

PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 10 DAY OF December, 2010 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 HEREBY SET MY HAND AND OFFICIAL
SEAL
BY Paul Berkowitz
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/15/2013

OWNER/DEVELOPER

Name of

LCV PROPERTY INC.
CUSHMAN & WAKEFIELD OF ARIZONA, INC.

By: Paul Berkowitz December 10, 2010
OWNER DATE

ITS: VICE PRESIDENT

LEGAL DESCRIPTION

REFERENCE PAGE 2

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 20 DAY OF MAY 2010.

OWNER/DEVELOPER

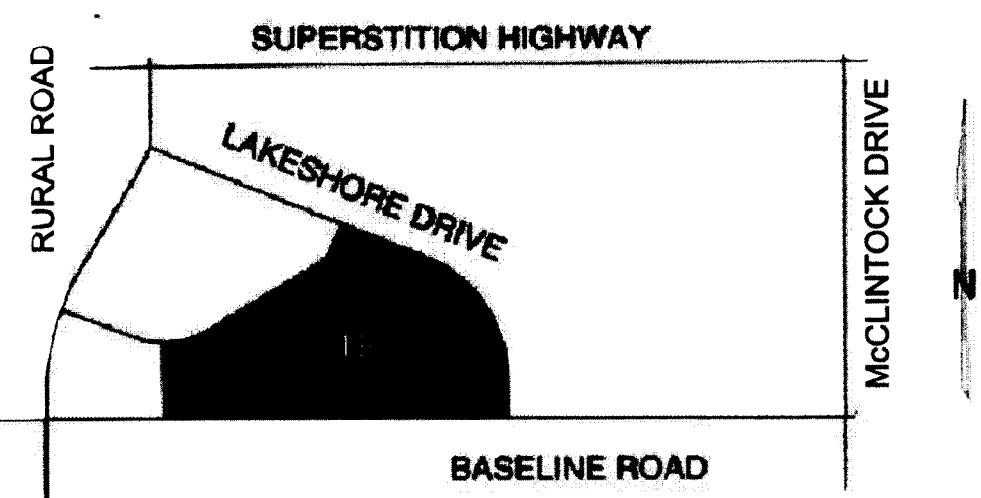
LCV PROPERTY INC.
CUSHMAN & WAKEFIELD OF ARIZONA, INC.
2555 EAST CAMELBACK RD, SUITE 300
PHOENIX, AZ, 85061

PROJECT DATA

ZONING	PCC-2	PCC-2 PAD
GENERAL PLAN	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/ac)	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/ac)
GROSS SITE	-	25.45 ACRES
NET SITE	-	25.45 ACRES
DENSITY (UNITS/ACRE)	25 du/ac	25 du/ac
BUILDING HEIGHT	40'	55' ROOF (65' Top of Parapet)
BUILDING STEPBACK	YES (30' BEGINNING POINT FOR STEPBACK)	YES (30' BEGINNING POINT FOR STEPBACK)
MAXIMUM LOT COVERAGE	50%	50%
MAXIMUM LANDSCAPE COVERAGE	15%	(221,600 SF Landscape Area / 1,108,395 SF Site Area)
BUILDING SETBACK		
FRONT	0'	0'
SIDE	30'	30' Building/ 0' Stepback Plane
STREET SIDE	0'	0'
REAR	30'	0'
PARKING SETBACK		
FRONT	20'	20'
STREET SIDE	20'	20'
VEHICLE PARKING *		
RETAIL (164,200 SF)	1 Space per 300 SF = 547	3.25 spaces per 1,000 SF = 534
RESTAURANT (24,000 SF)	1 Space per 75 SF = 320	3.25 spaces per 1,000 SF = 98
TAVERN (6,000 SF)	1 Space per 50 SF = 120	
FITNESS CENTER (21,000 SF)	1 Space per 125 SF or sum of components (courts, daycare, office, etc. whichever is less) = 168	3.25 spaces per 1,000 SF = 68
OFFICE (315,000 SF)	1 Space per 300 SF = 1050	3.25 spaces per 1,000 SF = 1024
SUBTOTAL	2205	1724
MULTI-UNIT RESIDENTIAL		
GUEST (430)	0.2 Spaces per Unit = 86	0.2 Spaces per Unit = 86
TOWNHOUSE (80)	2 Spaces per Unit = 160	2 Spaces per Unit = 160
STUDIO (25)	1 Spaces per Unit = 25	1 Spaces per Unit = 25
1 BEDROOM (155)	1.5 Spaces per Unit = 233	1.5 Spaces per Unit = 233
2 BEDROOM (160)	2 Spaces per Unit = 320	2 Spaces per Unit = 320
3 BEDROOM (10)	2.5 Spaces per Unit = 25	3 spaces per Unit = 30
SUBTOTAL	849	854
VEHICLE PARKING TOTAL	3054	2577
	(2,591 Minimum Required per condition #8)	
BIKE PARKING *		
RETAIL (164,200 SF)	1 per 10,000 SF = 16	1 per 10,000 SF = 16
RESTAURANT/ TAVERN (24,000SF/6,000 SF)	1 per 1,000 SF = 30	1 per 1,000 SF = 30
OFFICE (315,000 SF)	1 per 10,000 SF = 31	1 per 10,000 SF = 31
FITNESS CENTER (21,000 SF)	1 per 2,000 SF = 10	1 per 2,000 SF = 10
SUBTOTAL	87	87
MULTI-UNIT RESIDENTIAL		
GUEST (430)	0.2 per Unit = 86	0.2 per Unit = 86
TOWNHOUSE (80)	0.5 per Unit = 40	0.5 per units = 40
STUDIO (25)	0.5 per Unit = 13	0.5 per unit = 13
1 BEDROOM (155)	0.5 per Unit = 78	0.5 per Unit = 78
2 BEDROOM (160)	0.5 per Unit = 80	0.5 per Unit = 80
3 BEDROOM (10)	0.75 per Unit = 8	0.75 per Unit = 8
SUBTOTAL	305	305
BIKE PARKING TOTAL	392	392
BUILDING AREAS *		
COMMERCIAL GLA	203,352 SF (EXISTING)	215,200 SF GLA
MULTI-UNIT RESIDENTIAL GLA	NA	728,000 SF GLA
OFFICE GLA/ or MULTI-UNIT RESIDENTIAL GLA	NA	315,000 SF GLA
TOTAL BUILDING AREA	203,352 SF (EXISTING)	1,258,200 SF

* Residential type, commercial, retail, office, etc. mix shall be determined at the time of development review process.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 10003

- The approval is based on conformance to conceptual drawings and exhibits submitted for the requests for a Planned Area Development Overlay and Use Permit except where amended by the conditions of approval indicated below and by governing Code and Ordinance Standards. The preliminary exhibits, dated 2/22/2010 except where noted, include the following:
 - Planned Area Development Title and Legal Description sheets 1 and 2.
 - Conceptual Site Plans sheets 3 and 5.
 - Aerial Photo of Site, sheet 4.
 - Conceptual Landscape Plans sheets 6 and 7.
 - Conceptual Site Section, sheet 8.
 - Conceptual Ground Floor and Second Floor Layouts, sheets 9 and 10.
 - 3D Site Models, sheet 11.
 - Reference Images, sheet 12.
 - Shared Parking Model: Monday through Friday and Saturday through Sunday, dated (received by C.O.T.) 2/26/2010.
 - Traffic impact Analysis Baseline Road and Lakeshore Drive (revised), dated 3/1/2010.
- Maximum height of the building, as measured from the top of curb adjacent to the center of the front-yard of the site, to the highest portion of the roof or parapet of the building shall not exceed 55'-0". Increased height exception is allowed for non-inhabited structures in accordance with ZDC Sec. 4-205 (A), including for roof-top mechanical penthouses, but the height of these structures may not exceed 65'-0". Similarly, architectural appurtenances such as antennae, communications equipment or flagpole may not extend above 65'-0". The height of inhabited open air balconies or roof decks may not exceed the height of the highest inhabited floor level within the building.
- The minimum side yard building setback along the north property line shall be 0'-0". This setback reduction is established solely to allow the location of the step back plane on the north property line. The north elevations of the building shall be set back minimum 30'-0" from the north property line.
- The minimum required quantity of vehicle parking spaces for the building shall be 2,591 spaces for the mix of units as presented. The development shall conform to the following with respect to vehicle parking:
 - The residential component includes 430 dwelling units in buildings that are exclusively for residential use. The mix of unit types may be modified at time of Development Plan Review. Minimum parking for each studio, one and two bedroom units as well as minimum residential guest parking per all units (including three bedroom and "townhouse") shall be as per the ZDC Sec. Table 4-603(E) or 1.0, 1.5, 2.0 and 0.2 spaces, respectively. 2.0 spaces are required per "townhouse" regardless of the amount of bedrooms per "townhouse". Minimum parking for each three bedroom unit shall be 3.0 spaces.
 - The potential of an additional 175 dwelling units above commercial and office portions of the development shall be parked per ZDC Sec. Table 4-603(E). The overall quantity of residential dwelling units may not exceed the maximum allowable density of residential units for the site.
 - The commercial and office components shall be a maximum of 215,200 sf. of commercial area composed of retail, service, and indoor and outdoor restaurant and tavern uses, and a maximum of 315,000 sf. of office area composed of general and medical office. The parking standard commercial and office areas shall be 3.25 spaces per 1,000 sf.
 - With each succeeding phase of development that modifies the parking standard, submit a Shared Parking Application and Amended Planned Area Development Overlay request to validate the parking quantity for the site with the specific mix of uses for that phase. Incorporate the minimum required and provided parking quantities into the Building Safety Division's parking file during plan check submittal for each construction phase.
- The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, Owner(s) voluntarily waive(s) any right to claim compensation for diminution in property value under A.R.S. 12-1134 that may now or in the future exist, as a result of the City's approval of this application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Development Services Department no later than June 21, 2010 or the Planned Area Development Overlay approval shall be null and void.
- Site clearing:
 - Obtain a demolition permit and remove the existing buildings, site and landscape improvements of Lake Country Village after concluding the tenancy in the buildings to the satisfaction of all parties.
 - Do not demolish the existing buildings, site and landscape improvements, including landscape in the public right of way, until a building permit for the succeeding development is issued, or until Development Services and Public Works Division waives for this condition are granted.
 - Prior to demolition, coordinate with Public Works Department and salvage of existing fixtures and trees in the right of way.
- The Planned Area Development for Lake Country Village shall be put into proper engineered format (sample is available from the Planning Division), sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signature blanks and kept on file with the Community Development Department. Complete this process prior to the issuance of building permits.
- Traffic Signal on Baseline Road:
 - The Developer shall undertake traffic signal design and installation of signal mast foundations and associated sub-grade infrastructure as part of the first phase of development.
 - The Developer shall contribute to the City an amount equal to One Hundred Ten Thousand Dollars (\$110,000.00) for future installation of traffic signal masts, lights and associated items. The contribution shall occur prior to issuance of building permits for first phase of development.
 - The City shall complete traffic signal installation after issuance of building permits for final phase of development or sooner as deemed appropriate by the City. This condition shall become null and void if signal is not warranted and issuance of building permit for final phase of development is not granted by May 20, 2022 (as presented in the 4/13/10 D.R.C. staff summary report) May 20, 2022 (as approved by City Council). If condition becomes null and void, the City shall refund the amount of equal to One Hundred Ten Thousand Dollars (\$110,000.00) to the Developer. MODIFIED BY CITY COUNCIL
- The developer must provide a final Traffic Impact Study prior to any submittal for a building permit.
- The developer must receive approval of the final Traffic Impact Study from the Transit Studies Division prior to issuance of building permit.



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LAKE COUNTRY VILLAGE
1030 EAST BASELINE ROAD
TEMPE, ARIZONA 85283

PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

Parcel No. 1:
That portion of the Southwest quarter of Section 35, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 35;
Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter;
Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, Maricopa County Records and the Point of Beginning;
Thence South 89 degrees 16 minutes 00 seconds West, 220.85 feet along said North right of way line to a point on the monument line of a non-exclusive easement for private roadway and public utilities;
Thence North 00 degrees 44 minutes 00 seconds West, 360.65 feet along said monument line to a point on the arc of a circle the center of which bears North 01 degrees 26 minutes 48 seconds East, 486.50 feet therefrom;
Thence Northeasterly along said monument line arc, 216.17 feet;
Thence South 24 degrees 00 minutes 43 seconds East, 25.50 feet to a point on the arc of a second circle concentric with the first circle, said arc being the East right of way line of said easement and the center of said second circle being situated North 24 degrees 00 minutes 43 seconds West, 512.00 feet from the point on said arc;
Thence South 00 degrees 44 minutes 00 seconds East, 376.48 feet to the Point of Beginning.

Parcel No. 2:
That portion of the Southwest quarter of Section 35, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southwest corner of said Section 35;
Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter;
Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 and 984, Maricopa County Records and the Point of Beginning;
Thence North 00 degrees 44 minutes 00 seconds West, 376.48 feet to a point on the arc of a circle the center of which bears North 24 degrees 00 minutes 43 seconds West, 512.00 feet, said arc being the East right of way line of a non-exclusive easement for private roadway and public utilities;
Thence North 24 degrees 00 minutes 43 seconds West, 25.50 feet to a point on the arc of a second circle, concentric with the first circle, the center of which bears North 24 degrees 00 minutes 43 seconds West, 486.50 feet, said arc being the monument line of said easement for private roadway and public utilities;
Thence Northeasterly along said monument line arc, 57.30 feet;
Thence North 59 degrees 14 minutes 24 seconds East, 691.13 feet along said monument line to a point of tangency with the arc of a third circle, the center of which bears North 30 degrees 45 minutes 36 seconds West, 140.00 feet therefrom;
Thence Northeasterly along said monument line arc, 91.25 feet;
Thence North 21 degrees 53 minutes 43 seconds East, 119.51 feet along said monument line to a point on the West right of way line of Lakeshore Drive as recorded in Docket 9278, pages 982 and 984, Maricopa County Records;
Thence South 68 degrees 06 minutes 17 seconds East, 490.32 feet along said right of way line to a point of tangency with the arc of a fourth circle the center of which bears South 21 degrees 53 minutes 43 seconds West, 661.35 feet therefrom;
Thence Southeasterly along said arc and right of way line, 645.63 feet;
Thence South 89 degrees 16 minutes 00 seconds West, 221.27 feet;
Thence South 00 degrees 46 minutes 00 seconds East, 281.14 feet to a point on the North right of way line of said Baseline Road;
Thence South 89 degrees 16 minutes 00 seconds West, 1369.69 feet along said North right of way line to the Point of Beginning.

Parcel No. 3:
A Non-Exclusive Reciprocal Easement for private roadway, ingress and egress, parking and public utilities as set forth in instrument recorded in Docket 9935, page 459 and re-recorded in Docket 10762, page 93, over the following described parcel:

That portion of the Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
Beginning at the
Thence North 89 degrees 57 minutes 51 seconds West along the South line of said Section 34, 541.62 feet;
Thence North 00 degrees 02 minutes 09 seconds East, 55.00 feet to a point on a curve whose radius point is North 00 degrees 02 minutes 09 seconds East, 30.00 feet;
Thence Northeasterly along the arc of said curve, 47.12 feet to a point of tangency;
Thence North 00 degrees 02 minutes 09 seconds East, 73.96 feet to a point on a curve whose radius point is South 89 degrees 57 minutes 51 seconds East, 1172.77 feet;
Thence Northeasterly along the arc of said curve, 635.50 feet to a point of tangency;
Thence North 31 degrees 05 minutes 00 seconds East, 595.70 feet to a point on a curve whose radius point is North 58 degrees 55 minutes 00 seconds West, 1282.77 feet;
Thence Northeasterly along the arc of said curve, 296.53 feet to the intersection of said curve with the East line of said Section 34;
Thence South 00 degrees 59 minutes 59 seconds West, along the East line of said Section 34, 1543.79 feet to the Point of Beginning;
Except that part of the said described as follows:
Commencing at the
Thence North 00 degrees 59 minutes 59 seconds East along the East line of said Section 34, 1435.95 feet to the Point of Beginning;

Thence North 68 degrees 06 minutes 17 seconds West to a point on the Westerly line of property described in Deed recorded in Docket 8046, page 345, records of Maricopa County, Arizona;

Thence Northeasterly along said Westerly line to its intersection with the East line of said Section 34;

Thence South 00 degrees 59 minutes 59 seconds West, along the East line of said Section 34, to the Point of Beginning; and

Except commencing at a point on the South line of the
From which the Southeast corner thereof bears South 89 degrees 57 minutes 51 seconds East, 626.62 feet and point also being the Northwest corner of Section 2, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian;
Thence North 00 degrees 02 minutes 09 seconds East, along the centerline of Rural Road, 85 feet;

Thence South 89 degrees 57 minutes 51 seconds East, parallel with the South line of said Southwest quarter, 55.00 feet to the Point of Beginning;

Thence North 00 degrees 02 minutes 09 seconds East, 73.96 feet to a point on the arc of a circle the center of which bears South 89 degrees 57 minutes 51 seconds East, 1172.77 feet;

Thence Northeasterly along the arc of said circle, 109.87 feet;
Thence South 84 degrees 38 minutes 43 seconds East, 246.01 feet;
Thence South 00 degrees 02 minutes 09 seconds West, 169.87 feet to a point 55.00 feet North of the South line of said Southwest quarter;
Thence North 89 degrees 57 minutes 51 seconds West, parallel with the South line of said Southwest quarter, 220.00 feet to a point on the arc of a circle the center of which bears North 00 degrees 02 minutes 09 seconds East, 30.00 feet;
Thence Northeasterly along the arc of said circle 47.12 feet to the Point of Beginning, comprising LAKE COUNTRY PLAZA, PHASE I, according to Book 147 of Maps, page 13, records of Maricopa County, Arizona.

Parcel No. 4:

A Non-Exclusive Reciprocal Easement for private roadway, ingress and egress, parking and public utilities as set forth in Docket 9935, page 459, and re-recorded in Docket 10762, page 93, over the following described parcel:

That portion of the Southwest quarter of Section 35, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of said Section 35;
Thence North 00 degrees 59 minutes 59 seconds East, along the West line of said Section 35, 1435.95 feet;

Thence South 68 degrees 06 minutes 17 seconds East, 1515.08 feet to a point of tangency with the arc of a circle the center of which bears South 21 degrees 53 minutes 43 seconds West, 701.35 feet;

Thence Southeasterly along said arc, 824.68 feet;
Thence South 00 degrees 44 minutes 00 seconds East, 205.00 feet to the South line of said Section 35;

Thence South 89 degrees 16 minutes 00 seconds West, along said South line to the Southwest corner of said Section 35 and the Point of Beginning;

Except that portion of the said Southwest quarter of Section 35, described as follows:
Beginning at the Southwest corner of said Section 35;

Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter;

Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, Maricopa County Records and the Point of Beginning;

Thence South 89 degrees 16 minutes 00 seconds West, 220.85 feet along said North right of way line to a point on the monument line of a non-exclusive easement for private roadway and public utilities;

Thence North 00 degrees 44 minutes 00 seconds West, 360.65 feet along said monument line to a point on the arc of a circle the center of which bears North 01 degree 26 minutes 48 seconds East, 486.50 feet therefrom;

Thence Northeasterly along said monument line arc, 216.17 feet;

Thence South 24 degrees 00 minutes 43 seconds East, 25.50 feet to a point on the arc of a second circle concentric with the first circle, said arc being the East right of way line of said easement and the center of said second circle being situated North 24 degrees 00 minutes 43 seconds West, 512.00 feet from the point on said arc;

Thence South 00 degrees 44 minutes 00 seconds East, 376.48 feet to the Point of Beginning; and

Except that portion of the said Southwest quarter of Section 35, described as follows:
Beginning at the Southwest corner of said Section 35;

Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter;

Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, Maricopa County Records and the Point of Beginning;

Thence North 00 degrees 44 minutes 00 seconds West, 376.48 feet to a point on the arc of a circle the center of which bears North 24 degrees 00 minutes 43 seconds West, 512.00 feet, said arc being the East right of way line of a non-exclusive easement for private roadway and public utilities;

Thence North 24 degrees 00 minutes 43 seconds West, 25.50 feet to a point on the arc of a second circle, concentric with the first circle, the center of which bears North 24 degrees 00 minutes 43 seconds West, 486.50 feet, said arc being the monument line of said easement for private roadway and public utilities;

Thence Northeasterly along said monument line arc, 57.30 feet;

Thence North 59 degrees 14 minutes 24 seconds East, 691.13 feet along said monument line to a point of tangency with the arc of a third circle, the center of which bears North 30 degrees 45 minutes 36 seconds West, 140.00 feet therefrom;

Thence Northeasterly along said monument line arc, 91.25 feet;

Thence North 21 degrees 53 minutes 43 seconds East, 119.51 feet along said monument line to a point on the West right of way line of Lakeshore Drive as recorded in Docket 9278, pages 982 through 984, Maricopa County Records;

Thence South 68 degrees 06 minutes 17 seconds East, 490.32 feet along said right of way line to a point of tangency with the arc of a fourth circle the center of which bears South 21 degrees 53 minutes 43 seconds West, 661.35 feet therefrom;

Thence Southeasterly along said arc and right of way line, 645.63 feet;

Thence South 89 degrees 16 minutes 00 seconds West, 221.27 feet;

Thence South 00 degrees 44 minutes 00 seconds East, 281.14 feet to a point on the North right of way line of said Baseline Road;

Thence South 89 degrees 16 minutes 00 seconds West, 1369.69 feet along said North right of way line to the Point of Beginning;

Except that portion of the said Southwest quarter of Section 35, described as follows:
Beginning at the Southwest corner of said Section 35;

Thence North 89 degrees 16 minutes 00 seconds East, 1588.92 feet along the South line of said Southwest quarter;

Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, records of Maricopa County, Arizona, and the Point of Beginning;

Thence North 00 degrees 44 minutes 00 seconds West, 281.14 feet;

Thence North 89 degrees 16 minutes 00 seconds East, 221.27 feet to a point on the arc of a circle, said arc being the West right of way line of Lakeshore Drive as recorded in Docket 9278, pages 982 through 984, records of Maricopa County, Arizona and the center of said circle being situated South 77 degrees 49 minutes 46 seconds West, 661.35 feet from the point mentioned;

Thence Southeasterly along said arc, 132.017 feet;

Thence South 00 degrees 44 minutes 00 seconds East, 120.00 feet to a point of tangency with the arc of a circle the center of which bears South 89 degrees 16 minutes 00 seconds West, 30.00 feet therefrom;

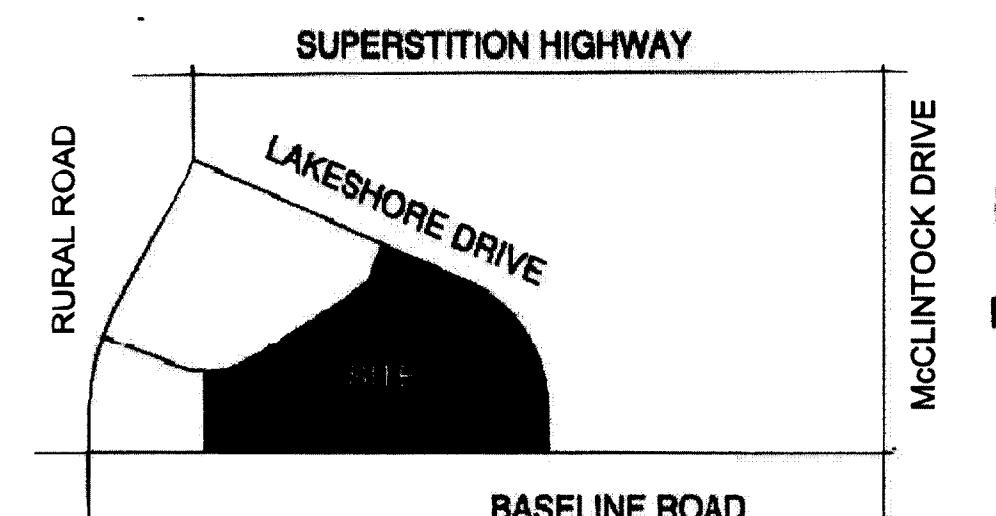
Thence Southwesterly along said arc, 47.124 feet to a point on the North right of way line of the aforementioned Baseline Road;

Thence South 89 degrees 16 minutes 00 seconds West, 204.40 feet to the Point of Beginning.

OWNER/DEVELOPER

LVC PROPERTY INC.
CUSHMAN & WAKEFIELD OF FLORIDA, INC.
ONE TAMPA CITY CENTER, SUITE 3600
TAMPA, FL

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD 10003

REC10008

PAD10003

DS091291

Robert Lee Gilley AIA
F+A Architects
117 East Colorado Boulevard
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Pasadena, California 91105 USA
Phone +1 626 351 2500
gilley@f-aarchitects.com

LAKE COUNTRY VILLAGE
1030 EAST BASELINE ROAD
TEMPE, ARIZONA 85283

SHEET 2
22FEB2010

DS091291

PAD10003

REC10008

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REC10008

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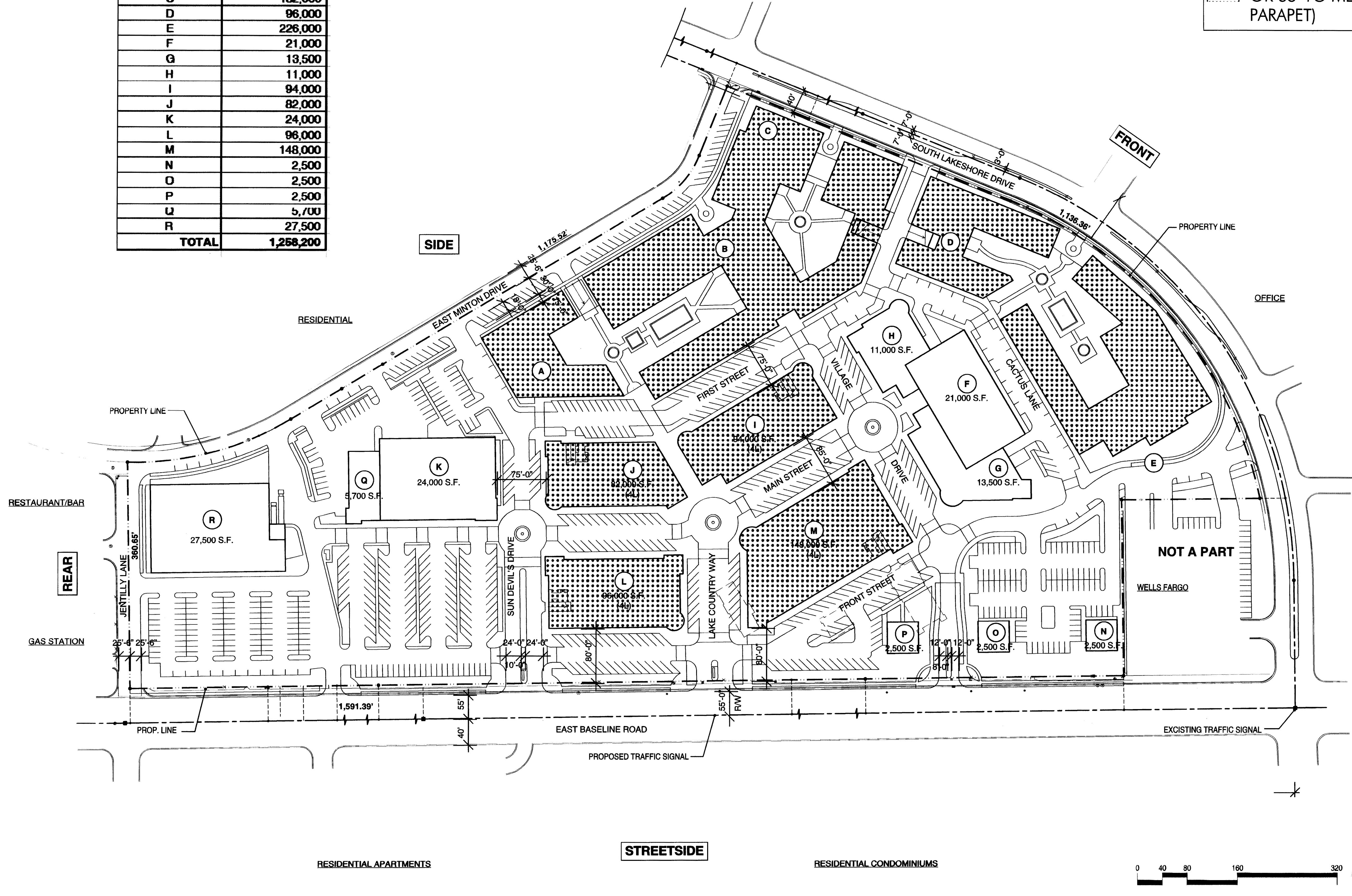
LAKE COUNTRY VILLAGE
1030 EAST BASELINE ROAD
TEMPE, ARIZONA 85283
P.A.D. SITE PLAN
SHEET 3
22JUL2010

KEY PLAN

5-STORY (55' ROOF
OR 65' TO MECH PH/
PARAPET)

AND
ATORS
MODIFICATION

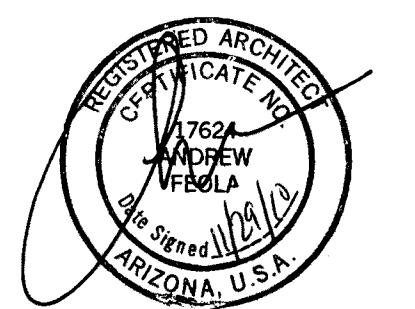
BUILDING	AREA
A	76,000
B	148,000
C	182,000
D	96,000
E	226,000
F	21,000
G	13,500
H	11,000
I	94,000
J	82,000
K	24,000
L	96,000
M	148,000
N	2,500
O	2,500
P	2,500
Q	5,700
R	27,500
TOTAL	1,258,200



DS091291

PAD10003

REC10008



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AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 11th DAY OF July, 2011 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED Arch Goelman,
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: BETTE STRAUSS
MY COMMISSION EXPIRES July 27, 2014



BY LCV PROPERTY INC.,
CUSHMAN & WAKEFIELD OF ARIZONA, INC.

BY: Jeff, DATE: 7/11/11
NAME: Dylan Goelman
TITLE: As Assign Proj Owner

CVS/ABU: Wakefield of Arizona.

OWNER / DEVELOPER

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

LEGAL DESCRIPTION

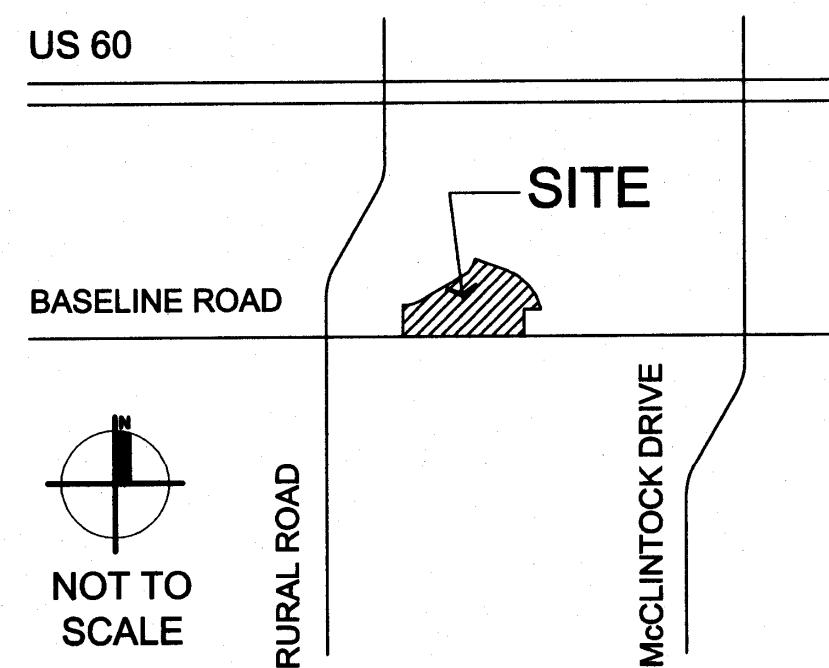
REFERENCE PAGE 2

PROJECT DATA

	PCC (PAD)	PCC 2 (AMENDED PAD)
GENERAL PLAN	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/AC)	LIVE/WORK MIXED USE & MEDIUM TO HIGH DENSITY (UP TO 25 du/AC)
GROSS SITE	25.45 AC	25.45 AC
NET SITE	25.45 AC	25.45 AC
DENSITY	25 du/AC	25 du/AC
BUILDING HEIGHT	55 FT (65' TO TOP OF PARAPET)	55 FT (65' TO TOP OF PARAPET)
BUILDING STEPBACK	YES (30' BEGINNING POINT FOR STEPBACK)	YES (30' BEGINNING POINT FOR STEPBACK)
MAXIMUM LOT COVERAGE	50%	50%
MINIMUM LANDSCAPING COVERAGE	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)
BUILDING SETBACK		
FRONT	0 FT	0 FT
SIDE	30 FT (0 FT STEPBACK PLANE)	29.33 FT (0 FT STEPBACK PLANE)
INTERIOR SIDE/REAR (COMMON WALL)	-	0 FT
STREET SIDE	0 FT	0 FT
REAR	0 FT	0 FT
PARKING SETBACK		
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	3.25 SPACES PER 1,000 SF = 585
RESTAURANT (24,000 SF)	3.25 SPACES PER 1,000 SF = 78	3.25 SPACES PER 1,000 SF = 78
TAVERN (6,000 SF)	3.25 SPACES PER 1,000 SF = 20	3.25 SPACES PER 1,000 SF = 20
FITNESS (21,000 SF)	3.25 SPACES PER 1,000 SF = 68	3.25 SPACES PER 1,000 SF = 68
OFFICE (315,000 SF)	3.25 SPACES PER 1,000 SF = 1024	3.25 SPACES PER 1,000 SF = 1024
SUBTOTAL	1724	1775
MULTI-UNIT RESIDENTIAL PARKING *		
GUEST (430)	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86
TOWNHOUSE (80)	2 SPACES PER UNIT = 160	2 SPACES PER UNIT = 160
STUDIO (25)	1 SPACES PER UNIT = 25	1 SPACES PER UNIT = 25
1 BEDROOM (155)	1.5 SPACES PER UNIT = 233	1.5 SPACES PER UNIT = 233
2 BEDROOM (160)	2 SPACES PER UNIT = 320	2 SPACES PER UNIT = 320
3 BEDROOM (10)	3 SPACES PER UNIT = 30	3 SPACES PER UNIT = 30
SUBTOTAL	854	854
VEHICLE PARKING TOTAL	2578	2629
(2,591 SPACES REQUIRED PER CONDITION #8)		
COMMERCIAL BIKE PARKING *		
RETAIL (179,843 SF REVISED)	1 PER 10,000 SF = 16	1 PER 10,000 SF = 18
RESTAURANT (24,000 SF)	1 PER 1,000 SF = 24	1 PER 1,000 SF = 24
TAVERN (6,000 SF)	1 PER 1,000 SF = 6	1 PER 1,000 SF = 6
FITNESS (21,000 SF)	1 PER 2,000 SF = 10	1 PER 2,000 SF = 10
OFFICE (315,000 SF)	1 PER 10,000 SF = 31	1 PER 10,000 SF = 31
SUBTOTAL	87	89
MULTI-UNIT RESIDENTIAL PARKING *		
GUEST (430)	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86
TOWNHOUSE (80)	0.5 SPACES PER UNIT = 40	0.5 SPACES PER UNIT = 40
STUDIO (25)	0.5 SPACES PER UNIT = 13	0.5 SPACES PER UNIT = 13
1 BEDROOM (155)	0.5 SPACES PER UNIT = 78	0.5 SPACES PER UNIT = 78
2 BEDROOM (160)	0.5 SPACES PER UNIT = 80	0.5 SPACES PER UNIT = 80
3 BEDROOM (10)	0.75 SPACES PER UNIT = 8	0.75 SPACES PER UNIT = 8
	305	305
BIKE PARKING TOTAL	392	394
BUILDING AREAS *		
COMMERCIAL GLA	215,200 SF GLA	230,843 SF GLA
MULTI-RESIDENTIAL GBA	728,000 SF 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	1,273,843 SF

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

LOCATION MAP



CONDITIONS OF APPROVAL: PAD 11001

1. The Amended Planned Area Development for Lake Country Village shall be put into proper engineered format (sample is available from the Planning Division), 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. Complete this process prior to the issuance of building permits.

2. 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.

3. Commercial retail space leasable area is increased from 164,200 sf. to 179,843 sf. Accordingly, the total building area for Lake Country Village is increased from 1,258,200 sf. to 1,273,843 sf.

4. Vehicle parking quantity for commercial retail space is increased from 534 spaces to 585 spaces, based on the increase 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 2,578 to 2,629.

5. Bicycle parking quantity for commercial retail space is increased from 16 spaces to 18 spaces, based on the increase in commercial space leasable area. The parking ratio of 1.00 spaces per 10,000 sf. is unchanged. Accordingly, the total bicycle parking quantity is increased from 392 to 394.

6. The side yard building setback is decreased from 30.00 ft. to 29.33 ft. The step back plane is allowed to remain at 0.00 ft.

7. A side yard common wall setback of 0.00 ft., as allowed by the Zoning and Development Code Table 4-203 (A), is activated for Phase I of Lake Country Village in anticipation of the subdivision of the property into more than one lot.

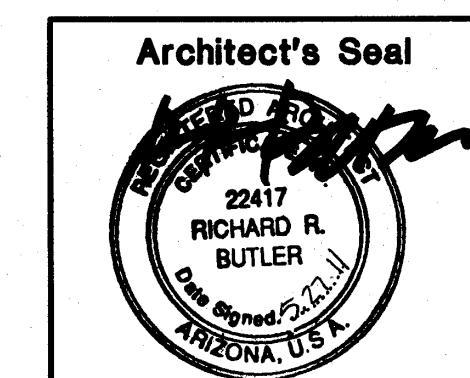
APPROVAL:

Planned Area Development Overlay for Lake Country Village approved by Mayor and City Council of Tempe on May 20, 2010 (Ordinance #2010.08)

Amended Planned Area Development Overlay for Lake Country Village approved administratively by staff designee of the Community Development Manager in accordance with Zoning and Development Code Section 6-312. Letter of approval for the amended Planned Area Development Overlay is dated May 17, 2011.

DS 110261
PAD / F-COVER-01

PAGE 1 OF 3



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AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

Parcel No. 1

That portion of the Southwest quarter of Section 35, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Southwest corner of said Section 35; Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter; Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, Maricopa County Records and the Point of Beginning; Thence South 89 degrees 16 minutes 00 seconds West, 220.85 feet along said North right of way line to a point on the monument line of a non-exclusive easement for private roadway and public utilities; Thence North 00 degrees 44 minutes 00 seconds West, 360.65 feet along said monument line to a point on the arc of a circle the center of which bears North 01 degrees 26 minutes 48 seconds East, 486.50 feet therefrom; Thence Northeasterly along said monument line arc, 216.17 feet; Thence South 24 degrees 00 minutes 43 seconds East, 25.50 feet to a point on the arc of a second circle concentric with the first circle, said arc being the East right of way line of said easement and the center of said second circle being situate North 24 degrees 00 minutes 43 seconds West, 512.00 feet from the point on said arc; Thence South 00 degrees 44 minutes 00 seconds East, 376.48 feet to the Point of Beginning.

Parcel No. 2:

That portion of the Southwest quarter of Section 35, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Commencing at the Southwest corner of said Section 35; Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter; Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 and 984, Maricopa County records and the Point of Beginning; Thence North 00 degrees 44 minutes 00 seconds West, 376.48 feet to a point on the arc of a circle the center of which bears North 24 degrees 00 minutes 43 seconds West, 512.00 feet, said arc being the East right of way line of a non-exclusive easement for private roadway and public utilities; Thence North 24 degrees 00 minutes 43 seconds West, 25.50 feet to a point on the arc of a second circle, concentric with the first circle, the center of which bears North 24 degrees 00 minutes 43 seconds West, 486.50 feet, said arc being the monument line of said easement for private roadway and public utilities; Thence Northeasterly along said monument line arc, 57.30 feet; Thence North 59 degrees 14 minutes 24 seconds East, 691.13 feet along said monument line to a point of tangency with the arc of a third circle, the center of which bears North 30 degrees 45 minutes 36 seconds West, 140.00 feet therefrom; Thence Northeasterly along said monument line arc, 91.25 feet; Thence North 21 degrees 53 minutes 43 seconds East, 119.51 feet along said monument line to a point on the West right of way line of Lakeshore Drive as recorded in Docket 9278, pages 982 and 984, Maricopa County records; Thence South 68 degrees 06 minutes 17 seconds East, 490.32 feet along said right of way line to a point of tangency with the arc of a fourth circle the center of which bears South 21 degrees 53 minutes 43 seconds West, 661.35 feet therefrom; Thence Southeasterly along said arc and right of way line, 645.63 feet; Thence South 89 degrees 16 minutes 00 seconds West, 221.27 feet; Thence South 00 degrees 46 minutes 00 seconds East, 281.14 feet to a point on the North right of way line of said Baseline Road; Thence South 89 degrees 16 minutes 00 seconds West, 1369.69 feet along said North right of way line to the Point of Beginning.

Parcel No. 3:

A Non-Exclusive Reciprocal Easement for private roadway, ingress and egress, parking and public utilities as set forth in instrument recorded in Docket 9935, page 459 and re-recorded in Docket 10762, page 93, over the following described parcel: That portion of the Southeast quarter of Section 34, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

Parcel No. 3 (cont.):

...described as follows: Beginning at the Southeast corner of said Section 34; Thence North 89 degrees 57 minutes 51 seconds West along the South line of said Section 34, 541.62 feet; Thence North 00 degrees 02 minutes 09 seconds East, 55.00 feet to a point on a curve whose radius point is North 00 degrees 02 minutes 09 seconds East, 30.00 feet; Thence Northerly along the arc of said curve, 47.12 feet to a point of tangency; Thence North 00 degrees 02 minutes 09 seconds East, 73.96 feet to a point on a curve whose radius point is South 89 degrees 57 minutes 51 seconds East, 1172.77 feet; Thence Northeasterly along the arc of said curve, 635.50 feet to a point of tangency; Thence North 31 degrees 05 minutes 00 seconds East, 595.70 feet to a point on a curve whose radius point is North 58 degrees 55 minutes 00 seconds West, 1282.77 feet; Thence Northeasterly along the arc of said curve, 296.53 feet to the intersection of said curve with the East line of said Section 34; Thence South 00 degrees 59 minutes 59 seconds West, along the East line of said Section 34, 1543.79 feet to the Point of Beginning; Except that part of the said Southeast quarter of Section 34, described as follows: Commencing at the Southeast corner of said Section 34; Thence North 00 degrees 59 minutes 59 seconds East along the East line of said Section 34, 1435.95 feet to the Point of Beginning; Thence North 68 degrees 06 minutes 17 seconds West to a point on the Westerly line of property described in Deed recorded in Docket 8046, page 345, records of Maricopa County, Arizona; Thence Northeasterly along said Westerly line to its intersection with the East line of said Section 34; Thence South 00 degrees 59 minutes 59 seconds West, along the East line of said Section 34, to the Point of Beginning; and Except commencing at a point on the South line of the Southeast quarter of said Section 34, from which the Southeast corner thereof bears South 89 degrees 57 minutes 51 seconds East, 626.62 feet said point also being the Northwest corner of Section 2, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian; Thence North 00 degrees 02 minutes 09 seconds East, along the centerline of Rural Road, 85 feet; Thence South 89 degrees 57 minutes 51 seconds East, parallel with the South line of said Southwest quarter, 55.00 feet to the Point of Beginning; Thence North 00 degrees 02 minutes 09 seconds East, 73.96 feet to a point on the arc of a circle the center of which bears South 89 degrees 57 minutes 51 seconds East, 1172.77 feet; Thence Northeasterly along the arc of said circle, 108.87 feet; Thence South 84 degrees 38 minutes 43 seconds East, 246.01 feet; Thence South 00 degrees 02 minutes 09 seconds West, 189.87 feet to a point 55.00 feet North of the South line of said Southeast quarter; Thence North 89 degrees 57 minutes 51 seconds West, parallel with the South line of said Southeast quarter, 220.00 feet to a point on the arc of a circle the center of which bears North 00 degrees 02 minutes 09 seconds East, 30.00 feet; Thence Northerly along the arc of said circle 47.12 feet to the Point of Beginning, comprising LAKE COUNTRY PLAZA, PHASE I, according to Book 147 of Maps, page 13, records of Maricopa County, Arizona.

Parcel No. 4:

A Non-Exclusive Reciprocal Easement for private roadway, ingress and egress, parking and public utilities as set forth in Docket 9935 pages 459, and re-recorded in Docket 10762, page 93, over the following described parcel: That portion of the southwest quarter of Section 35, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: Beginning at the Southwest corner of said Section 35; Thence North 00 degrees 59 minutes 59 seconds East, along the West line of said Section 35, 1435.95 feet; Thence South 68 degrees 06 minutes 17 seconds East, 1515.08 feet to a point of tangency with the arc of a circle the center of which bears South 21 degrees 53 minutes 43 seconds West, 701.35 feet; Thence Southeasterly along said arc, 824.68 feet; Thence South 00 degrees 44 minutes 00 seconds East, 205.00 feet to the South line of said Section 35; Thence South 89 degrees 16 minutes 00 seconds West, along said South line to the Southwest corner of said Section 35 and the Point of Beginning; Except that portion of the said Southwest quarter of Section 35, described as follows: Commencing at the Southwest corner of said Section 35; Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along

Parcel No. 4 (cont.):

...South line of said Southwest quarter; Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, Maricopa County records and the Point of Beginning; Thence South 89 degrees 16 minutes 00 seconds West, 220.85 feet along said North right of way line to a point on the monument line of a non-exclusive easement for private roadway and public utilities; Thence North 00 degrees 44 minutes 00 seconds West, 360.65 feet along said monument line to a point on the arc of a circle the center of which bears North 01 degree 26 minutes 48 seconds East, 486.50 feet therefrom; Thence Northeasterly along said monument line arc, 216.17 feet; Thence South 24 degrees 00 minutes 43 seconds East, 25.50 feet to a point on the arc of a second circle concentric with the first circle, said arc being the East right of way line of said easement and the center of said second circle being situate North 24 degrees 00 minutes 43 seconds West, 512.00 feet from the point on said arc; Thence South 00 degrees 44 minutes 00 seconds East, 376.48 feet to the Point of Beginning; and Except that portion of the said Southwest quarter of Section 35, described as follows: Commencing at the Southwest corner of said Section 35; Thence North 89 degrees 16 minutes 00 seconds East, 229.23 feet along the South line of said Southwest quarter; Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, Maricopa County records and the Point of Beginning; Thence North 00 degrees 44 minutes 00 seconds West, 376.48 feet to a point on the arc of a circle the center of which bears North 24 degrees 00 minutes 43 seconds West, 512.00 feet, said arc being the East right of way line of a non-exclusive easement for private roadway and public utilities; Thence North 24 degrees 00 minutes 43 seconds West, 25.50 feet to a point on the arc of a second circle, concentric with the first circle, the center of which bears North 24 degrees 00 minutes 43 seconds West, 486.50 feet, said arc being the monument line of said easement for private roadway and public utilities; Thence Northeasterly along said monument line arc, 57.30 feet; Thence North 59 degrees 14 minutes 24 seconds East, 691.13 feet along said monument line to a point of tangency with the arc of a third circle, the center of which bears North 30 degrees 45 minutes 36 seconds West, 140.00 feet therefrom; Thence Northeasterly along said monument line arc, 91.25 feet; Thence North 21 degrees 53 minutes 43 seconds East, 119.51 feet along said monument line to a point on the West right of way line of Lakeshore Drive as recorded in Docket 9278, pages 982 through 984, Maricopa County records; Thence South 68 degrees 06 minutes 17 seconds East, 490.32 feet along said right of way line to a point of tangency with the arc of a fourth circle the center of which bears South 21 degrees 53 minutes 43 seconds West, 661.35 feet therefrom; Thence Southeasterly along said arc and right of way line, 645.63 feet; Thence South 89 degrees 16 minutes 00 seconds West, 221.27 feet; Thence South 00 degrees 44 minutes 00 seconds East, 281.14 feet to a point on the North right of way line of said Baseline Road; Thence South 89 degrees 16 minutes 00 seconds West, 1369.69 feet along said North right of way line to the Point of Beginning; and Except that portion of the said Southwest quarter of Section 35, described as follows: Commencing at the Southwest corner of said Section 35; Thence North 89 degrees 16 minutes 00 seconds East, 1598.92 feet along the South line of said Southwest quarter; Thence North 00 degrees 44 minutes 00 seconds West, 55.00 feet to a point on the North right of way line of Baseline Road as recorded in Docket 9278, pages 982 through 984, records of Maricopa County, Arizona, and the Point of Beginning; Thence North 00 degrees 44 minutes 00 seconds West, 281.144 feet; Thence North 89 degrees 16 minutes 00 seconds East, 221.27 feet to a point on the arc of a circle, said arc being the West right of way line of Lakeshore Drive as recorded in Docket 9278, pages 982 through 984, records of Maricopa County, Arizona and the center of said circle being situate South 77 degrees 49 minutes 46 seconds West, 661.35 feet from the point mentioned; Thence Southeasterly along said arc, 132.017 feet; Thence South 00 degrees 44 minutes 00 seconds East, 120.00 feet to a point of tangency with the arc of a circle the center of which bears South 89 degrees 16 minutes 00 seconds West, 30.00 feet therefrom; Thence Southwesterly along said arc, 47.124 feet to a point on the North right of way line of the aforementioned Baseline Road; Thence South 89 degrees 16 minutes 00 seconds West, 204.40 feet to the Point of Beginning.

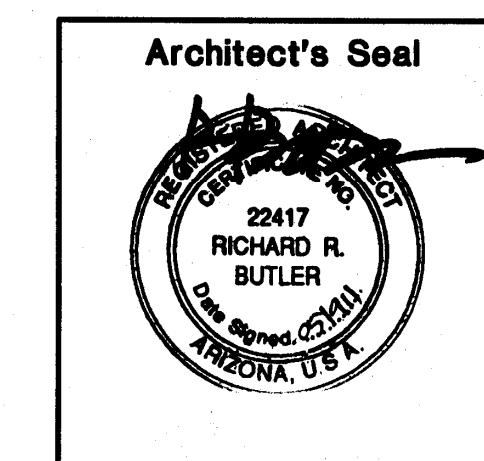
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PAD / F-COVER-02



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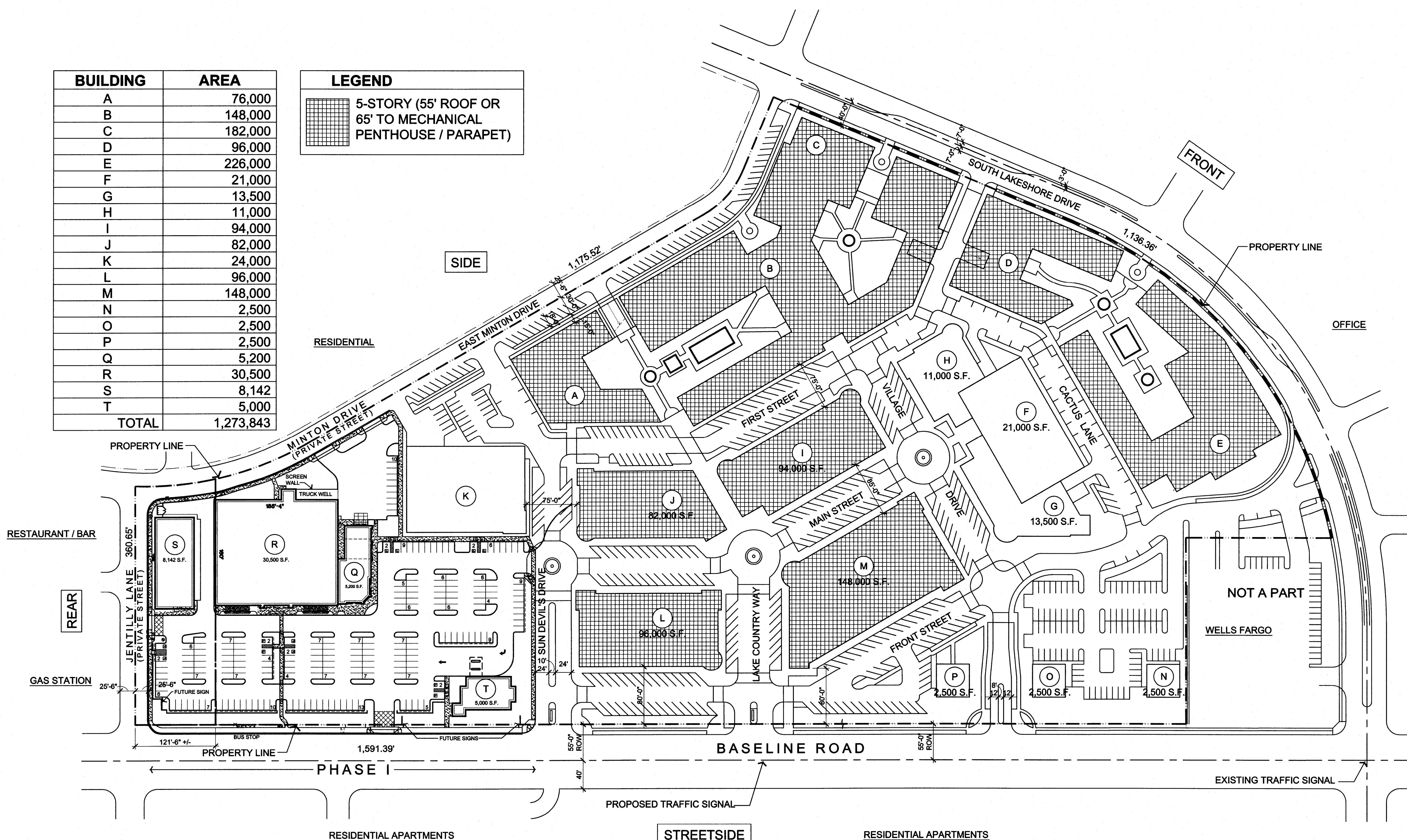
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AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BUILDING	AREA
A	76,000
B	148,000
C	182,000
D	96,000
E	226,000
F	21,000
G	13,500
H	11,000
I	94,000
J	82,000
K	24,000
L	96,000
M	148,000
N	2,500
O	2,500
P	2,500
Q	5,200
R	30,500
S	8,142
T	5,000
TOTAL	1,273,843

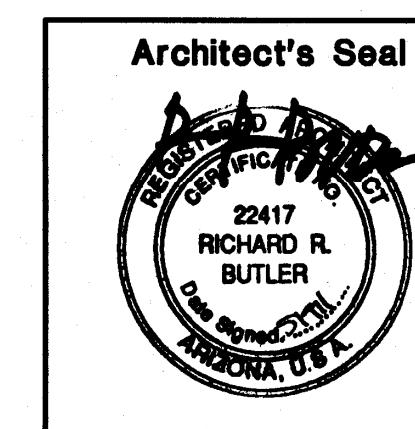


P.A.D. SITE PLAN

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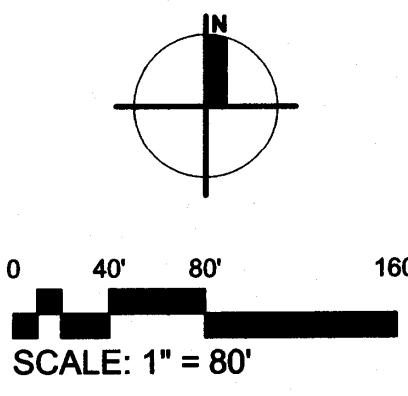
REC 11015



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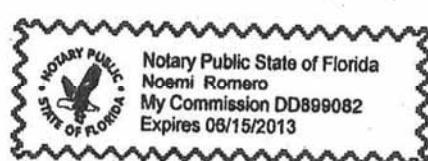
SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

LCV PROPERTY INC.
By *Paul Berkowitz*
Paul Berkowitz, Vice President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
On this 15th day of February, 2013, I attest that the foregoing was acknowledged before me by Paul
Berkowitz, Vice President of LCV Property Inc., who is personally known to me.



Noemi Romero
Name: Noemi Romero
Notary Public, State of Florida
My commission expires: June 15, 2013

OWNER / DEVELOPER

LCV PROPERTY INC.
GREENBERG TRAURIG
333 S.E. 2nd AVENUE
MIAMI, FL 33131

PROJECT DATA

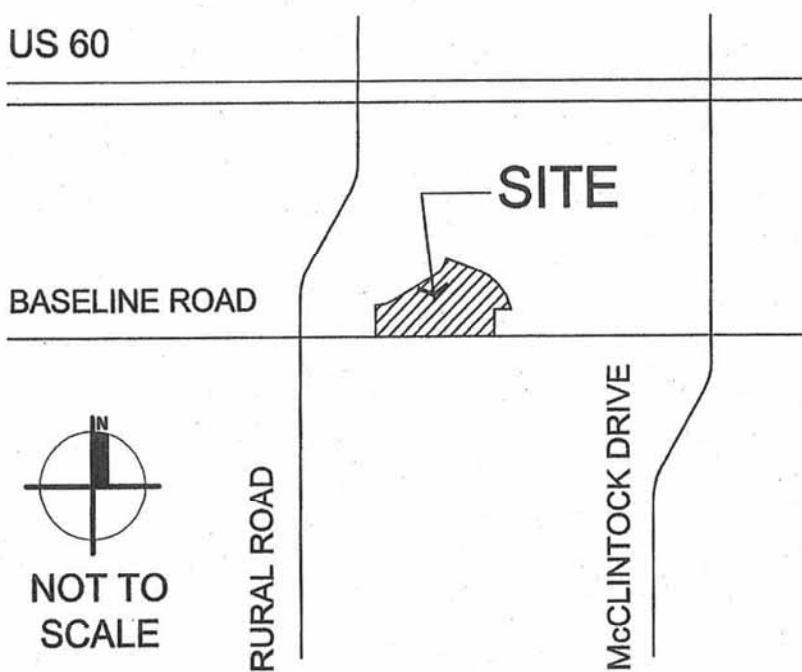
GENERAL PLAN	PCC (PAD)	PCC 2 (AMENDED PAD)	PCC 2 (2nd AMENDED PAD)
GROSS SITE	25.45 AC	25.45 AC	25.45 AC
NET SITE	25.45 AC	25.45 AC	25.45 AC
DENSITY	25 du/AC	25 du/AC	25 du/AC
BUILDING HEIGHT	55 FT (65' TO TOP OF PARAPET)	55 FT (65' TO TOP OF PARAPET)	55 FT (65' TO TOP OF PARAPET)
BUILDING STEPBACK	YES (30' BEGINNING POINT FOR STEPBACK)	YES (30' BEGINNING POINT FOR STEPBACK)	YES (30' BEGINNING POINT FOR STEPBACK)
MAXIMUM LOT COVERAGE	50%	50%	50%
MINIMUM LANDSCAPING COVERAGE	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)	20% (221,600 SF LANDSCAPE AREA / 1,108,395 SF SITE AREA)
BUILDING SETBACK			
FRONT	0 FT	0 FT	0 FT
SIDE	30 FT (0 FT STEPBACK PLANE)	29.33 FT (0 FT STEPBACK PLANE)	29.33 FT (0 FT STEPBACK PLANE)
INTERIOR SIDE/REAR (COMMON WALL)			
STREET SIDE	0 FT	0 FT	0 FT
REAR	0 FT	0 FT	0 FT
PARKING SETBACK			
FRONT	20 FT	20 FT	20 FT
STREET SIDE	20 FT	20 FT	20 FT
COMMERCIAL PARKING *			
RETAIL (179,164 SF REVISED)	3.25 SPACES PER 1,000 SF = 534	3.25 SPACES PER 1,000 SF = 585	3.25 SPACES PER 1,000 SF = 583
RESTAURANT (24,000 SF)	3.25 SPACES PER 1,000 SF = 78	3.25 SPACES PER 1,000 SF = 78	3.25 SPACES PER 1,000 SF = 78
TAVERN (6,000 SF)	3.25 SPACES PER 1,000 SF = 20	3.25 SPACES PER 1,000 SF = 20	3.25 SPACES PER 1,000 SF = 20
FITNESS (21,000 SF)	3.25 SPACES PER 1,000 SF = 68	3.25 SPACES PER 1,000 SF = 68	3.25 SPACES PER 1,000 SF = 68
OFFICE (315,000 SF)	3.25 SPACES PER 1,000 SF = 1024	3.25 SPACES PER 1,000 SF = 1024	3.25 SPACES PER 1,000 SF = 1024
SUBTOTAL	1724	1775	1773
MULTI-UNIT RESIDENTIAL PARKING *			
GUEST (430)	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86
TOWNHOUSE (80)	2 SPACES PER UNIT = 160	2 SPACES PER UNIT = 160	2 SPACES PER UNIT = 160
STUDIO (25)	1 SPACES PER UNIT = 25	1 SPACES PER UNIT = 25	1 SPACES PER UNIT = 25
1 BEDROOM (155)	1.5 SPACES PER UNIT = 233	1.5 SPACES PER UNIT = 233	1.5 SPACES PER UNIT = 233
2 BEDROOM (160)	2 SPACES PER UNIT = 320	2 SPACES PER UNIT = 320	2 SPACES PER UNIT = 320
3 BEDROOM (10)	3 SPACES PER UNIT = 30	3 SPACES PER UNIT = 30	3 SPACES PER UNIT = 30
SUBTOTAL	854	854	854
VEHICLE PARKING TOTAL	2578	2629	2627
(2,591 SPACES REQUIRED PER CONDITION #6)			
COMMERCIAL BIKE PARKING *			
RETAIL (179,164 SF REVISED)	1 PER 10,000 SF = 16	1 PER 10,000 SF = 18	1 PER 10,000 SF = 18
RESTAURANT (24,000 SF)	1 PER 1,000 SF = 24	1 PER 1,000 SF = 24	1 PER 1,000 SF = 24
TAVERN (6,000 SF)	1 PER 1,000 SF = 6	1 PER 1,000 SF = 6	1 PER 1,000 SF = 6
FITNESS (21,000 SF)	1 PER 2,000 SF = 10	1 PER 2,000 SF = 10	1 PER 2,000 SF = 10
OFFICE (315,000 SF)	1 PER 10,000 SF = 31	1 PER 10,000 SF = 31	1 PER 10,000 SF = 31
SUBTOTAL	87	89	89
MULTI-UNIT RESIDENTIAL PARKING *			
GUEST (430)	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86	0.2 SPACES PER UNIT = 86
TOWNHOUSE (80)	0.5 SPACES PER UNIT = 40	0.5 SPACES PER UNIT = 40	0.5 SPACES PER UNIT = 40
STUDIO (25)	0.5 SPACES PER UNIT = 13	0.5 SPACES PER UNIT = 13	0.5 SPACES PER UNIT = 13
1 BEDROOM (155)	0.5 SPACES PER UNIT = 78	0.5 SPACES PER UNIT = 78	0.5 SPACES PER UNIT = 78
2 BEDROOM (160)	0.5 SPACES PER UNIT = 80	0.5 SPACES PER UNIT = 80	0.5 SPACES PER UNIT = 80
3 BEDROOM (10)	0.75 SPACES PER UNIT = 8	0.75 SPACES PER UNIT = 8	0.75 SPACES PER UNIT = 8
BIKE PARKING TOTAL	305	305	305
BUILDING AREAS *			
COMMERCIAL GLA	215,200 SF GLA	230,643 SF GLA	230,164 SF GLA
MULTI-RESIDENTIAL GBA	728,000 SF GBA	728,000 SF GBA	728,000 SF GBA
OFFICE GLA OR MULTI-UNIT RESIDENTIAL GBA	315,000 SF GLA	315,000 SF GLA	315,000 SF GLA
TOTAL BUILDING AREA	1,258,200 SF	1,273,843 SF	1,273,164 SF

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

LEGAL DESCRIPTION

LOT 1, 2 AND 3 OF LAKE COUNTRY VILLAGE
PHASE I ACCORDING TO BOOK 1094 OF MAPS
PAGE 41, RECORDS OF MARICOPA COUNTY,
ARIZONA.

LOCATION MAP



CONDITIONS OF APPROVAL: PAD 12004

1. 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 if 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.
2. All previous conditions of approval and standards established by the Planned Area Development Overlay approved by the City Council-except as specifically amended by the following conditions-shall apply to this request.
3. Commercial retail space leasable area is decreased from 179,843 sf. to 179,164 sf. Accordingly, the total building area for the Lake Country Village is decreased from 1,273,843 sf. to 1,273,164 sf. Minor adjustment of the commercial building area and total building area base on refinement of areas of existing buildings "Q" and "R" an Lot 1 and proposed building "T" on lot 3 is allowed.
4. 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 ration of 3.25 spaces per 1000 sf. as established in the P.A.D. is unchanged. Accordingly, the total vehicle parking quantity is decreased from 2,629 to 2,627.

APPROVALS:

Planned Area Development Overlay (PAD 10003) for Lake Country Village approved by the Mayor and City Council of Tempe on May 20, 2010 (Ordinance #2010.08)

Amended Planned Area Development Overlay (PAD 11001) for Lake Country Village approved administratively by staff designee of the Community Development Manager in accordance with Zoning and Development Code Section 6-312. Letter of approval for the Amended Planned Area Development Overlay is dated May 17, 2011.

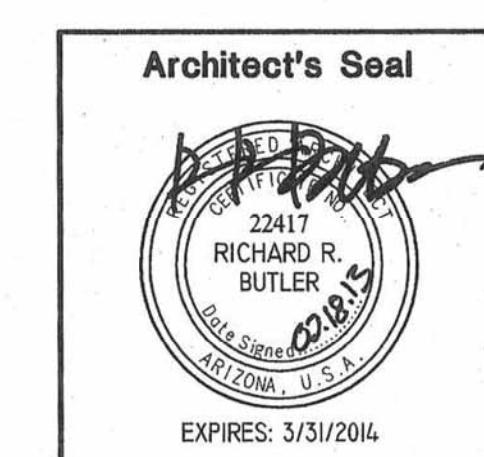
Second Amended Planned Area Development Overlay for Lake Country Village approved administratively by staff designer of the Community Development Manager in accordance with Zoning and Development Code Section 6.312. Letter of approved for the Second Amended Planned Area Development Overlay is dated May 31, 2012.

REC 12017

PAD12004

DS 110261

PAGE 1 OF 2



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DS 110261

PAD12004

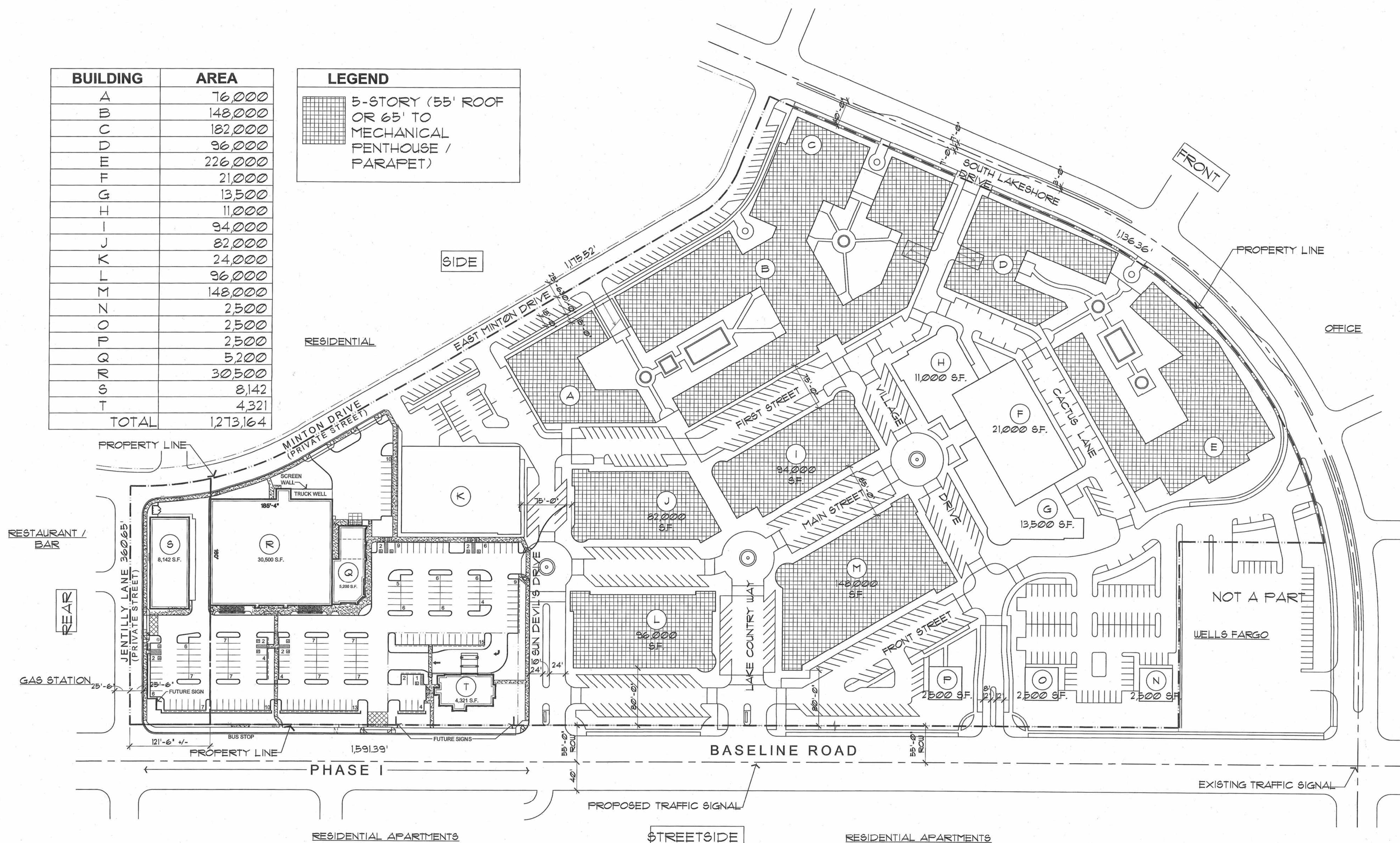
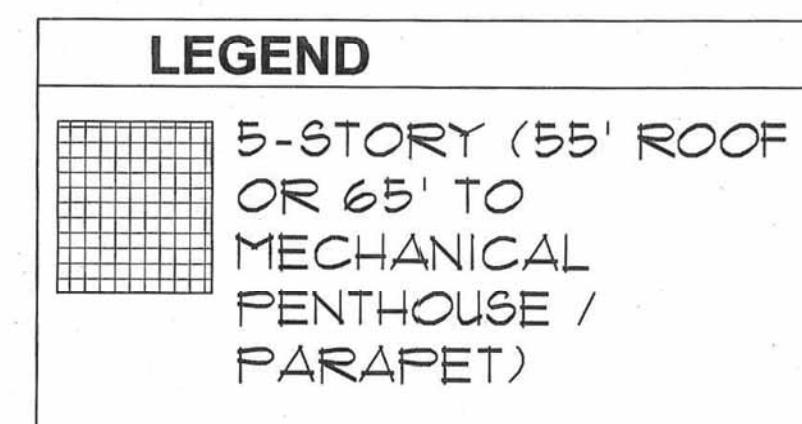
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PAD / F-COVER-01

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LAKE COUNTRY VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BUILDING	AREA
A	76,000
B	148,000
C	182,000
D	96,000
E	226,000
F	21,000
G	13,500
H	11,000
I	94,000
J	82,000
K	24,000
L	96,000
M	148,000
N	2,500
O	2,500
P	2,500
Q	5,200
R	30,500
S	8,142
T	4,321
TOTAL	1,273,164



P.A.D. SITE PLAN

DS 110261

PAD12004

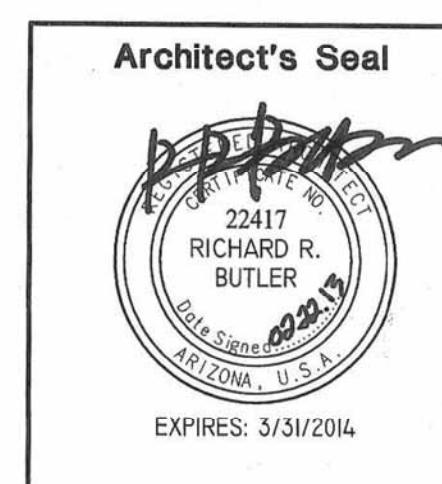
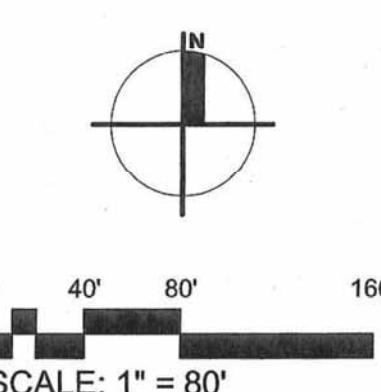
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PAGE 2 OF 2



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