

# PLANNED AREA DEVELOPMENT OVERLAY PARK PLACE

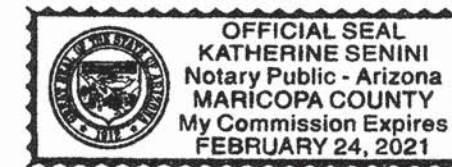
A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH,  
RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER AUTHORIZATION

1135 APACHE LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: Steven A. Tseffos 4.7.2018  
OWNER DATE

ITS member



## ACKNOWLEDGMENT

ON THIS 3 DAY OF April, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Steven A. Tseffos, 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: Katherine Senini February 24, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

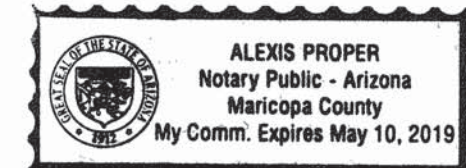
BY: Paul Zarin 4/24/18  
OWNER DATE  
ITS Authorized Signatory

## OWNER AUTHORIZATION

KASSEL CORPORATION

BY: Magda Farag Kassel 3/30/18  
OWNER DATE

ITS President



## ACKNOWLEDGMENT

ON THIS 30 DAY OF March, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Magda Farag, 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: Alexis Propper May 10, 2019  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul Zarin 4/24/18  
OWNER DATE  
ITS Authorized Signatory

## LEGAL DESCRIPTION

(SEE PAD000.1)

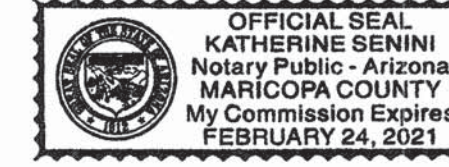
DS170297

## OWNER AUTHORIZATION

NEXT GEN INVESTMENTS XII, A ARIZONA LIMITED LIABILITY COMPANY

BY: Adam Guy Feldman 4.11.18  
OWNER DATE

ITS Authorized Agent



## ACKNOWLEDGMENT

ON THIS 11 DAY OF April, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Adam Guy Feldman, 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: Katherine Senini February 24, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

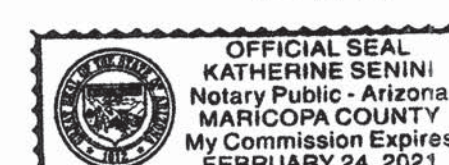
BY: Paul Zarin 4/24/18  
OWNER DATE  
ITS Authorized Signatory

## OWNER AUTHORIZATION

NEXT GEN PARTNERS XII, A ARIZONA LIMITED LIABILITY COMPANY

BY: Adam Guy Feldman 4.11.18  
OWNER DATE

ITS Authorized Agent



## ACKNOWLEDGMENT

ON THIS 11 DAY OF April, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Adam Guy Feldman, 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: Katherine Senini February 24, 2021  
NOTARY PUBLIC MY COMMISSION EXPIRES  
PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Paul Zarin 4/24/18  
OWNER DATE  
ITS Authorized Signatory

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY TEMPE ON THIS 8 DAY OF FEBRUARY, 2018

PL170166

## OWNERS:

1135 APACHE LLC  
1135 EAST APACHE BOULEVARD, TEMPE, AZ 85281  
PARCEL 133-09-031G

KASSEL CORPORATION  
1125 EAST APACHE BOULEVARD, TEMPE, AZ 85281  
PARCEL 133-09-030B

NEXT GEN INVESTMENTS XII, LLC  
1201 EAST APACHE BOULEVARD, TEMPE, AZ 85281  
1313 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
1321 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
PARCEL 133-09-030B | 133-09-033B | 133-09-033C

NEXT GEN PARTNERS XII, LLC  
1320 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
1340 SOUTH TERRACE ROAD, TEMPE, AZ 85281  
PARCEL 133-09-031F | 133-09-031K

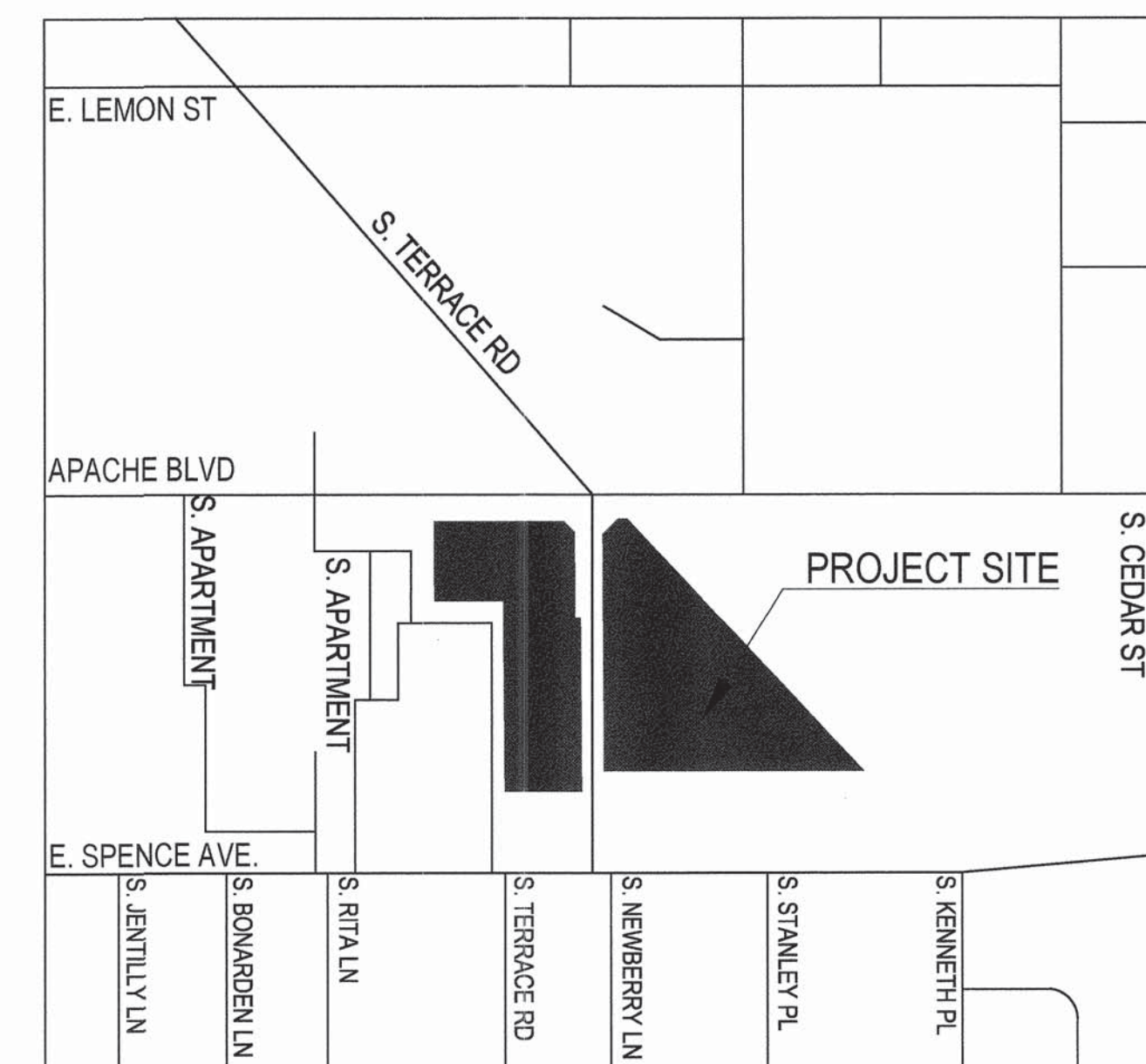
## DEVELOPER:

PARK7 GROUP, LLC A DELAWARE LIMITED LIABILITY COMPANY  
461 PARK AVENUE S. FLOOR 4, NEW YORK, NY 10016  
CHRISTOPHER KRITZMAN - (404) 861-8063  
CKRITZMAN@PARK7GROUP.COM

## PROJECT DATA

(SEE PAD000.1)

## SITE VICINITY MAP



| # | DATE | COMMENTS |
|---|------|----------|
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REC17105

PARK PLACE  
1201 E. APACHE  
TEMPE, ARIZONA  
PARK 7 GROUP

PL170166

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.  
DALLAS-NEW YORK-CHICAGO-NEW ORLEANS-ORLANDO-EDMONTON-SAN RAMON  
NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-DUBAI-HANOI-MONTEVIDEO

DS170297

SHEET CONTENTS:  
PAD COVER  
SHEET NO.

PAD000  
HPA 17030

REC17105

CITY PLANNING SUBMITTAL - 11.22.2017

# PLANNED AREA DEVELOPMENT OVERLAY PARK PLACE

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 01 NORTH,  
RANGE 04 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## LEGAL DESCRIPTION

### East Lot.

A parcel of land lying within the southwest quarter of Section 23, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 23, a 3-inch City of Tempe brass cap in handhole, from which the southwest corner of said section, a 3-inch Arizona Highway Department brass cap in handhole, bears South 00°04'20" East (basis of bearing), a distance of 2641.10 feet;  
THENCE along the east-west mid-section line of said section, South 89°59'20" East, a distance of 1830.77 feet;  
THENCE leaving said east-west mid-section line, South 00°00'40" West, a distance of 50.75 feet, to the southerly right-of-way line of East Apache Boulevard and the POINT OF BEGINNING;  
THENCE along said southerly right-of-way line, South 89°58'38" East, a distance of 16.59 feet;  
THENCE leaving said southerly right-of-way line, along the northerly prolongation of and the southwesterly line of Lot 1 of The Motley as shown on Final Plat recorded in Book 1245, page 37, Maricopa County Records (M.C.R.) South 43°02'04" East, a distance of 626.24 feet, to the northeast corner of Attebery Tract as shown on Final Plat recorded in Book 56, page 19, M.C.R.;  
THENCE leaving said southwesterly line, along the north line of said Attebery Tract, North 89°57'56" West, a distance of 469.33 feet, to the northwest corner of said Attebery Tract;  
THENCE leaving said northerly line, along a line parallel with and 20 feet east of the centerline of South Terrace Road, North 00°17'47" West, a distance of 429.75 feet, to the southerly right-of-way line of said East Apache Boulevard;  
THENCE leaving said parallel line, along said southerly right-of-way line, North 44°52'19" East, a distance of 39.12 feet, to the POINT OF BEGINNING.  
Containing 117,112 square feet or 2.6885 acres, more or less.  
Subject to existing right-of-way and easements.

### West Lot

A parcel of land lying within the southwest quarter of Section 23, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the west quarter corner of said Section 23, a 3-inch City of Tempe brass cap in handhole, from which the southwest corner of said section, a 3-inch Arizona Highway Department brass cap in handhole, bears South 00°04'20" East (basis of bearing), a distance of 2641.10 feet;  
THENCE along the east-west mid-section line of said section, South 89°59'20" East, a distance of 1498.71 feet;  
THENCE leaving said east-west mid-section line, South 00°00'40" West, a distance of 55.00 feet, to the southerly right-of-way line of East Apache Boulevard and the POINT OF BEGINNING;  
THENCE along said southerly right-of-way line, South 89°59'20" East, a distance of 234.33 feet;  
THENCE South 45°08'34" East, a distance of 28.36 feet;  
THENCE leaving said southerly right-of-way line, along a line parallel with and 30 feet west of the centerline of East Terrace Road, South 00°17'47" East, a distance of 155.00 feet, to the south line of the north 180 feet of Lot 17 of Jenn Tilly Terrace as shown on Final Plat recorded in Book 28, page 40, Maricopa County Records (M.C.R.);  
THENCE leaving said parallel line, along said south line, South 89°59'20" East, a distance of 10.00 feet, to the east line of said Lot 17;  
THENCE leaving said south line, along said east line, South 00°17'47" East, a distance of 314.83 feet, to the north line of the south 176 feet of said Lot 17;  
THENCE leaving said east line, along said north line, North 89°57'56" West, a distance of 139.32 feet, to the west line of said Lot 17;  
THENCE leaving said north line, along said west line, North 00°17'48" West, a distance of 344.77 feet;  
THENCE leaving said west line, along a line parallel with and 200 feet south of the east-west mid-section line of said section, North 89°59'20" West, a distance of 125.01 feet;  
THENCE leaving said parallel line, along a line that is parallel with and 25 feet west of the east line of Lot 15 of said Jenn Tilly Terrace, North 00°17'48" West, a distance of 145.00 feet, to the POINT OF BEGINNING.  
Containing 84,415 square feet or 1.9379 acres, more or less.  
Subject to existing right-of-way and easements.

DS170297

## PROJECT DATA

| ZONING DISTRICT(S) AND OVERLAY(S)<br>TABLE 4-203(B) | PAD PROVIDED                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL PLAN LAND USE                               | MIXED USE                                                                                                                                                                                                                                                                                                          |
| GENERAL PLAN DENSITY                                | HIGH DENSITY (UP TO 65 DU/AC)                                                                                                                                                                                                                                                                                      |
| ZONING                                              | MU-4 PAD TOD CORRIDOR                                                                                                                                                                                                                                                                                              |
| GROSS EAST SITE AREA                                | 117,112 SF (2.69 ACRES)                                                                                                                                                                                                                                                                                            |
| GROSS WEST SITE AREA                                | 84,415 SF (1.94 ACRES)                                                                                                                                                                                                                                                                                             |
| TOTAL GROSS SITE AREA                               | 201,527 SF (4.63 ACRES)                                                                                                                                                                                                                                                                                            |
| NET EAST SITE AREA                                  | 112,442 SF (2.58 ACRES)                                                                                                                                                                                                                                                                                            |
| NET WEST SITE AREA                                  | 81,204 SF (1.86 ACRES)                                                                                                                                                                                                                                                                                             |
| TOTAL NET SITE AREA                                 | 193,646 (4.45 ACRES)                                                                                                                                                                                                                                                                                               |
| DWELLING QUANTITY                                   | 285 DU                                                                                                                                                                                                                                                                                                             |
| BEDROOM QUANTITY                                    | 783 BEDROOMS                                                                                                                                                                                                                                                                                                       |
| DENSITY                                             | 285 DU / 4.63 ACRES = 62 DU/AC                                                                                                                                                                                                                                                                                     |
| EAST BUILDING HEIGHT                                | 67'                                                                                                                                                                                                                                                                                                                |
| WEST BUILDING HEIGHT                                | 69'                                                                                                                                                                                                                                                                                                                |
| EAST BUILDING LOT COVERAGE                          | 68% - 76,097 SF                                                                                                                                                                                                                                                                                                    |
| WEST BUILDING LOT COVERAGE                          | 67% - 54,097 SF                                                                                                                                                                                                                                                                                                    |
| TOTAL BUILDING LOT COVERAGE                         | 67% - 130,194 SF                                                                                                                                                                                                                                                                                                   |
| EAST LOT LANDSCAPE COVERAGE                         | 17.8% - 20,157 SF                                                                                                                                                                                                                                                                                                  |
| EAST LOT TERRACE LANDSCAPE                          | 19% - 21,731 SF                                                                                                                                                                                                                                                                                                    |
| WEST LOT LANDSCAPE COVERAGE                         | 20.2% - 16,492 SF                                                                                                                                                                                                                                                                                                  |
| WEST LOT TERRACE LANDSCAPE                          | 18% - 14,721 SF                                                                                                                                                                                                                                                                                                    |
| TOTAL GROUND LANDSCAPE COVERAGE                     | 18.9% - 36,649 SF                                                                                                                                                                                                                                                                                                  |
| TOTAL LANDSCAPE COVERAGE (INCLUDING TERRACES)       | 37.7% - 73,101 SF                                                                                                                                                                                                                                                                                                  |
| EAST BUILDING SETBACKS                              |                                                                                                                                                                                                                                                                                                                    |
| FRONT (APACHE BLVD.)                                | 55'                                                                                                                                                                                                                                                                                                                |
| REAR (SOUTH)                                        | 28'                                                                                                                                                                                                                                                                                                                |
| SIDE (EAST)                                         | 26'                                                                                                                                                                                                                                                                                                                |
| STREET SIDE (WEST)                                  | 0'                                                                                                                                                                                                                                                                                                                 |
| WEST BUILDING SETBACKS                              |                                                                                                                                                                                                                                                                                                                    |
| FRONT (APACHE BLVD.)                                | 7'                                                                                                                                                                                                                                                                                                                 |
| REAR (SOUTH)                                        | 43'                                                                                                                                                                                                                                                                                                                |
| SIDE (WEST)                                         | 18'                                                                                                                                                                                                                                                                                                                |
| STREET SIDE (EAST)                                  | 0'                                                                                                                                                                                                                                                                                                                 |
| VEHICLE PARKING QUANTITY                            |                                                                                                                                                                                                                                                                                                                    |
| RETAIL PARKING (per TOD)                            | 1 SPACE PER 300 SF (6,679*.75)/300 = 17 SPACES                                                                                                                                                                                                                                                                     |
| RESTAURANT                                          | 1 SPACE PER 75 SF (2,394*.75)/75 = 24 SPACES                                                                                                                                                                                                                                                                       |
| RESIDENTIAL PARKING (per TOD)                       |                                                                                                                                                                                                                                                                                                                    |
| GUEST                                               | 57 SPACES (.2/UNIT)                                                                                                                                                                                                                                                                                                |
| 1 BEDROOM (66 UNITS)                                | 33.80 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                           |
| 2 BEDROOM (50 UNITS)                                | 51.21 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                           |
| 3 BEDROOM (59 UNITS)                                | 90.64 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                           |
| 4 BEDROOM (110 UNITS)                               | 225.32 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                          |
| TOTAL RESIDENTIAL                                   | 458 SPACES                                                                                                                                                                                                                                                                                                         |
| GRAND TOTAL PARKING                                 | 499 SPACES PROVIDED                                                                                                                                                                                                                                                                                                |
| BICYCLE PARKING QUANTITY                            |                                                                                                                                                                                                                                                                                                                    |
| RETAIL:                                             | 8 SPACES                                                                                                                                                                                                                                                                                                           |
| RESTAURANT:                                         | 10 SPACES                                                                                                                                                                                                                                                                                                          |
| RESIDENTIAL:                                        |                                                                                                                                                                                                                                                                                                                    |
| GUEST                                               | 80 SPACES                                                                                                                                                                                                                                                                                                          |
| 1 BEDROOM (66 UNITS)                                | 68 SPACES                                                                                                                                                                                                                                                                                                          |
| 2 BEDROOM (50 UNITS)                                | 124 SPACES                                                                                                                                                                                                                                                                                                         |
| 3 BEDROOM (59 UNITS)                                | 178 SPACES                                                                                                                                                                                                                                                                                                         |
| 4 BEDROOM (110 UNITS)                               | 193 SPACES                                                                                                                                                                                                                                                                                                         |
| TOTAL RESIDENTIAL BIKE PARKING                      | 643 SPACES                                                                                                                                                                                                                                                                                                         |
| GRAND TOTAL BIKE PARKING                            | 661 PROVIDED                                                                                                                                                                                                                                                                                                       |
| USES                                                | RETAIL : 6,679 SF<br>RESTAURANT : 2,394 SF<br>RESTAURANT PATIO : 651 SF (EXCLUDED FROM BUILDING AREA CALCULATION)<br>PARKING : 187,933 SF<br>RESIDENTIAL : 342,964 SF<br>AMENITIES : 8,380 SF<br>LOBBY/LEASING : 3,916 SF<br>MEP/STORAGE/LOADING : 12,483 SF<br>MVP : 7,370 SF<br>TOTAL BUILDING AREA : 572,119 SF |

PL170166

## CONDITIONS OF APPROVAL: PL170166

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNERS(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF 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 THE APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR PARK PLACE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

REC17105

PL170166

DS170297

| # | DATE | COMMENTS |
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**PARK PLACE**  
1201 E. APACHE  
TEMPE, ARIZONA

PARK 7 GROUP

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

**HUMPHREYS & PARTNERS** URBAN ARCHITECTURE, L.P.  
DALLAS-NEW YORK-CHICAGO-NEW ORLEANS-ORLANDO-EDMONTON-SAN RAMON  
NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-DUBAI-HANOI-MONTEVIDEO

SHEET CONTENTS:  
**PAD PROJECT DATA TABLE**  
SHEET NO.

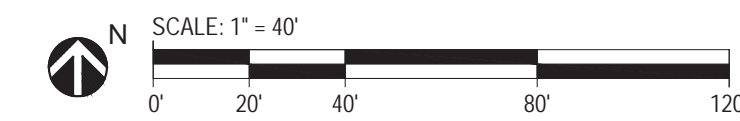
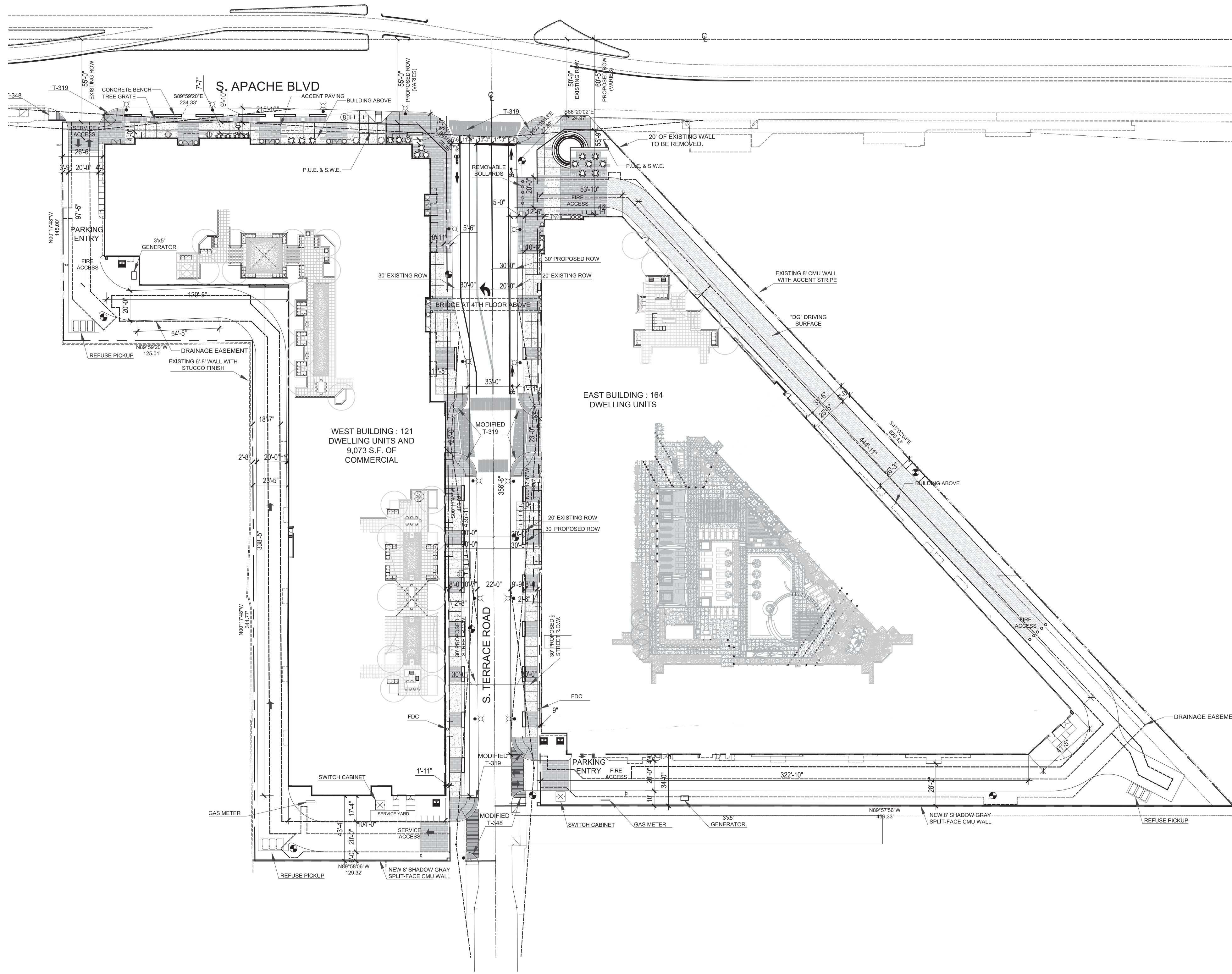
PAD000.1

HPA 17030

REC17105

CITY PLANNING SUBMITTAL - 11.22.2017

# PLANNED AREA DEVELOPMENT OVERLAY PARK PLACE SITE PLAN



| ZONING DISTRICT(S) AND OVERLAY(S)<br>TABLE 4-203(B)                                                                                                    | CSS TOD STANDARDS    | PAD PROVIDED                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL PLAN LAND USE                                                                                                                                  | MIXED-USE            | MIXED-USE                                                                                                                                                                                                                                                                                                          |
| GENERAL PLAN DENSITY                                                                                                                                   | HIGH DENSITY         | HIGH DENSITY                                                                                                                                                                                                                                                                                                       |
| ZONING                                                                                                                                                 | CSS (TOD)            | MU-4 PAD TOD CORRIDOR                                                                                                                                                                                                                                                                                              |
| GROSS EAST SITE AREA                                                                                                                                   |                      | 117,112 SF (2.69 ACRES)                                                                                                                                                                                                                                                                                            |
| GROSS WEST SITE AREA                                                                                                                                   |                      | 84,415 SF (1.94 ACRES)                                                                                                                                                                                                                                                                                             |
| GROSS TOTAL SITE AREA                                                                                                                                  |                      | 201,527 SF (4.63 ACRES)                                                                                                                                                                                                                                                                                            |
| NET EAST SITE AREA                                                                                                                                     |                      | 112,442 SF (2.58 ACRES)                                                                                                                                                                                                                                                                                            |
| NET WEST SITE AREA                                                                                                                                     |                      | 81,204 SF (1.86 ACRES)                                                                                                                                                                                                                                                                                             |
| TOTAL NET SITE AREA                                                                                                                                    |                      | 193,646 (4.45 ACRES)                                                                                                                                                                                                                                                                                               |
| DWELLING QUANTITY                                                                                                                                      |                      | 285 DU                                                                                                                                                                                                                                                                                                             |
| DENSITY                                                                                                                                                | 20 DU/ACRE           | 285 DU / 4.63 ACRES = 62 DU/AC                                                                                                                                                                                                                                                                                     |
| EAST BUILDING HEIGHT                                                                                                                                   | 35' MAX              | 67'                                                                                                                                                                                                                                                                                                                |
| WEST BUILDING HEIGHT                                                                                                                                   | 35' MAX              | 69'                                                                                                                                                                                                                                                                                                                |
| EAST BUILDING LOT COVERAGE                                                                                                                             |                      | 68% - 76,097 SF                                                                                                                                                                                                                                                                                                    |
| WEST BUILDING LOT COVERAGE                                                                                                                             |                      | 67% - 54,097 SF                                                                                                                                                                                                                                                                                                    |
| TOTAL BUILDING LOT COVERAGE                                                                                                                            | 75% MAX              | 67% - 130,194 SF                                                                                                                                                                                                                                                                                                   |
| EAST LOT LANDSCAPE COVERAGE                                                                                                                            |                      | 17.8% - 20,157 SF                                                                                                                                                                                                                                                                                                  |
| EAST LOT TERRACE LANDSCAPE                                                                                                                             |                      | 19% - 21,731 SF                                                                                                                                                                                                                                                                                                    |
| WEST LOT LANDSCAPE COVERAGE                                                                                                                            |                      | 20.2% - 16,492 SF                                                                                                                                                                                                                                                                                                  |
| WEST LOT TERRACE LANDSCAPE                                                                                                                             |                      | 18% - 14,721 SF                                                                                                                                                                                                                                                                                                    |
| TOTAL GROUND LANDSCAPE COVERAGE                                                                                                                        | 25% MIN              | 18.9% - 36,649 SF                                                                                                                                                                                                                                                                                                  |
| TOTAL LANDSCAPE COVERAGE (INCLUDING TERRACES)                                                                                                          |                      | 37.7% - 73,101 SF                                                                                                                                                                                                                                                                                                  |
| EAST BUILDING SETBACKS                                                                                                                                 |                      |                                                                                                                                                                                                                                                                                                                    |
| FRONT (APACHE BLVD.)                                                                                                                                   | 0' MIN/10' MAX       | 55'                                                                                                                                                                                                                                                                                                                |
| REAR (SOUTH)                                                                                                                                           | 10'                  | 28'                                                                                                                                                                                                                                                                                                                |
| SIDE (EAST)                                                                                                                                            | 0'                   | 26'                                                                                                                                                                                                                                                                                                                |
| STREET SIDE (WEST)                                                                                                                                     | 0'                   | 0'                                                                                                                                                                                                                                                                                                                 |
| WEST BUILDING SETBACKS                                                                                                                                 |                      |                                                                                                                                                                                                                                                                                                                    |
| FRONT (APACHE BLVD.)                                                                                                                                   | 0' MIN/10' MAX       | 7'                                                                                                                                                                                                                                                                                                                 |
| REAR (SOUTH)                                                                                                                                           | 10'                  | 43'                                                                                                                                                                                                                                                                                                                |
| SIDE (WEST)                                                                                                                                            | 0'                   | 18'                                                                                                                                                                                                                                                                                                                |
| STREET SIDE (EAST)                                                                                                                                     | 0'                   | 0'                                                                                                                                                                                                                                                                                                                 |
| VEHICLE PARKING QUANTITY                                                                                                                               |                      |                                                                                                                                                                                                                                                                                                                    |
| RETAIL PARKING (per TOD)<br>1/300 SF. PARKING WAIVED FOR 25% OF FLOOR AREA, NOT TO EXCEED 10,000 SF OF FLOOR AREA                                      | 1/300 SF   17 SPACES | 1 SPACE PER 300 SF (6,679*.75)/300 = 17 SPACES                                                                                                                                                                                                                                                                     |
| RESTAURANT PARKING                                                                                                                                     | 1/75 SF   24 SPACES  | 1 SPACE PER 75 SF (2,394*.75)/75 = 24 SPACES                                                                                                                                                                                                                                                                       |
| RESIDENTIAL PARKING (per TOD)                                                                                                                          | .75/BED              |                                                                                                                                                                                                                                                                                                                    |
| GUEST                                                                                                                                                  | .2/UNIT   57 SPACES  | 57 SPACES (.2/UNIT)                                                                                                                                                                                                                                                                                                |
| 1 BEDROOM (66 UNITS)                                                                                                                                   | 49.5 SPACES          | 33.80 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                           |
| 2 BEDROOM (50 UNITS)                                                                                                                                   | 75 SPACES            | 51.21 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                           |
| 3 BEDROOM (59 UNITS)                                                                                                                                   | 132.75 SPACES        | 90.64 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                           |
| 4 BEDROOM (110 UNITS)                                                                                                                                  | 330 SPACES           | 225.32 SPACES (.5121/BED)                                                                                                                                                                                                                                                                                          |
| TOTAL RESIDENTIAL                                                                                                                                      | 644.25 SPACES        | 458 SPACES                                                                                                                                                                                                                                                                                                         |
| GRAND TOTAL PARKING                                                                                                                                    | 685.25 SPACES        | 499 SPACES PROVIDED                                                                                                                                                                                                                                                                                                |
| BICYCLE PARKING QUANTITY                                                                                                                               |                      |                                                                                                                                                                                                                                                                                                                    |
| RETAIL:                                                                                                                                                | 4 SPACES             | 8 SPACES                                                                                                                                                                                                                                                                                                           |
| (1 SPOT/7,500 SF = 4 SPACES MIN.)                                                                                                                      |                      |                                                                                                                                                                                                                                                                                                                    |
| RESTAURANT:                                                                                                                                            | 5 SPACES             | 10 SPACES                                                                                                                                                                                                                                                                                                          |
| (1 SPOT/500 SF = 5 SPACES)                                                                                                                             |                      |                                                                                                                                                                                                                                                                                                                    |
| RESIDENTIAL:                                                                                                                                           |                      |                                                                                                                                                                                                                                                                                                                    |
| STUDIO = .75 SPACES PER UNIT. 1 BEDROOM = .75 PER UNIT. 2 BEDROOM = .75 PER UNIT. 3 BEDROOM = 1 PER UNIT. 4 BEDROOM = 1 PER UNIT. GUEST = 0.2 PER UNIT |                      |                                                                                                                                                                                                                                                                                                                    |
| GUEST                                                                                                                                                  | 57 SPACES            | 80 SPACES                                                                                                                                                                                                                                                                                                          |
| 1 BEDROOM (66 UNITS)                                                                                                                                   | 49.5 SPACES          | 68 SPACES                                                                                                                                                                                                                                                                                                          |
| 2 BEDROOM (50 UNITS)                                                                                                                                   | 37.5 SPACES          | 124 SPACES                                                                                                                                                                                                                                                                                                         |
| 3 BEDROOM (59 UNITS)                                                                                                                                   | 59 SPACES            | 178 SPACES                                                                                                                                                                                                                                                                                                         |
| 4 BEDROOM (110 UNITS)                                                                                                                                  | 110 SPACES           | 193 SPACES                                                                                                                                                                                                                                                                                                         |
| TOTAL RESIDENTIAL BIKE PARKING                                                                                                                         | 313 SPACES           | 643 SPACES                                                                                                                                                                                                                                                                                                         |
| GRAND TOTAL BIKE PARKING                                                                                                                               | 322 SPACES           | 661 PROVIDED                                                                                                                                                                                                                                                                                                       |
| USES                                                                                                                                                   |                      |                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                        |                      | RETAIL : 6,679 SF<br>RESTAURANT : 2,394 SF<br>RESTAURANT PATIO : 651 SF (EXCLUDED FROM BUILDING AREA CALCULATION)<br>PARKING : 187,933 SF<br>RESIDENTIAL : 342,964 SF<br>AMENITIES : 8,380 SF<br>LOBBY/LEASING : 3,916 SF<br>MEP/STORAGE/LOADING : 12,483 SF<br>MVP : 7,370 SF<br>TOTAL BUILDING AREA : 572,119 SF |

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ISSUE DATE:

REVISIONS:

| # | DATE | COMMENTS |
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**PARK PLACE**  
1201 E. APACHE  
TEMPE, ARIZONA  
PARK 7 GROUP

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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SHEET CONTENTS  
**PAD SITE PLAN**  
SHEET NO.

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