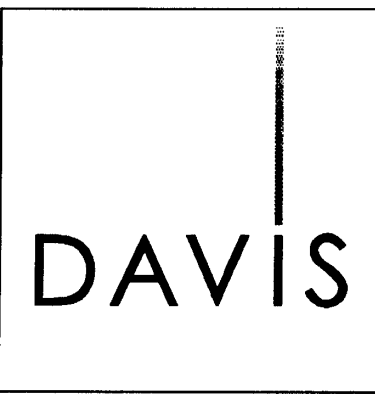
Fountainhead Office Plaza
Tempe, Arizona

SITE PLAN

DS081114 PAD08022 REC08060

07186
21.OCT.08
Revised: 17.NOV.08

DS081114 PAD08022 REC08060



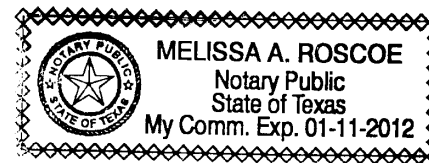
architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

**A PORTION OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

ON THIS 23rd DAY OF November, 2009 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Eric C. Peterson, 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: Melina A. Ponce
NOTARY PUBLIC

1-11-2012
MY COMMISSION EXPIRES



LOT 7A OF FOUNTAINHEAD LOT 7, A REPLAT OF LOT 7 FOUNTAINHEAD
CORPORATE PARK AMENDED, ACCORDING TO THE PLAT OF SAID
SUBDIVISION RECORDED IN BOOK 864 OF MAPS, PAGE 8 OF THE
RECORDS OF MARICOPA COUNTY, ARIZONA

LOTS 1,2,3,4,7,8 AND 9 OF REPLAT OF FOUNTAINHEAD CORPORATE
PARK - AMENDED AS RECORDED IN BOOK 729, PAGE 43, MARICOPA
COUNTY ARIZONA

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY
APPROVE THE DEVELOPMENT AS SHOWN

**US REAL ESTATE LIMITED PARTNERSHIP,
A TEXAS LIMITED LIABILITY PARTNERSHIP**

ITS: BRUCE C. PETERSEN
Executive Managing Director

APPROVED BY THE CITY OF TEMPE, DEVELOPMENT SERVICES
DEPARTMENT ON THIS 10TH DAY OF DECEMBER, 2009

DATE

BY: **DEVELOPMENT SERVICES MANAGER**

US REAL ESTATE LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP
C/O USAA REAL ESTATE COMPANY
9830 COLONNADE BOULEVARD
SUITE 600

METRO COMMERCIAL PROPERTIES
1500 NORTH PRIEST DRIVE
TEMPE, ARIZONA 85281

LOT 1	9.52 ACRES
LOT 2	10.28 ACRES
LOT 3A	2.55 ACRES
LOT 3B	2.90 ACRES
LOT 4	10.48 ACRES
LOT 5	NOT A PART
LOT 6	6.12 ACRES
LOT 7A	11.32 ACRES
LOT 7B	4.42 ACRES
LOT 7C	5.96 ACRES
LOT 8	5.90 ACRES
LOT 9	10.68 ACRES
TOTAL	70.61 ACRES

HEIGHT VARIANCES:
INCREASE THE ALLOWED BUILDING HEIGHT FROM 35' IN THE I-2 DISTRICT TO THE FOLLOWING:

SITE 1	8 FLOORS (90')	GRANTED JULY 13, 1988
SITE 2	6 FLOORS (98') T.O. PENTHOUSE (81' T.O. ROOF, 84' T.O. PARAPET)	GRANTED JULY 13, 1988
SITE 3	13 FLOORS (190')	GRANTED JULY 13, 1988
SITE 4	20 FLOORS (270')	GRANTED JULY 13, 1988
SITE 5	3 FLOORS (60')	GRANTED JULY 13, 1988
SITE 6	4 FLOORS (80')	GRANTED JULY 13, 1988
SITE 7	20 FLOORS (270')	GRANTED JULY 13, 1988
SITE 8	13 FLOORS (190')	GRANTED JULY 13, 1988
SITE 9	10 FLOORS (140')	GRANTED JULY 13, 1988

PARKING VARIANCES

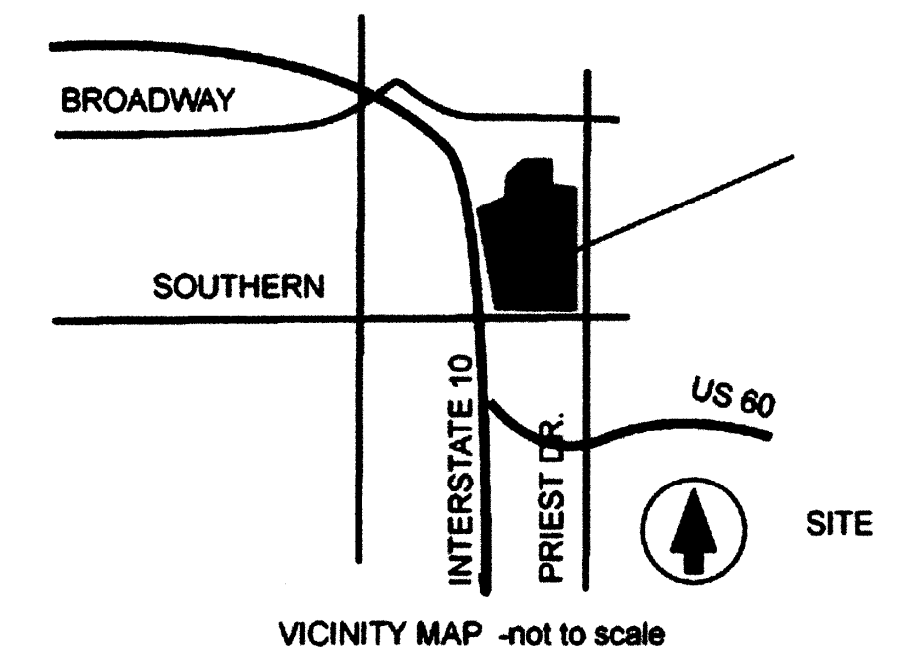
PHASE 1: REDUCE REQUIRED PARKING RATIO TO 1 CAR/275 GSF, GRANTED JULY 13, 1988.
PHASE 2: REDUCE REQUIRED PARKING FROM 748 SPACES TO 690 SPACES (9% REDUCTION)
GRANTED JULY 13, 1988.

SITE #	REPLAT LOT NO.	PHASE	USE	MAXIMUM GSF	MAXIMUM HEIGHT	HEIGHT VARIANCE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING SPACES	REQUIRED BICYCLE PARKING SPACES	PROVIDED BICYCLE PARKING	PARKING VARIANCE
1	8	PHASE I	OFFICE (EXISTING)	140,000	6 FLOORS (90')	YES	1/300	487	618 STRUCTURED	1 PER 10,000 SF= 14	14	2% MORE: 9 SPACES
2	4	PHASE II	OFFICE (EXISTING)	175,000	6 FLOORS (90')	NO	1/300	583	680 STRUCTURED	1 PER 10,000 SF= 18	18	9% LESS: 68 SPACES
7	7	PHASE IV	OFFICE	90,000	3 FLOORS (48')	YES	1/300	300	151 STRUCTURED 209 SURFACE= 300	1 PER 10,000 SF= 9	9	NONE:0
7A	7		OFFICE A	275,000	10 FLOORS (153')	YES	1/300	895	-	1 PER 8,000 NSF= 34	-	
			OFFICE B	167,000	6 FLOORS (97')	YES	1/300	541	-	1 PER 8,000 NSF= 20	-	
			PARKING GARAGE	-	6 FLOORS	NO	-	-	-	-	-	
			TOTAL	442,000				1,436	1916 STRUCTURED/ 170 SURFACE= 2,086	54	54	63% MORE: 758 SPACES
8	7	PHASE IV	OFFICE	*** 15,000 *** 60,000	3 FLOORS (48')	YES	***1/300 ***1/300	50 300		1 PER 10,000 SF= 2 1 PER 1,500 SF= 40		
			TOTAL	75,000				350	*** 400 SURFACE	42	25	NONE:0 50% LESS BICYCLE:25 SPACES
11A	1		MULTI FAMILY RESIDENTIAL	-	4 FLOORS (60')	NO	-	-	-	-	-	-
			(32) 1 BDRM D.U.				1.5	48	-	.5 PER UNIT= 16	-	-
			(80) 2 BDRM D.U.				2.0	120	-	.5 PER UNIT= 40	-	-
			(18) 3 BDRM D.U.				2.5	40	-	.75 PER UNIT= 12	-	-
			GUEST PARKING				1 PER 5 D.U.	26	-	-	-	-
			TOTAL 130 D.U.	AS PART OF 11B		NO		234	AS PART OF 11B	68	AS PART OF 11B	-
11B	9		RETAIL	*SEE BELOW	4 FLOORS (60')	NO	1/300	50	78	1 PER 10,000 SF= 2	2	NONE:0
			MULTI-FAMILY RESIDENTIAL		4 FLOORS (50')	-	-	-	-	-	-	-
			(72) 1 BDRM D.U.	-	-	-	1.5	108	-	.5 PER UNIT= 33	-	-
			(54) 2 BDRM D.U.				2.0	168	-	.5 PER UNIT= 42	-	-
			(24) 3 BDRM D.U.				2.5	100	-	.75 PER UNIT= 18	-	-
			GUEST PARKING				1 PER 5 D.U.	36	-	-	-	-
			TOTAL: 100 D.U.	372,448			-	412	**638 COVERED/ UNCOVERED/GARAGE	93	20	NONE:0
12	2	PHASE III	OFFICE (EXISTING)	96,000	2 FLOORS (34')	NO	1/250	384	424 SURFACE /124 STRUCTURED= 548	1 PER 10,000 SF= 10	40	43% MORE: 164 SPACES
12A	3	PHASE 1	COMMERCIAL	26,179	1 FLOOR (30')	NO	1/300	87	106 SURFACE	1 PER 10,000 SF= 4	4	NONE
		FUTURE	COMMERCIAL	12,000	1 FLOOR (30')	NO	1/300	40		1 PER 10,000 SF= 2	4	NONE
TOTAL				1,428,627				4,313	5,353	314	190	-

* SITE NO. 11A & 11B CONSISTS OF 15,000 SF. OF RETAIL AND COMBINED MULTI-FAMILY RESIDENTIAL WHICH CONSISTS OF (104) 1 BDRM D.U., (164) 3 BDRM D.U., (40) 3 BDRM D.U. 207,028 LIVABLE SF. GROSS 252,646 SF. AND AUXILIARY BUILDINGS TOTAL GROSS 18,000 SF.

****PARKING PROVIDED, CARPORT 306, GARAGE 32, UNCOVERED 298. ACCESSIBLE: COVERED 8, UNCOVERED 7 FOR A TOTAL OF 638 SPACES**

***SITE NO 8 CONSISTS OF 15,000 SF OFFICE AND 80,000 SF. VOCATIONAL



REC09018

PAD090006

DS081114

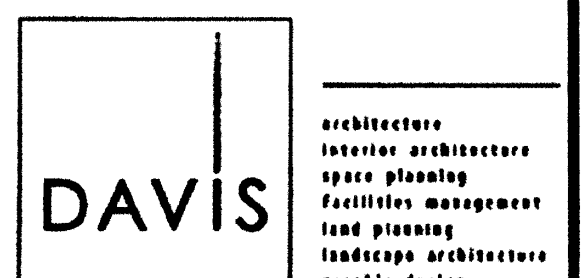
DS081114

PAD090006

REC09018

Snell & Wilmer

L.L.P.
LAW OFFICES
Character comes through.®



TENTH AMENDED PLANNED AREA DEVELOPMNET OVERLAY
FOR FOUNTAINHEAD CORPORATE PARK

A PORTION OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS 28th DAY OF October, 2010 BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED Robert M. Anderson
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES
HEREIN CONTAINED.

IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL.

BY: Carley Hummel
NOTARY PUBLIC
July 25, 2014
MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 7C OF FOUNTAINHEAD LOT 7, A REPLAT OF LOT 7 FOUNTAINHEAD
CORPORATE PARK AMENDED, ACCORDING TO THE PLAT OF SAID SUB-
DIVISION RECORDED IN BOOK 864 OF MAPS, PAGE 8 OR THE RECORDS
OF MARICOPA COUNTY, ARIZONA

LOTS 1, 2, 3, 4, 7, 8, AND 9 OF REPLAT OF FOUNTAINHEAD CORPORATE
PARK - AMENDED AS RECORDED IN BOOK 729, PAGE 43, MARICOPA
COUNTY ARIZONA

STATEMENT OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY
APPROVE THE DEVELOPMENT AS SHOWN

ABRA INVESTMENTS, a California general partnership

By: Robert M. Anderson
Robert M. Anderson, Trustee of the Anderson Family Trust
established August 4, 1995, Managing General Partner

CORONADO BUSINESS PARK INVESTORS, L.P., a California limited partnership

By: Birtcher 3, L.P., a California limited partnership, General Partner
By: Birtcher 2 GP, LLC, a California limited liability company, its General Partner
By: ABRA INVESTMENTS, a California general partnership, Sole member

By: Robert M. Anderson
Robert M. Anderson, Trustee of the Anderson Family Trust
established August 4, 1995, Managing General Partner

APPROVALS

APPROVED BY THE CITY OF TEMPE COMMUNITY DEVELOPMENT
DEPARTMENT ON THIS 9 DAY OF NOVEMBER, 2010

DATE
BY: [Signature]
COMMUNITY DEVELOPMENT DIRECTOR

PROPERTY OWNER

CORONADO BUSINESS PARK INVESTORS, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP
2400 SOUTH 55TH STREET
TEMPE, AZ 85282

PROJECT AREA

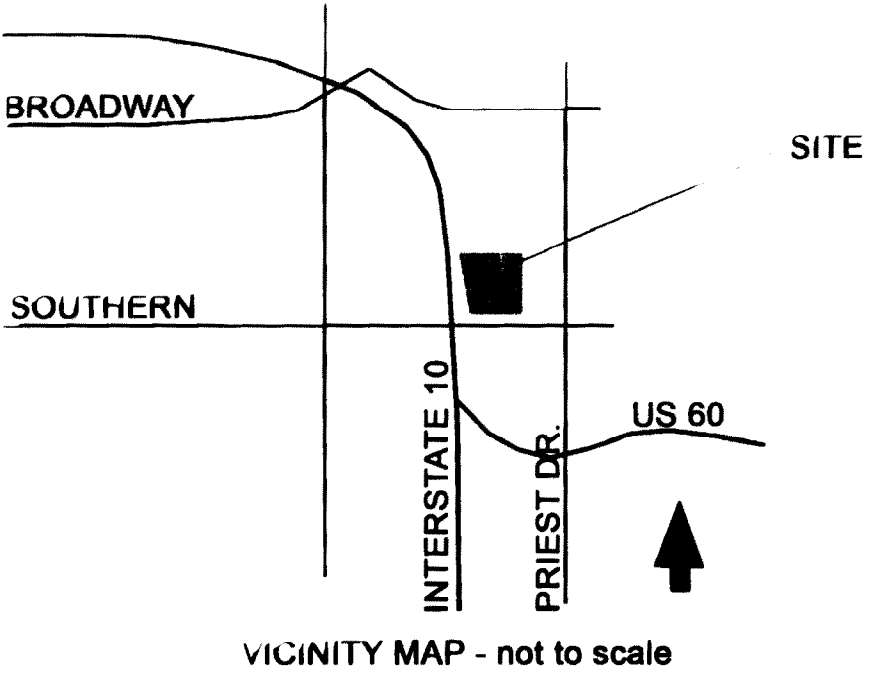
Table with 2 columns: Lot, Acres. Rows include LOT 1 (9.52 ACRES), LOT 2 (10.28 ACRES), LOT 3A (2.55 ACRES), LOT 3B (2.90 ACRES), LOT 4 (10.48 ACRES), LOT 5 (NOT A PART), LOT 6 (6.12 ACRES), LOT 7A (11.32 ACRES), LOT 7B (4.42 ACRES), LOT 7C (5.96 ACRES), LOT 8 (5.90 ACRES), LOT 9 (10.68 ACRES), TOTAL (70.61 ACRES).

VARIANCES (PREVIOUSLY GRANTED)

HEIGHT VARIANCES:
INCREASE THE ALLOWED BUILDING HEIGHT FROM 35' IN THE 1-2 DISTRICT TO THE FOLLOWING:

Table with 3 columns: Site, Height, Granted Date. Rows include SITE 1 (8 FLOORS (90')), SITE 2 (6 FLOORS (98') T.O. PENTHOUSE (81' T.O. ROOF, 84' T.O. PARAPET)), SITE 3 (13 FLOORS (190')), SITE 4 (20 FLOORS (270')), SITE 5 (3 FLOORS (60')), SITE 6 (4 FLOORS (80')), SITE 7 (20 FLOORS (270')), SITE 8 (13 FLOORS (190')), SITE 9 (10 FLOORS (140')), all granted JULY 13, 1988.

PARKING VARIANCES
PHASE 1: REDUCE REQUIRED PARKING RATIO TO 1 CAR/275 GSF, GRANTED JULY 13, 1988
PHASE 2: REDUCE REQUIRED PARKING FROM 748 SPACES TO 680 SPACES (9% REDUCTION)
GRANTED JULY 13, 1988



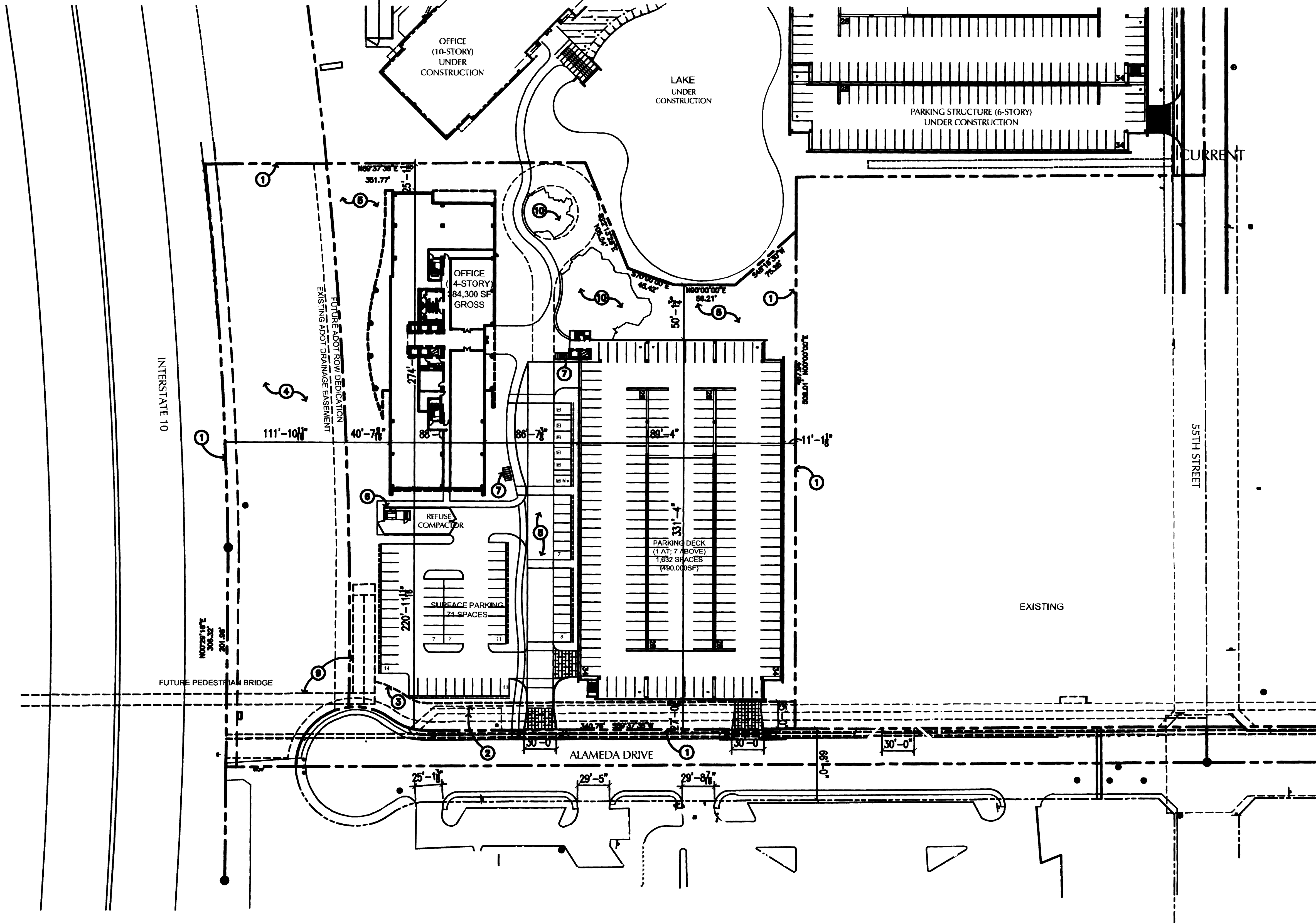
PROJECT DATA

Table with 13 columns: SITE #, REPLAT LOT NO., PHASE, USE, MAXIMUM GSF, MAXIMUM HEIGHT, HEIGHT VARIANCE, PARKING RATIO, REQUIRED PARKING, PROVIDED PARKING SPACES, REQUIRED BICYCLE PARKING SPACES, PROVIDED BICYCLE PARKING, PARKING VARIANCE. Rows include sites 1, 2, 7, 7A, 8, 11A, 11B, 12, 12A, and a TOTAL row.

*SITE NO. 11A & 11B CONSISTS OF 15,000 SF OF RETAIL AND COMBINED MULTI-FAMILY RESIDENTIAL WHICH CONSISTS OF (104) 1 BDRM D.U., (164) 2 BDRM D.U., (40) 3 BDRM D.U. 207,028 LIVABLE SF GROSS 252,646 SF AND AUXILIARY BUILDINGS TOTAL GROSS 18,000 SF.

**PARKING PROVIDED, CARPORT 306, GARAGE 32, UNCOVERED 298. ACCESSIBLE: COVERED 8, UNCOVERED 7 FOR A TOTAL OF 638 SPACES.

***SITE NO 8 CONSISTS OF 15,000 SF OFFICE AND 80,000 SF VOCATIONAL.



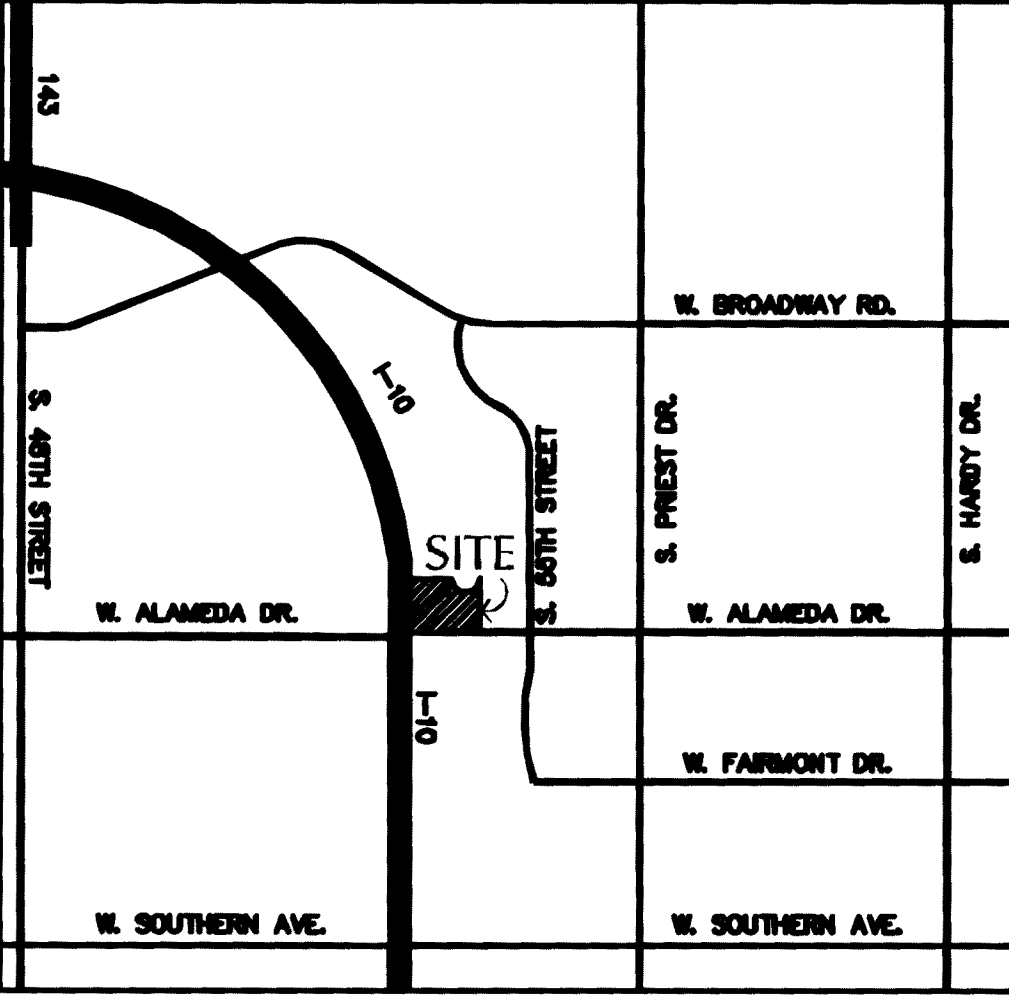
LEGAL DESCRIPTION
Lot 7C, of FOUNTAINHEAD LOT 7, a Replat of Lot 7 Fountainhead Corporate Park Amended, according to the plat of said subdivision recorded in Book 864 of Maps, Page 8 of the Records of Maricopa County, Arizona.

PROPERTY OWNER
ABRA Investments
Coronada Business Park Investors, L.P.
2400 S. 55th Street
Tempe, Arizona 85282

BUSINESS OWNER
Metro Commercial Properties
1500 North Priest Drive
Tempe, Arizona 85281
p: 602.452.2573
f: 602.452.2571
contact: Ryan Foley
rfoley@mcpaz.com

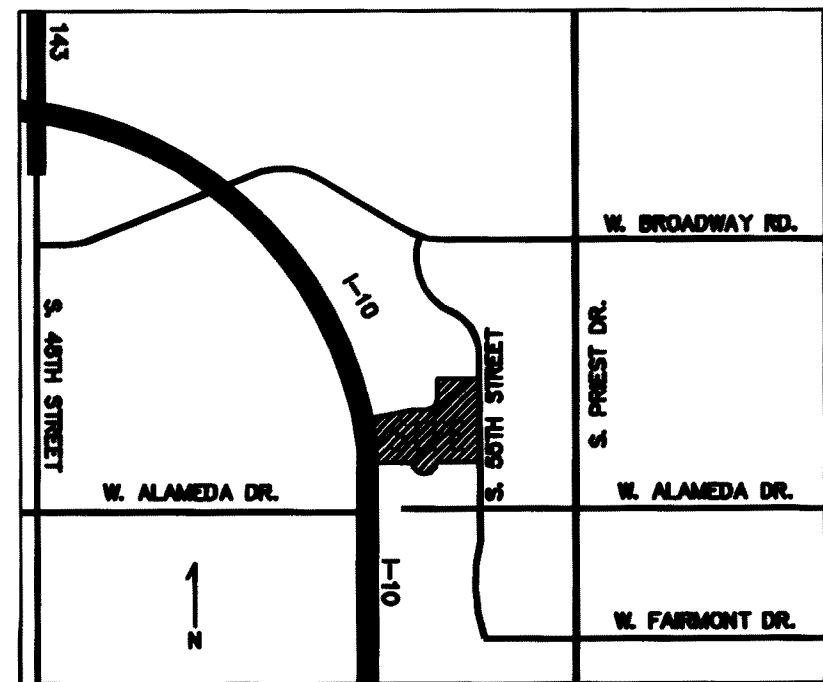
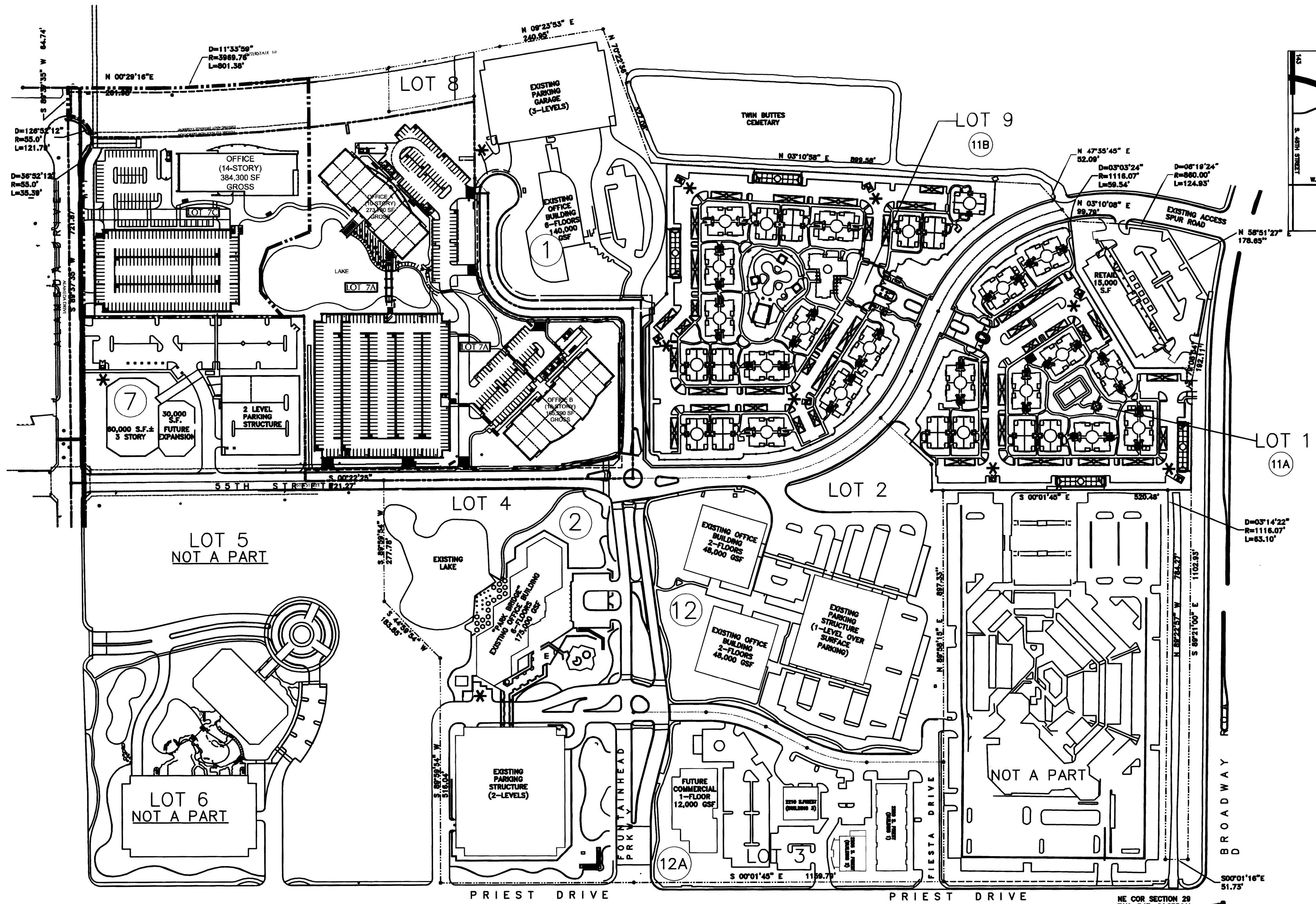
SITE DATA	
Address	1650 Alameda Drive (proposed address) Tempe, Arizona 85282
APN#:	123-33-058
Parcel Net Area	5.97 acres (259,964 sf)
Zoning	GID / PAD
Building Area	384,300 gsf (376,600 nsf)
FAR	1.48
Lot Coverage	34% (89,500 sf)
Building Height Allowed	190'
Building Height Provided	184' Top of Parapet (14 Stories)
Parking Required	1,256 (1 per 300 nsf)
Parking Provided	1,703 spaces
Accessible Parking Required	27 Spaces (24 standard; 3 van)
Accessible Parking Provided	22 Spaces in Structure (20 stan.; 2 van) 6 Spaces in Surface Lots (5 stan.; 1 van)
Bicycle Parking Required	47 (1 per 8,000 nsf)
Bicycle Parking Provided	47 spaces
Landscape Area Required	25,996 sf (10%)
Landscape Area Provided	56,440 sf
Parking Lot Area	33,078 sf
Parking Landscaping Req'd	3,307 sf (10% of parking area)
Parking Landscaping Provided	6,919 sf

- KEYNOTES**
- 1 Property Line
 - 2 Underground Electrical Easement
 - 3 Building Setback
 - 4 Future ADOT ROW
 - 5 Landscape / Retention Area
 - 6 Loading Area / Refuse compactor with 6' masonry screen wall
 - 7 Bike Rack per city detail T-578
 - 8 Decorative Pavers
 - 9 Future Pedestrian Bridge
 - 10 Water Feature

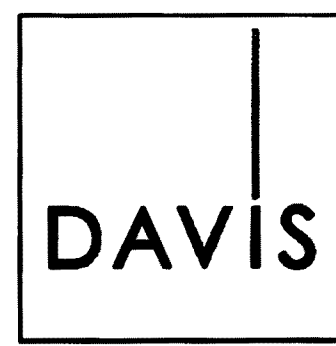


Vicinity Map

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f: 602-382-6070
contact: Nick Wood
nwood@swlaw.com



Vicinity Map



architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

Fountainhead Office Plaza Tempe, Arizona

FOUNTAINHEAD
CORPORATE PARK
MASTER PLAN

DS100654 PAD10009 REC10032

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10.4.10

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