

Alternative Clauses
Parcel 51 DA

2.10 "Minimum Class-A Office Improvements" means those improvements consisting of a minimum of approximately 240,000 sq. ft. of Class-A office space, in buildings of three or four stories in height, with associated parking generally contained in adjacent parking garages. The maximum building height shall not exceed 65 feet. The Minimum Class-A Office Improvements will be located on Parcel A on the Site Plan, attached hereto as Exhibit B, and shown as Buildings A1 through A4 on the Phasing Plan, attached hereto as Exhibit C.

4.4 Signage. Signage within the Property may be permitted upon approval by the City through the standard City sign processes and must be in accord with the architectural design of the buildings, structures, and landscaping in the Project.

8.2.1 *Parcel A (Class-A Office Buildings A1 - A4)*. Buildings A1 through A4, as identified on Exhibit C, attached hereto and made a part hereof by this reference, within the Class-A Office Parcel may be phased according to market demands and as determined by the Owner. The initial phase may consist of a single building, which shall be 4-three or four stories in height. At least two buildings shall be four stories and all buildings shall be either three or four stories in height. Parking for theis first building may be provided via surface parking. At the time the second Class-A office building is constructed, the associated parking structure will be built to accommodate the required parking spaces for both buildings. The process will repeat for the third and fourth buildings. The numbering of the buildings on the Phasing Plan (see Exhibit C) is for identification only and does not constitute a determination of which building will be constructed first, which shall be in the Owner's discretion.

8.4 Infrastructure. Owner shall construct all necessary infrastructure, both on-site and off-site, and landscaping, to serve the applicable phase of the Project. However, if the City determines the construction sequence requested by the Owner will be detrimental to the City, or the public, or place the Property at risk, the City Engineer may require the Owner to construct portions of the infrastructure not directly related to the phase being constructed by the Owner. The internal circulation road that connects McDowell, Ridgecrest and Red Mountain, as shown on Exhibit B and described and depicted in the Project Narrative, together with the infrastructure and landscaping specifically required to support the Project, will be built as part of any component of the Project that becomes the first phase. The internal driveways of each Parcel will not be required to be constructed until the development of such Parcel. The traffic signal along McDowell Road will be constructed upon request from the City's Traffic Engineer when it is determined it is necessary for that phase of the Project. As part of the first phase road improvements, the Owner shall relocate the wash, install at least temporary landscaping in the wash, and install the bridge. Permanent landscaping and full development of the wash, however, will not be required until the earlier of the development of either Parcel B or C.