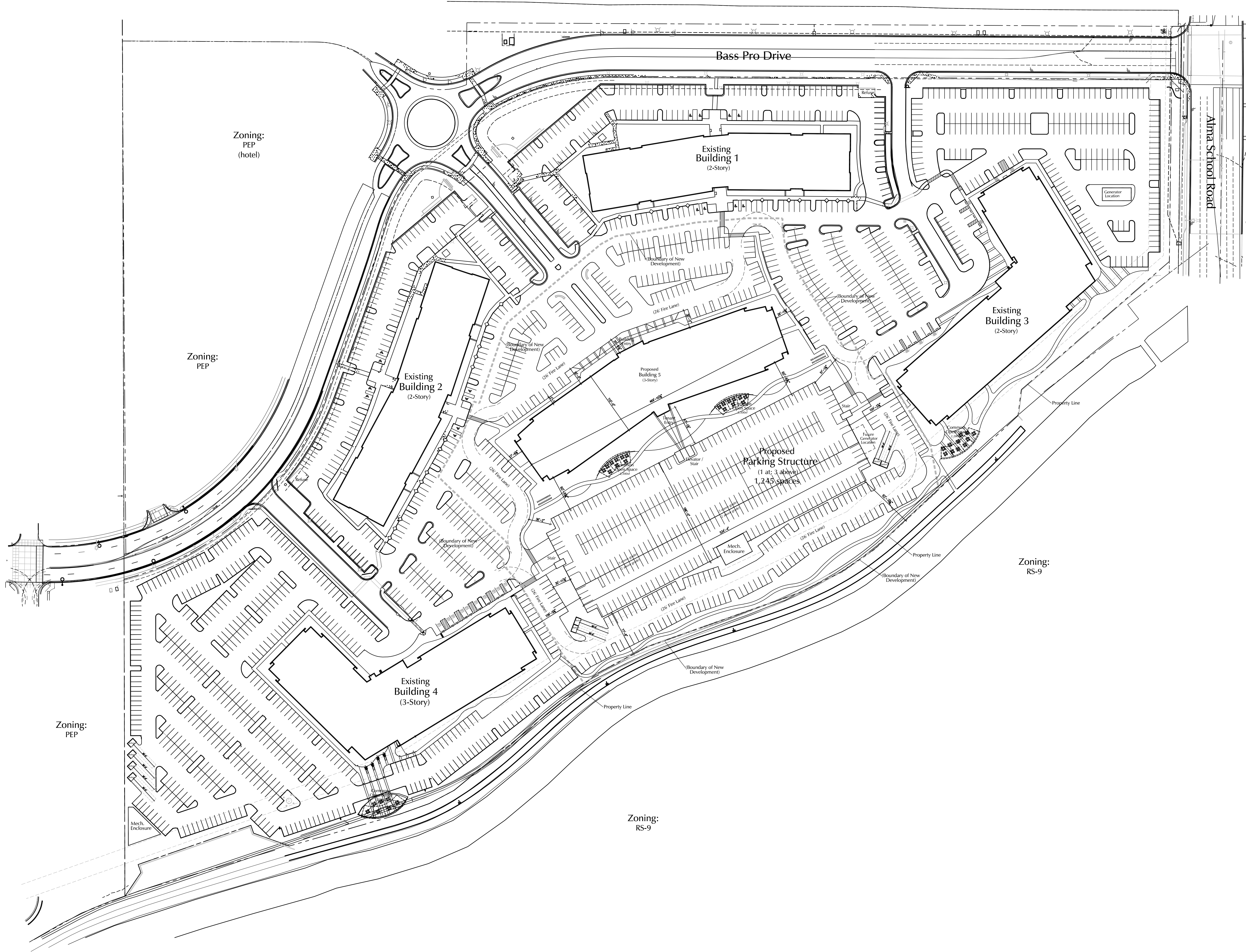




MASTER PLAN

ADDRESS:	1130 N. ALMA SCHOOL ROAD
APN:	135.33.570G
TOTAL SITE AREA:	Gross= 1,348,218sf (30.95 acres) Net= 1,335,069sf (30.65 acres)

BUILDING AREA:	
BUILDING 1 (existing):	83,000 gsf (81,000 rsf)
BUILDING 2 (existing):	83,000 gsf (81,000 rsf)
BUILDING 3 (existing):	110,000 gsf (108,500 rsf)
BUILDING 4 (existing):	158,390 gsf (147,420 rsf)
BUILDING 5 (proposed):	152,600 gsf (144,500 rsf)
TOTAL BUILDING AREA:	586,990 gsf (562,420 rsf)

BUILDING 5 HEIGHT:	55'-6" top of parapet (3-story)
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PARKING DATA:	
TOTAL PARKING REQUIRED:	1,566 spaces (1.00 : 375gsf)
TOTAL PARKING PROVIDED:	2,757 spaces (4.90 : 1,000rsf)
BICYCLE PARKING REQUIRED (this phase of development):	104 spaces
BICYCLE PARKING PROVIDED (this phase of development):	104 spaces

BUILDING USES:	
EXISTING:	OFFICE
BUILDING 5:	OFFICE

TOTAL FLOOR AREA RATIO:	0.44 (586,990sf / 1,335,069sf)
TOTAL LOT COVERAGE ALLOWED:	90.0%
TOTAL LOT COVERAGE PROVIDED:	80.1% (1,069,269sf / 1,335,069sf)

TOTAL COMMON OPEN SPACE REQUIRED:	5,870SF (1.0% X 586,990sf)
TOTAL COMMON OPEN SPACE PROVIDED:	9,400SF

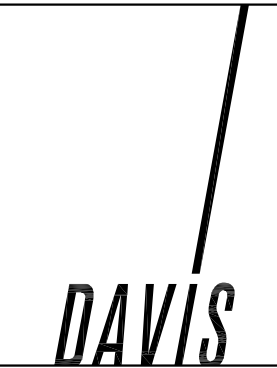
TOTAL LANDSCAPE AREA:	20.0% (265,800sf / 1,335,069sf)
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PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE:	
(Surface will match the existing exposed aggregate paving at Building 4 entry)	

BOUNDARY OF NEW DEVELOPMENT AREA:	
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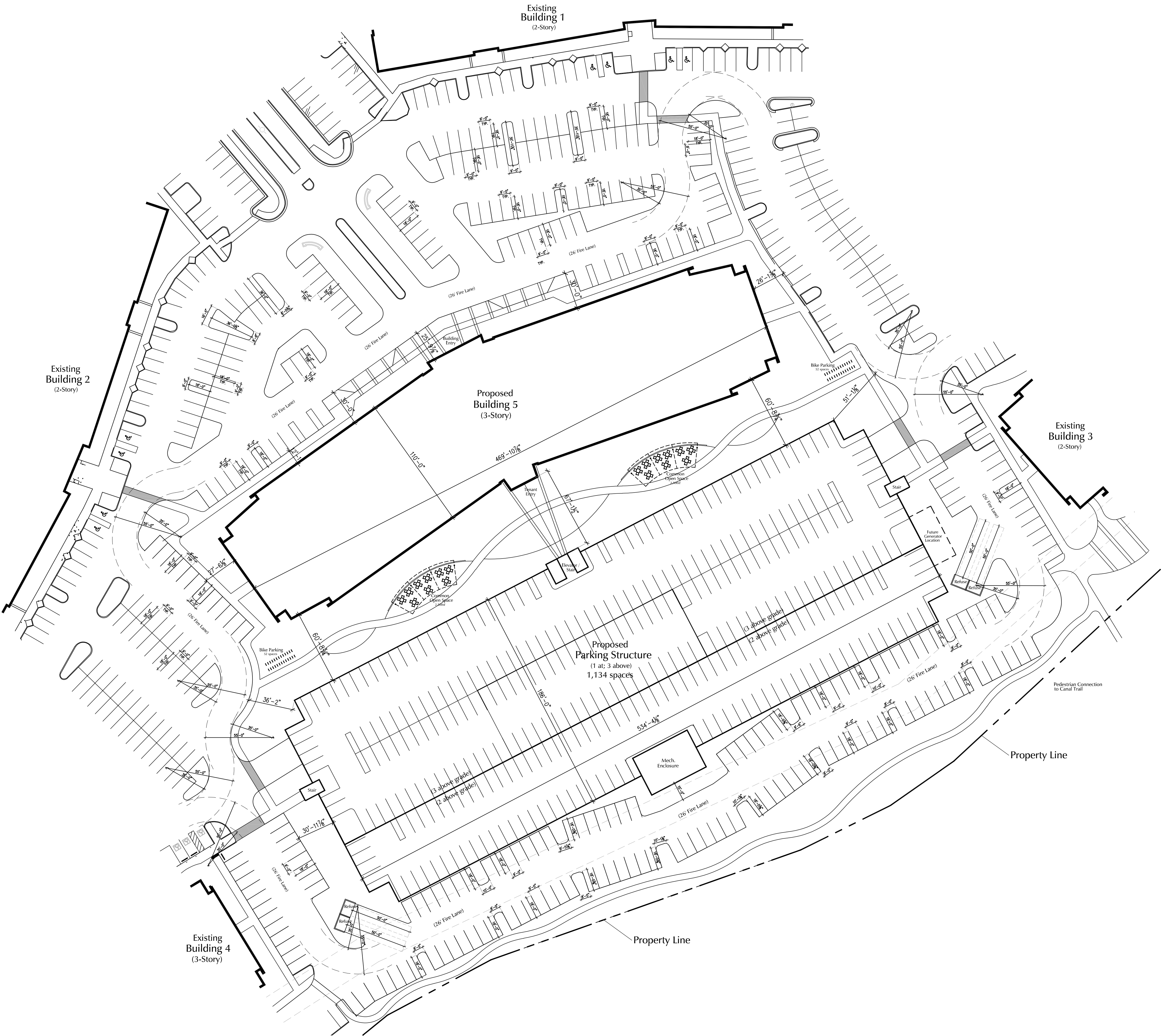
TEAM INFORMATION

DEVELOPER:	LINCOLN PROPERTY 3131 E. CAMELBACK ROAD, #318 PHOENIX, ARIZONA 85016 PH: 602.912.8800
ARCHITECT:	DAVIS 74 E. RIO SALADO PARKWAY, #200 TEMPE, ARIZONA 85281 PH: 480.638.1100
CIVIL ENGINEER:	EPS 1130 N. ALMA SCHOOL ROAD, #120 MESA, ARIZONA 85201 PH: 480.503.2250



WAYPOINT 5- Mesa, Arizona

14111- 1-20-21



ENLARGED SITE PLAN

ADDRESS: 1130 N. ALMA SCHOOL ROAD
APN: 135.33.570G

TOTAL SITE AREA: Gross = 1,348,218sf (30.95 acres)
Net = 1,335,069sf (30.65 acres)

BUILDING AREA:	
BUILDING 1 (existing):	83,000 gsf (81,000 rsf)
BUILDING 2 (existing):	83,000 gsf (81,000 rsf)
BUILDING 3 (existing):	110,000 gsf (108,500 rsf)
BUILDING 4 (existing):	158,390 gsf (147,420 rsf)
BUILDING 5 (proposed):	152,600 gsf (144,500 rsf)
TOTAL BUILDING AREA:	586,990 gsf (562,420 rsf)

BUILDING 5 HEIGHT: 55'-6" top of parapet (3-story)

PARKING DATA:	
TOTAL PARKING REQUIRED:	1,566 spaces (1.00 : 375gsf)
TOTAL PARKING PROVIDED:	2,720 spaces (4.84 : 1,000rsf)

BICYCLE PARKING REQUIRED (this phase of development):	104 spaces
BICYCLE PARKING PROVIDED (this phase of development):	104 spaces

BUILDING USES:	
EXISTING:	OFFICE
BUILDING 5:	OFFICE

TOTAL FLOOR AREA RATIO: 0.44 (586,990sf / 1,335,069sf)

TOTAL LOT COVERAGE ALLOWED: 90.0%

TOTAL LOT COVERAGE PROVIDED: 80.1% (1,069,269sf / 1,335,069sf)

TOTAL COMMON OPEN SPACE REQUIRED: 5,870SF (1.0% X 586,990sf)

TOTAL COMMON OPEN SPACE PROVIDED: 9,400SF

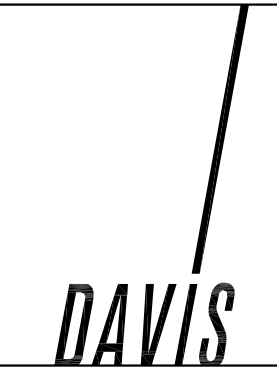
TOTAL LANDSCAPE AREA: 20.0% (265,800sf / 1,335,069sf)

PEDESTRIAN CROSSING WITH ENHANCED PAVING SURFACE: (Surface will match the existing exposed aggregate paving at Building 4 entry)

BOUNDARY OF NEW DEVELOPMENT AREA: - - - - -

TEAM INFORMATION

DEVELOPER:	LINCOLN PROPERTY 3131 E. CAMELBACK ROAD, #318 PHOENIX, ARIZONA 85016 PH: 602.912.8800
ARCHITECT:	DAVIS 74 E. RIO SALADO PARKWAY, #200 TEMPE, ARIZONA 85281 PH: 480.638.1100
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WAYPOINT 5- Mesa, Arizona

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