

Staff Summary Report

City Council Date: 02/07/08

Agenda Item Number: 22

SUBJECT: Request for a Condominium Plat for FOUNTAINHEAD BUSINESS CENTER 1 located at 2450 South Priest Drive.

DOCUMENT NAME: 20080207dskko01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **FOUNTAINHEAD BUSINESS CENTER 1 (PL070517)** (Matt Brucker, Wentworth Property Company, L.L.C., owner; Frank Fasulo, Knudsen-Smith Engineering, Inc., applicant) for a Condominium Plat on +/- 1.99 net acres located at 2450 South Priest Drive in the GID, General Industrial District, including the following:

SBD07054 – Condominium Plat for four office units in building A and four units in building B.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

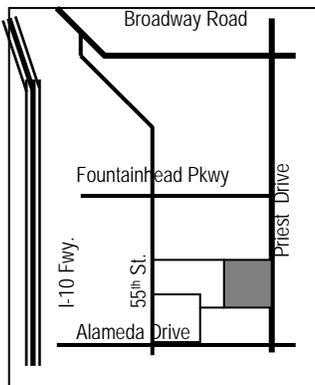
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 
Chris Anaradian, Development Services Department Manager (480-350-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1 - 2

ADDITIONAL INFO:



Gross/Net site area +/- 1.99 acres
Number of condominiums: Eight (in two buildings; four condos each building)

The site is located on the west side of Priest Drive, midway between Alameda Drive and Fountainhead Parkway, in the Fountainhead Corporate Park.

The Condominium Plat is being undertaken for Fountainhead Business Center 1 to divide the two buildings on this property (building A and building B) each into four units so a total of eight office condominiums may be offered for sale.

There are no adjustments to the public right of way included with this request.

PAGES:

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2. Comments / Reason for Approval / Conditions of Approval
- 3-5. History & Facts
6. Description / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. Condominium Plat Cover Sheet, Sheet 1 of 5
6. Traverse Loop & Building Envelopes, Sheet 2 of 5
7. Floor Plans / Interior Horizontal Boundaries, Sheet 3 of 5
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9. Building Cross-Sections / Vertical Boundaries, Sheet 5 of 5

COMMENTS:

Project Analysis

Fountainhead Business Center 1 is a portion of the former Lot 5 of Fountainhead Corporate Park. Under separate process, Lot 5 is being subdivided into three parcels in order to create individual property ownership for the buildings that are under construction at this location. Fountainhead Business Center 1, the eastern property which directly fronts on Priest Drive, contains buildings A and B.

This Condominium Plat is proposed to divide building A and building B into eight office condominiums, or four condominiums per building. Buildings A and B are identical twins and the condominiums contained in each building likewise has a mirror reflection in the other building. The size of the Condominiums ranges from 2,519 s.f. to 2,625 s.f. Exterior parking spaces have not been assigned as part of this condominium.

The Condominium Plat meets the minimum required technical standards of the Tempe City Code Chapter 30, Subdivisions. Staff recommends approval subject to conditions of approval. Public input is not required.

REASON FOR APPROVAL:

1. The Condominium Plat conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

SBD07054

CONDITIONS OF APPROVAL:

1. The Condominium Plat shall be placed into proper engineered format with appropriate signature blanks. Record the Condominium Plat with the Maricopa County Recorder's Office through the Tempe Development Services Department on or before one year from date of City Council approval (February 07, 2009). Failure to record the plat by one year from date of City Council approval shall make the approval of the Condominium Plat null and void.
2. The owner(s) shall provide a continuing care condition, covenant and restriction (CC&R's) for all of the project's common features, including, but not limited to, the common portions of the buildings, building and site security lighting, landscape, and all features located in any common area. The CC&R's shall be reviewed by and placed in a form satisfactory to the Development Services Manager and City Attorney. The CC&R's shall be recorded with Maricopa County Recorder's Office prior to issuance of Certificate of Occupancy.

HISTORY & FACTS:

- May 3, 1962 Subdivision Plat for Petersen Park neighborhood was recorded at the Maricopa County Recorder's Office.
- 1969 City Council approved a Final Subdivision Plat for Freeway Commerce Center, a 157.4 acre parcel with 10 tracts, and a rezoning of the site from R-1 to C-2 and I-2. Fountainhead Corporate Park is 94.98 gross acres (excluding the Fiesta Inn) and is planned for a 2,200,336 s.f. master planned office development.
- March 23, 1972 City Council approved a site plan for the Freeway Commerce Center's Sheraton Inn (now Fiesta Inn) located at the southwest corner of Priest and Broadway.
- August 22, 1974 City Council approved a request for street dedications of portions of 55th Street and Cairo Drive.
- December 17, 1976 City Council approved a re-plat for Freeway Commerce Center.
- March, 1983 City Council approved a preliminary P.A.D. for 1,250,000 s.f. on 79 undeveloped acres. Also granted were height variances for seven buildings at 12, 10, 6 and 4 stories.
- December 22, 1983 City Council approved a Final P.A.D. for Fiesta Center Phase I (now Park Garden Center) consisting of 130,520 s.f. on 4.8 acres and modified conditions of the overall P.A.D.
- July 15, 1987 Design Review Board denied the request for exterior illumination of the mid-rise structure at Fountainhead Corporate Park.
- June 22, 1988 Design Review Board approved a request (Amberjack, property owner) for building elevations, site plan and landscape plan for Park Bridge (Phase II) located at 1501 West Fountainhead Parkway in the I-2, General Industrial District.
- July 13, 1988 City Council approved an Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 2,450,000 s.f. (excluding townhouses and hotel) on 96.23 net acres, with building height variances for office towers ranging from 60' to 270' high, and a Final P.A.D. for Park Bridge (Phase II) consisting of 173,249 s.f. on 8.31 net acres with building height and parking variance.
- July 19, 1989 Design Review Board approved the modified landscape plan for Park Bridge located at 1501 West Fountainhead Parkway.
- September 6, 1989 Design Review Board approved signage for Fountainhead Corporate Park.
- May 18, 1994 Design Review Board continued, at the applicant's request, building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III.
- June 30, 1994 City Council approved the request (Amberjack, property owner) for an Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 3,022,000 s.f. on 89 net acres and a Final P.A.D. for Fountainhead Corporate Park Phase III consisting of 145,000 s.f. (including parking garage) on 10 net acres located at 2300 South Priest Drive (alternate address: 1540 and 1560 West Fountainhead Parkway).
- September 7, 1994 Design Review Board approved building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III.
Note: This project was not built.
- October 27, 1994 City Council approved an Amended Final P.A.D. for Fountainhead Corporate Park for Phase III consisting of 145,000 s.f. total (including parking garage) on 10 net acres.

May 1, 1996	Design Review Board continued the request for building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III.
May 15, 1996	Design Review Board denied the request for building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase III, located at 1540 West Fountainhead Parkway in the I-2, General Industrial District.
July 18, 1996	City Council approved the appeal of the Design Review Board denial for Fountainhead Corporate Park – Phase III (Interwestern Management Corporation, property owner) for building elevations, site plan and landscape plan located at 1540 West Fountainhead Parkway.
August 15, 1996	City Council approved the request by Fountainhead Corporate Park for a Second Amended Preliminary P.A.D. consisting of 2,823,000 s.f. on 91.6 acres and a Final P.A.D. for Phase III-R (Site 12) consisting of 171,896 s.f. total (including parking garage) on 10.9 acres.
May 8, 1997	City Council approved the request by Fountainhead Corporate Park (Amberjack Ltd., property owner) for a Third Amended Preliminary P.A.D. for Phase IV (Sites 3 and 4) consisting of 303,936 s.f. (508,689 s.f. including parking garage) on 25.12 net acres located at 1440 West Alameda Drive.
October 15, 1997	Design Review Board approved the building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase IV.
February 12, 1998	City Council approved the request by Sunland Regional Center for a Site Plan consisting of 260,206 s.f. of building area for three 3-story office buildings; 39,983 s.f. for an office/warehouse building; a tri-level parking structure; and a four level parking structure, all on 21.3 net acres, including two height variances.
February 18, 1998	Design Review Board continued the building elevations for Parking Structure #1 and approved the building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase V – Sunland Regional Headquarters located at 1449 West Alameda Drive in the I-2, General Industrial District.
June 2, 1999	Design Review board approved the site plan and landscape plan modifications for Sunland Regional Center at Fountainhead Corporate Park.
July 10, 2003	City Council approved a General Plan 2020 Amendment from Commercial: Retail to Commercial: Mixed Use land use designation on 9.51 gross acres (Phase II-B). City Council also approved a zoning map amendment from C-2, General Commercial District and I-2, General Industrial District to MG, Multi-Use General District on 9.51 gross acres (Phase II-B) and approved the request for the Fourth Amended Preliminary P.A.D. consisting of 2,200,336 s.f. (1,899,936 s.f. of office space, 52,000 s.f. of commercial space and 248,400 s.f. for 204 residential condominiums) on 90.75 net acres.
October 7, 2004	City Council approved the request by Fountainhead Corporate Park for an Amended Final Subdivision Plat consisting of nine lots on 90.76 net acres, located at 1535 West Broadway Road (#SBD2004.73).
November 18, 2004	City Council approved the request by Fountainhead Corporate Park (Amberjack Ltd., property owner) for a Fifth Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 1,896,400 s.f. of total building area on 74.68 gross acres (#SPD-2004.61) Note: This action excluded lots 5 and 6 from the P.A.D. for Fountainhead Corporate Park.
November 18, 2004	City Council approved the Preliminary and Final P.A.D. for “Park Plaza” at Fountainhead Corporate Park, lot 6 of Replat of Fountainhead Corporate Park, consisting of 101,300 s.f. of office building (#SPD2004.74)

Note: This action provided lot 6 with its own P.A.D. that is distinct from the P.A.D. for the rest of Fountainhead Corporate Park. Since lot 5 was removed from the larger Fountainhead P.A.D. and was not included in this P.A.D., lot 5 is without a P.A.D. overlay.

- July 7, 2005 City Council approved the request by Fountainhead Corporate Park lot 1A (Amberjack Ltd., property owner) for a Preliminary and Final Subdivision Plat, consisting of two lots on 9.52 net acres, located at 1605 West Broadway Road. (#SPD-2005.57, CC050034).
- July 21, 2005 City Council approved the request by Fountainhead Corporate Park for an Amended P.A.D. Overlay for Fountainhead Corporate Park consisting of 1,468,400 s.f. total building area on 74.58 net acres and a Use Permit to allow a 75,000 s.f. educational facility on lot 7 in the GID, General Industrial District located at 1630 West Alameda Drive.
- November 21, 2005 Development Services Department Planning staff administratively approved the request for an Amended P.A.D. for Fountainhead Corporate Park – Phase IV – lot 7 consisting of 165,000 s.f. total building area on 22.27 net acres. This project is located at 1636 West Alameda Drive.
- December 7, 2005 Design Review Board approved the request for building elevations, site plan and landscape plan for Sundt Corporate Office located at 1636 West Alameda Drive in the GID, General Industrial District.
- December 7, 2005 Design Review Board approved the request for building elevations, site plan and landscape plan for Fountainhead Corporate Park – Phase IV – lot 7, located at 1630 West Alameda Drive in the GID, General Industrial District.
- February 15, 2006 Design Review Board approved the request for building elevations, site plan and landscape plan for Fountainhead Apartment Community located at 1605 West Broadway Road.
- March 2, 2006 City Council approved a Zoning Map Amendment from General Industrial to Mixed Use High Density and an Amended P.A.D. for residential and retail uses for Fountainhead Apartment Community, located at 1605 West Broadway Road.
- May 17, 2006 Design Review Board approved the building elevations, site plan and landscape plan for Fountainhead Offices located at 2520 South Priest Drive in the GID, General Industrial District.
- October 12, 2007 Development Services Department Planning staff administratively approved the request for a revision to Fountainhead Offices to join buildings C and D into one building. The project is located at 2520 South Priest Drive in the GID, General Industrial District.
- January 24, 2008 City Council approved the request for Fountainhead Offices for a Final Subdivision Plat (SBD07049) to divide Fountainhead Corporate Park Lot 5 into three lots. The subdivision includes +/- 10.05 net acres and is located at 2520 South Priest Drive in the GID, General Industrial District.
Note: Fountainhead Business Center 1 is the eastern parcel of this subdivision.

DESCRIPTION:

Owner – Matt Brucker, Wentworth Property Company, L.L.C.
Applicant – Frank Fasulo, Knudsen-Smith Engineering, Inc.
Land Surveyor – Ned E. Smith, Knudsen-Smith Engineering, Inc.

General Plan 2030

Projected Land Use – Mixed Use

Zoning

Existing Zoning: GID, General Industrial District

Site Data

Gross/ Net Site Area: +/- 1.99 acres (86,651 s.f.)

Condominium Data

Unit A-1	2,594 s.f.
Unit A-2	2,625 s.f.
Unit A-3	2,536 s.f.
Unit A-4	2,519 s.f.
Unit B-1	2,594 s.f.
Unit B-2	2,625 s.f.
Unit B-3	2,536 s.f.
Unit B-4	2,519 s.f.

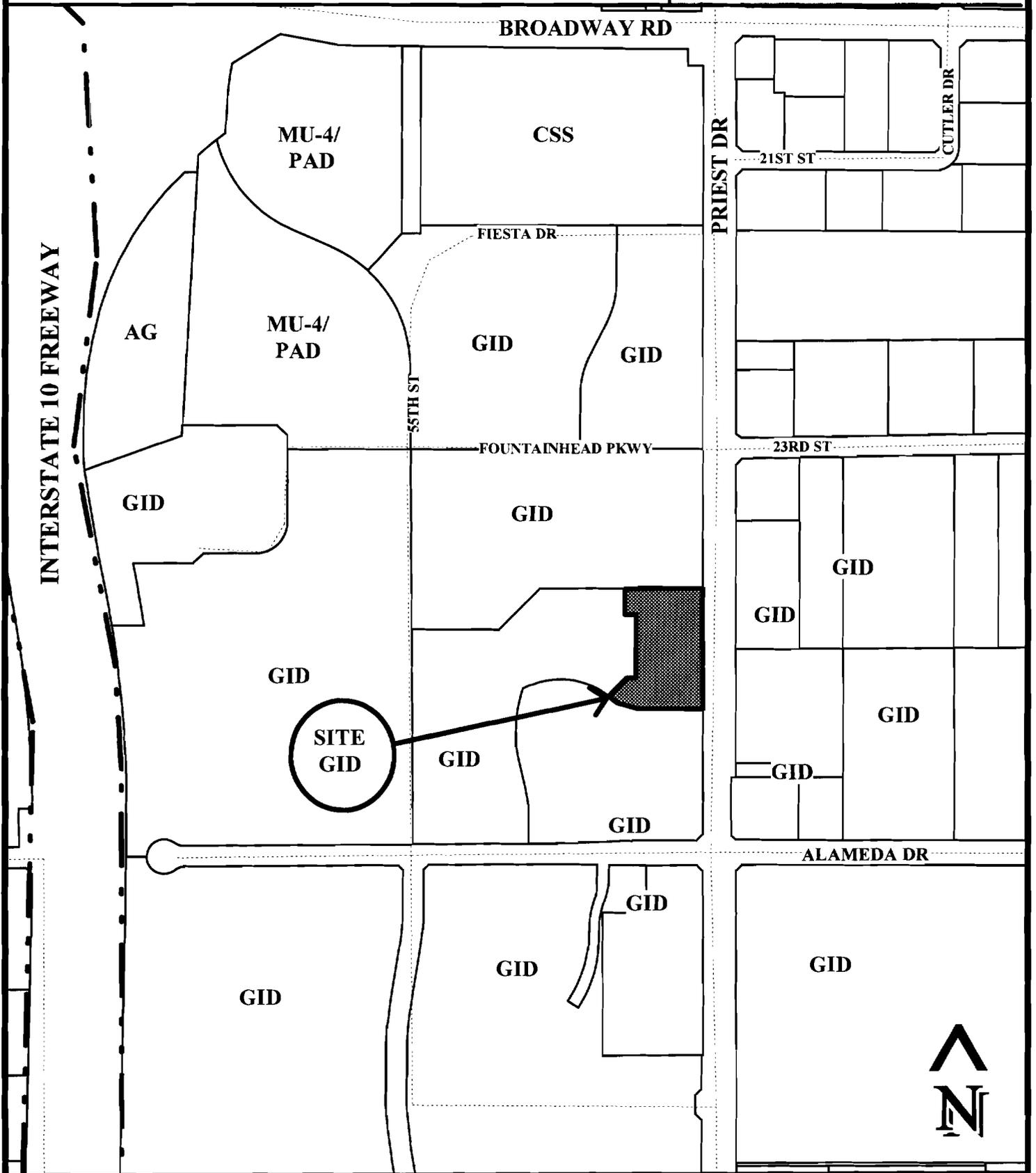
Total Condo Area 20,548 s.f.

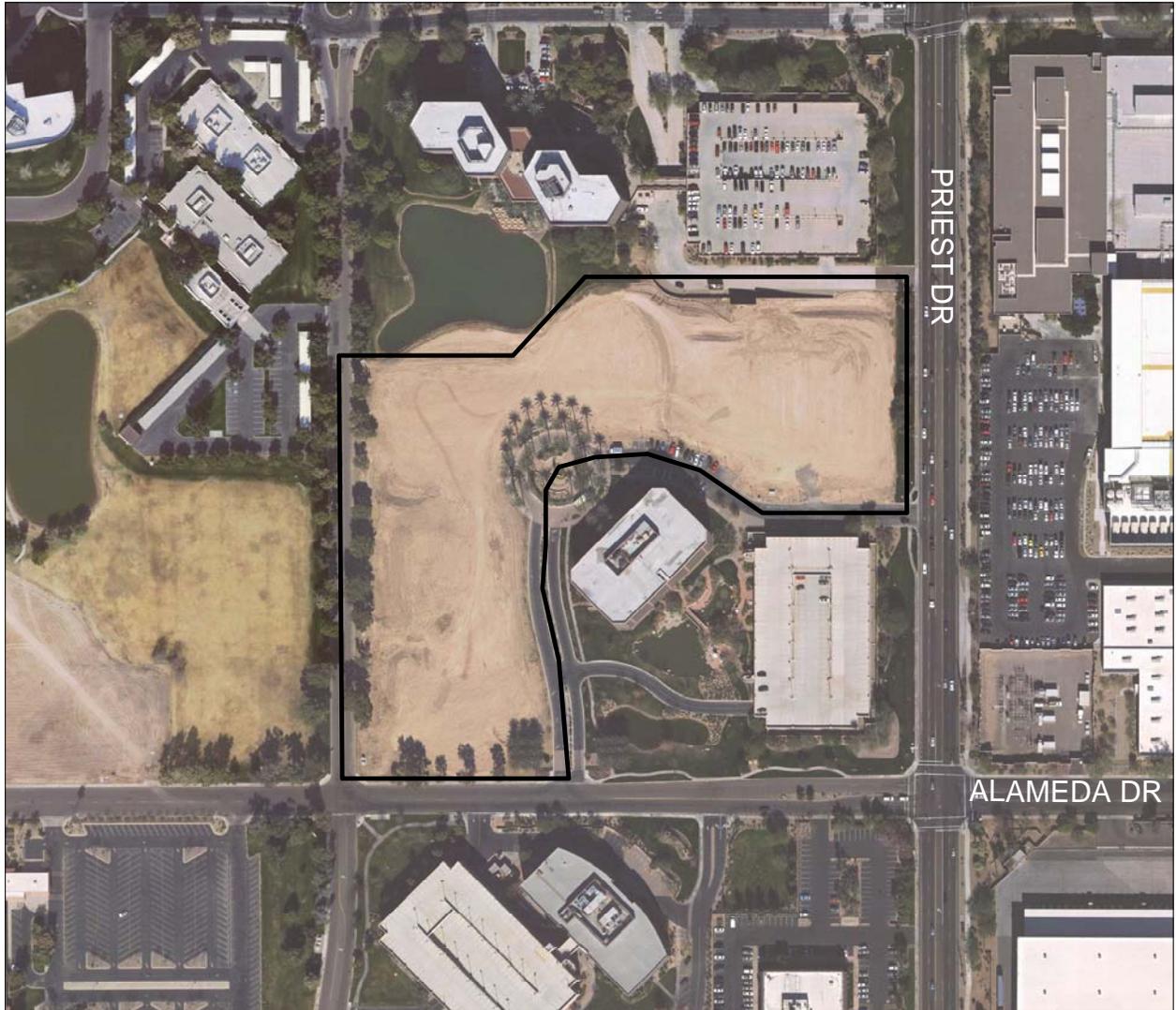
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments.

FOUNTAINHEAD BUSINESS CENTER 1

PL070517





FOUNTAINHEAD BUSINESS CENTER 1 (PL070517)

**PROJECT NARRATIVE
FOR
FOUNTAINHEAD BUSINESS CENTER 1
CONDOMINIUM PLAT
(FOUNTAINHEAD OFFICES)
TEMPE, ARIZONA**

Prepared for:

WENTWORTH PROPERTY COMPANY, LLC
2701 East Camelback Road, Suite 185
Phoenix, Arizona 85016

Prepared by:

Knudsen - Smith Engineering
2525 W. Greenway Road
Suite 302
Phoenix, Arizona 85023
Phone: 602-347-7447

DEC - 3 2007

November 30, 2007

The Fountainhead Business Center 1 is a proposed commercial development located in a portion of Section 29, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian. More specifically described as a portion of Lot 5 of "Fountainhead Corporate Park" According to the plat of record in the office of the county recorder of Maricopa County, Arizona, in book 729 of maps, page 43. Said portion of lot 5 is described as lot 5A according to the proposed replat of lot 5 made under a separate submittal (refer to tracking number REC07078 and SBD07049)

The project consists of (2) one story 10,444 s.f. shell office buildings, totaling 20,888 s.f. on a 1.989 acre site located on the west side of Priest Drive, north of Alameda Drive and will include onsite and offsite improvements.

All parking will be at grade and will supply approximately 4.1 parking spaces per 1,000 s.f. of building.

This project has been designed to be constructed in two phases as part of the "Fountainhead Offices" project and in accordance with existing and approved buildings complimentary to the area with a contemporary flavor. Building materials consist of performance glazing, metal accents, integral color E.I.F.S. and masonry block. The development is designed to offer a quality example of an office building project prevalent in the City of Tempe.

This condominium plat will include buildings A and B located in lot 5A (refer to Fountainhead Lot 5 Replat) and each building will contain 4 condominiums for a total of 8. The parking for said condominiums is not assigned.

Frank Fasulo
Project Manager
Knudsen-Smith Engineering
602-347-7447

FOUNTAINHEAD BUSINESS CENTER 1

A REPLAT OF LOT 5 OF FOUNTAINHEAD CORPORATE PARK AS RECORDED IN BOOK 729 PAGE 43 RECORDS OF MARICOPA COUNTY, ARIZONA. ALSO BEING A PORTION OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WENTWORTH PROPERTY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED (REPLATTED) UNDER THE NAME OF "FOUNTAINHEAD BUSINESS CENTER 1" A PORTION OF LOT 5 OF "FOUNTAINHEAD CORPORATE PARK" AS RECORDED IN BOOK 729 PAGE 43 M.C.R., LOCATED WITHIN A PORTION OF SECTION 29, T.1.S., R.4E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF FOUNTAINHEAD BUSINESS CENTER 1 AND DECLARES THAT THE PLAT IS TRUE TO THE LOCATION AND GIVES THE DIMENSIONS TO THE CENTER POINTS OF EACH LOT AND STREET CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH LOT AND STREET AND HEREBY DEDICATES TO THE PUBLIC FOR USE SUCH STREETS AND ALLEYS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED ROBERT M. ANDERSON WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SET FORTH IN THE FOREGOING INSTRUMENT AND WHO RECEIVED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I, HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

WENTWORTH PROPERTY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ ROBERT M. ANDERSON _____ DATE: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, OF FOUNTAINHEAD CORPORATE PARK - AMENDED, MARICOPA COUNTY, ARIZONA, IN BOOK 729 OF MAPS, PAGE 43;

RUN S 89° 59' 54" W ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 5.00' TO THE TRUE POINT OF BEGINNING;

THENCE S 00° 01' 45" E ALONG THE WEST RIGHT OF WAY LINE OF PREST DRIVE, A DISTANCE OF 195.45' TO THE NORTHEAST CORNER OF LOT 6, OF FOUNTAINHEAD CORPORATE PARK - AMENDED, ACCORDING TO SAID PLAT OF RECORD;

THENCE S 89° 58' 17" W ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 196.30' TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 130.00' AND A RADIAL LINE THAT BEARS N00°01'43"W;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'51", AN ARC LENGTH OF 81.94';

THENCE N 44° 07' 46" E, A DISTANCE OF 64.57';

THENCE S 45° 42' 29" E, A DISTANCE OF 1.79';

THENCE N 89° 58' 15" E, A DISTANCE OF 16.05';

THENCE N 00° 01' 45" W, A DISTANCE OF 244.62';

THENCE S 89° 58' 15" W, A DISTANCE OF 36.00';

THENCE N 00° 01' 45" W, A DISTANCE OF 70.90' TO A POINT ON THE NORTH LINE OF LOT 5, OF FOUNTAINHEAD CORPORATE PARK - AMENDED, ACCORDING TO SAID PLAT OF RECORD;

THENCE N 89° 58' 54" E ALONG THE SMD NORTH LINE, A DISTANCE OF 248.60' TO THE POINT OF BEGINNING.

DS051961

SBD07054

REC07083

OWNER/DEVELOPER

WENTWORTH PROPERTY COMPANY, L.L.C.
2701 EAST CAMELBACK ROAD, SUITE 185
PHOENIX, AZ 85016
PHONE: (602)296-0000
FAX: (602)288-2715

BENCHMARK

BASIS OF COORDINATES IS THE BRASS CAP IN HANDHOLE AT PRIEST BRASS CAPS IN HAND HOLES AT BROADWAY AND PREST AND AT PREST AND ALAMEDA. THE BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED. ELEVATION=1148.29 C.O.T.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N00°01'45" W BETWEEN THE BRASS CAPS IN HAND HOLES AT BROADWAY AND PREST AND AT PREST AND ALAMEDA. THE BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2008.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

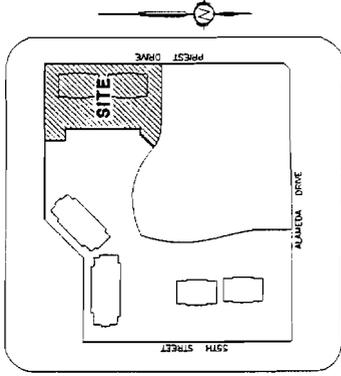
BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ DEVELOPMENT SERVICES _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

Ned E. Smith
NED E. SMITH, R.L.S. 42676
DATE: 1-2-08



VICINITY MAP:

(NOT TO SCALE)

LEGEND:

- ① FIND BRASS CAP IN HANDHOLE
- ② FIND BRASS CAP
- SET PK NAIL OR /S NOTED
- SET 1/2" REBAR
- MONUMENT LINE
- PROPERTY LINE
- EGYPT. MASTABT LINE
- ELEVATION TO BE DEGRADED

NOTES:

- 1.) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2.) LOT CORNERS TO BE SET WITH 1/2" REBAR. RI #S43676.
- 3.) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP MAP NUMBER 04013C 2165 C DATED SEPTEMBER 30, 2005. AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



REVISIONS	DATE	DESCRIPTION

KNUDSEN-SMITH ENGINEERING, INC.
2525 West Greenway Road, Suite 202
Phoenix, Arizona 85029
PH (602) 247-7447 FAX (602) 249-1310

FOUNTAINHEAD BUSINESS CENTER 1
2450 & 2500 S. PRIEST DR.
TEMPE, ARIZONA

REVISIONS
DATE
DESCRIPTION

1.5

JAN 24 2008

TRVERSE LOOP & BUILDING ENVELOPES
 FOUNTAINHEAD BUSINESS CENTER 1
 2450 & 2500 S. PRIEST DR.
 TEMPE, ARIZONA

PROJECT NO. 100-01-08
 DRAWING NO. 100-01-08-05
 DATE 1/21/08
 SHEET 2 OF 5



SCALE: 1" = 50'



SCALE: 1" = 20'

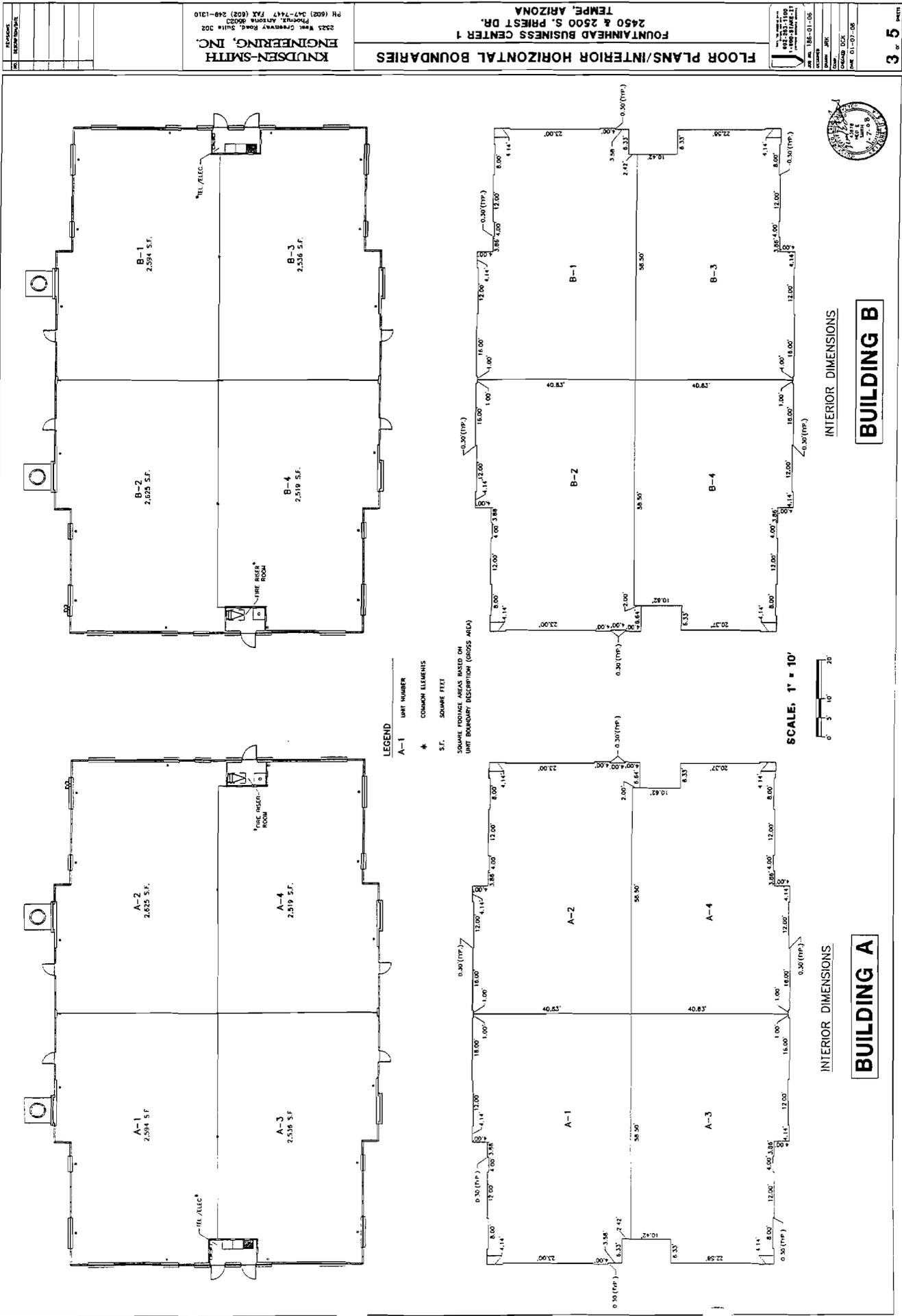
LEGEND

- BUILDING TRAVERSE TIE-IN POINT
- (B) INDICATES BUILDING NUMBER
- BUILDING ENVELOPE
- - - TRAVERSE LOOP LINE

* DISTANCE FROM BUILDING ENVELOPE TO INTERIOR FACE OF METAL STUDS

LINE TABLE

L1	46.64	N00201.45°W
L2	75.02	S082.5815°E
L3	4.00	S00201.45°W
L4	4.00	S00201.45°E
L5	67.02	S00701.45°E
L6	4.00	S82.5815°W
L7	75.02	S00701.45°W
L8	4.00	N00201.45°W
L9	32.00	N00201.45°W
L10	4.00	S82.5815°W
L11	67.02	N00201.45°W
L12	75.02	S00201.45°E
L13	32.00	N00201.45°W
L14	29.42	S82.5815°E
L15	75.02	S00201.45°E
L16	32.00	N00201.45°W
L17	32.00	N00201.45°W
L18	4.00	N82.5815°E
L19	67.02	N00201.45°W
L20	75.02	S00201.45°E
L21	32.00	N00201.45°W
L22	75.02	S82.5815°W
L23	32.00	S00201.45°E
L24	75.02	S00201.45°E
L25	67.02	S00201.45°E
L26	4.00	N82.5815°E
L27	32.00	S00201.45°E
L28	46.64	S00201.45°E



KNUDSEN-SMITH ENGINEERING, INC.
 2525 West Greenway Road, Suite 302
 Phoenix, Arizona 85023
 PH (602) 347-7447 FAX (602) 249-1310

FLOOR PLANS/INTERIOR HORIZONTAL BOUNDARIES
 FOUNTAINHEAD BUSINESS CENTER 1
 2450 & 2500 S. PRIEST DR.
 TEMPE, ARIZONA

DATE: 01-07-08
 DRAWN BY: JMS
 CHECKED BY: JMS
 PROJECT NO: 186-01-05
 SHEET NO: 3 OF 5

JAN 25 2008

PROJECT: 05-01-05
DRAWN: JPK
CHECKED: DCL
DATE: 01-07-08

BUILDING CROSS-SECTIONS/VERTICAL BOUNDARIES
FOUNTAINHEAD BUSINESS CENTER 1
2450 & 2500 S. PRIEST DR.
TEMPE, ARIZONA

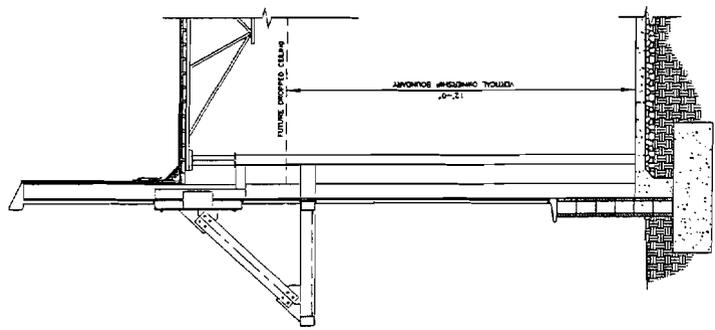
KNUDSEN-SMITH ENGINEERING, INC.
2525 West Greenway Road, Suite 302
Phoenix, Arizona 85023
PH (602) 947-7447 FAX (602) 249-1210



UNIT BOUNDARY DEFINITION

THE UNIT BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
(A) THE VERTICAL BOUNDARIES ARE A VERTICAL PLANE CONCERNING WITH THE EXTERIOR FACE OF THE PERIMETER BUILDING WALLS OF THE UNIT AND A VERTICAL PLANE CONCERNING WITH THE EXTERIOR FACE OF THE PERIMETER BUILDING WALLS OF THE ADJACENT UNIT;
(B) THE LOWER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE CONCERNING WITH THE TOP SURFACE OF THE UNFINISHED SLAB OF THE UNIT; AND (C) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE CONCERNING WITH THE BOTTOM SURFACE OF THE CEILING SOFFIT.
THE FINISH FLOOR ELEVATIONS SHOWN HEREON REFER TO THE LOWER HORIZONTAL BOUNDARY OF THE UNITS AND THE FINISH CEILING ELEVATIONS REFER TO THE UPPER BOUNDARY OF THE UNITS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS.
REFERENCE THE COURT'S FOR FURTHER DESCRIPTIONS OF UNIT BOUNDARIES.

NO SCALE



BUILDINGS A & B