

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT IN A HAND HOLE, SAID MONUMENT BEING THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 89° 17' 38" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1819.67 FEET;

THENCE NORTH 00° 09' 48" EAST, A DISTANCE OF 72.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RIO SALADO PARKWAY, SAID POINT BEING THE POINT OF BEGINNING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 07° 02' 13" EAST;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 639.50 FEET, WITH A CHORD OF NORTH 86° 53' 49" WEST, 87.74 FEET, AND A CENTRAL ANGLE OF 07° 52' 02" FOR AN ARC DISTANCE OF 87.81 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89° 10' 11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.35 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 554.50 FEET, WITH A CHORD OF NORTH 70° 09' 52" WEST, 391.39 FEET, AND A CENTRAL ANGLE OF 41° 19' 57" FOR AN ARC DISTANCE OF 400.01 FEET TO A POINT OF TANGENCY;

THENCE NORTH 49° 29' 52" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 179.55 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 692.50 FEET, WITH A CHORD OF NORTH 52° 20' 46" WEST, 68.82 FEET, AND A CENTRAL ANGLE OF 05° 41' 48" FOR AN ARC DISTANCE OF 68.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15, FROM WHICH THE CENTER OF SAID SECTION 15 BEARS SOUTH 00° 12' 05" WEST, A DISTANCE OF 376.76 FEET;

THENCE NORTH 00° 12' 05" EAST, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15, A DISTANCE OF 486.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 12° 32' 36" EAST, SAID POINT BEING ON THE SOUTHERLY EDGE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE EASTERLY ALONG SAID SOUTHERLY EDGE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2865.40 FEET, WITH A CHORD OF SOUTH 72° 01' 20" EAST, 542.75 FEET, AND A CENTRAL ANGLE OF 10° 52' 08" FOR AN ARC DISTANCE OF 543.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 66° 35' 16" EAST, ALONG SAID SOUTHERLY EDGE, A DISTANCE OF 220.40 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG SAID SOUTHERLY EDGE, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 5165.75 FEET, WITH A CHORD OF SOUTH 67° 35' 39" EAST, 181.84 FEET AND A CENTRAL ANGLE OF 02° 00' 47" FOR AN ARC DISTANCE OF 181.49 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 15° 09' 51" WEST, A DISTANCE OF 234.00 FEET;

THENCE SOUTH 00° 09' 48" WEST, A DISTANCE OF 230.22 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT

ARIZONA
STATE
UNIVERSITY

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

SIGNED THIS _____ DAY OF _____, 2007 BY _____
AS _____ OF ARIZONA STATE UNIVERSITY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF ARIZONA STATE UNIVERSITY

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SUNCOR
DEVELOPMENT
COMPANY

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

SIGNED THIS _____ DAY OF _____, 2007 BY _____
AS _____ OF SUNCOR DEVELOPMENT COMPANY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF THE ARIZONA BOARD OF REGENTS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

OWNER / DEVELOPER

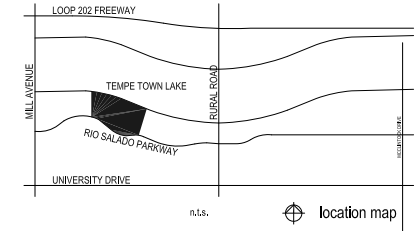
OWNER: ARIZONA STATE UNIVERSITY
PO BOX 877505
TEMPE, AZ 85287-7505

CIVIL
ENGINEER: CIVIL RESOURCES, LLC
PO BOX 2213
LITCHFIELD PARK, AZ 85340
PHONE: 623.935.2275
FAX: 623.535.0072

DEVELOPER: SUNCOR DEVELOPMENT COMPANY
80 EAST RIO SALADO PARKWAY
SUITE 410
TEMPE, AZ 85281
PHONE: 480.317.6800
FAX: 480.317.6934

TRAFFIC
ENGINEER: HEFFERNAN AND ASSOC.
5025 NORTH 68TH ST.
SCOTTSDALE, AZ 85253-7062
FAX: 602.952.0135

AGENT: KENDLE DESIGN COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, AZ 85250
PHONE: 480.951.8558
FAX: 480.951.8559



PROJECT DATA

SEE SHEET PAD2

PROJECT NAME AND ADDRESS

MARINA HEIGHTS AT TEMPE TOWN LAKE - WEST
300 EAST RIO SALADO PARKWAY
TEMPE, AZ 85281

CITY APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
_____ DAY OF _____, 2007

BY: _____
DEVELOPMENT SERVICES DATE

CONDITIONS OF APPROVAL: PAD00000



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A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BUILDING DATA:

	OPTION A 100% CONDO	OPTION B 75% CONDO 25% OFFICE	OPTION C 50% CONDO 50% OFFICE	OPTION D 100% OFFICE
BUILDING A - SEE NOTE 1				
BUILDING AREA:	470,000 RSF	433,000 RSF	372,000 RSF	283,000 RSF
HT. OF BUILDING:	251'	251'	251'	251'
NO. OF STORIES:	22	21	21	19
OFFICE AREA:	0	105,000 RSF	175,000 RSF	283,000 RSF
DWELLING UNITS:	294	205	123	0
PKG REQ'D:	647	871	970	1132
PKG PROV'D:	647	871	970	1132
BUILDING B - SEE NOTE 1				
BUILDING AREA:	470,000 RSF	433,000 RSF	372,000 RSF	283,000 RSF
HT. OF BUILDING:	251'	251'	251'	251'
NO. OF STORIES:	22	21	21	19
OFFICE AREA:	0	105,000 RSF	175,000 RSF	283,000 RSF
DWELLING UNITS:	294	205	123	0
PKG REQ'D:	647	871	970	1132
PKG PROV'D:	647	871	970	1132

BUILDING C

BUILDING AREA:	175,000 RSF
HT. OF BUILDING:	175'
NO. OF STORIES:	16
DWELLING UNITS:	125
PKG REQ'D:	275
PKG PROV'D:	275

BUILDING E

BUILDING AREA:	74,100 RSF
HT. OF BUILDING:	50'
NO. OF STORIES:	4
DWELLING UNITS:	19
PKG REQ'D:	48
PKG PROV'D:	48

BUILDING D

BUILDING AREA:	175,000 RSF
HT. OF BUILDING:	175'
NO. OF STORIES:	16
DWELLING UNITS:	125
PKG REQ'D:	275
PKG PROV'D:	275

BUILDING F

BUILDING AREA:	50,700 RSF
HT. OF BUILDING:	50'
NO. OF STORIES:	4
DWELLING UNITS:	13
PKG REQ'D:	33
PKG PROV'D:	33

BUILDING D.1

BUILDING AREA:	10,000 RSF
PKG REQ'D:	INCLUDED W/ CONDO PARKING

SITE DATA:

ZONING:	
EXISTING:	MU-ED
PROPOSED:	MU-4

SITE AREA (NET):	+/- 10.6 ACRES
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BUILDING AREAS:

BUILDING A:	553,000 GSF	470,000 RSF
BUILDING B:	553,000 GSF	470,000 RSF
BUILDING C:	190,500 GSF	175,000 RSF
BUILDING D:	190,500 GSF	175,000 RSF
BUILDING D.1:	10,000 GSF	10,000 RSF
BUILDING E:	85,200 GSF	74,100 RSF
BUILDING F:	58,300 GSF	50,700 RSF
TOTAL :	1,640,500 GSF	1,424,800 RSF

PARKING CALCULATION - SEE NOTE 2

MINIMUM REQUIRED:	2895 (MAX)
PARKING PROVIDED:	2895 (MAX)

BICYCLE PARKING

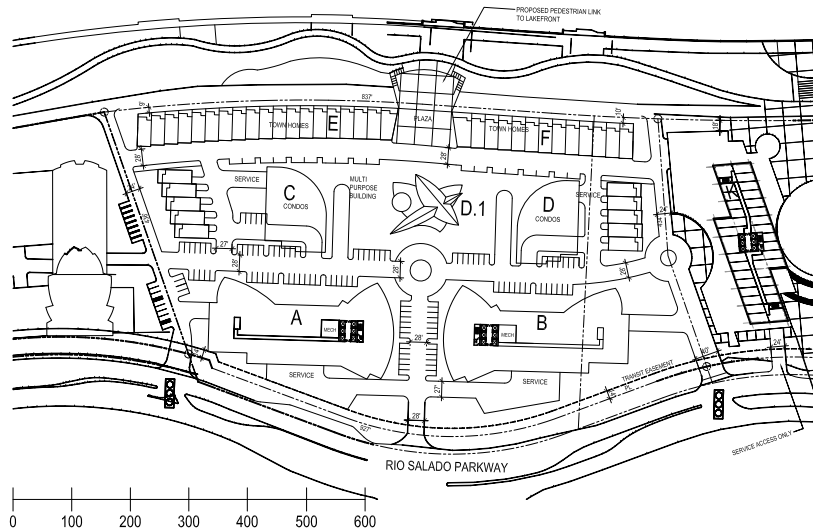
* REQUIRED:	79-353 (MAX)
PROVIDED:	40-177 (MAX)

LANDSCAPE:

ON-SITE REQUIRED:	NS
ON-SITE PROVIDED:	35%

LOT COVERAGE:

ALLOWABLE:	NS
PROVIDED:	35%



ALL BUILDING HEIGHTS MEASURED FROM MIDPOINT TOP OF CURB.
NO MAN-MADE STRUCTURE WILL PROJECT ABOVE 1415' ASL

TYPE OF CONSTRUCTION:

ALL BUILDINGS ARE TO BE TYPE I-B PER 2003 IBC. EQUIPPED WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

NOTE 1

THIS MASTER PLAN IS INTENDED TO PROVIDE FOR DEVELOPMENT FLEXIBILITY AS TO THE TYPE OF USE & THE PERCENTAGE OF THE TYPE OF USE FOR BUILDINGS A&B. THE MAXIMUM BUILDING MASSING, FOOTPRINT & LOCATION SHOWN WILL REMAIN CONSISTANT REGARDLESS OF WHICH DEVELOPMENT OPTION IS CHOSEN. MARKET CONDITIONS & FEASIBILITY WILL DETERMINE FINAL DEVELOPMENT STRATEGY FOR THESE TWO PHASES.

NOTE 2

PARKING CALCULATIONS ARE BASED ON THE MAXIMUM PARKING PROVIDED ON CONCEPTUAL PLANS. QUANTITY OF COMMERCIAL & RESIDENTIAL AREA, NUMBER & TYPES OF DWELLING UNITS SHALL BE BASED ON MAXIMUM PARKING PROVIDED & CONFORM TO CITY OF TEMPE PARKING STANDARDS IN PLACE AT TIME OF THIS APPROVAL.

RSF: RENTABLE SQUARE FOOTAGE (COMMERCIAL) AND/OR SALEABLE SQUARE FOOTAGE (RESIDENTIAL)
GSF: GROSS SQUARE FOOTAGE
*: ASSUMES 0.6 SPACES PER DU AVERAGE

DS070427 PL070155 REC07025

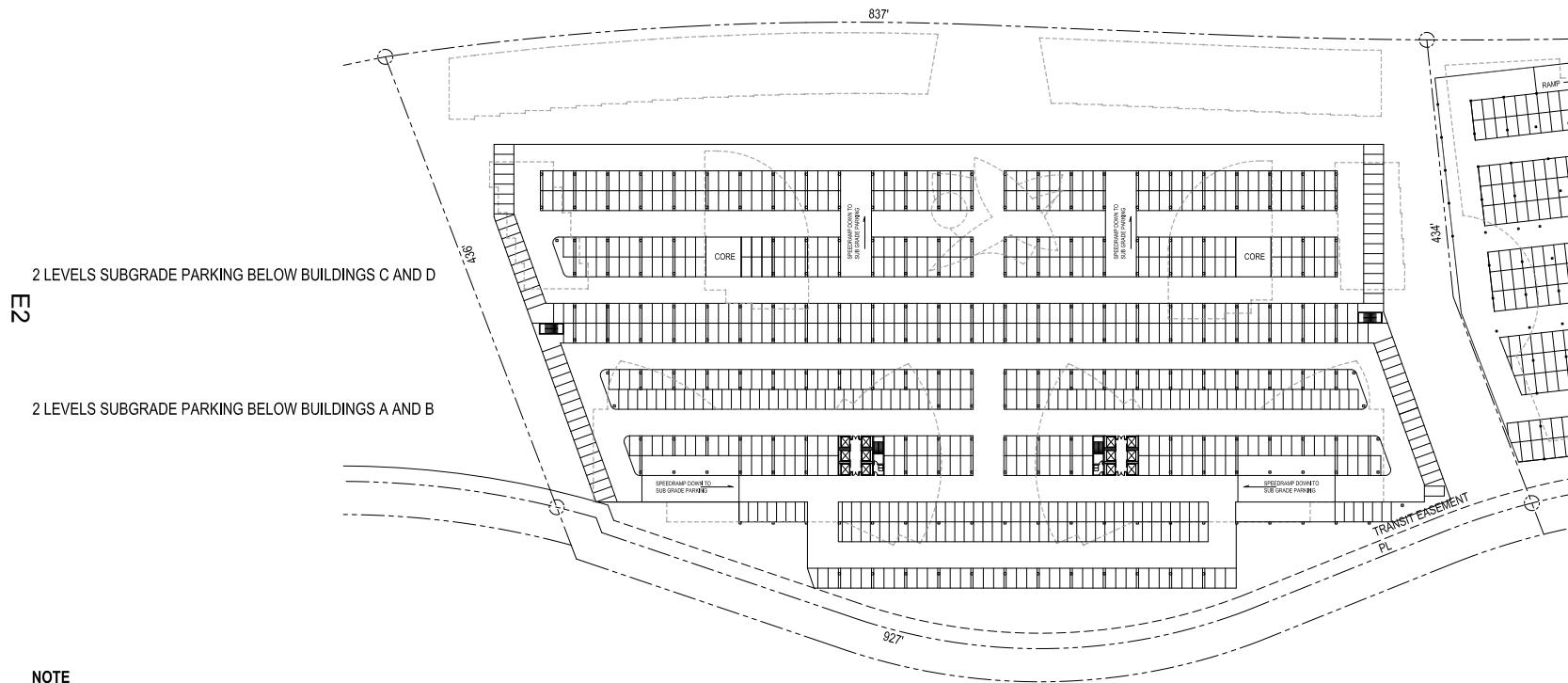
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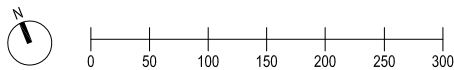
PAD 2

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NOTE
FLOOR PLAN IS CONCEPTUAL IN NATURE. FINAL CORE AND RAMP LOCATIONS
TO BE DETERMINED



TYPICAL SUBGRADE PLAN

DS070427 PL070155 REC07025

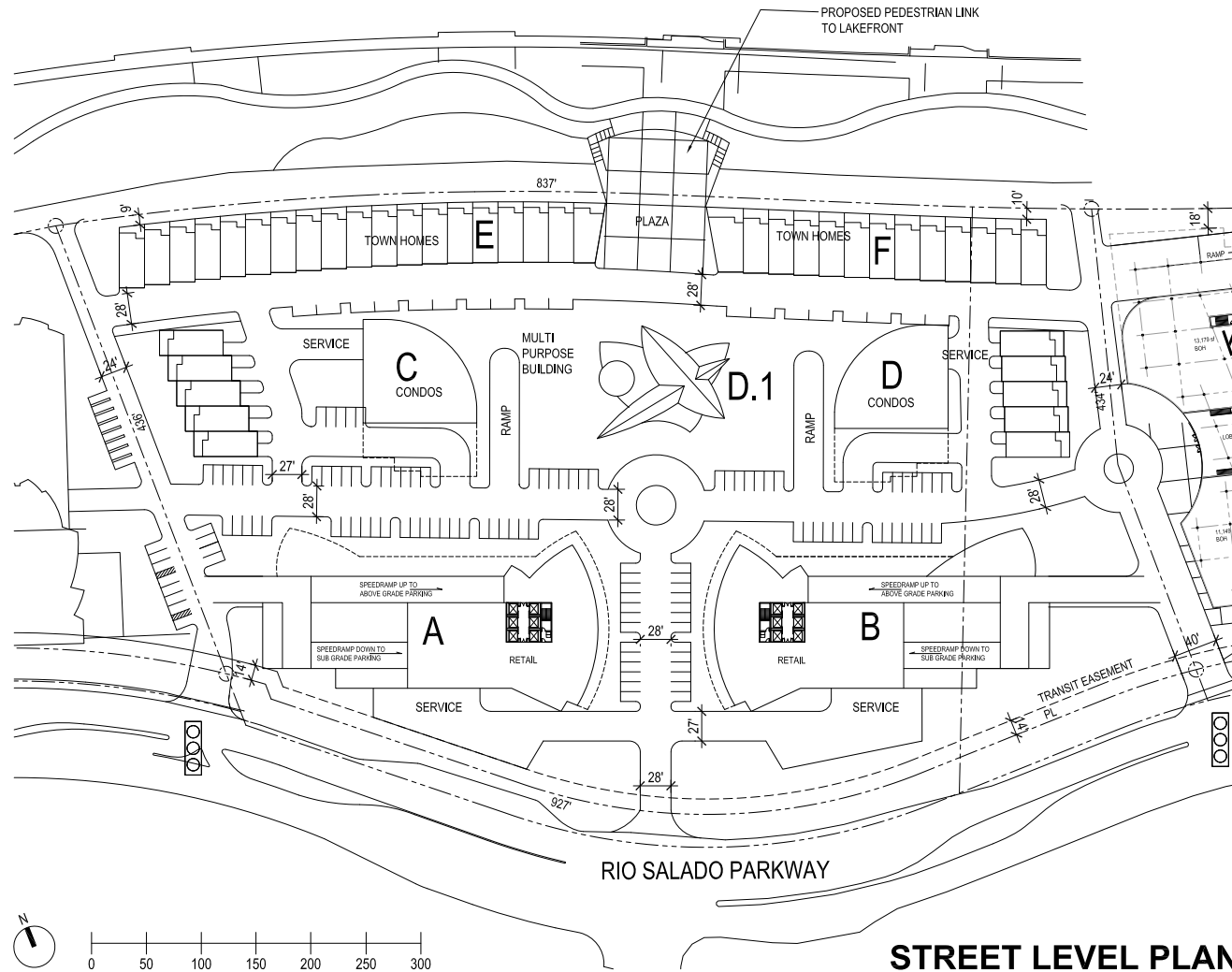
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PAD 2.1

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STREET LEVEL PLAN

DS070427 PL070155 REC07025

PAD 2.2

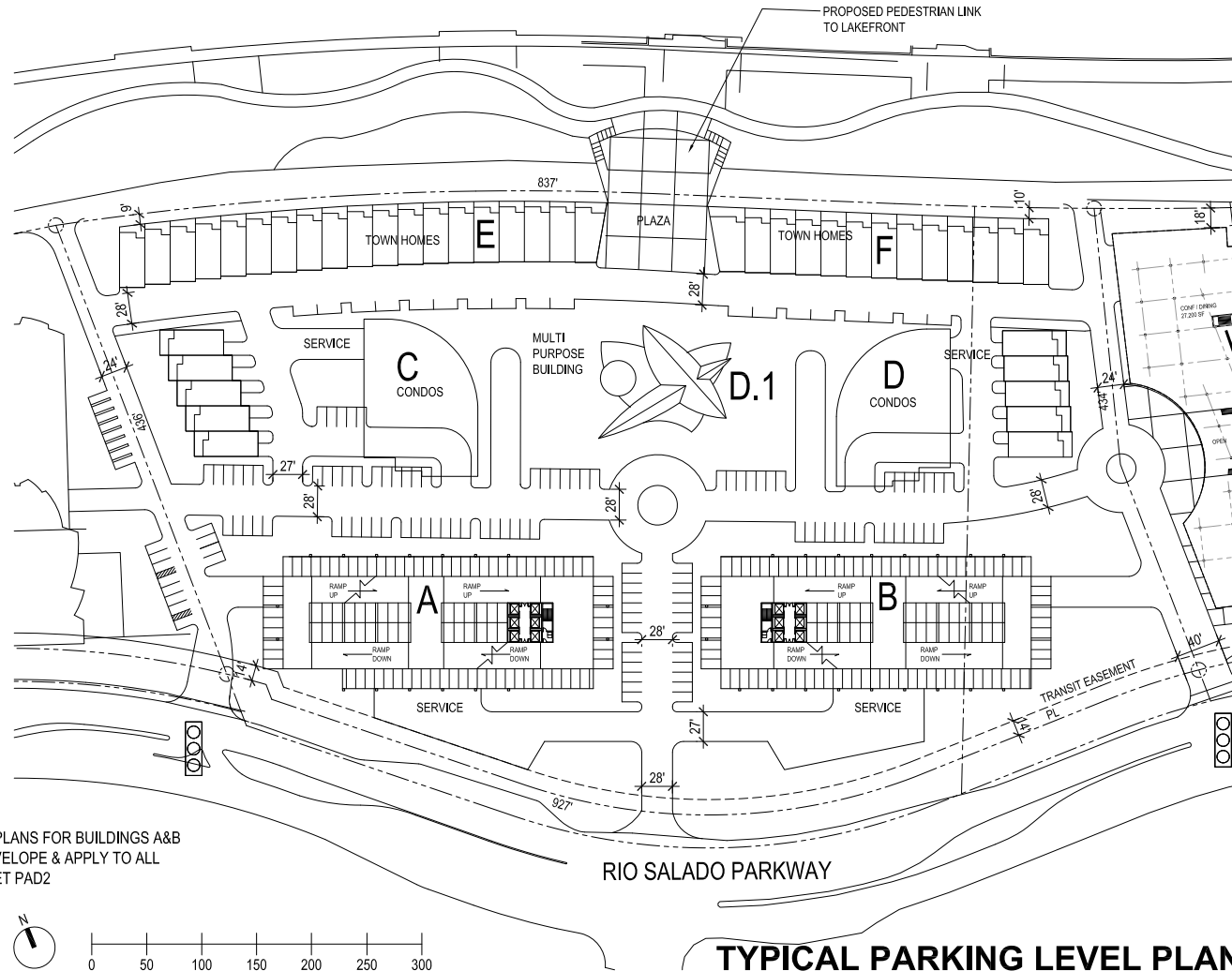
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E4



NOTE
ALL PLANS ARE CONCEPTUAL IN NATURE. PLANS FOR BUILDINGS A&B REPRESENT THE PROPOSED BUILDING ENVELOPE & APPLY TO ALL DEVELOPMENT OPTIONS OUTLINE ON SHEET PAD2

TYPICAL PARKING LEVEL PLAN

DS070427 PL070155 REC07025

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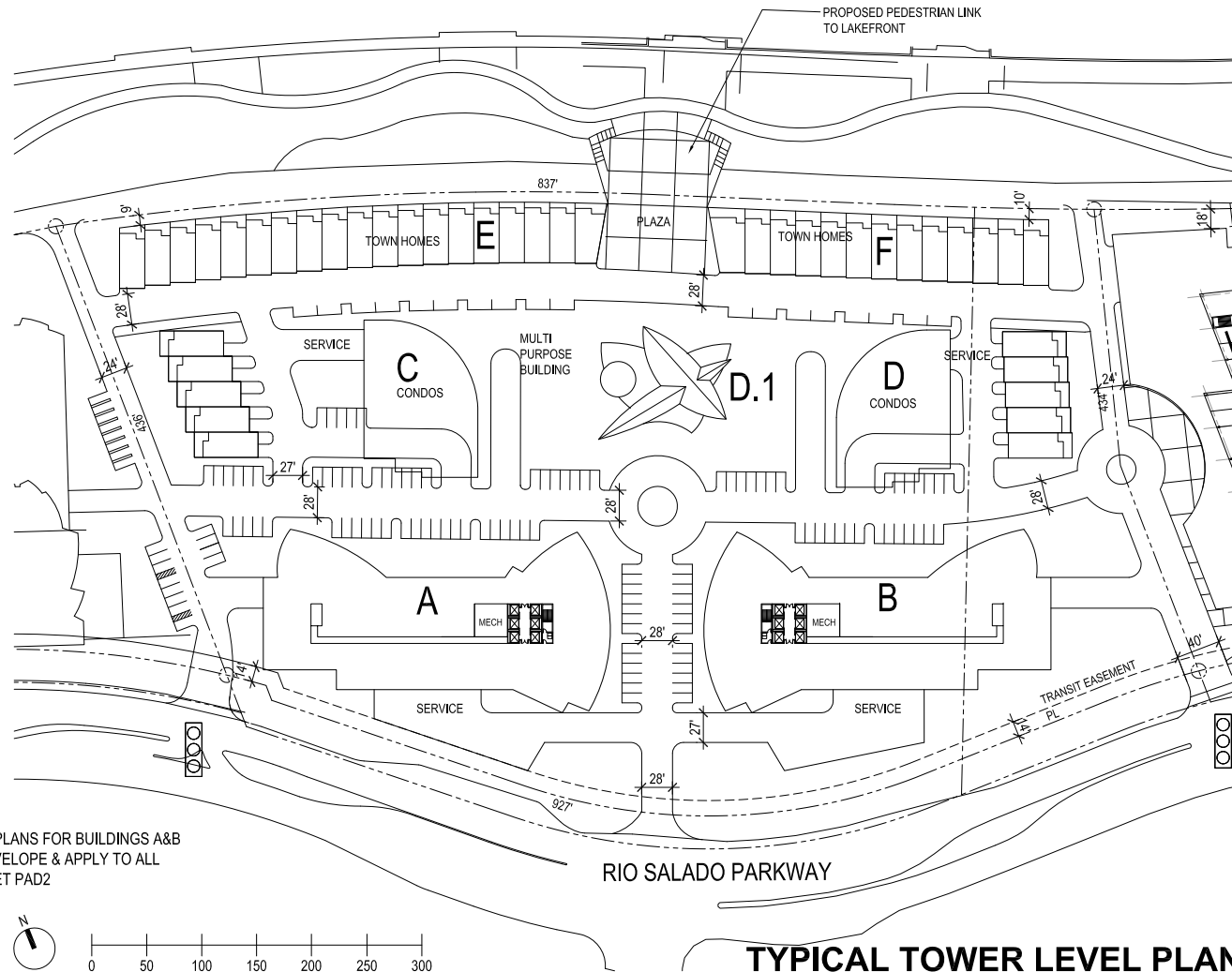


PAD 2.3

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E5



NOTE
ALL PLANS ARE CONCEPTUAL IN NATURE. PLANS FOR BUILDINGS A&B
REPRESENT THE PROPOSED BUILDING ENVELOPE & APPLY TO ALL
DEVELOPMENT OPTIONS OUTLINE ON SHEET PAD2

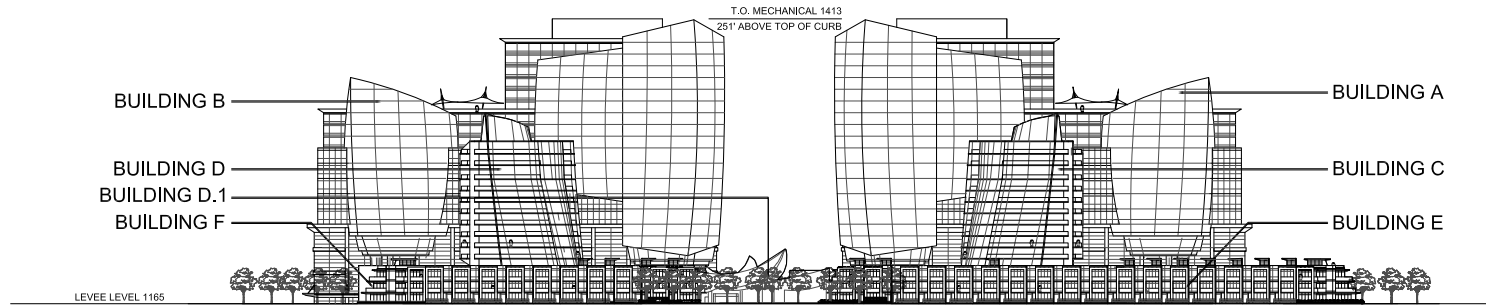
TYPICAL TOWER LEVEL PLAN



PAD 2.4

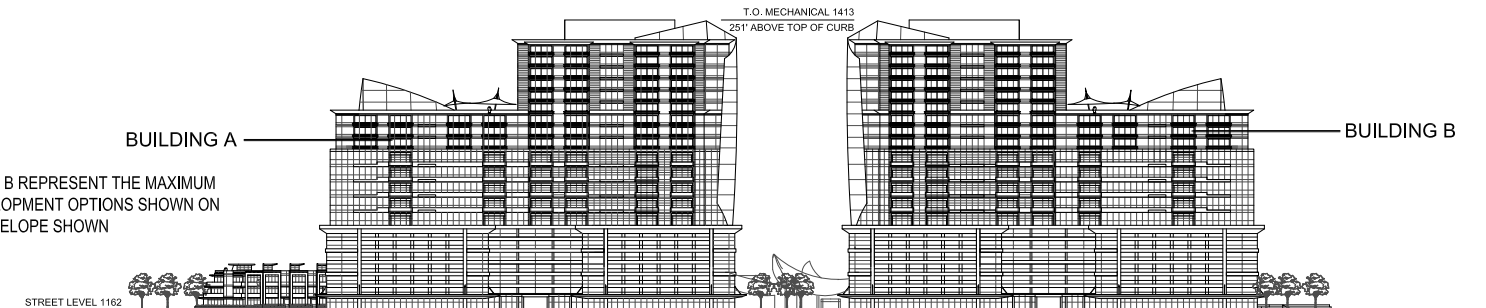
PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - WEST

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T1

NOTE
ELEVATIONS FOR BUILDINGS A & B REPRESENT THE MAXIMUM
BUILDING ENVELOPE. ALL DEVELOPMENT OPTIONS SHOWN ON
PAD2 WILL FIT WITHIN THE ENVELOPE SHOWN



DS070427 PL070155 REC07025



DS070427 PL070155 REC07025

PAD 3