

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

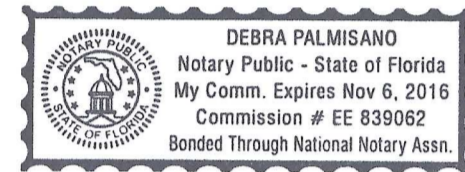
THAT PART OF LOT 1 OF "LAKE COUNTRY VILLAGE PHASE II", BOOK 1235 OF MAPS, PAGE 22, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 17th DAY OF February, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PAUL BERKOWITZ 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC: Debra Palmisano
 MY COMMISSION EXPIRES: _____

BY



BY: Paul Berkowitz DATE: Feb 16, 2016
 NAME: PAUL BERKOWITZ
 TITLE: Vice President

OWNER/DEVELOPER

LCV PROPERTY INC.
 CUSHMAN & WAKEFIELD OF ARIZONA, INC.
 2555 E. CAMELBACK RD.
 SUITE 300
 PHOENIX, AZ 85016

LEGAL DESCRIPTION

THAT PART OF LOT 1 OF "LAKE COUNTRY VILLAGE PHASE II", BOOK 1235 OF MAPS, PG 22, MARICOPA COUNTY RECORDS, SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS N89D16'31"E, A DISTANCE OF 2651.42 FEET; THENCE N89D16'31"E, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 628.91 FEET; THENCE, DEPARTING FROM SAID SOUTH LINE, N00D43'29"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID "LAKE COUNTRY VILLAGE PHASE II"; THENCE N00D41'44"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 247.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PART; THENCE S89D18'04"W, ALONG THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 214.22 FEET; THENCE N00D00'00"E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 263.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N59D14'55"E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 520.41 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS N30D45'05"W, A DISTANCE OF 140.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37D20'40", A DISTANCE OF 91.25 FEET; THENCE N21D54'14"E, A DISTANCE OF 119.51 FEET TO THE NORTH CORNER OF SAID LOT 1; THENCE S88D05'46"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 490.32 FEET TO A POINT ON A CURVE, HAVING A RADIUS THAT BEARS S21D54'14"W, A DISTANCE OF 661.35 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54D07'53", A DISTANCE OF 624.82 FEET; THENCE S88D26'50"W, DEPARTING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 279.35 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS S13D33'03"E, A DISTANCE OF 80.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40D43'48", A DISTANCE OF 56.87 FEET; THENCE S47D43'09"W, A DISTANCE OF 23.52 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS N4217'01"W, A DISTANCE OF 80.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42D14'03", A DISTANCE OF 58.97 FEET; THENCE S89D57'02"W, A DISTANCE OF 741.17 FEET; THENCE S77D44'21"W, A DISTANCE OF 13.06 FEET; THENCE S89D18'04"W, A DISTANCE OF 29.94 FEET TO THE POINT OF BEGINNING.

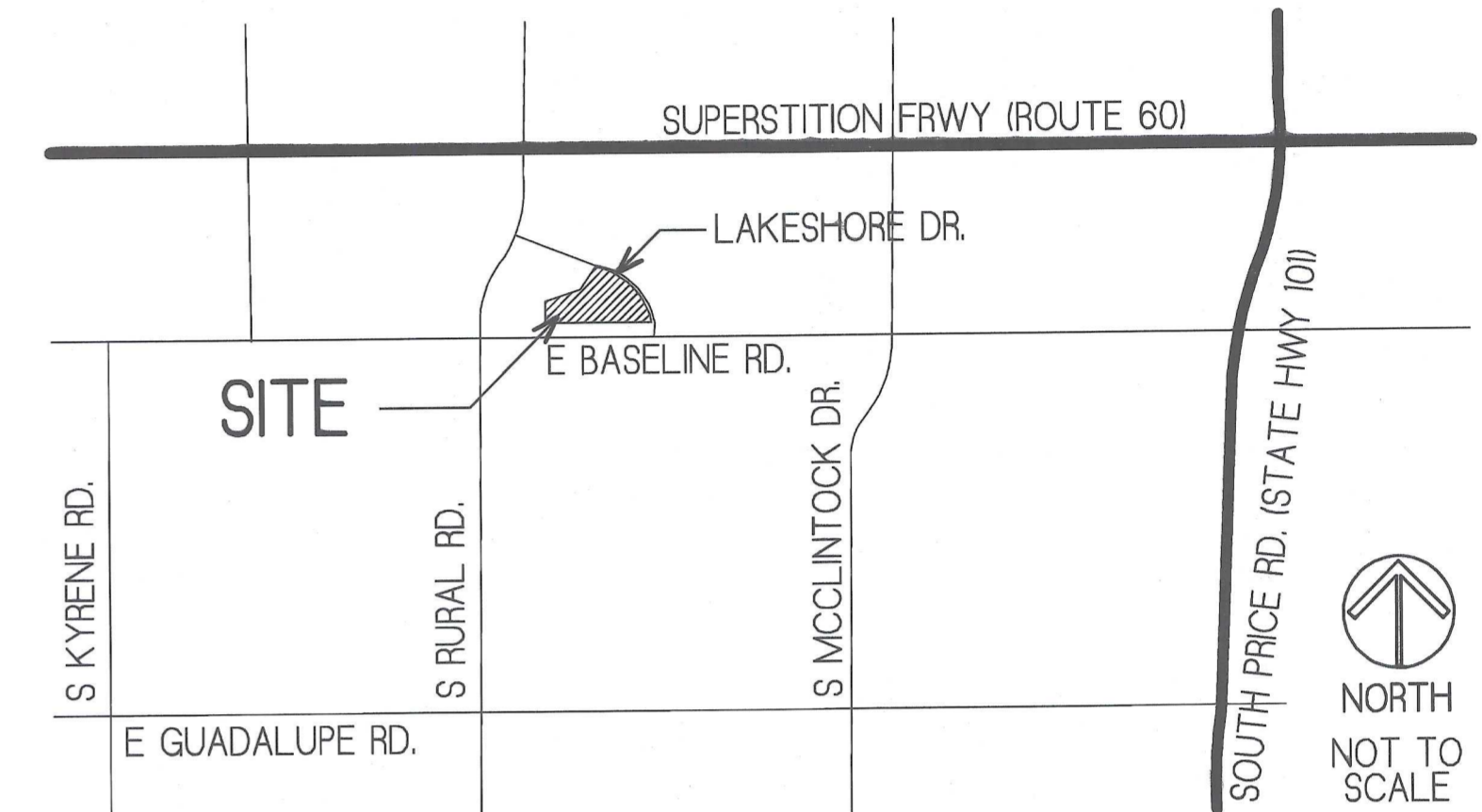
CONTAINING 14.660 ACRES MORE OR LESS.

PROJECT DATA

	PCC2 (PAD)	PCC2 (AMENDED PAD) PAD MODIFICATION
GENERAL PLAN	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25du/AC)	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25du/AC)
GROSS SITE	25.45 AC	25.45 AC TOTAL PAD AREA
NET SITE	25.45 AC	14.66 AC
DENSITY	25 du/AC	25 du/AC (367 DWELLING UNITS)
BUILDING HEIGHT	55 FT (65' TO TOP OF PARAPET)	55 FT (65' TO TOP OF PARAPET)
BUILDING STEPBACK	YES (30' BEGINNING POINT FOR STEPBACK)	N/A
MAXIMUM LOT COVERAGE	50%	50%
MINIMUM LANDSCAPE COVERAGE	20% (221,600 SF LANDSCAPE AREA / 1,106,395 SF SITE AREA)	20% (127,720 SF LANDSCAPE AREA / 638,600 SF SITE AREA)
BUILDING GETBACK		
FRONT	0 FT	0 FT
SIDE	29.33 FT (0 FT STEPBACK PLANE)	29.33 FT (0 FT STEPBACK PLANE)
INTERIOR SIDE/REAR (COMMON WALL)	*	N/A
STREET SIDE	0 FT	0 FT
REAR	0 FT	0 FT
PARKING GETBACK		
FRONT	20 FT	20 FT
STREET SIDE	20 FT	20 FT
COMMERCIAL PARKING		
RETAIL (179,843 SF REVISED)	3.25 SPACES PER 1,000 SF = 534	
RESTAURANT (24,000 SF)	3.25 SPACES PER 1,000 SF = 78	
TAVERN (6,000 SF)	3.25 SPACES PER 1,000 SF = 20	
FITNESS (21,000 SF)	3.25 SPACES PER 1,000 SF = 68	
OFFICE (315,000 SF)	3.25 SPACES PER 1,000 SF = 1024	
SUBTOTAL	1724	
MULTI-UNIT RESIDENTIAL PARKING		
GUEST (367)	0.2 SPACES PER UNIT = 74	0.15 SPACES PER UNIT = 56
1 BEDROOM (192)	1.5 SPACES PER UNIT = 288	1.25 SPACES PER UNIT = 240
2 BEDROOM (163)	2 SPACES PER UNIT = 326	2 SPACES PER UNIT = 328
3 BEDROOM (12)	3 SPACES PER UNIT = 36	2.5 SPACES PER UNIT = 30
SUBTOTAL	724	652
VEHICLE PARKING PROVIDED TOTAL		
	(2,581 SPACES REQUIRED PER CONDITION #3)	
COMMERCIAL BIKE PARKING		
RETAIL (179,843 SF REVISED)	1 PER 10,000 SF = 18	
RESTAURANT (24,000 SF)	1 PER 1,000 SF = 24	
TAVERN (6,000 SF)	1 PER 1,000 SF = 6	
FITNESS (21,000 SF)	1 PER 2,000 SF = 10	
OFFICE (315,000 SF)	1 PER 10,000 SF = 31	
SUBTOTAL	87	
MULTI-UNIT RESIDENTIAL BIKE PARKING		
GUEST (367)	0.2 SPACES PER UNIT = 74	0.2 SPACES PER UNIT = 74
1 BEDROOM (192)	0.5 SPACES PER UNIT = 96	0.5 SPACES PER UNIT = 96
2 BEDROOM (163)	0.5 SPACES PER UNIT = 82	0.5 SPACES PER UNIT = 82
3 BEDROOM (12)	0.75 SPACES PER UNIT = 9	0.75 SPACES PER UNIT = 9
SUBTOTAL	261	261
BIKE PARKING PROVIDED TOTAL		
BUILDING AREAS		
COMMERCIAL GLA	215,200 SF GLA	215,200 SF GLA
MULTI-RESIDENTIAL GBA	728,000 SF GBA	
OFFICE GLA / OR MULTI-UNIT RESIDENTIAL GBA	315,000 SF GLA	315,000 SF GLA
TOTAL BUILDING AREA	1,258,200 SF	

*RESIDENTIAL TYPE, COMMERCIAL, RETAIL, OFFICE, ETC. MIX SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT REVIEW PROCESS

LOCATION MAP



CONDITIONS OF APPROVAL, PAD 12004

- The Second Amended Planned Area Development for Lake Country Village shall be put into proper engineered format that is sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department. Refer to staff mark-up of Second Amended Plat. Complete this process prior to the issuance of building permit for Lot 3.
- All previous conditions of approval and standards established by the Planned Area Development Overlay approved by City Council--except as specifically amended by the following conditions--shall apply to this request.
- Commercial retail space leasable area is decreased from 179,843 sf. to 179,097 sf. Accordingly, the total building area for Lake Country Village is decreased from 1,258,843 sf. to 1,273,097 sf. Minor adjustment of the commercial building area and total building area based on refinement of areas of existing buildings "Q" and "R" on Lot 1 and proposed building "T" on Lot 3 is allowed.
- Vehicle parking quantity for commercial retail space is slightly decreased from 585 spaces to 583 spaces, based on the decrease in commercial space leasable area. The parking ratio of 3.25 spaces per 1,000 sf. as established in the P.A.D. is unchanged. Accordingly, the total vehicle parking quantity is increased from 2,629 to 2,627.

CONDITIONS OF APPROVAL, ZUP 13106

- This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
- The Use Permit is valid for the plans as submitted within this application. Any modifications may be submitted for review during the building plan check process.

APPROVAL

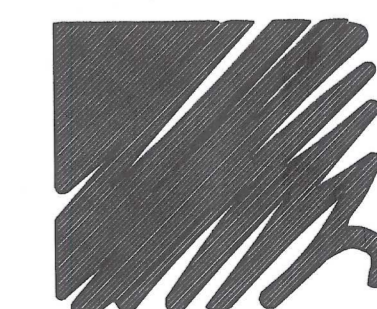
APPROVED BY THE MAYOR AND CITY COUNCIL ON THE 17TH DAY OF DECEMBER, 2015.

PAGE 1 OF 2

DS 130580

PAD 13013

REC 13057



Womack+Hampton

ARCHITECTS, L.L.C.

4311 Oak Lawn Ave., Suite 50 Dallas, Texas 75219 Phone: (214) 252-8000 Fax: (214) 252-8080

REC 13057

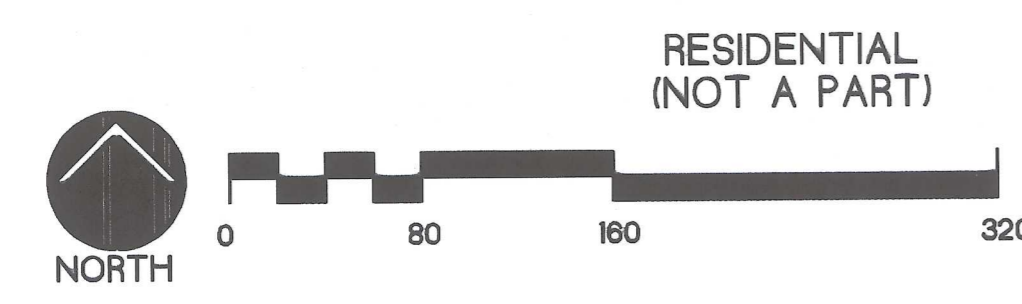
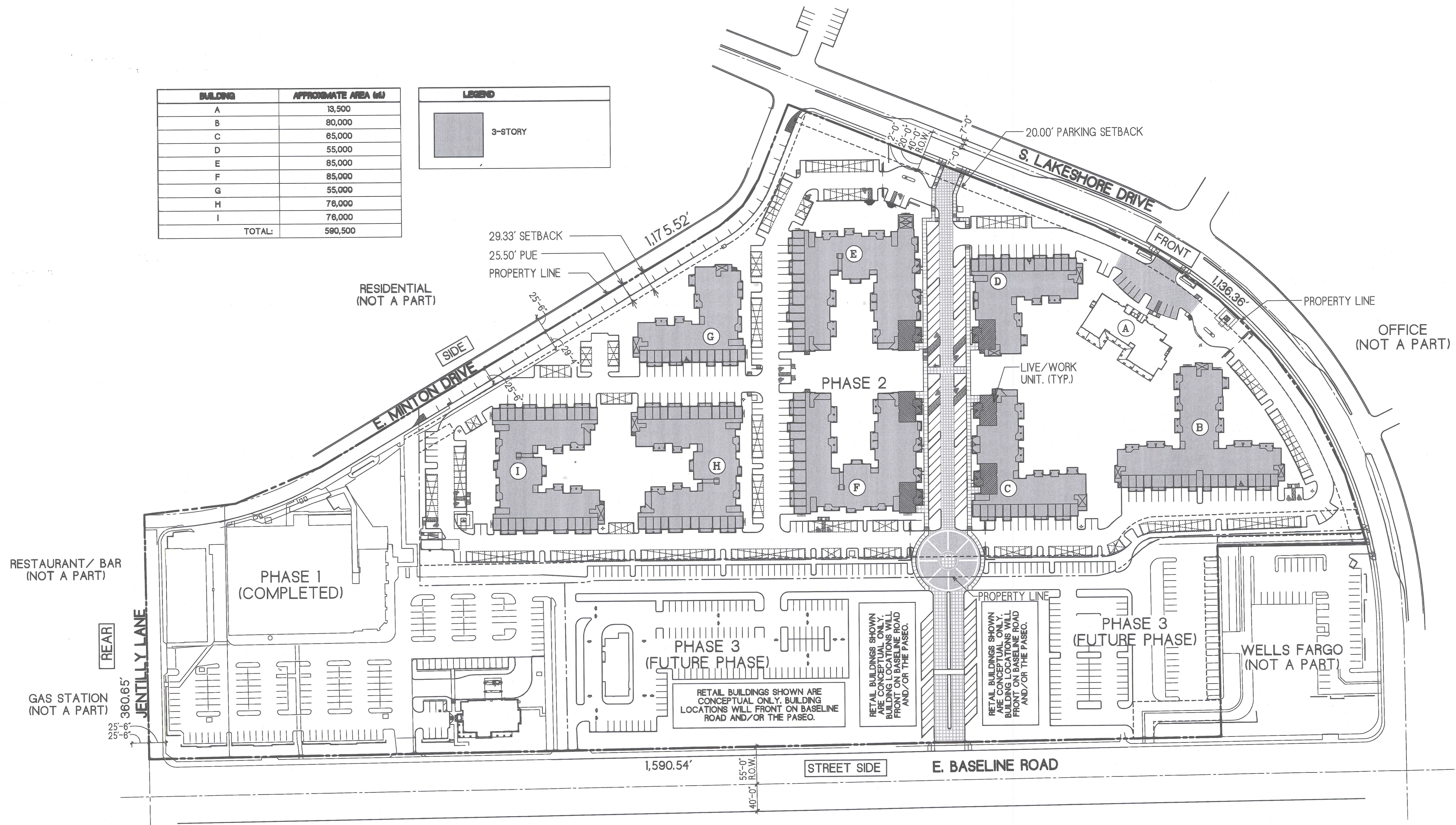
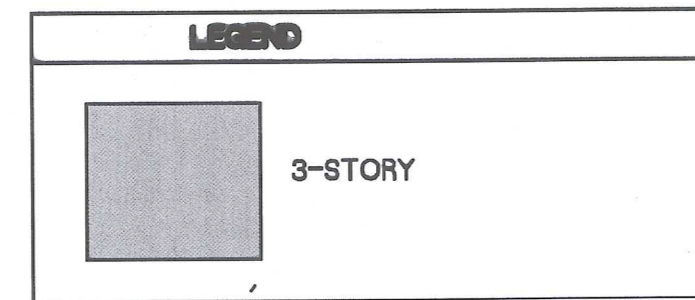
PAD 13013

DS 130580

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

THAT PART OF LOT 1 OF "LAKE COUNTRY VILLAGE PHASE II",
BOOK 1235 OF MAPS, PAGE 22, MARICOPA COUNTY, ARIZONA

BUILDING	APPROXIMATE AREA (sq ft)
A	13,500
B	80,000
C	85,000
D	55,000
E	85,000
F	85,000
G	55,000
H	78,000
I	78,000
TOTAL:	580,500

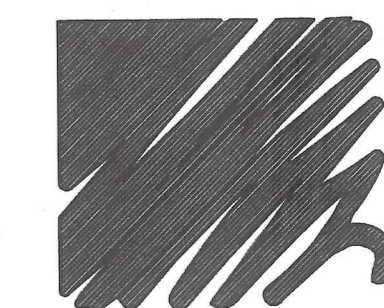
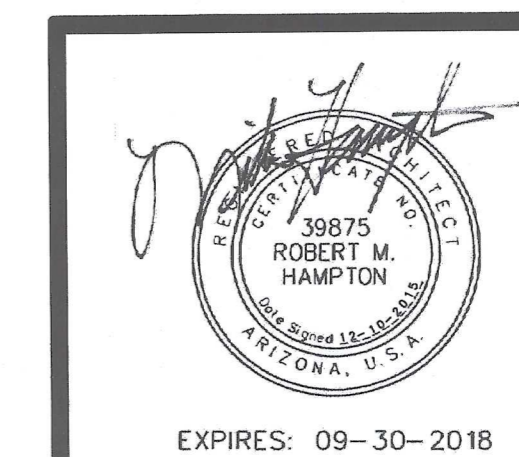


P.A.D. SITE PLAN

DS 130580

PAD 13013

REC 13057



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EXPIRES: 09-30-2018

REC 13057

PAD 13013

DS 130580