



DEVELOPMENT PROJECT FILE

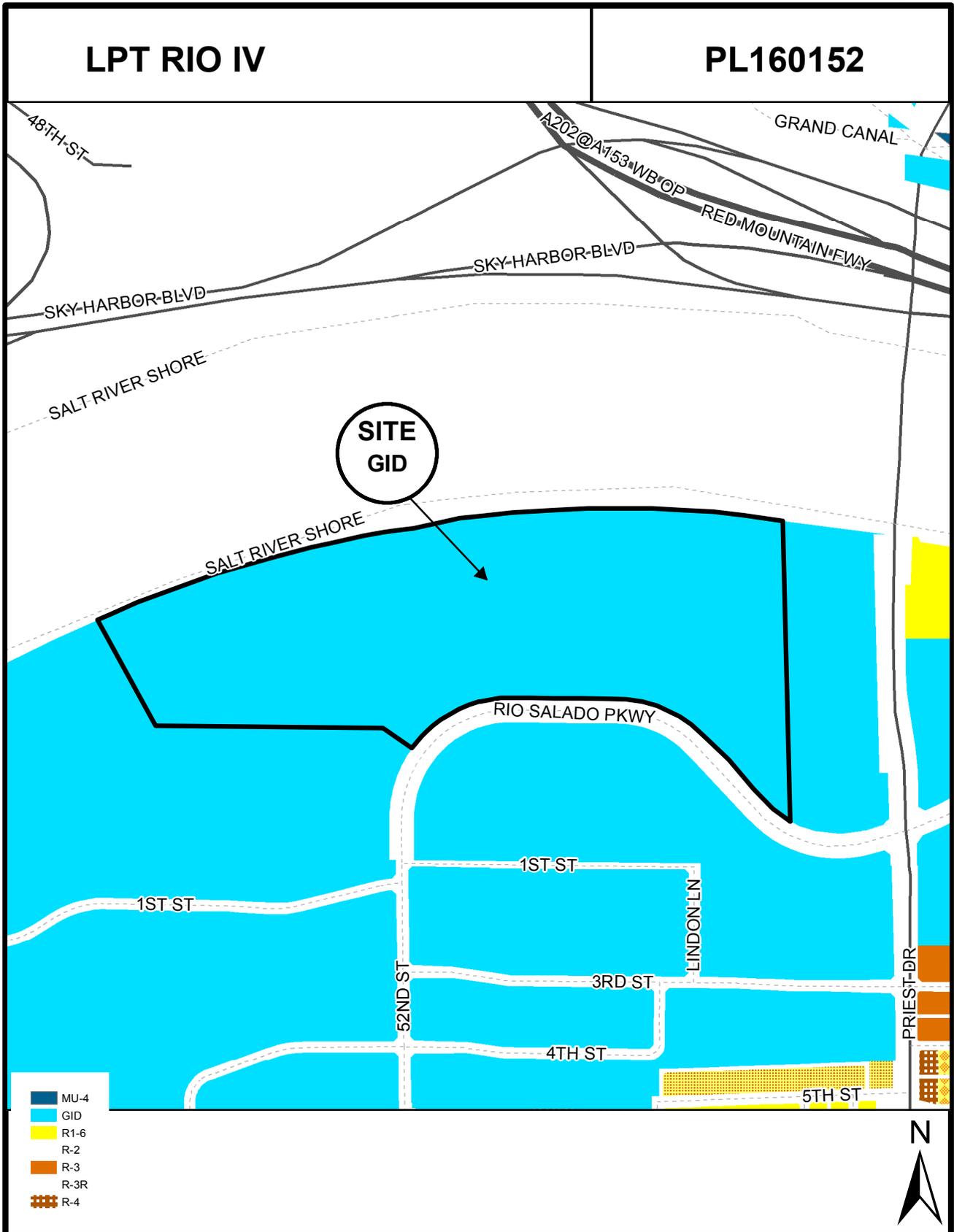
for

LPT RIO IV (PL160152)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. PAD Cover – Sheet PAD1
8. PAD Overall Site Plan – Sheet PAD2
9. PAD Enlarged East Side Site Plan – Sheet PAD3
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12. Civil Site Plan – C2
13. Landscape Plan Overall – Sheet L001
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Location Map

LPT RIO IV

PL160152



Aerial Map

DEVELOPMENT PLAN REVIEW

Site Plan

The site for the proposed new building and parking structures will have access from Rio Salado Parkway utilizing existing driveways along the street frontage. There is multiple connection points on to Rio Salado Parkway available, but in the initial phase there will be an east and west entrance on to either sides of the office building existing and proposed. The parking structure locations will replace the previously approved office building to accommodate the parking demand of the new office building. As a result of the location of the new parking deck, an adjustment to the previous approved lot line will need to be shifted further south to accommodate building separation requirements. The parking structure expansion of the previous approved parking deck was previously delineated in the previous plan, extending the two story structure.

Building Elevations

The city Council previously approved a PAD for the site. The maximum allowed building height must stay beneath the 1182 elevation, within 750' of the center of the DVORTAC, and the height may increase at a 1.2 degree slope from the top of the plateau at the center of the DVORTAC. This ranges from a maximum 1102 to 1219 feet above sea level or approximately 45-80'. The portion of the site for the office building IV and parking Structure IV has a maximum building height of +/- 57'-0", while the remaining portion for the parking structure has a height up to +/-25'-0".

The office building elevation facades will have a north and southern entrance to the building. The building's' long dimension will run east/west direction. The building provides complementary colors and material with the previous approved office buildings, consisting of spandrel gray tint glazing with clear glazing at the windows, metal canopies and painted concrete matching the centers color. The building will have a metal shade fin at the primary entrance, secondary entrance and West façade. A dark brown color connects the second and third level windows across the building, defining the base of the building from the upper second and third level. The building provides uniformity and consistency complementary to the business campus.

The elevations for the all parking structure provide a simplistic rhythm with horizontal concrete reveals across the second level deck. The structure uses matching building colors and materials found in the existing approved office buildings, including gabion rock walls found at each exit point of the garage. The design matches the context of the office project, while the placement of the parking is tucked away from street view.

Landscape Plan

The landscape plan does not add any additional landscape than what was already approved for the site, other than a few accent points from the walkways to the garage. The site takes into account a native plant palette along with the use of rusted metal gabion rock walls, with materials used from the site. The overall plan for Liberty Center will include several landscaped amenities for the user, including a pedestrian path that connects to the existing City of Tempe's' bike and walking trail along the Rio Salado connecting back to the Tempe Town lake and Beach park, an existing outdoor stepped amphitheater at the north end of the site, and widened sidewalks with planted trees for shade to enhance the walkability. The entry drive and street frontage along Rio Salado Parkway is part of the previous approved landscape plan for the center.

Section 6-306.D Approval Criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The parking structure sites are setback far from the public street. The buildings position from the street provides architectural elements at the Western Façade and midpoint of the structure, consistent with the other approved buildings.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* In addition to the site increasing the amount of shade around the surface parking lot areas (up to 23% shade coverage), the addition of a parking structure will increase the amount of shade for increased hum comfort.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials found in the project are typical of this construction type. The project intends to adaptively re-use existing rock from the site and incorporated in the gabion rock wall design throughout the campus.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The site is appropriate in scale and will be in compliance with the maximum allowed height for this location.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The building has a defined base with horizontal score patterns, full height to top of parapet curtain wall and gabion rock materials to identify entry points. The architectural metal canopies at the center and western facade of the site provide breaks in the building relief.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* The building provides a consistent detail throughout the project site conducive to the arid climate.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site is located in an area designated for corporate office/business. Although the site is less than a half mile from the town lake recreational area. Multi-modal access to the levee trail system will be available from the site.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* This site will utilize the approved site plan circulation for the Liberty Center complex.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* This site will be in compliance with crime prevention standards currently adopted.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* The landscape plan provides accents throughout the project site that is consistent with a desert landscape palette.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* Signage for the building is not part of this review.
12. *Lighting is compatible with the proposed building (s) and adjoining buildings and uses, and does not create negative effects;* The project's lighting will be in compliance with the night time dark sky regulations and will match the existing site lighting throughout the business campus.

PLANNED AREA DEVELOPMENT OVERLAY

Request for a Planned Area Development Overlay Modification for (1) new 3- story office building, 244,000 sf and (1) new 2- Story parking structure, 328,000 sf for LIBERTY CENTER AT RIO SALDO, located at 1840 W. Rio Salado Parkway and 1870 W. Rio Salado Parkway on a 13 acre site that is within an existing development of 73 net acres.

PAD13009 Planned area development Overlay for Development standard modifications for maximum building heights from 35 feet up to 80 feet, and modified bicycle parking standards.

Request overview – Entitlements

Liberty Property Trust seeks a Planned Area Development overlay (PAD) amendment to modify the existing approved PAD; a Development Plan Review (DPR) for.....

Requested modifications to the Liberty Center at Rio Salado (PAD)

1. Increase building square footage and building height;
 - a. The building IV height is proposed to be increased by +/- 13'-0" from +/- 44'-0" to +/- 57'-0" (to top of mechanical screen wall. The increase is mainly due to the increased floor to ceiling heights LPT is using 12'-0" and the increase of stories from 2 to 3. Therefore, the PAD must be amended to show this height increase.
 - b. The building IV area is proposed to be increased by about 164,000 sf from +/- 80,000 sf to 244,000.
2. Proposed new parking structure where building V was originally planned.
3. The building IV area is proposed to be increased by about 164,000 sf from +/- 80,000 sf to 244,000 sf. In-lieu of two buildings there will only be one.

Section 6-305.D. Approval Criteria for Planned Area Development Overlay (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan, and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives;*

The General Plan sets forth Tempe's desire to develop as a leader in Urban Living. The plan's guiding principles – balanced land use, enhanced quality of life, increased economic vitality, greater accessibility, and sustainability and environmental stewardship – are crafted to take advantage of Tempe's enviable location and amenities to make Tempe the best urban city in Arizona for residents to live, work, learn and play. The LPT development embraces these same principles to create a dynamic, sustainable, office/warehouse project with identifiable character with an adjacency to Tempe Town Lake.

The requested PAD overlay modification will allow LPT to fulfill a number of the goals and objectives found throughout the General Plan and create a project that embodies the plan's guiding principles. The project conforms to the projected land use.

Liberty Center at Rio Salado provides new complementary development with adjacency to First Tier Town Lake/Downtown/ASU /Stadium District Hub. Liberty Center elegant architecture and unique landscape cultivate an elevated quality of life for Tempe's work force. The site enjoys prime access to Tempe's multi-modal transportation

network, retail and Town Lake amenities, making it highly accessible to users. The project design utilizes a number of sustainable strategies to maximize environmental efficiency.

2. *Standards requested through the PAD Overlay District shall take into consideration the location and context for the site for which the project is proposed;*

The standards previously approved for the Liberty Center at Rio Salado took into consideration the special location and context of the area next to Tempe Town Lake and the adjacent walkway that links the two together. LPT seeks to modify only two previously approved elements for this site; building size and height.

3. *The development appropriately mitigates transitional impacts on the immediate surrounds;*

Liberty Center at Rio Salado has been designed to ensure a compatible development that appropriately mitigates any impacts on the immediate surroundings. The design details create an aesthetically pleasing development that will enhance the surrounding area. The center incorporates a pedestrian plaza, public exterior spaces, permeable pedestrian accessibility, and generous landscaping to enhance the pedestrian realm, improve walkability, and create connectivity to the Town Lake and surrounding development via a connected bike/ pedestrian pathway.

Prepared by:



Shane Lucero
RSP Architects

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF TEMPE, ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED JOHN DIVALL, 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____
LIBERTY PROPERTY TRUST
BY _____ OWNER DATE _____

LEGAL DESCRIPTION

Liberty Center at Rio Salado
Units 2, 3, 4 and 5

Lot 1 of Liberty Center at Rio Salado Unit 2 as shown on Final Plat recorded in Book 1193, page 12, Maricopa County Records (M.C.R.), Lots 1, 2 and 4 of Liberty Center at Rio Salado Unit 3 as shown on Final Plat recorded in Book 1212, page 17, M.C.R., Lot 1 of Liberty Center at Rio Salado Unit 4 as shown on Final Plat recorded in Book 1217, page 39, M.C.R., and Lots 1 and 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, M.C.R., all lying within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 3,285,216 square feet or 75.4182 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat for Liberty Center at Rio Salado Unit 5 recorded in Book 1254, page 43, Maricopa County Records and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of October, 2012. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY
OF _____ 20____.

OWNER/DEVELOPER

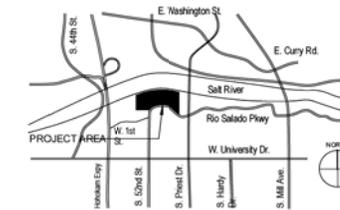
LIBERTY PROPERTY TRUST
15333 N. PIMA RD, STE 375
SCOTTSDALE, AZ 85260
CONTACT: JOHN DIVALL
PHONE: 480/860-3161

PROJECT DATA

GENERAL INDUSTRIAL DISTRICT - TABLE 4-204							
SITE ADDRESS	1700	1930	1870	1990	1930	2070	2040
SITE AREA	6.23 AC 271,378 SF	8.14 AC 350,138 SF	10.35 AC 448,520 SF	10.32 AC 446,530 SF	7.9 AC 344,124 SF	8.4 AC 360,340 SF	8.4 AC 360,340 SF
BUILDING AREA	90,000 SF	160,000 SF	240,000 SF	160,000 SF	120,000 SF	70,000 SF	215,000 SF
BUILDING HEIGHT (ft)	44'	44'	62'	44'	44'	44'	44'
LANDSCAPE COVERAGE (required / provided)	10% / 10%	10% / 4%	10% / 4%	10% / 4%	10% / 4%	10% / 4%	10% / 4%
BUILDING SETBACKS (required / provided)							
FRONT (feet)	25 / 25'	25 / 45'	25 / 50'	25 / 150'	25 / 45'	25 / 102'	25 / 60'
SIDE	0 / 10'	0 / 25'	0 / 40'	0 / 15'	0 / 40'	0 / 102'	0 / 25'
REAR (feet)	0 / 15'	0 / 20'	0 / 40'	0 / 20'	0 / 40'	0 / 300'	0 / 25'
STREET (feet)	25 / 20'	25 / 60'	N/A	25 / 150'	N/A	25 / 102'	N/A
VEHICLE PARKING QTY.							
REQUIRED	480	888	1321	861	731	300	214
PROVIDED	576	1038	1424	910	810	442	317
ACCESSIBLE PARKING QTY.							
REQUIRED	12	15	20	15	17	9	7
PROVIDED	14	15	31	20	20	10	7
BICYCLE PARKING QTY.							
REQUIRED	12	15	20	20	19	8	5
PROVIDED	12	16	31	20	20	8	5
SITE ZONING	GID (GENERAL INDUSTRIAL)						
TOTAL SITE ACREAGE (GROSS/NET)	76.30 AC / 76.67						
TOTAL DEVELOPMENT SF	2,115,702 SF (1,085,000 OFFICE + 1,030,702 SF Garage)						
TOTAL LOT COVERAGE	1,432,851 SF (611,000 OFFICE + 491,851 SF Garage)						
TOTAL LANDSCAPE AREA	2,433,888 SF (27%) (99,851 Lot Coverage) / (2,334,037 NET SF)						
TOTAL PARKING REQUIRED/PROVIDED	4,515 / 4,537						
TOTAL BIKE PARKING REQUIRED/PROVIDED (2)	181 / 112						

(1) 8' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD #PAG#13000, PL#130102
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD #PAG#13000, PL#130102

LOCATION MAP



CONDITIONS OF APPROVAL: PL160152

- A building permit application shall be made on or before _____, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
- The property Owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. 12-1134 that may now or in the future exist, as a result of the City's approval of this application, including any conditions, stipulations and/or modifications imposed as a condition of approval the signed form shall be submitted to the Community Development Department no later than _____, or the approval shall be null and void.
- The Planned Area Development shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

DS160313

PL160152

REC16101



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480.889.2300
480.889.2300 fax
www.rsparch.com

Consultants

Contractors



Project For
LIBERTY PROPERTY TRUST

RIO SALADO
BUILDING IV /
GARAGE IV

Project No. 0364.032.06
Drawn By JS
Checked By SL
Date 05/26/2018

NOTICE: The drawings shown and described herein, including all technical drawings, graphics, and models, shall be a property and cannot be copied, duplicated or commercially published, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and other personnel only in accordance with the Notice.

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Revisions		
No.	Date	Description

LIBERTY CENTER AT RIO
SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

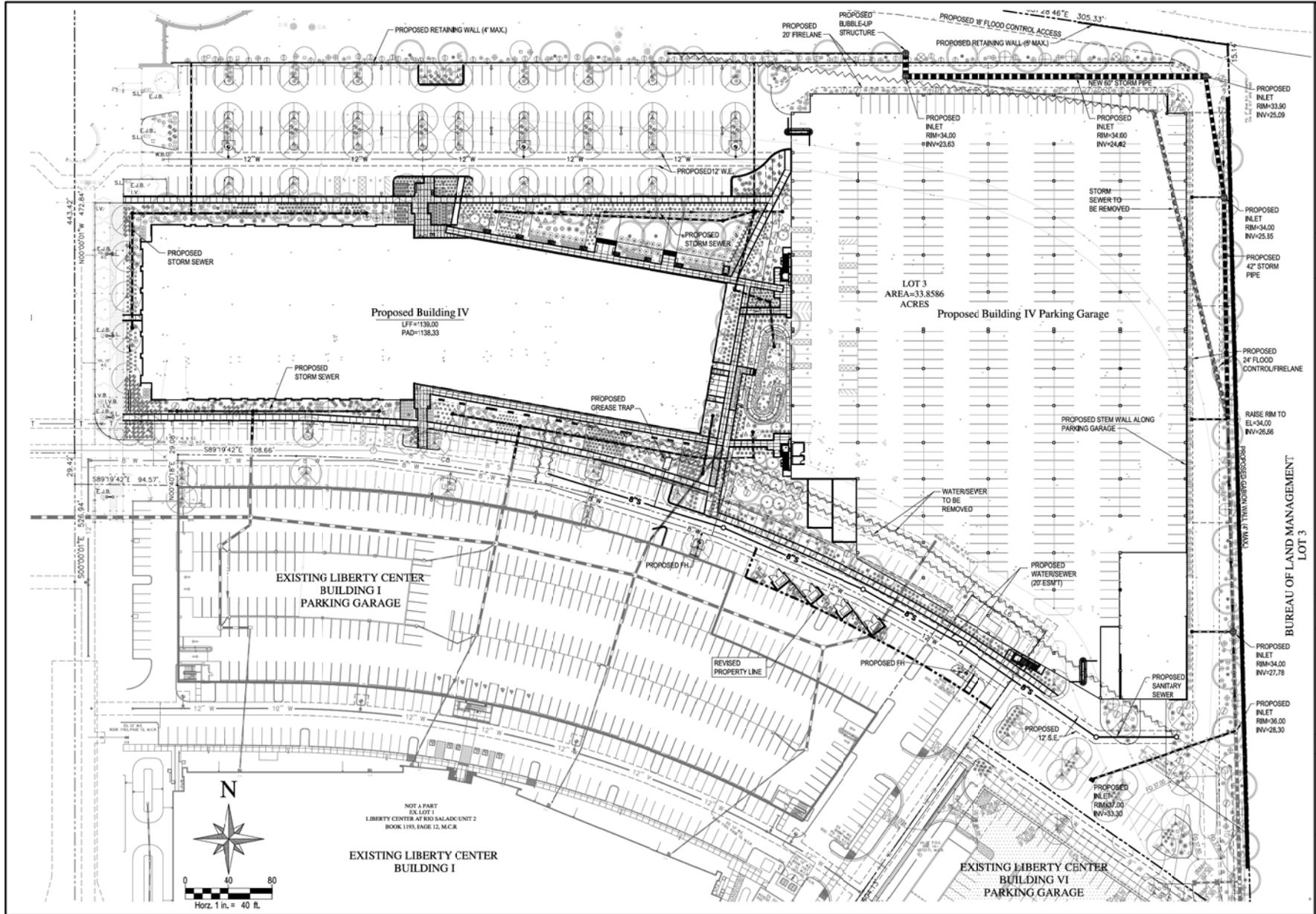
PAD1

PAD1

REC16101

PL160152

DS160313



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 (602) 335-8500
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LIBERTY CENTER AT RIO SALADO
BUILDING IV
CONCEPTUAL IMPROVEMENT PLAN
 UTILITY/50% LANDSCAPE PLAN

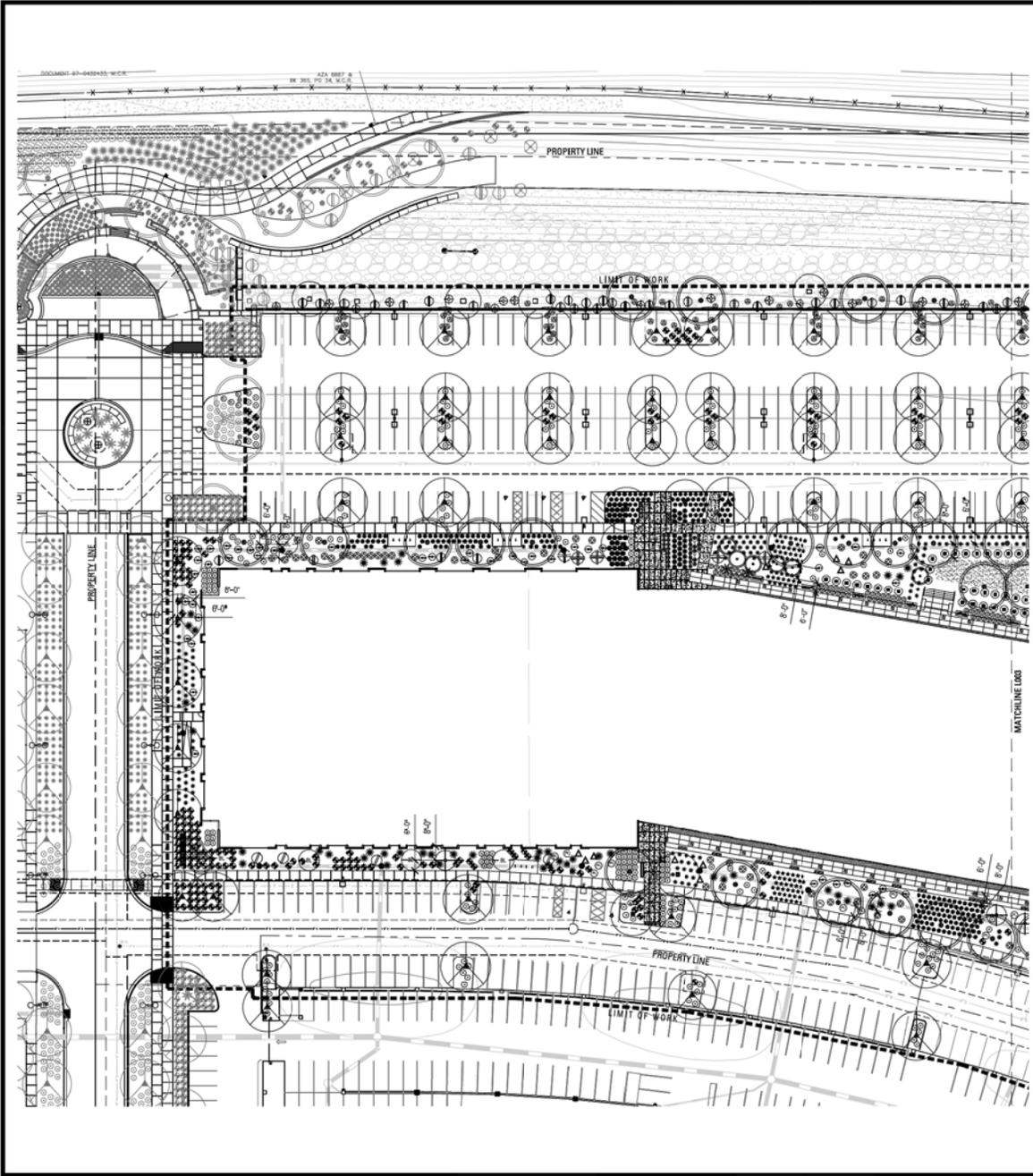
BUREAU OF LAND MANAGEMENT
 LOT 3

REV	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

EXPRES 1031-18
 SCALE (HORIZONTAL) 1" = 40'
 SCALE (VERTICAL) 1" = 20'
 DATE Submitted 05/28/2018
 05/16/2015
 JOB NUMBER 164445
 SHEET C2 OF 2

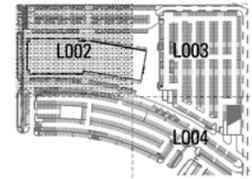
XXX-KX-XXXX



General Note:
 This drawing is a representation of the work and products of TRUEFORM. It is not a contract. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing all necessary information and data. The client is responsible for providing all necessary information and data. The client is responsible for providing all necessary information and data.

PLANT LEGEND:

SYMBOL	TYPE	SIZE	QTY.	CALIFR	MATURE CANOPY
TREES					
○	Agave willardiana Palo Blanco	2' Box	17	1.0-1.5	19'-0"
○	Bauhinia lunarioides Anacacho Orchid	15 gallon	5	0.75-1.0	12'-0"
○	Cercidium floribundum Blue Palo Verde	3/8" Box	-	1.75-2.25	30'-0"
○	Chilopsis linearis Desert Willow	2' Box	10	1.0-1.5	25'-0"
○	Chitalpa tashkentensis Fink Dawn	2' Box	-	1.0-1.5	25'-0"
○	Olneya tesota Honeywood	4/8" Box	5	-	30'-0"
○	Prosopis juliflora Thornless Hybrid Mesquite	3/8" Box	69	1.75-2.5	30'-0"
○	Parthenocissus praecox NZT Thornless Sonoran Palo Verde	3/8" Box	65	1.75-2.25	25'-0"
○	Sophora secundiflora Texas Mountain Laurel	3/8" Box	9	1.25-2.0	19'-0"
SHRUBS					
○	Ambrosia deltoidea Bursage	1 Gallon	216	2'-0"	-
○	Calliandra eriophylla Indian Fairy Duster	1 Gallon	99	3'-0"	-
○	Cordia alliodora Texas Olive	5 Gallon	21	10'-0"	-
○	Dodonaea viscosa Hop Bush	1 Gallon	-	12'-0"	-
○	Eriocaulon fasciosum Brittonbush	1 Gallon	130	3'-0"	-
○	Ericameria laricina Turpentine Bush	1 Gallon	305	2'-0"	-
○	Jussiaea californica Chuparosa	1 Gallon	72	4'-0"	-
○	Jussiaea spicigera Mexican Ironspike	1 Gallon	68	3'-0"	-
○	Lantana montevidensis New Gold	1 Gallon	282	2'-0"	-
○	Lantana montevidensis Purple Trailing Lantana	1 Gallon	14	2'-0"	-
○	Larrea tridentata Creosote	5 Gallon	9	6'-0"	-
○	Ruellia brittoniana Rueella	1 Gallon	51	2'-0"	-
○	Tecoma stans x yellow bells Capisassa	5 Gallon	67	6'-0"	-
GROUNDCOVERS/VINES					
○	Solanum elaeagnifolium Desert Marigold	1 Gallon	-	1'-0"	-
○	Parthenocissus sp Healdia Creeper	5 Gallon	4	6' to 11'	-
○	Penstemon parryi Parry's Penstemon	1 Gallon	-	2'-0"	-
○	Portulacaria alba Elephant's Foot	1 Gallon	-	4'-0"	-
○	Sotolosa pallida Purple Heat	1 Gallon	80	6' to 11'	-
RELOCATED PLANTS					
○	Lantana montevidensis New Gold	1 Gallon	6	2'-0"	-
ACCENTS					
○	Agave desertiana Smooth Agave	15 Gallon	9	3'-0"	-
○	Agave parryi truncata Yucca Agave	5 Gallon	28	3'-0"	-
○	Aloe barbadensis Yellow Blooming Aloe	5 Gallon	283	2'-0"	-
○	Aloe x blue elite Blue Elite Aloe	5 Gallon	58	1'-0"	-
○	Bouteloua curtipendula Skiratoas Grama	1 Gallon	282	2'-0"	-
○	Buddleia integrifolia Butterfly Bush	1 Gallon	-	2'-0"	-
○	Cereus peruvianus Porcupine Apple Cactus	15 Gallon	-	6'-0"	-
○	Daylily acronioides Green Desert Spoon	5 Gallon	85	5'-0"	-
○	Euphorbia antisyphilitica Candillita	1 Gallon	95	2'-0"	-
○	Euphorbia royleana Churee	15 Gallon	-	6'-0"	-
○	Fouquieria splendens Ocotillo	6'-0" Height	-	15'-0"	-
○	Hesperaloe parviflora Hesperaloe	3 Gallon	196	1'-0"	-
○	Hesperaloe parviflora Giant Hesperaloe	5 Gallon	3	6'-0"	-
○	Muhlenbergia rigida Navahoe Purple Muhly	5 Gallon	94	2'-0"	-
○	Opuntia ficus-indica Indian Fig	5 Gallon	39	15'-0"	-
○	Pedilanthus macrocarpus Slipper Plant	5 Gallon	70	3'-0"	-
○	Pachycercus marginatus Mexican Fence Post	15 Gallon	5	3'-0"	-
○	Yucca baccata Banana Yucca	5 Gallon	3	4'-0"	-
○	Yucca pallida Pale Leaf Yucca	5 Gallon	10	2'-0"	-
○	Yucca rostrata Beaked Yucca	15 Gallon	13	10'-0"	-
○	Yucca repens Twisted Leaf Yucca	15 Gallon	36	2'-0"	-



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 www.trueformllc.com

NOT FOR CONSTRUCTION
 R. Sacha
 05/25/16

Project For
LIBERTY PROPERTY TRUST

RIO SALADO BLDG 4 SITE

Project No.	9988.000.00
Drawn By	R. Sacha
Checked By	R. Sacha
Date	05/25/16

NOTES: The design shown and described herein including all technical drawings, graphics, and models are the property of RSP Architects. These are not to be used for other projects without the written consent of RSP Architects. These are not to be used for other projects without the written consent of RSP Architects. These are not to be used for other projects without the written consent of RSP Architects.

Revisions	No.	Date	Description

PLANTING PLAN

L002

WHEN RECORDED RETURN TO:
City of Tempe
Community Development Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Liberty Property Trust (Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL160152 – **LPT RIO IV**, to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY AMENDMENT
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT

for development of the following real property (Property): 1870 W Rio Salado Parkway

LEGAL DESCRIPTION

Lot 1 of Liberty Center at Rio Salado Unit 2 as shown on Final Plat recorded in Book 1193, page 12, Maricopa County Records (M.C.R.), Lots 1, 2 and 4 of Liberty Center at Rio Salado Unit 3 as shown on Final Plat recorded in Book 1212, page 17, M.C.R., Lot 1 of Liberty Center at Rio Salado Unit 4 as shown on Final Plat recorded in Book 1217, page 39, M.C.R., and Lots 1 and 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, M.C.R., all lying within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona. Containing 3,285,216 square feet or 75.4182 acres, more or less. Subject to existing rights-of-way and easements.

