

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - EAST

A PORTION OF THE NORTHEAST & SOUTHEAST QUARTERS 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 AND SOUTHEAST QUARTERS 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 BRASS CAP IN HAND HOLE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP IN HAND HOLE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION BEARS SOUTH 00° 08' 02" WEST, A DISTANCE OF 2667.46 FEET;

THENCE SOUTH 89° 17' 39" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 90.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RURAL ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 08' 02" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 137.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY;

THENCE NORTH 85° 51' 36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1042.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 259.28 FEET, THROUGH A CENTRAL ANGLE OF 14° 15' 00";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 79° 53' 24" WEST, A DISTANCE OF 175.66 TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1252.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 750.60 FEET, THROUGH A CENTRAL ANGLE OF 34° 20' 10";

THENCE NORTH 65° 46' 26" WEST, A DISTANCE OF 184.97 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 639.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.85 FEET, THROUGH A CENTRAL ANGLE OF 17° 11' 21";

THENCE DEPARTING FROM THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF THE RIO SALADO PARKWAY, NORTH 00° 09' 48" EAST, A DISTANCE OF 230.22 FEET;

THENCE NORTH 15° 09' 51" EAST, A DISTANCE OF 234.00 FEET TO A POINT ON A CURVE, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 21° 23' 57" EAST, A DISTANCE OF 5165.75 FEET, SAID CURVE BEING ON THE SOUTHERLY LINE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS;

THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, A DISTANCE OF 1712.26 FEET, THROUGH A CENTRAL ANGLE OF 18° 59' 29" TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF RURAL ROAD;

THENCE SOUTH 00° 07' 01" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 156.14 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 THE ARIZONA BOARD OF REGENTS. 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 / DEVELOPERS

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

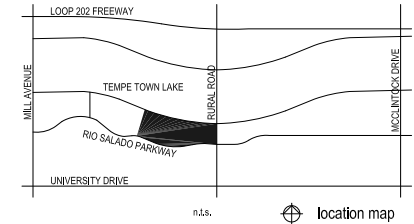
DEVELOPER: SUNCOR DEVELOPMENT COMPANY
80 EAST RIO SALADO PARKWAY
SUITE 410 TEMPE, AZ 85281
PHONE: 480.317.6800 FAX: 480.317.6934

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 NAME AND ADDRESS

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



PROJECT DATA

SEE SHEET PAD2

CITY APPROVALS

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

BY: _____
DEVELOPMENT SERVICES DATE

CONDITIONS OF APPROVAL:
PAD00000

REC07026
PL070156
DS070428



PAD 1

DS070428 PL070156 REC07026

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**PREVIOUSLY APPROVED
VARIANCES & USE PERMITS:**
NONE

**REQUESTED
VARIANCES & USE PERMITS:**
TO BE DETERMINED

BUILDING DATA:

BUILDING G

BUILDING AREA: 277,500 RSF
HT. OF BUILDING: 174'
NO. OF STORIES: 10
PKG REQ'D: 1110
PKG PROV'D: 1110

BUILDING J

BUILDING AREA: 366,250 RSF
HT. OF BUILDING: 210'
NO. OF STORIES: 12
PKG REQ'D: 1465
PKG PROV'D: 1465

BUILDING H

BUILDING AREA: 309,500 RSF
HT. OF BUILDING: 186'
NO. OF STORIES: 11
PKG REQ'D: 1238
PKG PROV'D: 1238

BUILDING K

BUILDING AREA: 300,000 RSF
HT. OF BUILDING: 170'
NO. OF STORIES: 12
KEYS: 400
PKG REQ'D: 444
PKG PROV'D: 444(TANDEM)

BUILDING I

BUILDING AREA: 313,500 RSF
HT. OF BUILDING: 198'
NO. OF STORIES: 11
PKG REQ'D: 1254
PKG PROV'D: 1254

TYPE OF CONSTRUCTION:

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

ALL BUILDING HEIGHTS MEASURED FROM MIDPOINT TOP OF
CURB

SITE DATA:

ZONING:

EXISTING: MU-ED
PROPOSED: MU-ED

SITE AREA (NET): +/- 15.23

BUILDING AREAS:

| | | |
|----------------|----------------------|----------------------|
| BUILDING G: | 292,000 GSF | 277,500 RSF |
| BUILDING H: | 325,800 GSF | 309,500 RSF |
| BUILDING I: | 330,000 GSF | 313,500 RSF |
| BUILDING J: | 385,500 GSF | 366,250 RSF |
| BUILDING K: | 300,000 GSF | 300,000 RSF |
| TOTAL : | 1,633,300 GSF | 1,566,750 RSF |

PARKING CALCULATION:

| | |
|---------------------------|------|
| MINIMUM REQUIRED (1/300): | 5222 |
| PARKING PROVIDED: | 5511 |

BICYCLE PARKING:

| | |
|-----------|-----|
| REQUIRED: | 164 |
| PROVIDED: | 82 |

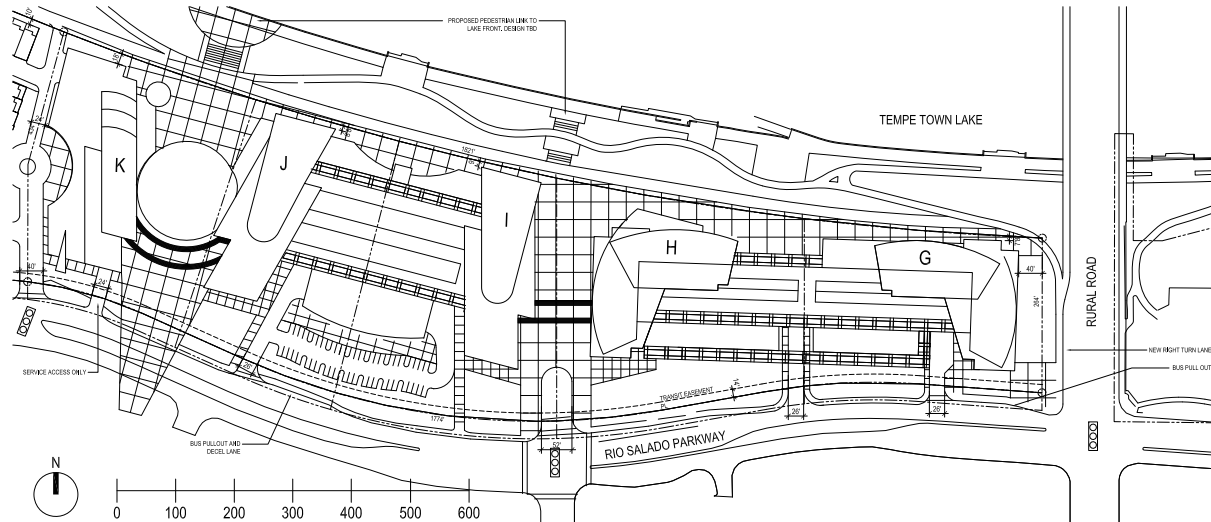
LANDSCAPE:

| | |
|-------------------|-----|
| ON-SITE REQUIRED: | NS |
| ON-SITE PROVIDED: | 40% |

LOT COVERAGE:

| | |
|------------|-----|
| ALLOWABLE: | NS |
| PROVIDED: | 55% |

RSF: RENTABLE SQUARE FOOTAGE
GSF: GROSS SQUARE FOOTAGE



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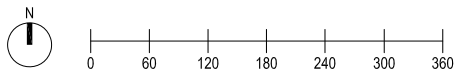
PAD 2

REC07026 PL070156 DS070428



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TYPICAL SUBGRADE PLAN



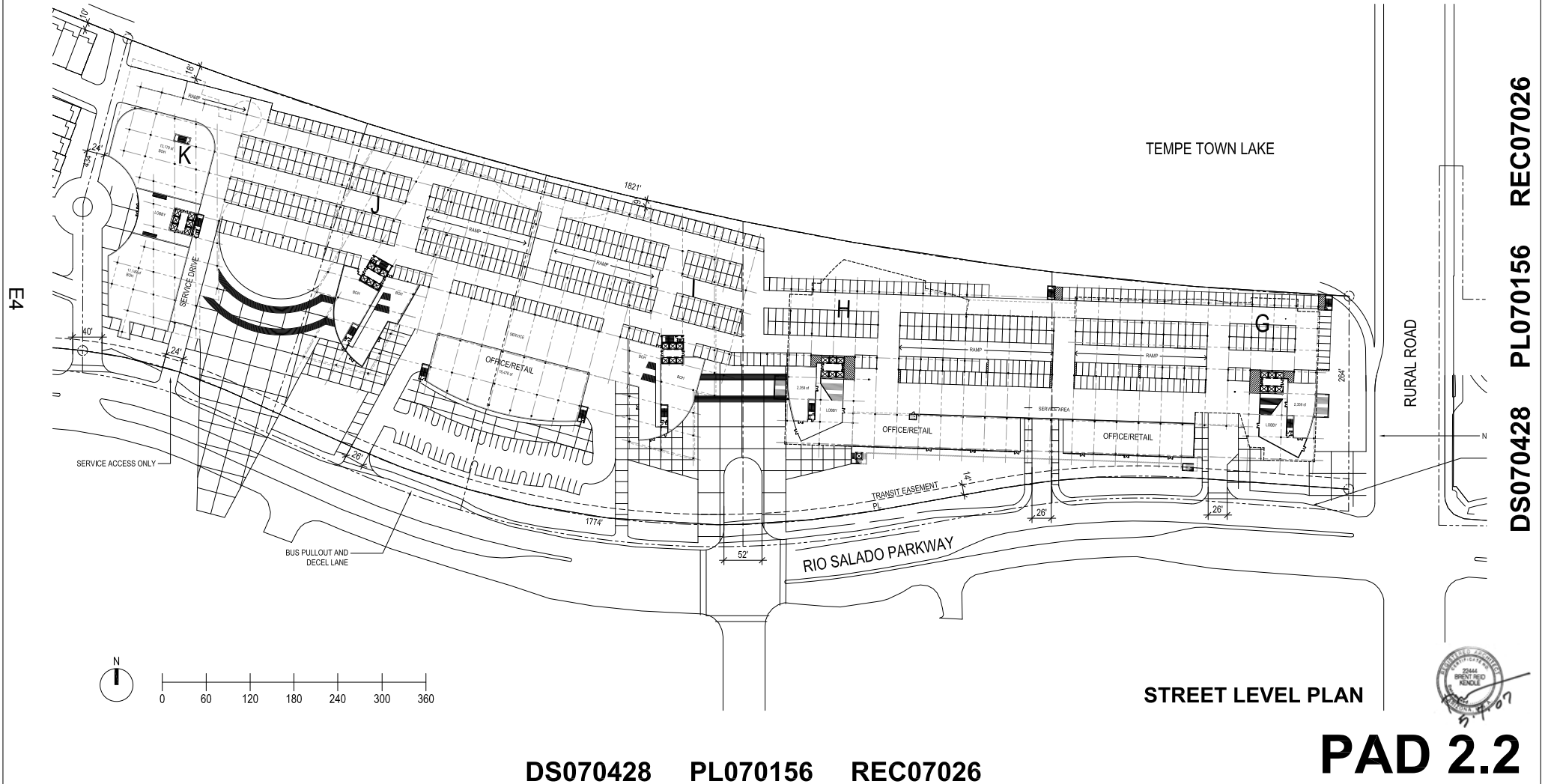
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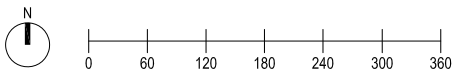
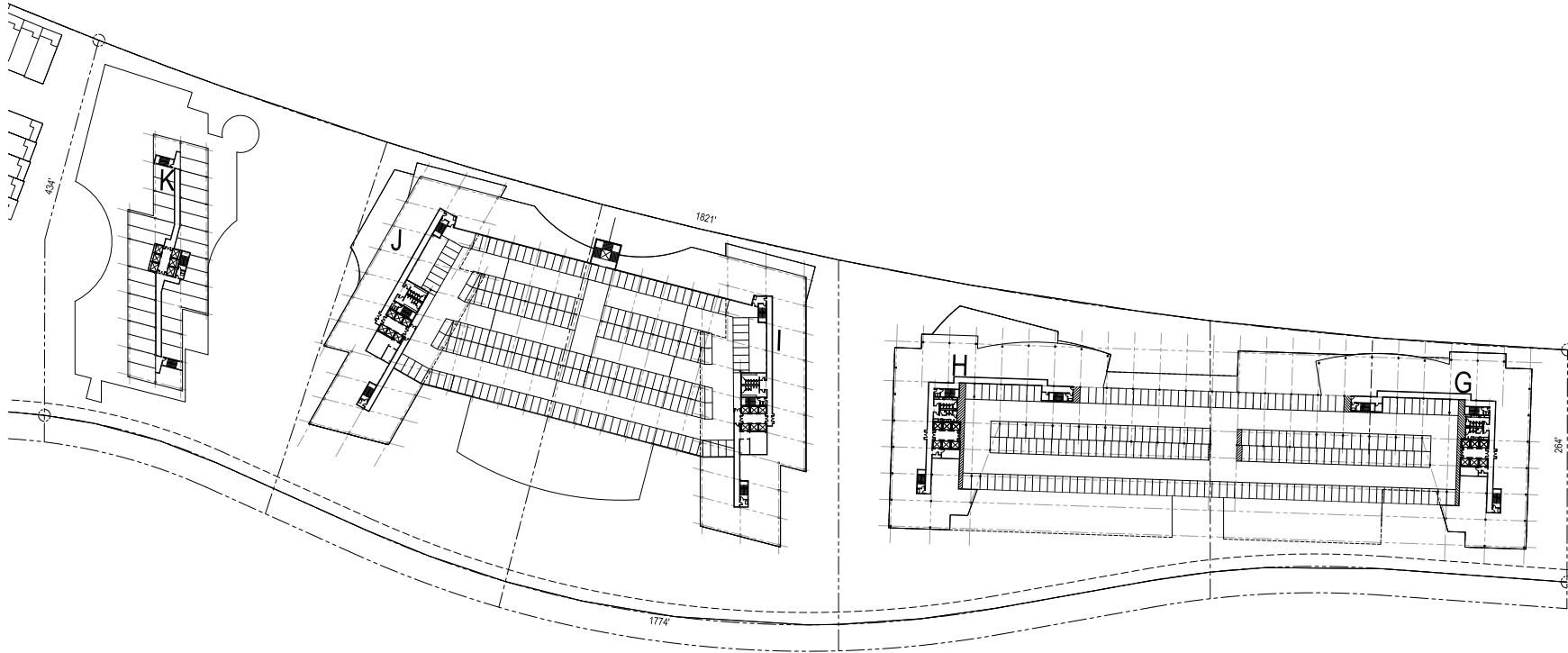
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THIRD FLOOR PLAN

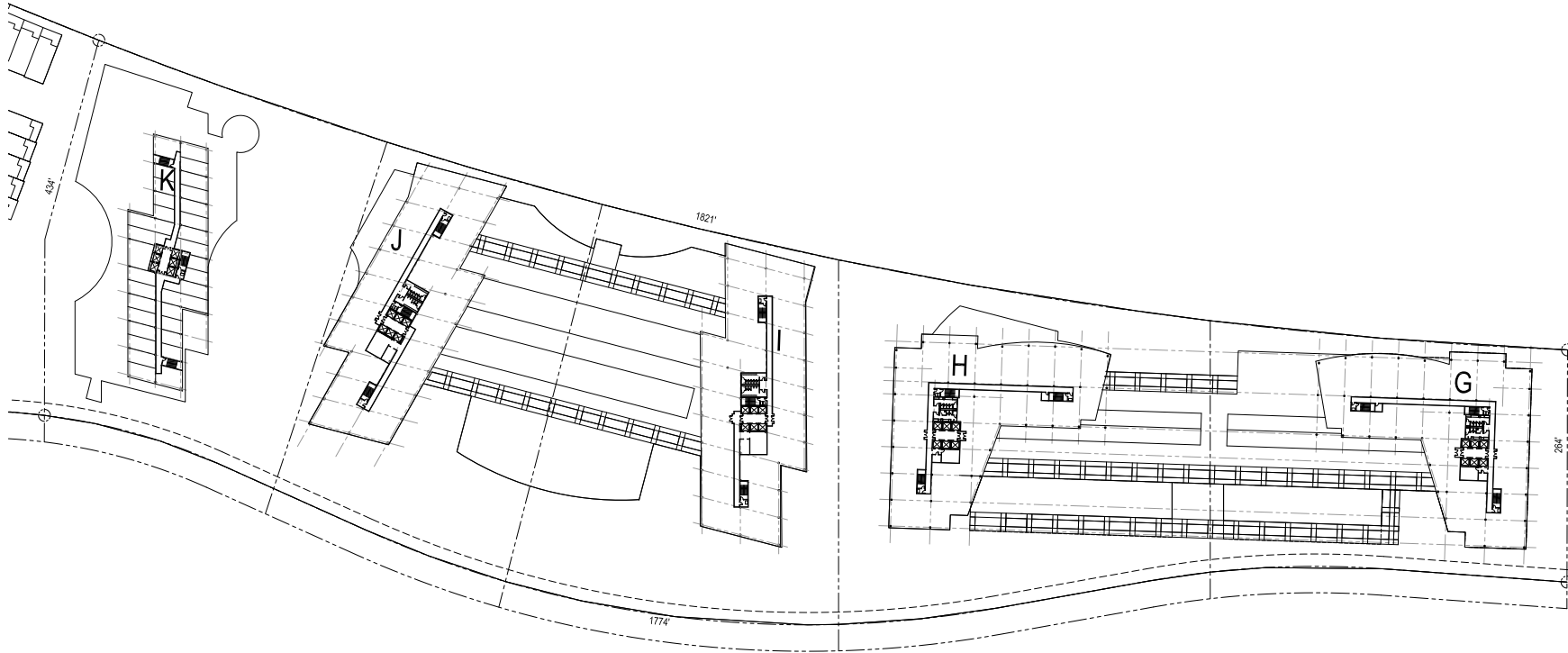


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PAD 2.4

DS070428 PL070156 REC07026

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FIFTH FLOOR PLAN



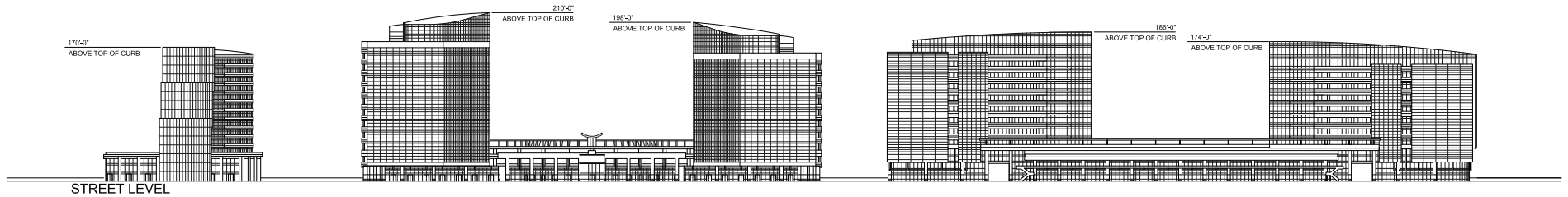
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PAD 2.5

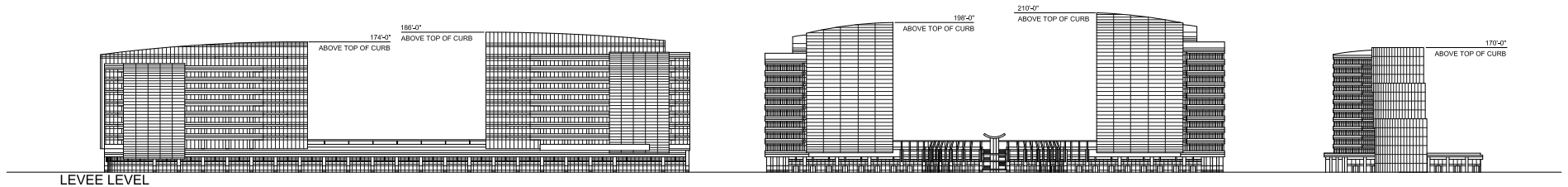
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SOUTH (STREET SIDE) ELEVATION



NORTH (LEVEE SIDE) ELEVATION

DS070428 PL070156 REC07026

DS070428 PL070156 REC07026



PAD 3