

A. TEMPE MARKETPLACE OVERVIEW

Tempe Marketplace is a unique retail development offering a variety of shopping experiences. This concept this center offers a strategically integrated shopping environment and provides a family atmosphere and a pedestrian oriented center "District" Concept.

When you cross the curb line into Tempe Marketplace, you'll be in an entirely different atmosphere. A combination of lifestyle graphic entry elements and creative building designs define this project and create an exciting interest to explore the center. This development has wide shaded walkways for pedestrian access to the perimeter restaurant and retail pads linking the entire project together. The Desert Chic theme for the Architecture of the project is achieved with a variety of materials and massing. The combinations of the key design elements have materials such as illuminated perforated metal fragment walls, bold colors, exposed steel canopies, and lush desert landscaping.

The center responds to increasing consumer demand for exciting experiences and this Center is designed to offer consumers a complete, synergistic experience involving food, people-watching and shopping. The primary planning and design objective has been to create an entertainment/retail destination with a distinct sense of place and a variety of vibrant, exciting spaces.

To assist the Lessee and the Lessee's Construction Team, this development criteria for Tempe Marketplace has been created. It is an established set of general guidelines that should be followed during permitting and construction.

As the administrator of these criteria, the Developer is the final arbitrator of criteria compliance. Special circumstances may require interpretation of this criteria and the Developer will remain flexible in the review process. The Lessee is encouraged to contact the Tenant Coordinator with any inquiries before commencing construction.

SECTION ONE
PROJECT INFORMATION

B. PROJECT DIRECTORY

DEVELOPER: **Vestar Development Company**
2425 E. Camelback Road, Suite 750
Phoenix, Arizona 85016
Phone: (602) 866-0900
FAX: (602) 955-2298
Primary Contact: David Malin, Assistant Project Director
Contacts: David J. Larcher, Executive Vice President
 J. Paul Rhodes, Senior Vice President
 Nick Roe, Assistant Project Director
 Rob Kerwin, Construction Manager

GENERAL CONTRACTOR: **To be selected**

EXECUTIVE ARCHITECT: **Butler Design Group, Inc.**
5555 E. Van Buren St., Suite 215
Phoenix, Arizona 85008
Phone: (602) 957-1800
FAX: (602) 957-7722
Contact: Richard Butler, President
 Scott Godfrey, Project Architect

CIVIL ENGINEER: **Optimus Civil Design Group**
2323 E. Magnolia Street, Suite 107
Phoenix, AZ 85034
Phone: (602) 286-9300
FAX: (602) 286-9400
Contact: Jeff Behrana, President

LANDSCAPE ARCHITECT: **Laskin and Associates, Inc.**
5112 North 40th Street, Suite 202
Phoenix, Arizona 85018
Phone: (602) 840-7771
FAX: (602) 840-8021
Contact: Hardy Laskin, Principal

SECTION ONE
PROJECT INFORMATION

SIGNAGE: **Bleier Industries, Inc.**
2030 W. Desert Cove
Phoenix, Arizona 85029
Phone: (602) 944-3117
FAX: (602) 395-0753
Contact: Paul Bleier, President

**TRAFFIC
ENGINEER:** **Kimley Horn & Associates**
7878 N. 16th Street, Suite 300
Phoenix, AZ 85020
Phone: (602) 906-1101
FAX: (602) 944-7423
Contact: Tove White

**SOILS
ENGINEER:** **Ninyo & Moore**
3001 S. 35th St., Ste. 6
Phoenix, AZ 85034
Phone: (602) 243-1600
FAX: (602) 243-2699
Contact: Mark Edwards

**ENVIRONMENTAL
ENGINEER:** **Brown and Caldwell**
201 E. Washington #500
Phoenix, AZ 85004
Phone: (602) 567-3851
FAX: (602) 567-4001
Contact: Mike Simms

C. UTILITY COMPANIES

GAS: **Southwest Gas Company**
10851 N. Black Canyon Highway
P.O. Box 52075
Phoenix, Arizona 85072
Phone: (602) 395-4164
FAX: (602) 395-4040
Contact: Sam McConnell, Sr. Account Representative

SECTION ONE
PROJECT INFORMATION

ELECTRIC: **Arizona Public Service**
4612 E. Bell Road
P.O. Box 53933 – MS 3209
Phoenix, Arizona 85072
Phone: (602) 371-6767
FAX: (602) 371-6165
Contact: Service Center

TELEPHONE: **Qwest Communications**
1022 N. 25th Avenue, Suite 100
Phoenix, Arizona 85021
Phone: (602) 665-1049
Contact: Mike Lyons

CABLE: **COX Communications**
17602 N. Black Canyon Highway
Phoenix, Arizona 85053
Phone: (623) 322-7851
FAX: (623) 322-7424
Contact: Randy Rolland

D. GOVERNING AGENCIES

City of Tempe
31 East Fifth St
Tempe, AZ 85281

Planning: Steve Venker (480) 350-8920
Building and Safety: Mac McFarland (480) 350-8666

Maricopa County Department of Health
1001 N. Central Avenue
Phoenix, Arizona 85009

Bill Francis (602) 506-0153
Rod Klein (602) 506-6975

E. CODE REFERENCE

1994 Uniform Building Code – City of Tempe Amended

1991 Uniform Mechanical Code

1991 Uniform Plumbing Code

1996 National Electrical Code

1997 Uniform Fire Code

ADAAG (1996)

ANSI, 1992 Edition

2000 Zoning Ordinance No. 808 of the City of Tempe, Arizona