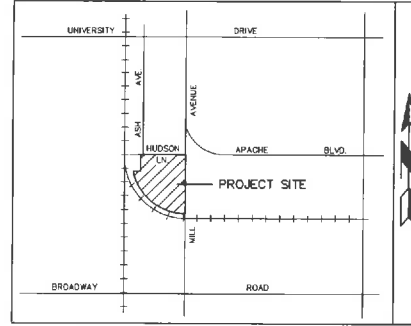


**FINAL P.A.D.
FOR**

**TEMPE ST. LUKES HOSPITAL AND MEDICAL OFFICES
LOCATED IN THE S.W. 1/4 OF SECTION 22, T-1N, R-4E OF THE G.&S.R.B.&M.**

CONDITIONS OF FINAL CITY COUNCIL APPROVAL:
SPD-96.49 - SPD-96.48

- The Public Works Department shall approve of any roadway easement dedications.
- If new property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to the recording of the plan or plat. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both that 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.
- No variances may be created by future property lines without the approval of the City of Tempe.
- A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or variance a, b, d, and e, shall be deemed null and void.
- The Subdivision Plat shall be recorded within one year of the date of Council approval or variances a, b, d, and e, shall be deemed null and void.
- This Subdivision Plat and P.A.D. shall be recorded prior to the issuance of permits, 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.
- The Developer shall provide the City with satisfactory evidence of cross access between Lots 1 and 2 and have a suitable parking affidavit completed prior to the issuance of a building permit or recording the Subdivision Plat and P.A.D.
- A Final Subdivision Plat and Planned Area Development must be approved by the City Council and recorded with the Maricopa County Recorder's Office prior to the issuance of any construction permits for this project.
- The MRI addition to the hospital shall be approved by the Design Review Board before a building permit is issued, and all conditions of that approval adhered to.
- The existing 12,000 s.f. Medical Office Building at the Southwest corner of Mill Avenue and Hudson Lane is to be removed and the parking lot completed before a certificate of occupancy is issued for the new Medical Office Building.
- The Magnetic Resonance Imaging Unit shall be so shielded that the magnetic field that it generates shall be no greater than 5 gauss in any pedestrian or vehicular pathway including the paved parking area on the East side of the hospital.



VICINITY MAP
N. T.S.

BOOK 497 PAGE 05
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0275350
03/24/99 09:51

OWNERSHIP

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

Michael G. Basher
OWNER

APPROVALS

ON THIS THE 24th DAY OF March, 1999 BEFORE ME PERSONALLY APPEARED Michael G. Basher WHO ACKNOWLEDGED HIMSELF TO BE THE Chief Operating Officer OF MEDITRUST COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE AS SUCH OWNER EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL OF THE MARICOPA COUNTY RECORDER'S OFFICE AT PHOENIX, ARIZONA, ON THIS 24th DAY OF March, 1999.

Sam M. Purcell
NOTARY PUBLIC

ACKNOWLEDGEMENT

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 24th DAY OF February, 1998.

By: *James L. Boudignon* ATTEST: *Karen L. Boudignon*
MAYOR DATE DEPT. CITY CLERK DATE

By: *Charles J. Chapp* 3/24/99
CITY ENGINEER DATE

By: *Tom J. Mulline* 3/24/99
DEVELOPMENT SERVICES DIRECTOR DATE

PROJECT DATA

- A PORTION OF THE EXISTING WATER LINE AND ITS EASEMENT ACROSS THE PROPERTY WILL BE ABANDONED AND A NEW WATER LINE WITH FIRE HYDRANTS AND EASEMENT THEREFOR WILL BE PROVIDED AS SHOWN.
- A PORTION OF THE EXISTING PARKING LOT AND DRIVEWAY WILL BE REMOVED & RELOCATED/REPLACED SO AS TO PROVIDE ADDED PARKING AND CONTINUED VEHICULAR ACCESS TO THE REAR OF THE SITE FOR FIRE DEPARTMENT, REFUSE COLLECTION, AND COMMERCIAL DELIVERY TRAFFIC.
- STORMWATER RETENTION WILL BE PROVIDED FOR A 1 HR DURATION STORM HAVING A RETURN FREQUENCY PROBABILITY OF 1% IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS.

OWNER: Meditrust Company, L.L.C.
197 First Avenue, Ste 300
Needham, MA 02194-9127
(781) 433-6000 PHONE
(781) 433-1290 FAX

SITE ADDRESS: 1492 & 1500 South Mill Avenue
Tempe, Arizona 85281

DEVELOPER: Darco Companies
1012 Prospect Street, Ste 300
La Jolla, CA 92037
(619) 551-4922 PHONE
(619) 551-4928 FAX

PROJECT DATA

Lot 1 OF SAINT LUKES HOSPITAL AND MEDICAL OFFICES
(EXISTING TEMPE ST. LUKE'S HOSPITAL)
SITE ADDRESS: 1500 SOUTH MILL AVENUE
TEMPE, ARIZONA 85281
ZONING: R-4
PARCEL SIZE: GROSS: 12.89 Ac.
NET: 9.57 Ac.
BUILDING AREA: 85,875 sf footprint
BUILDING SITE COVERAGE: Max. Allowed: 40% Provided 21%
BUILDING SETBACKS: REQUIRED PROVIDED
FRONT: 25' 40' +/-
REAR: 15' 140' +/-
STREET SIDE: 25' 210' +/-
PARKING REQUIREMENTS: REQUIRED PROVIDED
MEDICAL OFFICE: 158 491
LANDSCAPE AREA: REQUIRED PROVIDED
30% 31%
OCCUPANCY: I-1 (assumed)
USE: HOSPITAL

PROPOSED HOSPITAL ADDITION

Proposed Use: Medical Resonance Imaging (MRI)
Building Area: 1800 sf
Building Setbacks: REQUIRED PROVIDED
FRONT: 25' 40' +/-
REAR: N/A N/A
SIDE: N/A N/A

PARKING REQUIREMENTS: REQUIRED PROVIDED
FRONT: 12
(Explanation: MRI function would allow occupancy of 1-2 staff and 1 patient, because of use)
BUILDING SITE COVERAGE: Addition of 1800 sf would maintain Hospital compliance with ordinance.

OCCUPANCY: I-1
Lot 2 OF SAINT LUKES HOSPITAL AND MEDICAL OFFICES
(MEDICAL OFFICE BUILDING)

SITE ADDRESS: 1492 SOUTH MILL AVENUE
TEMPE, ARIZONA 85281
ZONING: R-4
PARCEL SIZE: GROSS: 1.6658 Ac.
NET: 1.6658 Ac.
BUILDING AREA: 62,300 SF
20,767 SF footprint
BUILDING SITE COVERAGE: Max. Allowed: 40% Provided 29%
BUILDING SETBACKS: REQUIRED PROVIDED
FRONT: 25' 50' +/-
REAR: 15' 40' +/-
SIDE: 10' 10' +/-
BUILDING HEIGHT: 3 Stories (Variance Granted)
PARKING REQUIREMENTS: REQUIRED PROVIDED
GENERAL OFFICE: 32 -
MEDICAL OFFICE: 362 61
TOTAL 394 61

LANDSCAPE AREA: REQUIRED PROVIDED
30% 26.7%
CONSTRUCTION TYPE: TYPE II-1 HOUR (AFES)
OCCUPANCY: B-2
PROPOSED USE: MEDICAL OFFICE/GENERAL OFFICE

REQUIRED: A "Parking Affidavit" for use of parking off-site. Cross-Access authorization form Hospital

FLOOD PLAIN CERTIFICATION:

This is to certify that the above subject property, located at 1500 South Mill Avenue, Tempe, Arizona, lies within ZONE "SHADED X" as designated on the FIRM FLOOD INSURANCE RATE MAP, Map Number 04013C 2165 F, dated September 30, 1995. ZONE "SHADED X" is designated as being areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood as determined by the Federal Emergency Management Agency under that circumstance.

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 1996, AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Christopher E. Aulerich 3/03/99
CHRISTOPHER E. AULERICH DATE
P.L.S. 19809

VARIANCES & USE PERMITS:

- SPD-96.49
- Waive minimum required 6' wall requirement between Lots 1 and 2.
 - Allow all existing conforming landscaping conditions for Lots 1 and 2 to remain as is.
 - Reduce the required number of parking spaces for Lot 1 from 170 spaces to 158 spaces to accommodate a small MRI addition to the hospital.
 - Allow existing retention for Lot 2 to be located on Lot 1.
 - Reduce the minimum required rear-yard setback for Lot 2 from 15' to 12'.

Variances Approved Previously (Case No. SIP-95.55)

- Increase the maximum allowed building height in the R-4 district from 35' to 47' for the new medical office building.
- Waive required landscape islands at the ends of rows and every fifteen spaces.
- Waive required parking screen walls along Mill Ave. and Hudson Lane.
- Waive the required double row of 15 gallon trees at 15' on center and a portion of the accompanying 6' masonry screening wall at the west and southwest boundaries of the site, located at 1500 south Mill Ave in the R-4 Multi-Family zoning district.

USE PERMIT:

- Allow a medical office expansion at an existing hospital use in the R-4 district.

PROPERTY DESCRIPTION

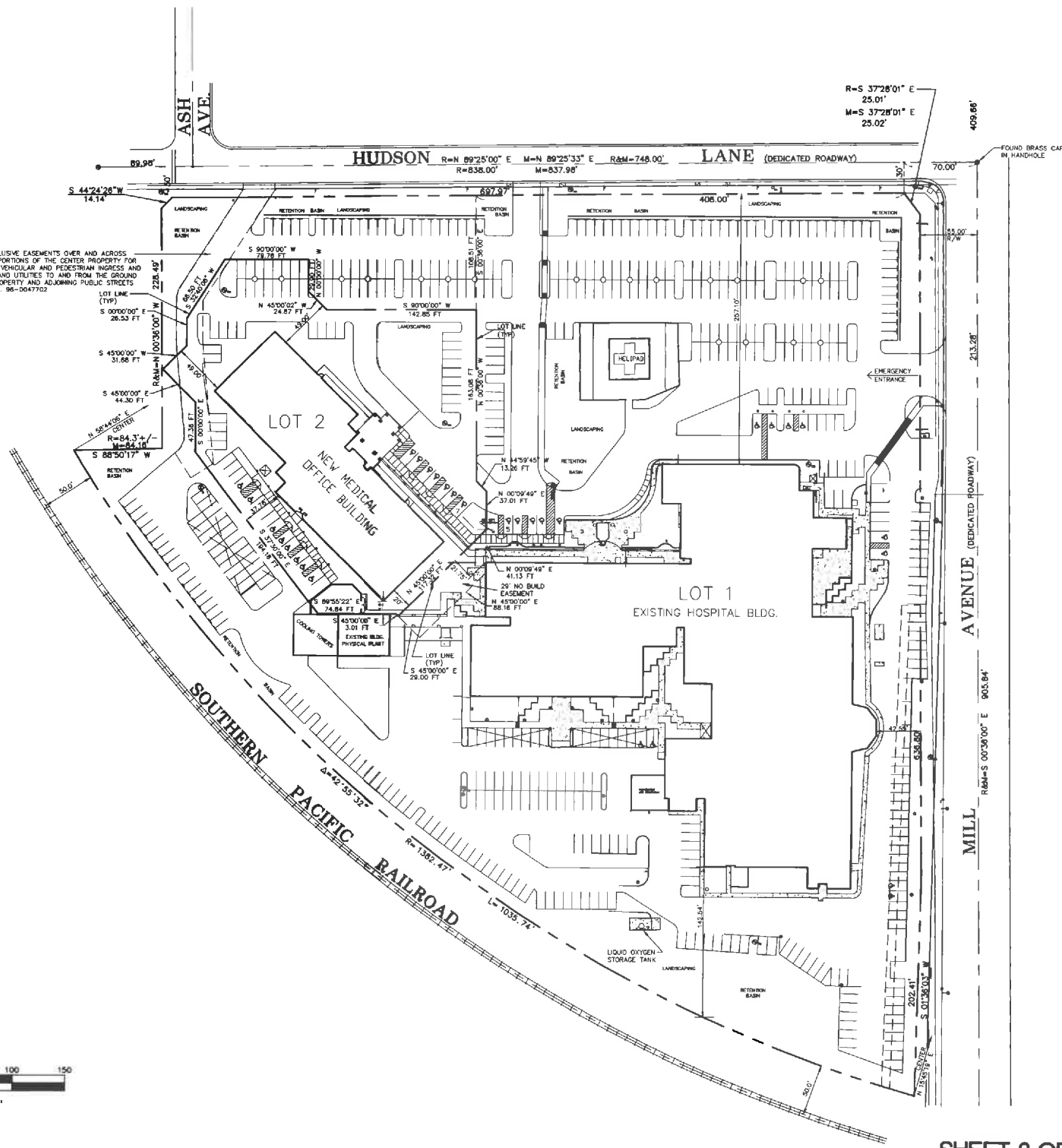
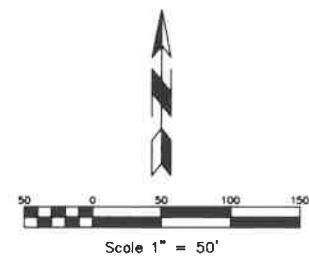
LEGAL DESCRIPTION: (OVERALL P.A.D.)
LOTS 1 AND 2 OF SAINT LUKES HOSPITAL

A portion of the Southwest quarter of Section 22, Township 1 North Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County.



		BRADY-AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (602) 839-4000 Fax (602) 345-9259
		DENNIS H. BRADY P.L.S. ROBERT N. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.
DATE 03-03-99 SCALE: 1"=50' DRAWN BY: DWS CHECKED BY: RNH/CEA	ST. LUKES FINAL P.A.D. JOB NO. 95117	

NON-EXCLUSIVE EASEMENTS OVER AND ACROSS CERTAIN PORTIONS OF THE CENTER PROPERTY FOR PARKING, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND UTILITIES TO AND FROM THE GROUND LEASE PROPERTY AND ADJACENT PUBLIC STREETS. SEE M.C.R. 96-0647702



BOOK 497 PAGE 05
 OFFICIAL RECORDS OF
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 HELEN PURCELL
 99-0275350
 03/24/99 09:51
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 CHRISTOPHER E. AULERICH P.L.S.
 ST LUKE'S FINAL P.A.D.

SHEET 2 OF 2

DATE 03-03-99
 SCALE: 1" = 50'
 DRAWN BY: RNH
 CHECKED BY: RNH/CEA
 JOB NO. 951117