

# PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DFD CornoyerHerrick

## ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

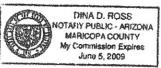
ON THIS 24 DAY OF October, 2007, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED Eric Zabel WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF THE OWNER, OPUS WEST CORPORATION, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBETO SET MY HAND AND OFFICIAL SEAL.

Dina D. Ross

NOTARY PUBLIC

MY COMMISSION EXPIRES:  
June 5, 2009



## LEGAL DESCRIPTION

### PARCEL NO. 2:

OFFICE PLAZA 222 CONDOMINIUM PLAT ACCORDING TO BOOK 236 OF MAPS, PAGE 48, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 61, MAP OF TEMPE ACCORDING TO BOOK 2 OF MAPS, PAGE 26; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 61, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF 3RD STREET 123.43 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF MILL AVENUE PER OFFICE PLAZA 222; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 211.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID SOUTH LINE 302.97 FEET; THENCE NORTH 44 DEGREES 56 MINUTES 38 SECONDS WEST, 21.19 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY OF ASH AVENUE; THENCE NORTH 00 DEGREES 06 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE AND 650.69 FEET TO THE NORTHWEST CORNER OF SAID OFFICE PLAZA 222; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF 1ST STREET 318.67 FEET TO A CORNER OF SAID OFFICE PLAZA 222; THENCE SOUTH 00 DEGREES 09 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID OFFICE PLAZA 222, 329.82 FEET TO A CORNER OF SAID OFFICE PLAZA 222; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, 329.97 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF MILL AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 533.50 FEET, THE CENTER OF SAID CURVE BEARS NORTH 89 DEGREES 50 MINUTES 49 SECONDS WEST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 38 DEGREES 54 MINUTES 10 SECONDS AN ARC LENGTH OF 362.24 FEET TO THE TRUE POINT OF BEGINNING.

(LEGAL DESCRIPTION CONT'D ON FOLLOWING PAGE)

## OWNER/DEVELOPER

OPUS WEST CORPORATION  
2555 EAST CAMELBACK ROAD - SUITE 800  
PHOENIX, ARIZONA 85016  
PHONE: 602.468.7000

## PROJECT DATA

### SITE DATA:

Project Address : 222 South Mill Avenue  
Zoning : CC / PAD  
Site Area : Phase 1 168,784 SF (3.87 acres)  
Phase 2 154,265 SF (3.54 acres)  
Total Site 323,049 SF (7.41 acres)  
Gross Building Area: 656,145 Gross SF (includes garage)  
Lot Coverage: 53 % provided  
Landscape Area: 26 % provided  
General Plan 2030: Mixed Use  
Building Height : 132'-0"  
Building Use: Office and Retail

GROSS BUILDING AREAS	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office	225,116 sf <input type="checkbox"/>	<input type="checkbox"/>	225,116 sf <input type="checkbox"/>
<input type="checkbox"/> General Office	<input type="checkbox"/>	237,489 sf <input type="checkbox"/>	237,489 sf <input type="checkbox"/>
<input type="checkbox"/> Retail	<input type="checkbox"/>	30,795 sf <input type="checkbox"/>	30,795 sf <input type="checkbox"/>
<input type="checkbox"/> Existing Garage	216,855 sf <input type="checkbox"/>	<input type="checkbox"/>	216,855 sf <input type="checkbox"/>
<input type="checkbox"/> Garage - 5 Levels	<input type="checkbox"/>	360,126 sf <input type="checkbox"/>	360,126 sf <input type="checkbox"/>
<b>Totals:</b>	<b>441,971 sf</b>	<b>628,410 sf</b>	<b>1,070,381 sf</b>

GROUND FLOOR BUILDING AREAS	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office	28,520 sf <input type="checkbox"/>	<input type="checkbox"/>	28,520 sf <input type="checkbox"/>
<input type="checkbox"/> New General Office	<input type="checkbox"/>	36,684 sf <input type="checkbox"/>	36,684 sf <input type="checkbox"/>
<input type="checkbox"/> Existing Garage	43,750 sf <input type="checkbox"/>	<input type="checkbox"/>	43,750 sf <input type="checkbox"/>
<input type="checkbox"/> Garage - 5 Levels	<input type="checkbox"/>	62,796 sf <input type="checkbox"/>	62,796 sf <input type="checkbox"/>
<b>Totals:</b>	<b>72,270 sf</b>	<b>99,480 sf</b>	<b>171,750 sf</b>

LOT COVERAGE	Phase 1	Phase 2	Total
<input type="checkbox"/> Phase 1 Only	<input type="checkbox"/>	<input type="checkbox"/>	22.3% <input type="checkbox"/>
<input type="checkbox"/> Phase 1 and Phase 2	<input type="checkbox"/>	<input type="checkbox"/>	53% <input type="checkbox"/>

VEHICLE PARKING - REQUIRED	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office(1:300)	750 Total <input type="checkbox"/>	<input type="checkbox"/>	750 Total <input type="checkbox"/>
<input type="checkbox"/> General Office(1:300)	<input type="checkbox"/>	792 Total <input type="checkbox"/>	792 Total <input type="checkbox"/>
<input type="checkbox"/> Retail(1:300)	<input type="checkbox"/>	103 Total <input type="checkbox"/>	103 Total <input type="checkbox"/>
<b>Total Required</b>	<b>750 Spaces sf</b>	<b>895 Spaces sf</b>	<b>1,645 Spaces sf</b>

VEHICLE PARKING - PROVIDED	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing Parking	655 Total <input type="checkbox"/>	24 Total <input type="checkbox"/>	679 Total <input type="checkbox"/>
<input type="checkbox"/> Added Parking	<input type="checkbox"/>	1035 Total <input type="checkbox"/>	1035 Total <input type="checkbox"/>
<b>Total Provided</b>	<b>655 Spaces</b>	<b>1,059 Spaces</b>	<b>1,714 Spaces</b>

BICYCLE PARKING - REQUIRED	Phase 1	Phase 2	Total
<input type="checkbox"/> Required Total For Site	<input type="checkbox"/>	<input type="checkbox"/>	84 Total <input type="checkbox"/>

BICYCLE PARKING PROVIDED	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing Bicycle Parking	24	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New Bicycle Parking	<input type="checkbox"/>	60	84 Spaces

LANDSCAPE AREAS	Required Area (20% net)	323,049 SF	20=	64,770
<input type="checkbox"/> Phase 1 Landscape Area	61,000 sf <input type="checkbox"/>	<input type="checkbox"/>	19% <input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Phase 2 Landscape Area	52,107 sf <input type="checkbox"/>	<input type="checkbox"/>	16% <input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Total Landscape Area	113,107 sf <input type="checkbox"/>	<input type="checkbox"/>	35% <input type="checkbox"/>	<input type="checkbox"/>

BUILDING HEIGHT	Phase 1	Phase 2	Total
<input type="checkbox"/> Existing AWA Office	152'/10 Stories <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> General Office	132'/8 Stories <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Existing Garage	43'/4 Stories <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Garage - 5 Levels	50'/5 Stories <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

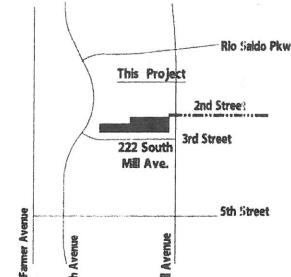
ACTUAL BUILDING SETBACKS	Phase 1	Phase 2	Total
<input type="checkbox"/> Garage - South	12'-0" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Garage - West	14'-0" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> General Office - East	0'-0" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> General Office - North	38'-0" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> General Office - South	17'-2" <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DS061340

PAD07007

REC07032

## LOCATION MAP



OPUS<sup>®</sup>

NOT FOR CONSTRUCTION DRAWINGS FOR DEVELOPMENT APPROVAL ONLY

REGISTERED PLAT  
15570  
12/28/2007  
ARIZONA USA

TEMPLE GATEWAY  
222 SOUTH MILL AVENUE  
TEMPE, ARIZONA

PAD 0.0  
COVER SHEET

FINAL SUBMITTAL  
OCTOBER 17, 2007  
MARCH 1, 2007  
PROJECT # 06189  
15N

APPROVAL  
BY:   
DATE: 10/30/07  
DEVELOPMENT SERVICES MANAGER

## CONDITIONS OF APPROVAL: PAD07007

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE JUNE 26, 2009 OR THE AMENDED PLANNED AREA DEVELOPMENT APPROVAL WILL EXPIRE.
2. THE AMENDED PLANNED AREA DEVELOPMENT FOR PHASE 2 OF TEMPE GATEWAY SHALL BE PUT INTO PROPER ENGINEERED FORMATE WITH APPROPRIATE SIGNATURE BLANKS PRIOR TO ISSUANCE OF BUILDING PERMITS. THE AMENDED PLANNED AREA DEVELOPMENT SHALL BE KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES/PLANNING DEPARTMENT. THE AMENDED P.A.D. DOES NOT REQUIRE RECORDATION AT MARICOPA COUNTY.
3. THE OWNER IS REQUIRED TO PREPARE A SECURITY PLAN WITH THE POLICE DEPARTMENT THAT WOULD INCLUDE REMOTE VISUAL SURVEILLANCE (CAMERAS) OF THE PASEO AND THE COLONNADE ON THE SOUTH SIDE OF THE GARAGE.

# PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DFD CornoyerHedrick

LEGAL DESCRIPTION (cont from title page)

EXCEPT THAT PORTION OF OFFICE PLAZA 222, CONDOMINIUM PLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 236 OF MAPS, PAGE 48, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OFFICE PLAZA 222, SAID CORNER LYING ON THE EASTERLY RIGHT-OF-WAY OF ASH AVENUE;

THENCE NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID OFFICE PLAZA 222, A DISTANCE OF 120.38 FEET TO A SET 1/2" REBAR WITH CAP #26404, BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 198.70 FEET TO A SET 1/2" REBAR WITH CAP #26404;

THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 331.52 FEET TO THE NORTHWEST CORNER OF SAID OFFICE PLAZA 222, SAID CORNER BEING A SET 1/2" REBAR WITH CAP #26404;

THENCE SOUTH 89 DEGREES 45 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID OFFICE PLAZA 222, SAID LINE ALSO BEING THE SOUTHERLY

RIGHT-OF-WAY OF 1ST STREET A DISTANCE OF 317.77 FEET TO A CORNER OF SAID OFFICE PLAZA 222, LAST SAID CORNER BEING A FOUND COTTON PICKER SPINDLE;

THENCE SOUTH 00 DEGREES 09 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID OFFICE PLAZA 222, A DISTANCE OF 329.73 FEET TO A CORNER OF SAID OFFICE PLAZA 222, LAST SAID CORNER BEING A FOUND COTTON PICKER SPINDLE; THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST A DISTANCE OF 199.32 FEET TO A SET 1/2" REBAR WITH CAP #26404;

THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 318.06 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT A PART OF OFFICE PLAZA 222 SUBDIVISION, AS RECORDED IN BOOK 236 OF MAPS, PAGE 48 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF MILL AVENUE AND 3RD STREET (FOUND BRASS CAP IN HANDHOLE); THENCE SOUTH 89 DEGREES 36 MINUTES 01 SECONDS WEST, ALONG THE CENTERLINE OF SAID 3RD STREET

(CONTROL LINE TO OFFICE PLAZA 222, AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, MCR), A DISTANCE OF 385.14 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 231.04 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 71.60 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTANCE OF 21.19 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 8.40 FEET TO THE POINT OF CUSP OF A CURVE WHOSE 459.50 FOOT RADIUS BEARS NORTH 20 DEGREES 19 MINUTES 58 SECONDS EAST AND IS CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 11 MINUTES 53 SECONDS, A DISTANCE OF 89.80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PORTION OF BLOCK 61, MAP OF TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 61;

THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 61, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF 3RD STREET 123.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF MILL AVENUE PER THE PLAT OF OFFICE PLAZA 222 ACCORDING TO BOOK 236 OF MAPS, PAGE 48, SAID POINT BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 533.50 FEET, THE CENTER OF SAID CURVE BEARS NORTH 50 DEGREES 54 MINUTES 36 SECONDS WEST;

THENCE NORTHERLY ALONG SAID CURVE AND LAST SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 38 DEGREES 55 MINUTES 26 SECONDS AN ARC LENGTH OF 362.40 FEET TO THE CENTERLINE OF 2ND STREET PER SAID MAP OF TEMPE; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE 5.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 61;

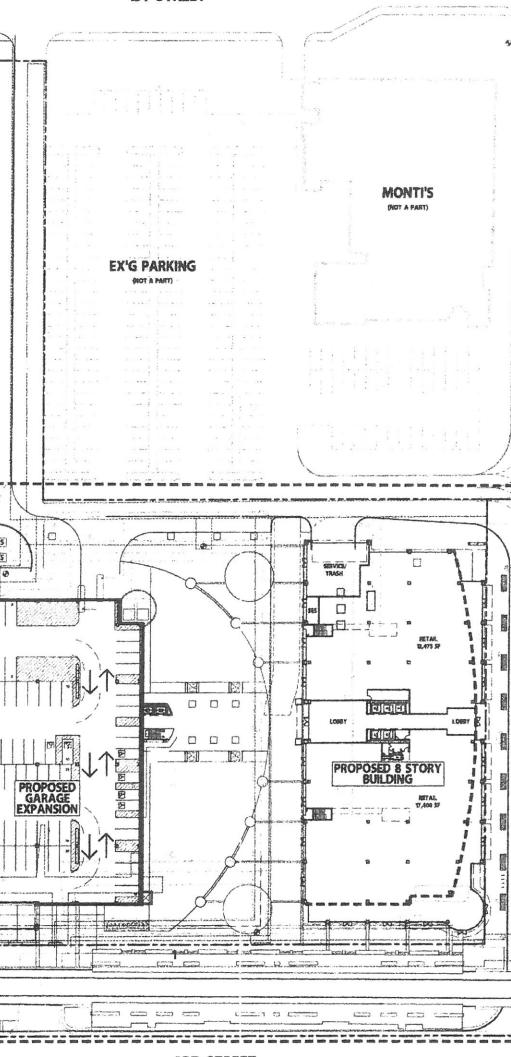
THENCE SOUTH 00 DEGREES 10 MINUTES 08 SECONDS WEST ALONG SAID PROLONGATION AND SAID EAST LINE 344.84 FEET TO THE POINT OF BEGINNING.

DS061340

PAD07007

REC07032

1ST STREET



DS161340 PAD07007 REC07032

TEMPE GATEWAY  
222 SOUTH MILL AVENUE  
TEMPE, ARIZONA

PAD 1.0  
MASTER SITE PLAN  
AND DATA

FINAL SUBMITTAL  
OCT 17, 2007  
MARCH 1, 2007  
PROJECT # 06189



2425 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA 85016  
602.261.4848  
WWW.DFDCH.COM

OPUS®  
NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
ONLY

# PLANNED AREA DEVELOPMENT OVERLAY FOR PHASE 2 OF "TEMPE GATEWAY"

LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DFD CornoyerHedrick

2425 EAST CAMELBACK ROAD  
SUITE 400  
PHOENIX, ARIZONA 85016  
602.381.4848  
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NOT FOR CONSTRUCTION  
DRAWINGS FOR  
DEVELOPMENT APPROVAL  
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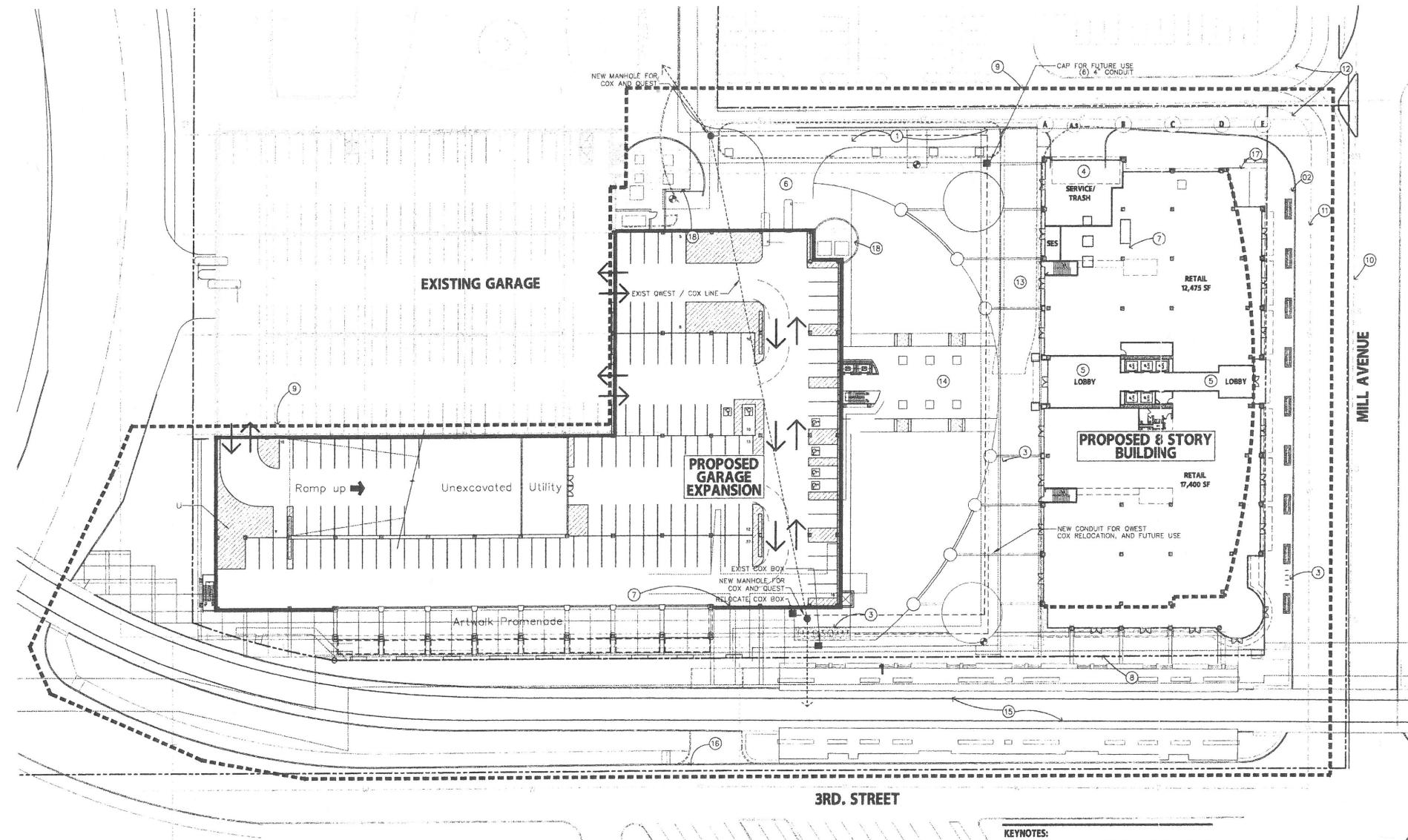


TEMPE GATEWAY  
222 SOUTH MILL AVENUE  
TEMPE, ARIZONA

REC07032

PAD07007

DS161340



## KEYNOTES:

1. DROP OFF AREA WITH PARALLEL PARKING
2. EXISTING FIRE HYDRANT TO REMAIN
3. PUBLIC BIKE RACK PER CITY OF TEMPE ORDINANCE
4. NEW SERVICE/LOADING AREA
5. ENTRY LOBBY
6. NEW ENTRY TO PARKING GARAGE w/ SECURITY ACCESS GATE
7. EAST GATE TO BE RELOCATED OR ABANDONED
8. PROPERTY LINE
9. LIMITS OF SUBMITTAL
10. EXISTING SEWER LINE
11. EXISTING WATER LINE
12. FIRE TRUCK TURNING RADIUS PER CITY OF TEMPE CODE
13. 25'-0" P.U.E. TO REMAIN
14. SHADED PASEO FROM BUILDING TO THE GARAGE
15. CENTER OF TRACKS AT LIGHT RAIL
16. REMOVE EXISTING CURB CUT. PROVIDE CURB TO MATCH EXISTING
17. PROPOSED MONUMENT SIGN ON RAISED POST
18. PROPOSED EQUIPMENT YARD W/ 6' SCR. WALL

NORTH



PAD 2.0  
PHASE TWO  
SITE PLAN

FINAL SUBMITTAL  
OCT 17, 2007  
MARCH 1, 2007  
PROJECT # 06189

DS061340

PAD07007

REC07032

15N