

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008 BY \_\_\_\_\_  
AS \_\_\_\_\_ OF HOF-BILTMORE RIO SALADO II, L.L.C..

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WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008 BY \_\_\_\_\_  
AS \_\_\_\_\_ OF CITY OF TEMPE, A MUNICIPAL CORPORATION.

ACKNOWLEDGMENT

STATE OF "ARIZONA" COUNTY OF "MARICOPA" THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008 BY \_\_\_\_\_,  
AS \_\_\_\_\_ OF HOF-BILTMORE RIO SALADO II, L.L.C.  
OWNER IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES \_\_\_\_\_

"HOF-BILTMORE RIO SALADO II, L.L.C." AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

ACKNOWLEDGMENT

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MY COMMISSION EXPIRES \_\_\_\_\_

"CITY OF TEMPE" AN ARIZONA MUNICIPAL CORPORATION

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

LEGAL DESCRIPTION

PARCEL NO. 3  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 48 MINUTES 26 SECONDS WEST ALONG THE NORTH/SOUTH MIDSECTION LINE OF SAID SECTION 16 A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS WEST ALONG A LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE EAST/WEST MIDSECTION LINE OF SAID SECTION 16, A DISTANCE OF 1335.68 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST ALONG A LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE EAST/WEST MIDSECTION LINE OF SAID SECTION 16, A DISTANCE OF 128.32 FEET TO THE SOUTHEAST CORNER OF LOT 15, STATE PLAT 12 AMENDED, ACCORDING TO BOOK 69 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDER; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST 499.89 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF STATE PLAT 12 AMENDED; THENCE NORTH 00 DEGREES 42 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 421.57 FEET TO A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY AS DESCRIBED IN 89-023644 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 60 DEGREES 12 MINUTES 06 SECONDS EAST 22.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 889.93 FEET AND FROM WHICH BEGINNING A RADIAL LINE BEARS SOUTH 29 DEGREES 47 MINUTES 54 SECONDS EAST; THENCE EASTERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY 499.56 FEET THROUGH A CENTRAL ANGLE OF 32 DEGREES 09 MINUTES 45 SECONDS AND TO WHICH POINT A RADIAL LINE BEARS NORTH 02 DEGREES 21 MINUTES 45 SECONDS EAST; THENCE DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY SOUTH 00 DEGREES 40 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 547.06 FEET (RECORD) 547.10 FEET (MEASURED) TO THE APN# 04013C2165G POINT OF BEGINNING;

PLANNED AREA DEVELOPMENT OVERLAY  
FOR RIVERSIDE OFFICE PLAZA PHASE III

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

CITY OF TEMPE, A MUNICIPAL CORPORATION  
TEMPE, ARIZONA

OWNER

HOF-BILTMORE RIO SALADO II, L.L.C  
8475 E. HARTFORD DRIVE SUITE 210  
SCOTTSDALE, ARIZONA 85255  
CONTACT: DICK LUND

DEVELOPER

LGE CORPORATION  
740 N. 52ND STREET  
PHOENIX, ARIZONA 85008  
PHONE: (480) 966-4001  
FAX: (480) 966-9001  
CONTACT: FRANK PETTIT

ARCHITECT

PATRICK HAYES ARCHITECTURE  
15849 N. 71ST STREET SUITE 200  
SCOTTSDALE, ARIZONA 85254  
PHONE: (480) 556-9000  
FAX: (480) 556-9490  
CONTACT: CHANDLER ESKEW

CIVIL ENGINEER

HUNTER ENGINEERING  
10450 N. 74TH STREET SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986  
CONTACT: JAKE EARLY

PROJECT DATA

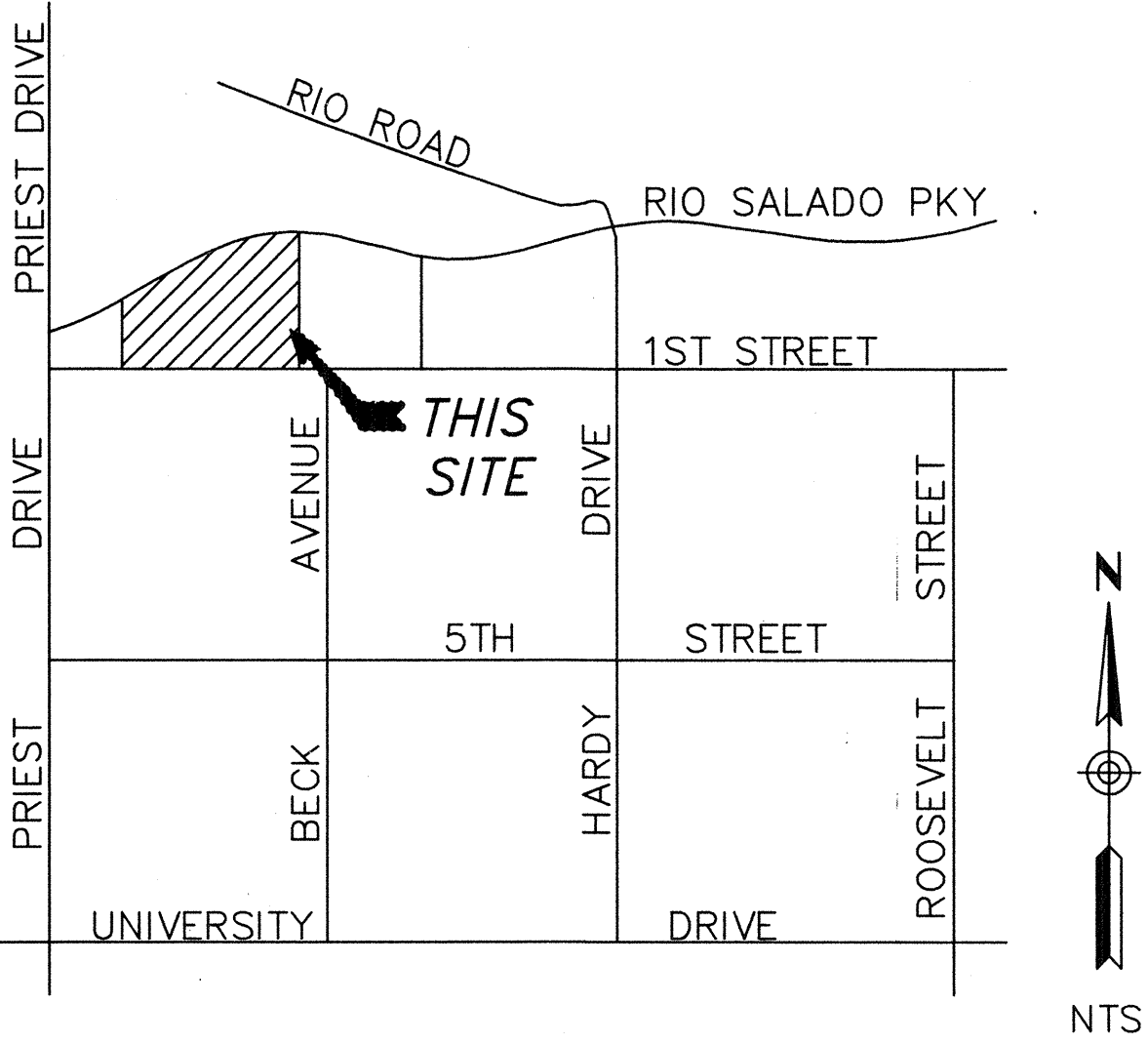
SEE SHEET A1.1

GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S.

APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES



LOCATION MAP

N.T.S.

CONDITIONS OF APPROVAL

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
|     |      |          |    |

PURPOSE:  
P.A.D. OVERLAY

DESIGN BY: JEL  
DRAWN BY: JEL  
CHECKED BY: JEL

REC

HUNTER  
ENGINEERING  
10450 N. 74TH ST. SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

CIVIL AND SURVEY



DS080850

PAD

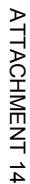
PLANNED AREA DEVELOPMENT OVERLAY  
FOR  
RIVERSIDE OFFICE PLAZA PHASE III  
1275 WEST RIO SALADO PARKWAY  
TEMPE, ARIZONA

THESE PLANS ARE  
NOT APPROVED FOR  
CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

HE JOB NO.:  
LGEC095

SCALE  
N.T.S.

SHEET  
1



**PHArchitecture**  
Patrick Humeau Architecture

21-02

**Riverside Office Plaza  
Phase III**  
1275 West Rio Salado Parkway  
Tempe, Arizona

## A1.1

# SITE DATA

## Project address:

## Office Building

Riverside Office Plaza - Phase III  
1275 West Rio Salado Parkway  
Tempe, AZ

## Quarter Section:

16

## A.P.N.

123-33-046

## Existing Zoning:

GID/PAD/RSOD

## Proposed Zoning:

GID/PAD/RSOD

## Proposed Use:

OFFICE/HOTEL

## General Plan 2030

## Projected Land Use:

COMMERICAL

Gross Site Area ± 377,772 S.F. (± 8.67 acres)

Net Site Area ± 302,728 S.F. (± 6.95 acres)

Total Building Area ± 83,330 S.F. (Building)

± 84,274 S.F. (Hotel)

± 167,604 S.F. (Total)

% Lot Coverage ± 44,837 S.F. (14.8% of site)

NET F.A.R.: ± 55.4%

## Building Height Maximum:

Allowable: 77'-0"

Requested: ± 50'-0" (Building)

± 75'-0" (Hotel)

= (1148.25 FFE - 1144.25 Avg TOC) + (75'-0" Bldg)

## Landscape Area Calculations - Overall Site

Required 10.0% (37,777 S.F.)

Provided ± 28.4% (107,138 S.F.)

## Hotel Parcel

Net Site Area ± 120,532 S.F. (± 2.77 ACRES)

Building Area ± 16,922 S.F. 1ST FLOOR

± 16,838 S.F. 2ND FLOOR

± 16,838 S.F. 3RD FLOOR

± 16,838 S.F. 4TH FLOOR

± 16,838 S.F. 5TH FLOOR

± 84,274 S.F. TOTAL

Net Lot Coverage: ± 14.0%

Net F.A.R.: ± 70.0%

## Parking Calculations

1 Parking Space / Room = Req'd spaces

1 Parking Space / 300 S.F. = Req'd spaces

134 Rooms = 134 Spaces

1,094 S.F. of Office / 300 = 4 Spaces

Total = 138 Spaces

|                    | Required   | Provided   |
|--------------------|------------|------------|
| Standard Parking   | 132 Spaces | 132 Spaces |
| Accessible Parking | 6 Spaces   | 6 Spaces   |
| Total Parking      | 138 Spaces | 138 Spaces |

Parking Ratio: ± 1.64 Spaces / 1,000 S.F.

## Bicycle Parking Calculations

1 Space / 20 Rooms = Req'd Spaces

134 rooms = 7 Spaces

|                 | Required | Provided |
|-----------------|----------|----------|
| Bicycle Parking | 7 Spaces | 8 Spaces |

## Office Parcel

Net Site Area ± 182,196 S.F. (± 4.18 ACRES)

Total Building Area ± 27,915 S.F. 1ST FLOOR

± 27,710 S.F. 2ND FLOOR

± 27,705 S.F. 3RD FLOOR

± 83,330 S.F. TOTAL

Net Lot Coverage: ± 15.3%

Net F.A.R.: ± 46.4%

## Parking Calculations

1 Parking Space / 300 S.F. = Req'd spaces

± 83,330 S.F. / 300 = 278 Spaces

|                    | Required   | Provided   |
|--------------------|------------|------------|
| Standard Parking   | 271 Spaces | 313 Spaces |
| Accessible Parking | 7 Spaces   | 8 Spaces   |
| Total Parking      | 278 Spaces | 321 Spaces |

Parking Ratio: ± 3.91 Spaces / 1,000 S.F.

## Bicycle Parking Calculations

1 Space / 10,000 s.f. = Req'd Spaces

83,330 S.F. = 9 Spaces

|                 | Required | Provided  |
|-----------------|----------|-----------|
| Bicycle Parking | 9 Spaces | 10 Spaces |

## Total Site

## Parking Calculations

|                    | Required   | Provided   |
|--------------------|------------|------------|
| Standard Parking   | 403 Spaces | 447 Spaces |
| Accessible Parking | 13 Spaces  | 14 Spaces  |
| Total Parking      | 416 Spaces | 461 Spaces |

Parking Ratio: ± 2.80 Spaces / 1,000 S.F.

## Bicycle Parking Calculations

|                 | Required  | Provided  |
|-----------------|-----------|-----------|
| Bicycle Parking | 16 Spaces | 18 Spaces |