

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.

STATEMENT OF OWNERS

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

STATE OF "ARIZONA" COUNTY OF "MARICOPA" THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ , 2008 BY ____ , AS ____ OF CITY OF TEMPE, A MUNICIPAL CORPORATION. OWNER IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC:
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

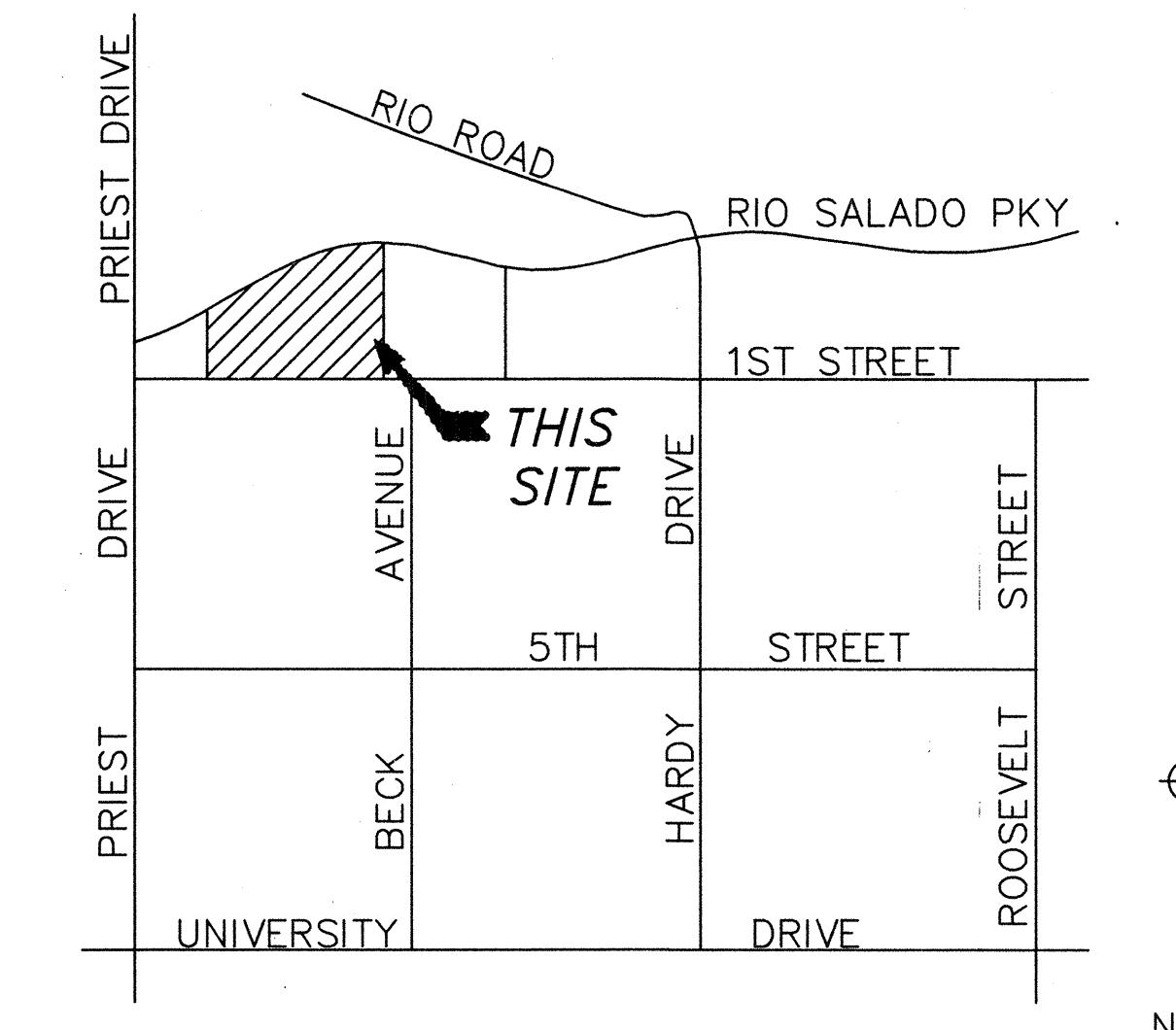
SEE SHEET A1.1

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

DS080850

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

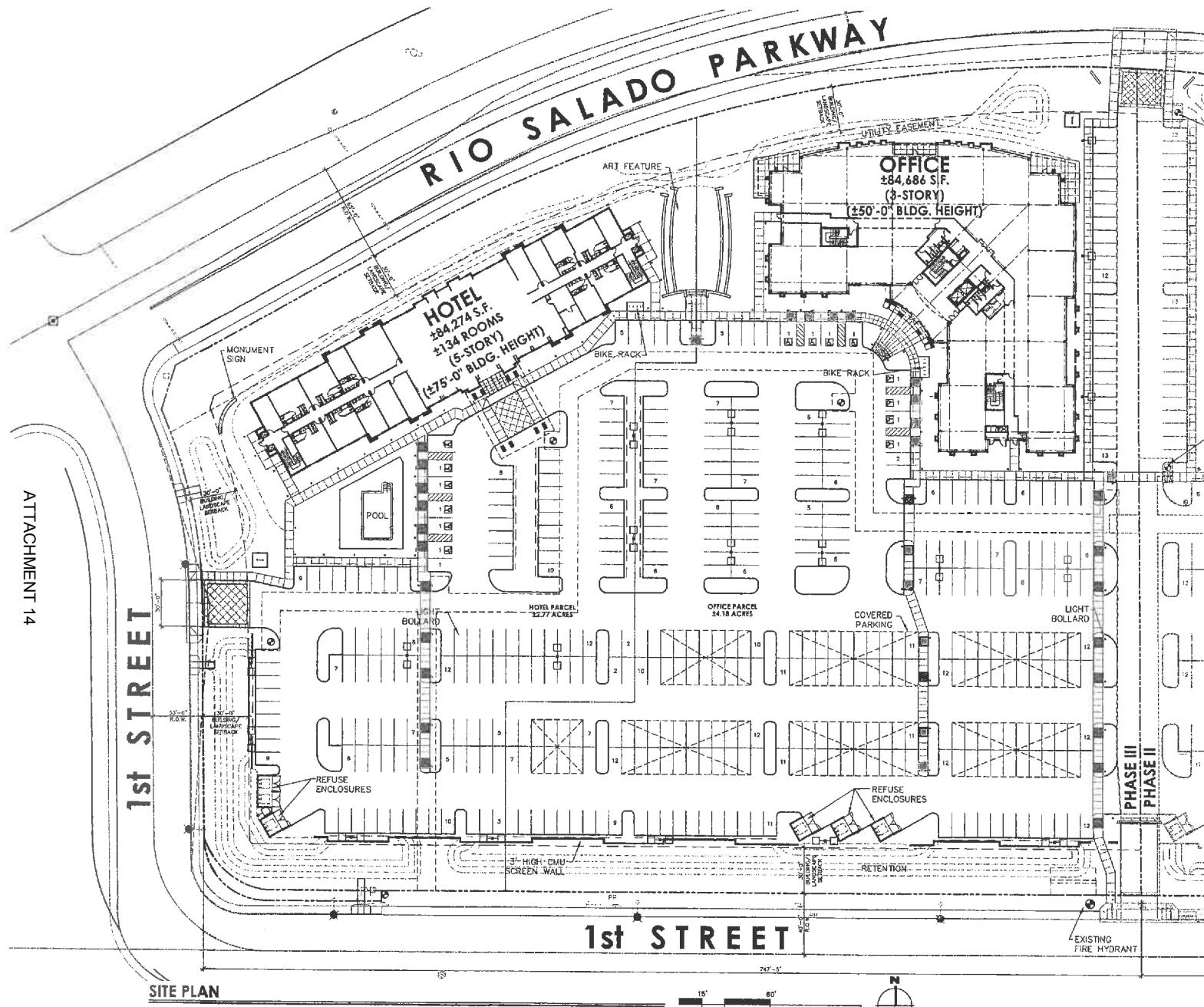
SCALE
N.T.S.

1
SHEET

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

DESIGN BY: CEL
DRAWN BY: CEL
CHECKED BY: JDE
PURPOSE: P.A.D. OVERLAY
NO. DATE REVISION BY

ATTACHMENT 14



BUILDING CODE COMPLIANCE

Applicable Codes:
All construction shall comply with the following codes and amendments per their adopting ordinances:
2003 International Building Code
2003 International Fire Code
2003 International Plumbing Code
1988 National Electrical Code
1991 ADA/ADAAG
I.C.C. / ANSI A117.1 - 1998

All products shall be tested and certified by a member(s) who is listed per the report card manufacturer's written instructions. Product substitution(s) for products listed shall one have I.C.C. approved evaluation report and one be listed by other not yet recognized testing agencies.

Zone(s): CDR/AD/RS/CD
Construction type: HOTEL
Occupancy: B (Very sprinklered) B-A (Very sprinklered)
B-1

SITE DATA

Project address: **Riverside Office Plaza - Phase II**
1275 West Rio Salado Parkway
Tempe, AZ

Quarter Section: 16
A.R.Z.: 16
Easement Zoning: CDR/AD/RS/CD
Proposed Zoning: CDR/AD/RS/CD
Proposed Use: OFFICE/RESIDENTIAL

Ground Surface Area: ±377,772 S.F. (± 0.87 acres)
Net Site Area: ± 127.52 S.F. (± 0.03 acres)
Total Building Area: ± 84,274 S.F. (Total)
± 187,498 S.F. (Total)
± 187,498 S.F. (± 0.45 acres of site)

NBS F.A.R.: ± 20.4%
Building Height (Maximum): ± 50'-0" (Building)
Required: ± 50'-0" (Building)

± 720' (Site) ± 114.25 Avg T.O.C. ± 75'-0" Avg

Landscape Area Calculations - Overall Site
Required: 10,056 (37,775 S.F.)
Provided: ± 20.4% (107,385.8)

Hotel Parcel
Net Site Area: ± 120,532 S.F. (± 0.27 ACRES)
Building Area: ± 84,274 S.F.
± 16,858 S.F. 1ST FLOOR
± 16,838 S.F. 2ND FLOOR
± 16,838 S.F. 3RD FLOOR
± 16,838 S.F. 4TH FLOOR
± 84,274 S.F. TOTAL
Net Lot Coverage: ± 20.4%
Net F.A.R.: ± 70.0%

Parking Calculations
1 Parking Space = Room + Rec'd spaces
1 Parking Space = 300 S.F. = Rec'd spaces
1.094 S.F. of Office / 300 = 4 + Spaces
Glor = 138 Spaces

Required: 132 Spaces
Provided: 132 Spaces
Standard Parking: 132 Spaces
Accessible Parking: 132 Spaces
Total Parking: 132 Spaces

Parking Ratio: ± 1.44 Spaces / 1,000 S.F.

Bicycle Parking Calculations
1 Space / 70 Room = Rec'd Spaces
134 rooms = 7 Spaces

Required: 8 Spaces
Provided: 8 Spaces

Office Parcel
Net Site Area: ± 182,194 S.F. (± 0.48 ACRES)
Total Building Area: ± 27,915 S.F. 1ST FLOOR
± 27,915 S.F. 2ND FLOOR
± 27,915 S.F. 3RD FLOOR
± 27,915 S.F. 4TH FLOOR
± 83,330 S.F. TOTAL
Net Lot Coverage: ± 13.2%
Net F.A.R.: ± 46.4%

Parking Calculations
1 Parking Space = 300 S.F. = Rec'd spaces
± 30,330 S.F. / 300 = 276 Spaces

Required: 271 Spaces
Provided: 313 Spaces
Standard Parking: 271 Spaces
Accessible Parking: 271 Spaces
Total Parking: 278 Spaces

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

Bicycle Parking Calculations
1 Space / 10,000 S.F. = Rec'd Spaces
± 13,302 S.F. = 7 Spaces

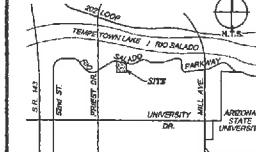
Required: 7 Spaces
Provided: 10 Spaces

Total Site
Parking Calculations
Required: 445 Spaces
Provided: 445 Spaces
Standard Parking: 445 Spaces
Accessible Parking: 133 Spaces
Total Parking: 468 Spaces

Parking Ratio: ± 2.88 Spaces / 1,000 S.F.

Bicycle Parking
Required: 16 Spaces
Provided: 18 Spaces

VICINITY MAP



PROJECT NO: 07-119
PERMIT NO:

PERMIT NO: 07119-A1-1
ISSUED BY:

DATE: 10.21.2008
PERMIT TITLE: SITE PLAN

STREET: A1.1



PHArchitecture

Patrick Hayes Architecture
500 North Main 1st Street
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Scottsdale, Arizona 85254
P: 480.556.3970
E: 480.556.3970
www.pharchitectture.com



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

PAD

DS080850

PERMIT NO:

ISSUED BY:

STREET: A1.1

REC 10

SITE DATA

Project address:

Office Building

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

Quarter Section:

A.P.N. 16
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)

$$= (1148.25 \text{ FFE} - 1144.25 \text{ Avg TOC}) + (75'-0" \text{ Bldg})$$

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

Standard Parking	Required	Provided
Accessible Parking	132 Spaces	132 Spaces
Total Parking	6 Spaces	6 Spaces
	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

Bicycle Parking	Required	Provided
	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

Standard Parking	Required	Provided
Accessible Parking	271 Spaces	313 Spaces
Total Parking	7 Spaces	8 Spaces
	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

Bicycle Parking	Required	Provided
	9 Spaces	10 Spaces

Total Site

Parking Calculations

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

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

Bicycle Parking Calculations

Bicycle Parking	Required	Provided
	16 Spaces	18 Spaces