

PRELIMINARY AND FINAL P.A.D FOR "PARK PLAZA" AT FOUNTAINHEAD CORPORATE PARK

LOT 6 OF REPLAT OF FOUNTAINHEAD CORPORATE PARK, AS RECORDED IN BOOK 643, PAGE 41, NE 1/4 SECT 29, TIN, R4E,
G & SRB & M, MARICOPA COUNTY RECORDER, TEMPE, ARIZONA

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E-MAIL: ADMIN@BALMER-HC.COM



FOUNTAINHEAD
CORPORATE PARK



CONDITIONS OF APPROVAL: SPD-2004.74

1. REMOVAL OF LOT 6 FROM THE 4TH AMENDED PAD FOR FOUNTAINHEAD CORPORATE PARK PRIOR TO CREATION OF A NEW PAD.
2. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, THE APPROVAL OF CC&RS IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE DEVELOPMENT SERVICES DIRECTOR MUST TAKE PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE CC&RS SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND THE DEVELOPMENT SERVICES DIRECTOR.
3. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
4. THIS PLAN SHALL BE RECORDED AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
5. THE APPLICANT SHALL FURNISH A TRAFFIC REPORT ANALYSIS PRIOR TO EACH PHASE OF DEVELOPMENT IN THE FOUNTAINHEAD PAD TO DETERMINE WHEN, OR IF, THE THIRD SOUTHBOUND TRAFFIC LANE ON PRIEST DRIVE SHOULD BE CONSTRUCTED.
6. ALL PREVIOUS APPLICABLE DESIGN REVIEW BOARD AND CITY COUNCIL CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

STATEMENT OF OWNER

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

AMBERJACK LTD., AN ARIZONA CORPORATION

BY: John R. Higgins
ITS: Vice President
BY: Donald J. Higgins
ITS: Secretary

ACKNOWLEDGMENT

STATE OF ILLINOIS
COUNTY OF MCLEAN } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS 11th DAY OF NOVEMBER, 2004 BY Ch. Clerk, 35th,
OFFICERS OF AMBERJACK LTD., AN ARIZONA CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND OFFICIAL SEAL
NOTARY PUBLIC: Elisabeth A. Porcaro
MY COMMISSION EXPIRES: 3/12/18



SITE	PHASE	USE	MAXIMUM GROSS SQ.FT.	MAXIMUM HEIGHT	HEIGHT VARIANCE	REQUIRED PARKING	PROVIDED PARKING SPACES	REQUIRED BICYCLE PARKING SPACES	PROVIDED BICYCLE PARKING SPACES
LOT 6	PHASE IV-B	OFFICE-B (EXISTING)	101,312	4 FLOORS (58)	YES	405	17-SURFACE/517-STRUCTURED	41-STALLS	41-STALLS
TOTAL			100,312			405	534	41-STALLS	41-STALLS

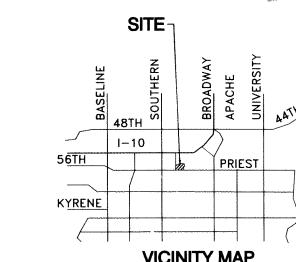
BOOK 728 PAGE 30
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0177372
02/11/2005 03:00 PM
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VARIANCES (PREVIOUSLY GRANTED)

HEIGHT VARIANCES:
INCREASE THE ALLOWED BUILDING HEIGHT FROM 35' IN THE I-2 DISTRICT TO
THE FOLLOWING:
SITE 3 (LOT 6) 13 FLOORS (190) GRANTED JULY 13, 1988

MUNICIPAL APPROVALS
APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
18th DAY OF NOVEMBER, 2004.

BY: John R. Higgins 2/1/05
MAYOR
ATTEST: Kathy M. Higgins 2/1/05
CITY CLERK
BY: Andy Cole 2/1/05
CITY ENGINEER
BY: Melanie C. Higgins 2/7/05
DEVELOPMENT SERVICES



29N

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DS041574 SPD-2004.74 REC04096



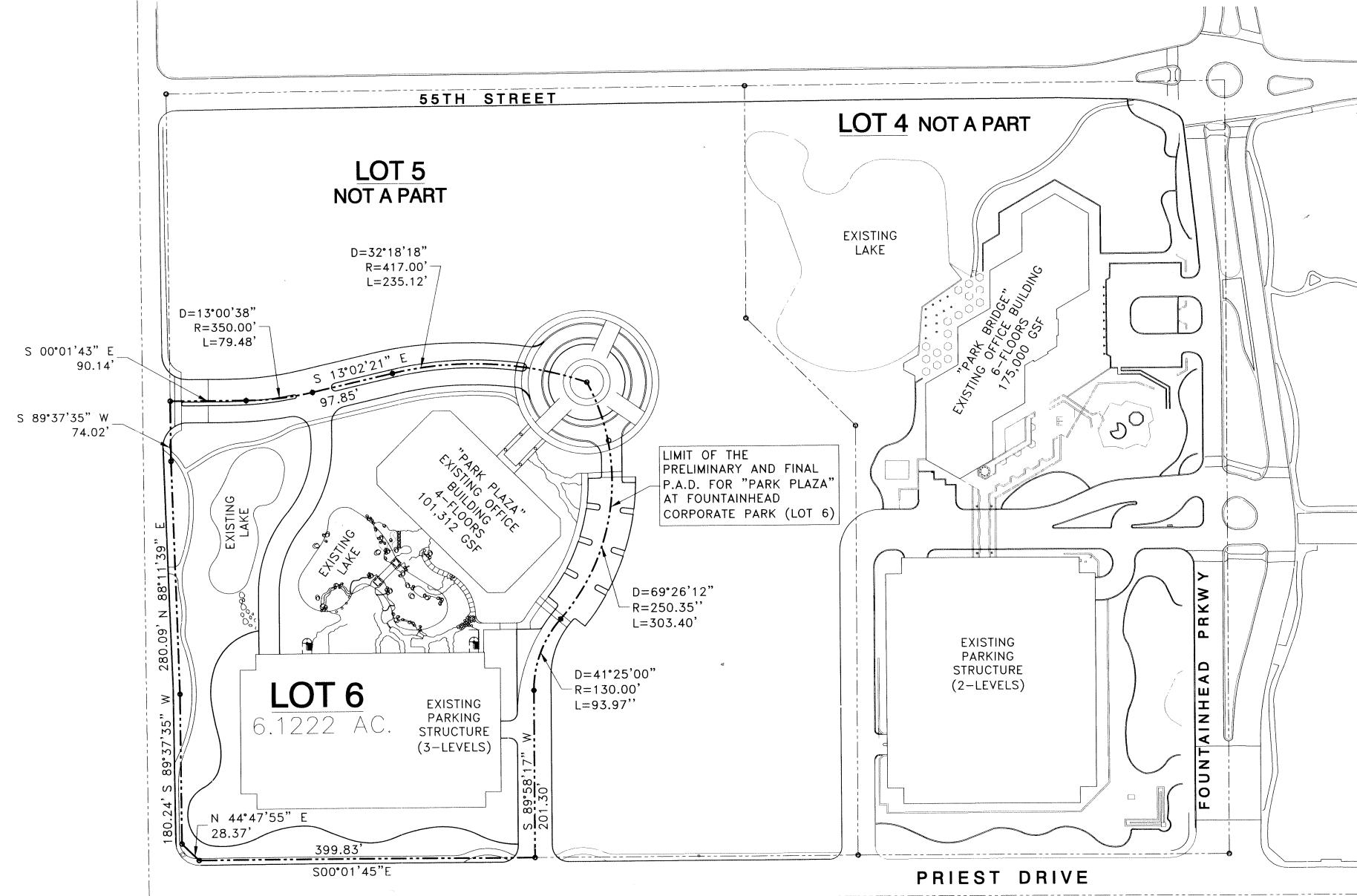


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PAD2

24038
14SEP04
10JAN05

balmer
architectural
group
inc



SITE PLAN

SCALE 1" = 60'

DS041574 SPD-2004.74 REC04096