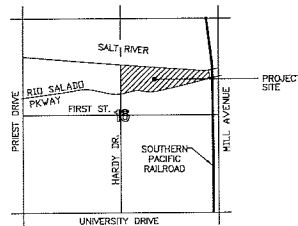


PRELIMINARY P.A.D. FOR TEMPE CENTER FOR THE ARTS & FINAL P.A.D. FOR PHASE I

N.E. Quarter of Sect. 16, Township 1 N., Range 4 E. of the Gila & Salt River Base & Meridian, Maricopa County Arizona

VICINITY MAP



LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, said portion being more particularly described as follows:

Commencing at the East Quarter corner of said Section 16:
Thence, N00°00'25"E a distance of 955.16 feet along The East line of said Section 16;
Thence, S86°52'10"W a distance of 144.24 feet to the POINT OF BEGINNING, said point being on the West Right of Way line of the Southern Pacific Railroad and the North Right of Way line of Rio Salado Parkway;
Thence, continuing S86°52'10"W a distance of 56.43 feet along said North Right of Way line to the beginning of a tangent curve concave South with a radius of 1497.39 feet;
Thence, Westerly along the curve of said North Right of Way a length of 384.14 feet through a central angle of 14°41'55";
Thence, S72°10'15"W a distance of 429.34 feet along said North Right of Way line to the beginning of a tangent curve concave North with a radius of 1844.86 feet;
Thence, Westerly along the curve of said North Right of Way a length of 820.79 feet through a central angle of 25°29'29";
Thence, N82°20'16"W a distance of 444.89 feet along said North Right of Way line to the beginning of a tangent curve concave South with a radius of 1497.39 feet;
Thence, Westerly along the curve of said North Right of Way a length of 449.22 through a central angle of 17°11'20" to the North-South mid-section line of said Section 16;
Thence, N00°47'48"W a distance of 591.08 feet along said mid-section line;
Thence, S81°05'06"E a distance of 510.43 feet;
Thence, S85°11'31"E a distance of 589.18 feet;
Thence, S78°45'27"E a distance of 339.39 feet;
Thence, N8°35'52"E a distance of 16.76 feet to the beginning of a non-tangent curve the radius of which bears N13°56'38"E a distance of 242.16 feet;
Thence, easterly along said curve a length of 96.24 feet through a central angle of 22°46'15";
Thence, N81°10'23"E a distance of 165.95 feet to the beginning of a non-tangent curve the radius of which bears S1°39'19"W a distance of 246.99 feet;
Thence, easterly along said curve a length of 105.34 feet through a central angle of 24°26'13" to the beginning of a reverse curve, the radius of which bears N26°05'32"E a distance of 405.53 feet;
Thence, easterly along said reverse curve a length of 143.74 feet through a central angle of 20°18'31";
Thence, S84°12'59"E a distance of 25.00 feet to the beginning of a tangent curve concave North with a radius of 6633.47 feet;
Thence, easterly along said curve a length of 370.06 feet through a central angle of 3°11'47";
Thence, S87°24'46"E a distance of 96.22 feet;
Thence, N88°37'45"E a distance of 54.44 feet to the beginning of a tangent curve concave North with a radius of 140.59 feet;
Thence, along said curve a length of 71.25 feet through a central angle of 29°00'52" to the West Right of Way line of the Southern Pacific Railroad;
Thence, S5°04'00"E a distance of 132.73 feet along said Railroad Right of Way to the POINT OF BEGINNING.

ARCHITEKTON + Barton Myers Associates, Inc.

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310.208.2227 T
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bmyersinc@aol.com

CERTIFICATION

THIS IS TO CERTIFY THAT THE BOUNDARY AND LEGAL DESCRIPTION SHOWN HEREON WERE BASED ON A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF JULY, 2001. TO THE BEST OF MY KNOWLEDGE THIS BOUNDARY AND LEGAL DESCRIPTION IS TRUE AND COMPLETE.

EDWIN M. BALLIET, R.L.S.
REGISTRATION NO. 31587 (AZ)



SITE DATA

DESCRIPTION

OWNER: CITY OF TEMPE
JOEL ULICH, DEPUTY COMMUNITY SERVICES MANAGER
APPLICANT: JOSEPH SALVATORE, ARCHITEKTON
ARCHITECT: ARCHITEKTON & BARTON MYERS ASSOCIATES
ENGINEERING: ARUP (STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING)
STANTEC CONSULTING (CIVIL)
THEATER PLANNING: THEATRE PROJECTS CONSULTANTS, INC.
ACOUSTICS: ARUP ACOUSTICS
LANDSCAPE ARCHITECT: DLIGN WORKSHOP
LIGHTING DESIGNER: HORTON LEES BROGDEN
SIGN/GRAPHICS: ADAMS MCRIOKA
SAFETY/FIRE: ROLF JENSEN & ASSOCIATES
COST: DOMINIC LANGDON ADAMSON

PRELIMINARY PLANNED AREA DEVELOPMENT (PAD)

TOTAL SITE AREA: 25.021 NET ACRES
TOTAL BUILDING AREA: 165,000 S.F.
TOTAL PARKING REQ.: 678 SPACES
TOTAL PARKING PROVIDED: 678 SPACES
BICYCLE PARKING REQ.: 130
BICYCLE PARKING PROVIDED: 130
MIN. LANDSCAPE REQ.: 20.0%
LANDSCAPE PROVIDED: 80.0%
BUILDING HEIGHT: 100 FEET

FINAL PLANNED AREA DEVELOPMENT (PAD) - PHASE I

TOTAL SITE AREA: 25.021 NET ACRES
TOTAL BUILDING AREA: 84,028 S.F.
BASEMENT: 2901 S.F.
ORCHESTRA LEVEL: 782 S.F.
FIRST FLOOR: 64,839 S.F.
SECOND FLOOR: 9298 S.F.
THIRD FLOOR: 5638 S.F.
FOURTH FLOOR: 670 S.F.
TOTAL PARKING REQ.: 325 SPACES
TOTAL PARKING PROVIDED: 325 SPACES
BICYCLE PARKING REQ.: 130
BICYCLE PARKING PROVIDED: 130
MIN. LANDSCAPE REQ.: 20.0%
LANDSCAPE PROVIDED: 80.0%
BUILDING HEIGHT: 100 FEET

OWNERSHIP STATEMENT

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

BY: JOEL ULICH, DEPUTY COMMUNITY SERVICES MANAGER, CITY OF TEMPE

SUBSCRIBED AT SWORN BEFORE ME THIS 20th DAY OF May, 2001

Donna Rygiel



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 3rd DAY OF October, 2001.

BY: *Neil Shukiano* 5/23/03
MAYOR DATE

ATTEST: *Katrina* 5/23/03
CITY CLERK DATE

BY: *Andy* 5/23/03
CITY ENGINEER DATE

BY: *Stephen* 5/27/03
DEVELOPMENT SERVICES DATE



BOOK 641 PAGE 48

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-0856240
07/12/2003 09:12 AM



City of Tempe
31 EAST 5th STREET
TEMPE, ARIZONA 85283



PRELIMINARY P.A.D. FOR TEMPE CENTER FOR THE ARTS FINAL P.A.D. FOR PHASE I

N.E. Quarter of Sect. 16, Township 1 N., Range 4 E. of the Gila & Salt River Base & Meridian, Maricopa County, Arizona

CONDITIONS OF APPROVAL - SPD-2002.57

The approval is subject to the following conditions:

1. A. The Public Works Department shall approve all roadway, alley, utility easement dedications, driveways, storm water retention, street drainage plans, water and sewer construction drawings, refuse pickup and off-site improvements.
- B. Off-site improvements to bring roadways to current standards include:
 1. Water lines & fire hydrants
 2. Sewer lines
 3. Storm Drains
 4. Roadways improvements including streetlights, curb, gutter, bike-path, sidewalk, bus shelter and related amenities.
- C. Fees to be paid with the development of this project include:
 1. Water and sewer development fees
 2. Water and/or sewer participation charges
 3. Inspection and testing fees.
- D. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. All new and existing as well as on-site and off-site utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with the City of Tempe Code - Section 25.120
3. No variances may be created by future property lines without the prior approval from the City of Tempe.
4. A building permit shall be obtained and substantial construction commenced on or before October 3, 2004 or the zoning shall revert to that in place at the time of application, subject to a public hearing.
5. A valid building permit shall be obtained and substantial construction commenced on or before October 3, 2003 or the variance shall be deemed null and void.
6. The Preliminary and Final Planned Area Development (PADs) shall be put into the proper engineered format with appropriate signature blanks and recorded on or before October 3, 2003 with the Maricopa County Recorder's office through the City of Tempe's Development Services Department. The Planning Division shall review the details of the document(s) format prior to recordation.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.

Approved Variance:

1. Wave the required landscape islands at the end of 15 parking spaces along the Northwest side of the parking lot to accommodate busses.

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City of Tempe
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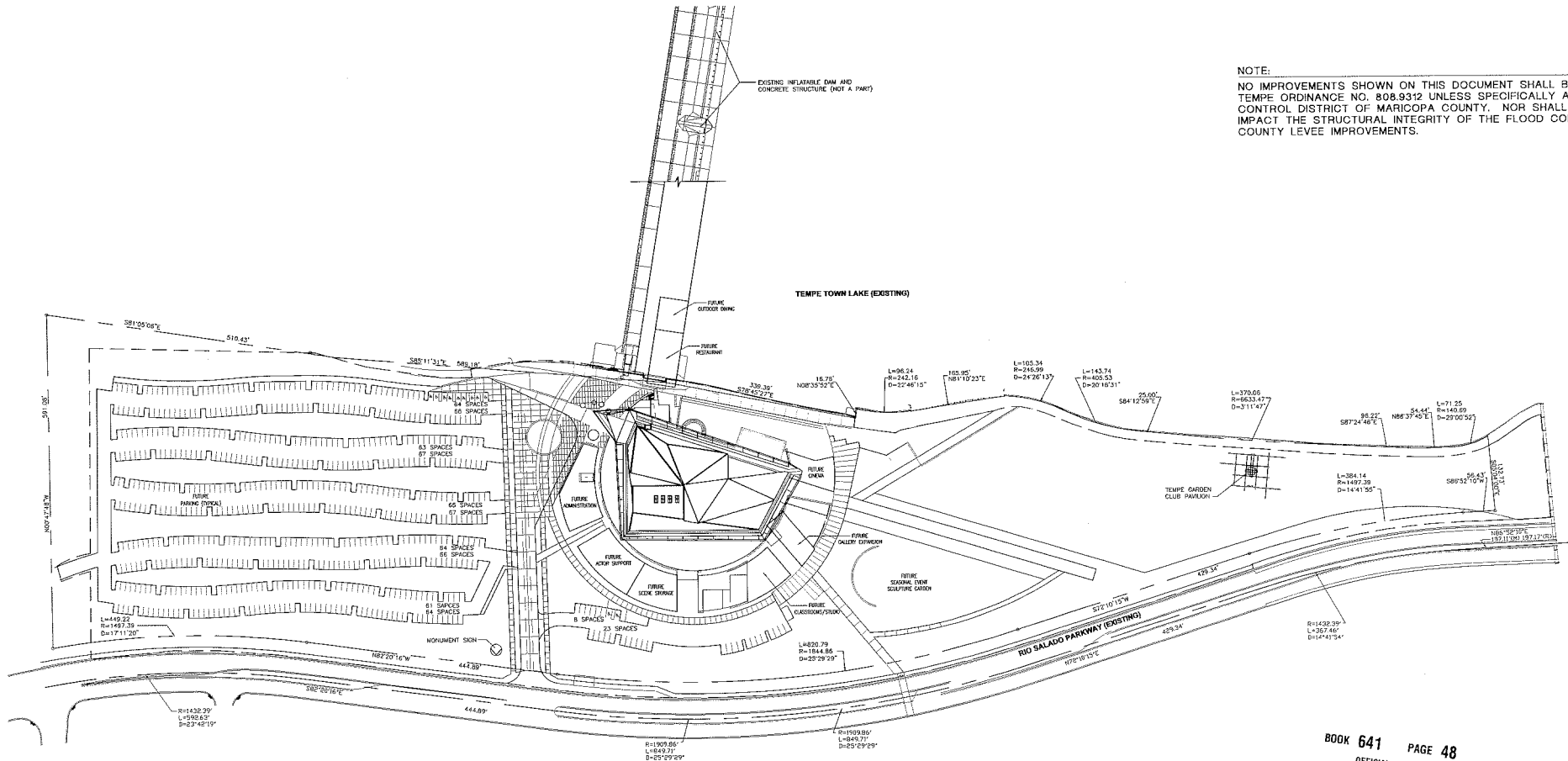
BOOK 641 PAGE 43
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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JS
4/21/03



PRELIMINARY P.A.D. FOR TEMPE CENTER FOR THE ARTS

N.E. Quarter of Sect. 16, Township 1 N., Range 4 E. of the Gila & Salt River Base & Meridian, Maricopa County, Arizona



NOTE:

NO IMPROVEMENTS SHOWN ON THIS DOCUMENT SHALL BE IN CONFLICT WITH CITY OF TEMPE ORDINANCE NO. 808.9312 UNLESS SPECIFICALLY APPROVED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY. NOR SHALL ANY IMPROVEMENTS ADVERSELY IMPACT THE STRUCTURAL INTEGRITY OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY LEVEE IMPROVEMENTS.

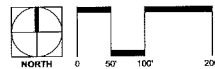
PROVIDED PHASE I: 355 SPACES / 10 BUSES
PROVIDED PHASE I & FUTURE: 678 SPACES / 10 BUSES

BOOK 641 PAGE 48
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-0856240
07/01/2003 05:17 AM
RECEIVED

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City of Tempe
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TEMPE, ARIZONA 85283

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4/24/03

TEMPE
CENTER FOR THE ARTS

DS020999

SPD-2002.57

REC02062

SHEET 3 OF 4

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SPD-2002.57

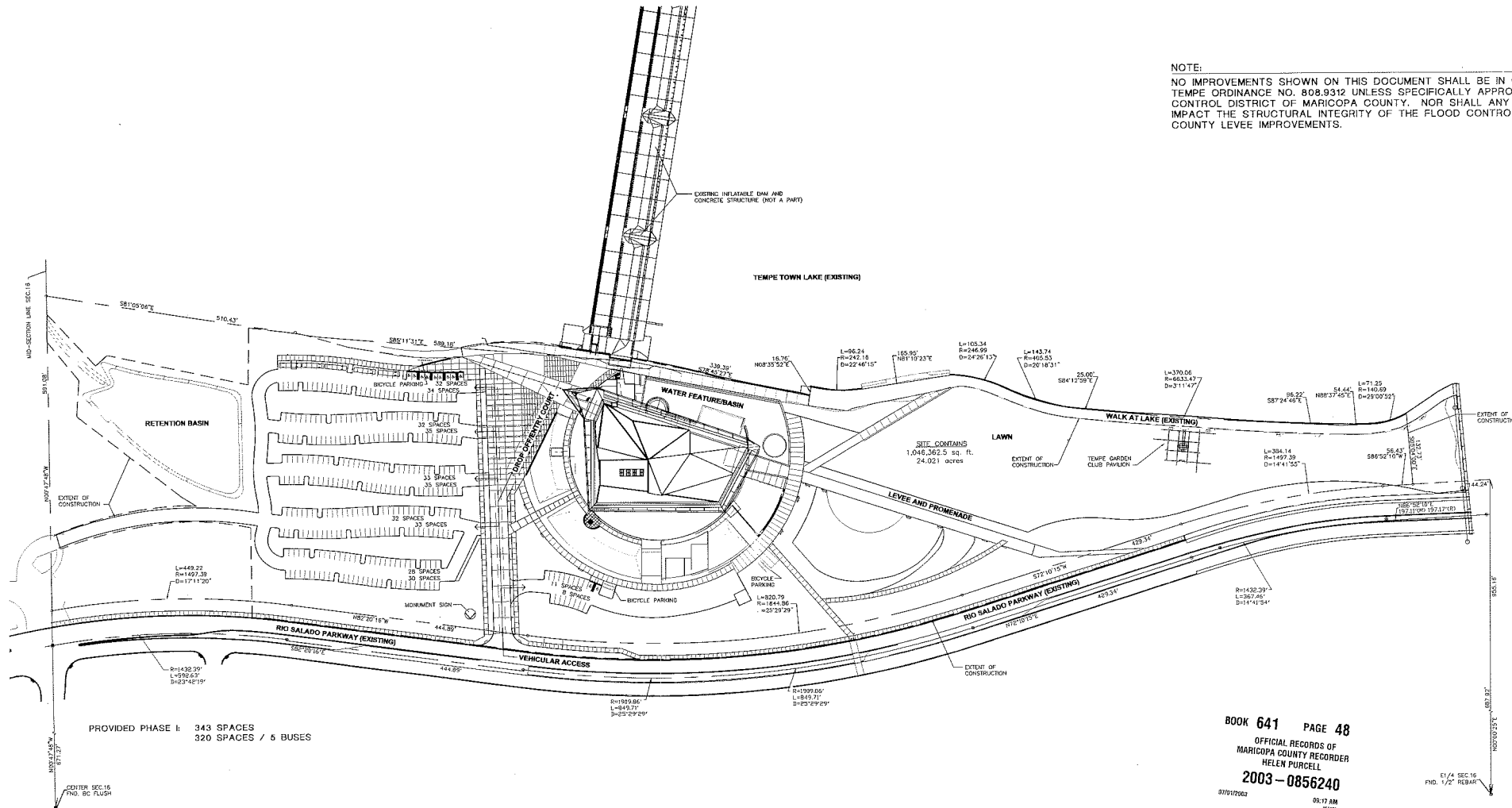
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FINAL P.A.D. FOR TEMPE CENTER FOR THE ARTS - PHASE I

N.E. Quarter of Sect. 16, Township 1 N., Range 4 E. of the Gila & Salt River Base & Meridian, Maricopa County, Arizona

NOTE:

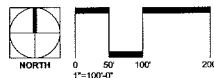
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City of Tempe

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Handwritten signature and date: 6/20/03

