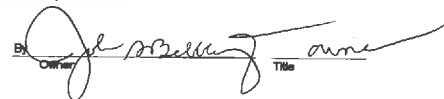
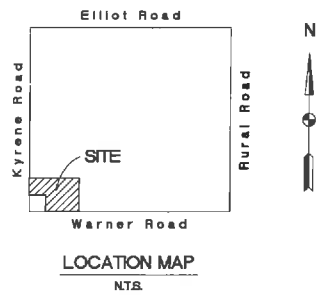



**4th AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL PLAN OF DEVELOPMENT FOR LOT 4
FOR WARNER PROFESSIONAL PLAZA TEMPE
(FORMERLY RECORDED AS KIDS 2 CENTER BOOK 534, PAGE 13 M.C.R.)
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY**

BOOK 799 PAGE 49
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURCELL
2005 - 1909640
12/18/2005 12:47 PM



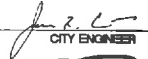

LOT 4 OWNERSHIP:
This is to certify that we have reviewed the plan and hereby approve the development shown.

By: _____ Title: _____





ACKNOWLEDGEMENT
STATE OF ARIZONA }
COUNTY OF MARICOPA } 88.
On this 14th day of OCTOBER, 2005, before me personally appeared JOHN BEEBLING who acknowledged himself authorized so to do executed the foregoing instrument for the purposes therein contained by signing. In witness whereof: I hereunto set my hand and official seal.

My Commission expires APRIL 29, 2006

Notary Public

LEGAL DESCRIPTION:
Lots 1 thru 4, WARNER PROFESSIONAL PLAZA TEMPE SUBDIVISION, as recorded in Book 610 of Maps, Page 47, in the office of the Maricopa County Recorder, Maricopa County, Arizona.

APPROVALS:
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THE 2ND DAY OF FEBRUARY, 2005.
BY:  DATE: 12/18/05
MAYOR
ATTEST:  DATE: 12/18/05
CITY CLERK
BY:  DATE: 12/15/05
CITY ENGINEER
BY:  DATE: 12/15/05
DEVELOPMENT SERVICES



CERTIFICATION:
This is to certify that the survey of the premises described hereon was made under my supervision during the month of October 2005.
DATE: 10 OCT. 2005

Signed: 

- PREVIOUS CASE: SGF-2003.57**
- Use Permit:**
1. Allow outdoor dining in the PCC-1 Zoning District.
 2. Allow required parking to be provided on demand (shared parking).
- New Variances:**
Waive the requirement of parking by demand for sites of at least 100,000 s.f. of gross floor area.
- Conditions of Approval: SGF-2005.04**
- Variances:**
1. Reduce the required parking from 46 spaces to 43 spaces for Lot 4.
 2. Reduce the minimum required side yard setback for Lot 4 along the south property line from 40 feet to 36 feet.
- The approval was subject to the following:
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and 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 and fire hydrants.
 - (2) Sewer lines.
 - (3) Storm Drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, 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. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - b. 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 redevelopment in accordance with the Code of the City of Tempe - Section 25.120.
 3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC-R's shall be in a form satisfactory to the Development Services Director and City Attorney.
 4. No variances may be created by future property lines without the prior approval of the City of Tempe.
 5. Deleted by Staff.
 6. Deleted by Commission.
 7. A valid building permit shall be obtained and substantial construction commenced on or before February 24, 2006 or the variances shall be deemed null and void.
 8. The applicant shall resolve all lighting and security details with the Planning staff prior to the issuance of building permits.
 9. Prior to City Council action on this request for Lot 4, building elevations, site plan and landscape plan shall be approved by the Design Review Board.
 10. This plan 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.
 11. This Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before, February 24, 2006. Failure to record the plan within one year of Council approval shall make the plan null and void.

Kyrene-Warner Center

Kyrene Road, Tempe, Arizona

Irby Studios
Architects and Planners
605 south ash avenue, tempe, arizona 85281 (480) 894-8380



Schematic
NOT FOR CONSTRUCTION

October 6, 2005
REVIEW SUBMITTAL -
Project Job Number: 2620
CITY OF TEMPE

1
1 OF 4

REC05043
SGF-2005.04
DS041472

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST MAG. STANDARD DETAILS AND SPECIFICATIONS AND THE CITY'S SUPPLEMENTAL DETAILS AND SPECIFICATIONS.
2. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
3. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
4. THE CITY APPROVAL WILL BE FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THE APPROVAL OF THE CONSTRUCTION PLANS WILL BE VALID FOR A PERIOD OF SIX MONTHS. CONSTRUCTION PERMITS WILL BE OBTAINED DURING THAT PERIOD OR THE PLANS SHALL BE RE-SUBMITTED FOR REVIEW AND APPROVAL.
5. AN APPROVED SET OF CONSTRUCTION PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
6. THE CITY SHALL BE NOTIFIED 24-HOURS PRIOR TO ANY CONSTRUCTION WORK. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
7. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL NYLON REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY.
8. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
9. THE DEVELOPER IS RESPONSIBLE OF ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
10. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHT-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS.
11. THE CONTRACTOR SHALL CONTACT BLUE STAKE (263-1060) 48-HOURS PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL. WHEN REQUIRED BY THE CITY, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM CUSTOMER SERVICES. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND / OR IMPRISONMENT.

WARNER PROFESSIONAL PLAZA TEMPE
 8711 SOUTH KYRENE ROAD
 TEMPE, ARIZONA

PROJECT INFORMATION

ZONING: PCC-1
 LAND AREA: 242,525 SF. / 5.51632 ACRES

BUILDING FOOTPRINT AREA

BUILDING #1 MEDICAL / OFFICE 31,552 SF. (COMMON SPACE 1846 SF.)
 BUILDING #2 MEDICAL / OFFICE 5,600 SF.
 BUILDING #3 RESTAURANT / OFFICE 5,600 SF. (PATIO ADDITIONAL 500 SF.)
 BUILDING #4 OFFICE / RETAIL 11,850 SF.

TOTAL BUILDING AREA 55,210 SF.

BUILDING COVERAGE 22%

BUILDING HEIGHT 25'-0"

CONSTRUCTION TYPE V-N, SPRINKLED

LANDSCAPE COVERAGE 22% OF SITE

PARKING REQUIRED:	FOR BUILDINGS 1, 2, & 3 SHARED	TOTAL REQUIRED SPACES	TOTAL PROVIDED SPACES	REQUIRED SPACES H/C	REQUIRED SPACES BICYCLE	PROVIDED SPACES H/C	PROVIDED SPACES BICYCLE
LOT #1 MEDICAL / OFFICE OFFICE / RETAIL HANDICAP PARKING BICYCLE PARKING	10,500 SF. 2,051 SF.						
LOT #2 DENTAL OFFICE HANDICAP PARKING BICYCLE PARKING	5,600 SF.						
LOT #3 RESTAURANT HANDICAP PARKING BICYCLE PARKING	5,600 SF. + 500 SF. PATIO						
TOTALS LOT #1, LOT #2, and LOT #3		220	220	11	24	12	24
NOTE: PARKING REQUIRED AND PROVIDED FOR BUILDINGS 1, 2, & 3 PER "PARKING BY DEMAND" STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED 02/21/03							
PARKING REQUIRED:	FOR BUILDING 4						
LOT #4 OFFICE / RETAIL HANDICAP PARKING BICYCLE PARKING	11,850 SF. / 250						
TOTALS LOT #4		48	40	2	4	2	4

TOTALS for WARNER PROFESSIONAL PLAZA TEMPE

TOTAL PARKING REQUIRED: 278 SPACES
 TOTAL PARKING PROVIDED: 262 SPACES
 STANDARD PARKING PROVIDED: 208 SPACES
 HANDICAP PARKING PROVIDED: 14 SPACES
 BICYCLE PARKING REQUIRED: 28 SPACES
 BICYCLE PARKING PROVIDED: 28 SPACES

4th Amended General Plan of Development and Final Plan of Development for Lot 4 Kyrene-Warner Center Kyrene Road, Tempe, Arizona

Irby Studios
 Architects and Planners
 605 south ash avenue, tempe, arizona 85281 (480) 894-8380



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October 8, 2005
 REVIEW SUBMITTAL -

Project Job Number 0420
 CITY OF TEMPE

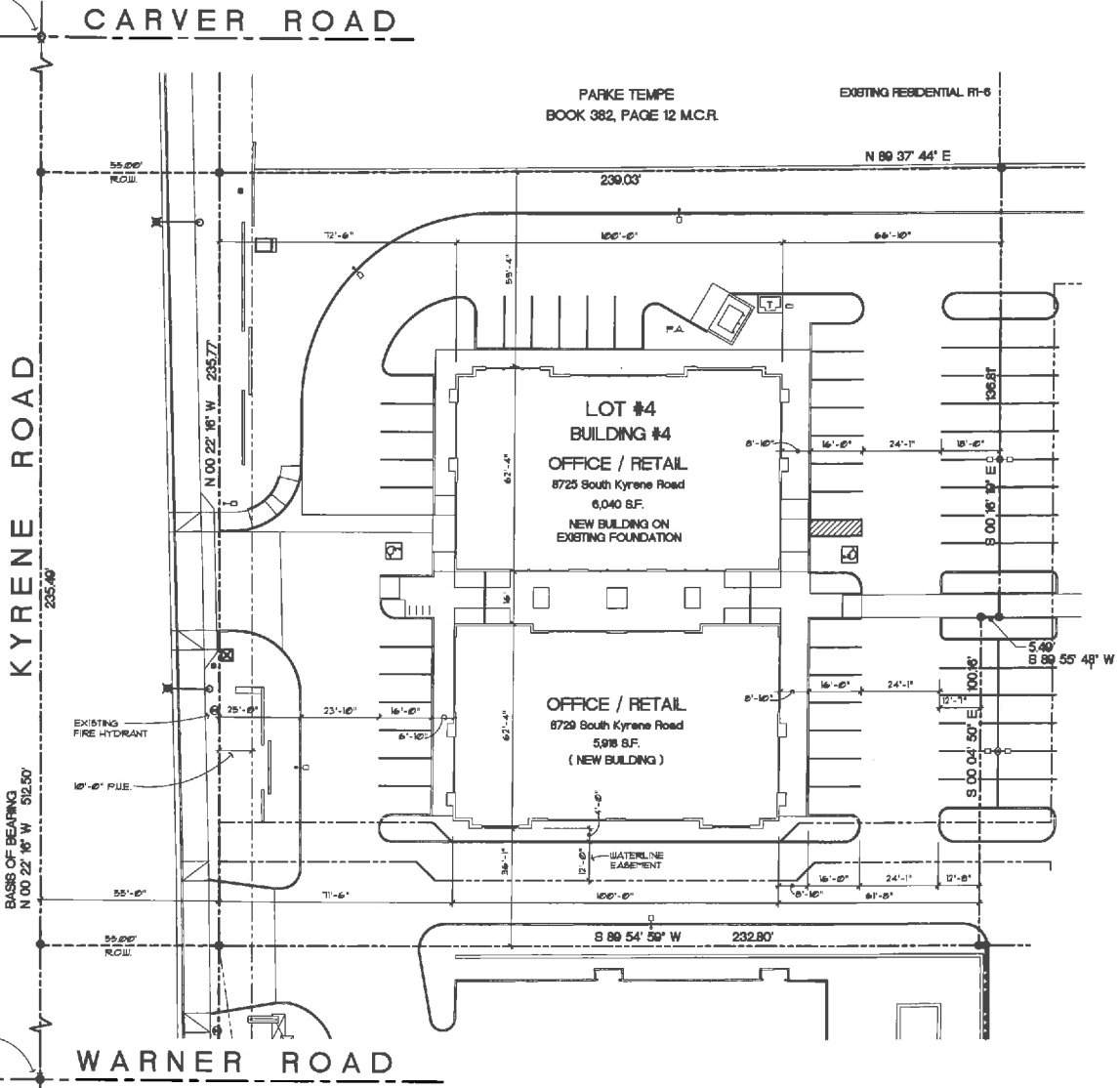
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 2 OF 4

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REC05043
 SGF-2005.04
 DS041472

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FOUND BRASS CAP IN HANDHOLE
WEST 1/4 CORNER OF SECTION 15
T18, R4E



FOUND BRASS CAP IN HANDHOLE
SW CORNER OF SECTION 15,
T18, R4E

Final Plan of Development for Lot 4
Kyrene-Warner Center Kyrene Road, Tempe, Arizona

l r b y Studios
 Architects and Planners
 605 south ash avenue, tempe, arizona 85281 (480) 894-8380



Schematic
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October 8, 2005
 REVIEW SUBMITTAL -

Project Job Number 2430
 CITY OF TEMPE

4
 4 OF 4

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BOOK 799 PAGE 49
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