

PLANNED AREA DEVELOPMENT OVERLAY FOR UNIVERSITY OF ADVANCING TECHNOLOGY

A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS 22nd DAY OF July, 2008 BEFORE ME,
THIS UNDERSIGNED, PERSONALLY APPEARED _____ OWNER
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: Dominic Pistillo DATE: 7-22-08
NOTARY PUBLIC Karen Samulick MY COMMISSION EXPIRES 3/19/12

DORADO CAPITAL INVESTMENTS, LLC.



BY: [Signature] DATE: 7-22-08
OWNER

LEGAL DESCRIPTION

LOT 1, UNIVERSITY OF ADVANCING TECHNOLOGY, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 868 OF MAPS,
PAGE 22.

OWNER/ DEVELOPER

DORADO CAPITAL INVESTMENTS, LLC.
2625 W. BASELINE ROAD
TEMPE, AZ 85283

PROJECT DATA

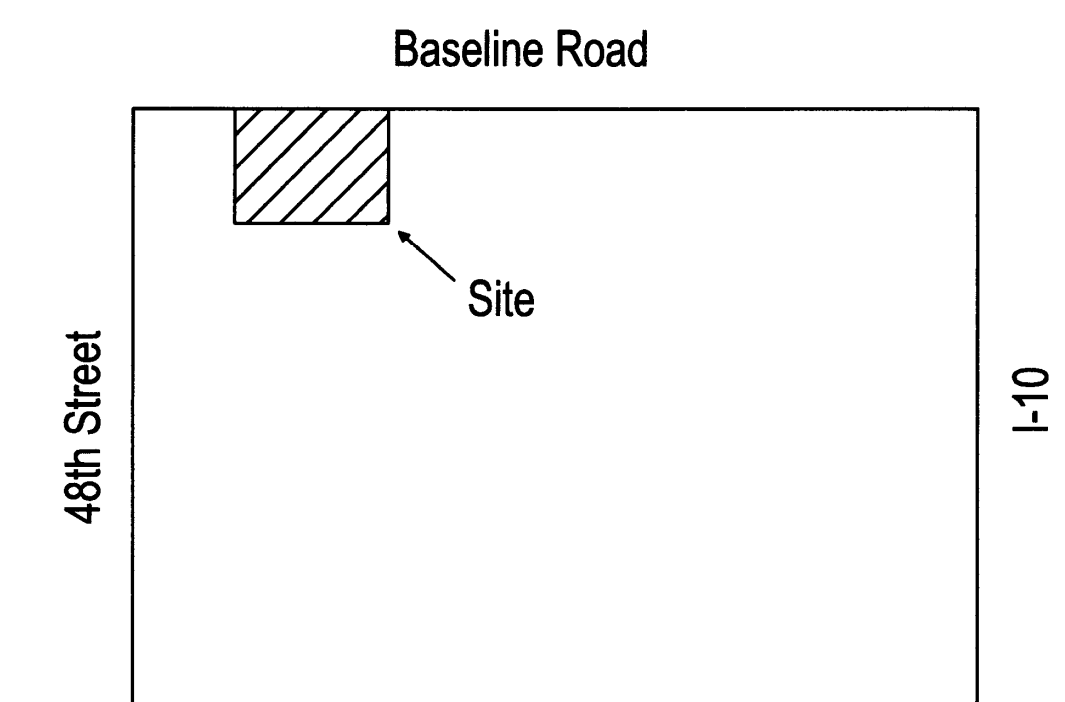
APPLICANT - DURRANT GROUP, INC.,
EXISTING ZONING - GID, GENERAL INDUSTRIAL DISTRICT; AG, AGRICULTURAL
PROPOSED ZONING - MU-3, MIXED USE MEDIUM- HIGH DENSITY
TOTAL SITE AREA - 5.67 ACRES
UNITS OF PROPOSED- 131 UNITS (59 ONE-BEDROOM, 72 WITH SHARED BATHROOMS)
DENSITY - 23 DU/AC
PROPOSED HEIGHT - 31 FEET
PROPOSED ADDITONS - 58,670 S.F.
LOT COVERAGE- 20%
PARKING PROVIDED - 316 (REQUIRED PER SHARED PARKING AGREEMENT - 252)
BIKE PARKING PROVIDED- 100 SPACES
LANDSCAPE AREA - 12%
SETBACKS:
FRONT- 25 FEET
PARKING- 20 FEET
SIDE- 10 FEET
REAR- 10 FEET

APPROVAL

BY: [Signature] DATE: 9/23/08
DEVELOPMENT SERVICES

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



LOCATION MAP

CONDITIONS OF APPROVAL

Approved December 15, 2005 for U.A.T. Student Housing (CC050076) #SPD-2005.91 for a
Planned Area Development Overlay with conditions (1-5)

DS051284

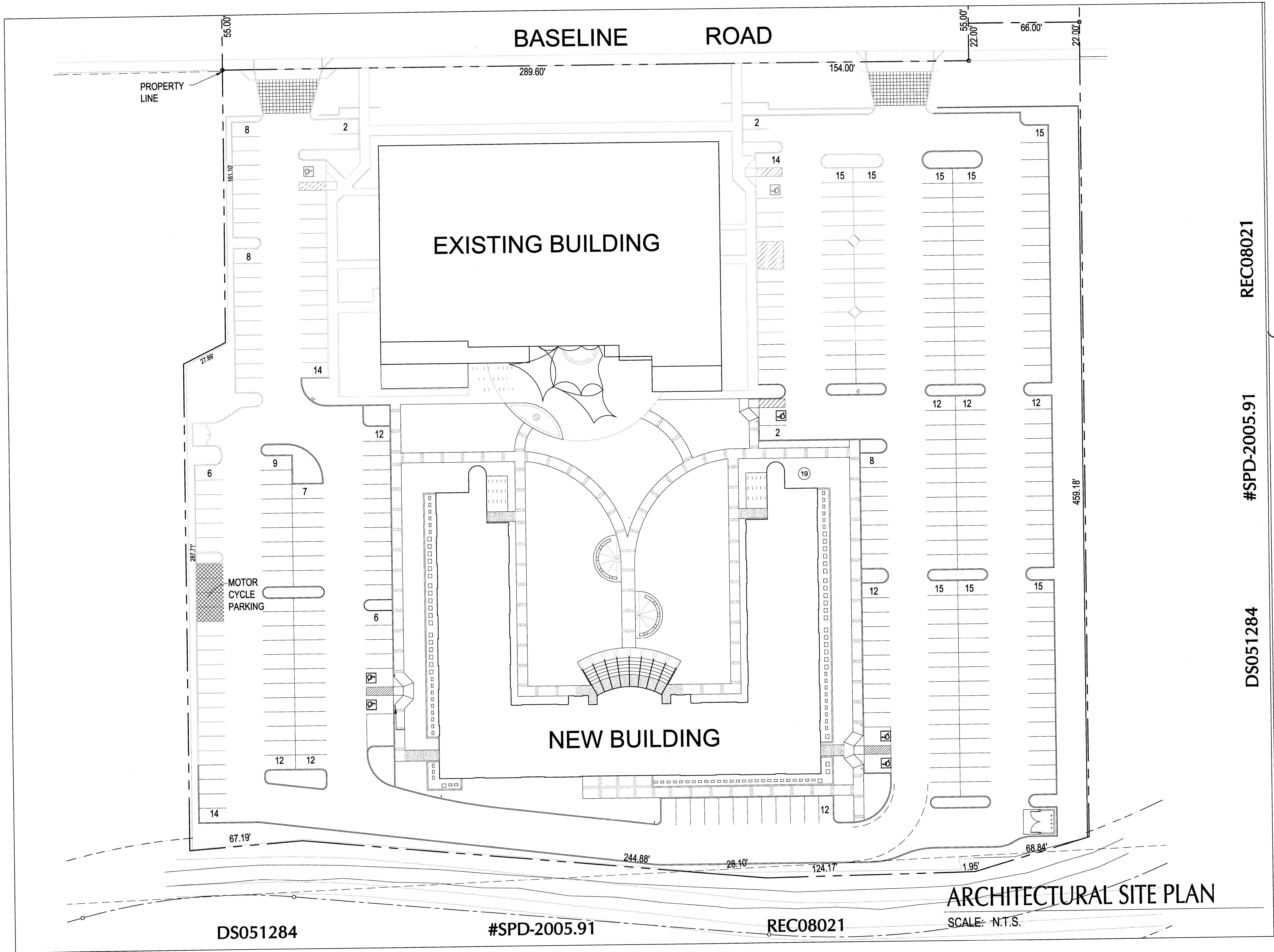
#SPD-2005.91

REC08021

REC08021

#SPD-2005.91

DS051284



DS051284

#SPD-2005.91

REC08021

SCALE: N.T.S.

ARCHITECTURAL SITE PLAN

DS051284

#SPD-2005.91

REC08021

MECHANICAL/ELECTRICAL
PLUMBING ENGINEER:
DURRANT GROUP
SECURITY:
DURRANT GROUP

REVISIONS

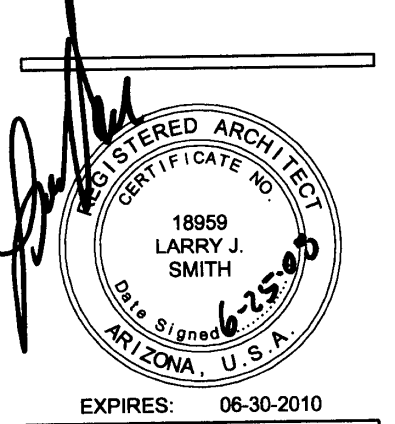
PROJECT NO. 06006.00
DATE 03-14-08
DRAWN BY MG
CHECKED BY WS

SHEET CONTENTS
ARCHITECTURAL SITE PLAN
& ENLARGED PARKING
CONTROL GATES

SHEET

A1.1

UNIVERSITY OF ADVANCING TECHNOLOGY
STUDENT HOUSING - RECEPTION STATION AND
PARKING CONTROL GATES
2625 W. BASELINE ROAD
TEMPE, ARIZONA 85283



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