

AMENDED FINAL PLANNED AREA DEVELOPMENT FOR MONDRIAN TEMPE TOWN LAKE

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

CONDITIONS OF APPROVAL: SPD-2004.95

1. a. The Public Works Department shall approve all roadway, alley and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants.
 - (2) Sewer lines.
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. All street dedications shall be made within six (6) months of Redevelopment Review Commission approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
4. A valid building permit shall be obtained and substantial construction commenced on or before January 15, 2005 or the variance(s) shall be deemed null and void.
5. A building permit shall be obtained and substantial construction commenced on or before January 15, 2006 or the zoning shall revert to that in place at the time of application, subject to a public hearing.
6. No variances shall be created by future property lines without the prior approval of the City of Tempe.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Final Planned Area Development for Mondrian (Lot 5) shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before January 15, 2005.
9. The Final Planned Area Development for Mondrian (Lot 5) shall be recorded prior to issuance of building permits.
10. Prior to City Council approval, the applicant will provide to the City all information required to process the Subordinate Development Agreements for the developer of Lot 5.
11. Any intensification or expansion of the use shall require the applicant to return to the Redevelopment Review Commission or City Council for further review.
12. Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levy, prior to issuance of building permits.
13. For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No. 808.0312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC Levee Improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.

BENCHMARK

City of Tempe Vertical Datum. Top of Brass Cap located at Rural Road and Rio Salado Intersection Elevation=1154.52 (COT BM#503)

LEGAL DESCRIPTION

Lot 5 of Playa Del Norte, a Final Plat recorded BK 685, of maps PG 32, MCR, being a portion of the Northwest Quarter of Section 14, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE CITY OF TEMPE SURVEY CONTROL MAP.

SAID BEARING = NORTH 00° 07' 02" EAST

FLOOD ZONE

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 F, DATED JULY 19, 2001. ZONE "SHADED X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HERON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF , 2005. ALSO THAT THE PLAT IS CORRECT AND ACCURATE; AND THAT THE MONUMENTS DESCRIBED HERON HAVE BEEN LOCATED AS DESCRIBED.



PAGE 2 OF 3

MONDRIAN
Tempe Town Lake
another residential community by Gray Development Group

Parady Gray Architects, PLLC
Architecture and Land Planning

2555 E. Camelback Road Suite 1050
Phoenix, Arizona 85016
Phone: 602.954.0109 Fax: 602.954.9300

Drawn: 02/02/04
Revisions:
1. []
2. []
3. []

1000 OFFICIAL RECORDS OFFICE
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 0136421

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02/02/05

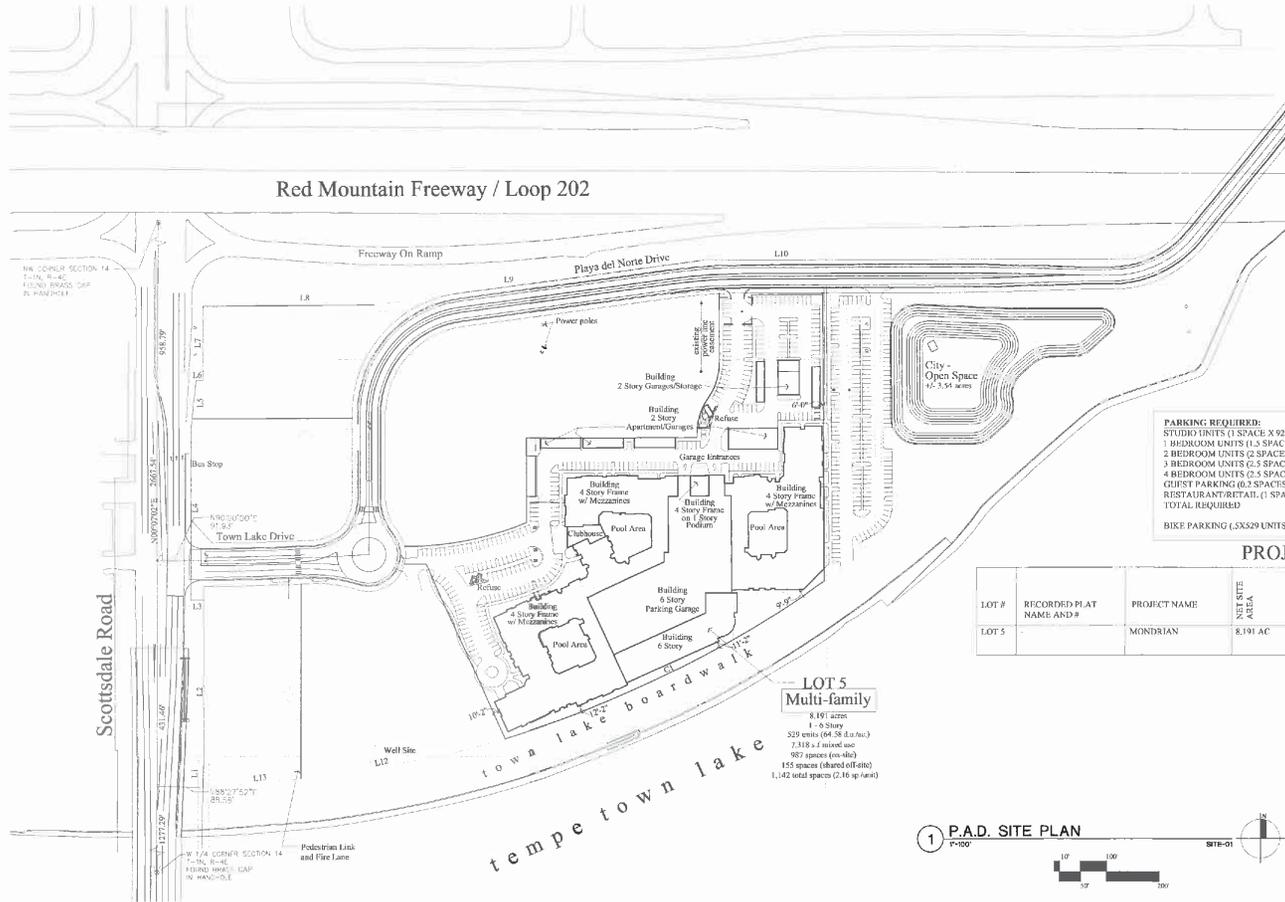
DS030267 SPD-2004.95 REC04097

REC04097
SPD-2004.95
DS030267

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MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°32'08" E	58.54'
L2	N 00°07'02" E	300.92'
L3	N 89°49'39" W	25.00'
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L12	S 79°27'11" W	194.43'
L13	S 85°15'12" W	260.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°44'56"	2051.15'	814.40'

BUILDING CODES:
 1994 UNIFORM BUILDING CODE W/ CITY OF TEMPE AMENDMENTS
 1991 UNIFORM MECHANICAL CODE W/ CITY OF TEMPE AMENDMENTS
 1991 UNIFORM PLUMBING CODE W/ CITY OF TEMPE AMENDMENTS
 1996 NATIONAL ELECTRIC CODE W/ CITY OF TEMPE AMENDMENTS

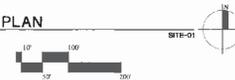
PARKING REQUIRED:		PARKING PROVIDED:	
STUDIO UNITS (1 SPACE X 92 UNITS) =	92.0 SPACES	PARKING GARAGE =	670 SPACES
1 BEDROOM UNITS (1.2 SPACES X 231 UNITS) =	277.2 SPACES	SURFACE PARKING =	239 SPACES
2 BEDROOM UNITS (2 SPACES X 180 UNITS) =	360.0 SPACES	INDIVIDUAL GARAGES =	78 SPACES
3 BEDROOM UNITS (2.5 SPACES X 11 UNITS) =	27.5 SPACES	TOTAL ON-SITE PARKING =	987 SPACES
4 BEDROOM UNITS (2.5 SPACES X 15 UNITS) =	37.5 SPACES	SHARED USE PARKING =	135 SPACES
CURSE PARKING (0.3 SPACES X 529 UNITS) =	158.7 SPACES	TOTAL AVAILABLE PARKING =	1,142 SPACES
RESTAURANT/RETAIL (1 SPACE/75 S.F. X 7318) =	97.6 SPACES		
TOTAL REQUIRED	1066.9 SPACES	BIKE PARKING =	120 SPACES
BIKE PARKING (5X529 UNITS) =	264.5 SPACES		

PROJECT DATA

LOT #	RECORDED PLAT NAME AND #	PROJECT NAME	NET SITE AREA	F.A.R.	LOT COVERAGE	LAND USE	BUILDING AREA # OF UNITS	HEIGHT # STORIES FEET	PARKING PROVIDED
LOT 5		MONDRIAN	8,191 AC	2.14	48.8%	APTS / CONDO	764,613 S.F. (INCL. GARAGES/STOR.) 529 UNITS (64.58 DUGDA)	1 - 6 STORY 65'-2"	1,142 (2.16 / UNIT)

LOT 5 Multi-family
 8,191 acres
 1 - 6 Story
 529 units (64.58 DUGDA)
 7,318 s.f. mixed use
 957 spaces (on-site)
 155 spaces (shared off-site)
 1,142 total spaces (2.16 sp/unit)

1 P.A.D. SITE PLAN
 1"=100'



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 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005 - 0136421
 01/20/2005 11:45 AM

PAGE 3 OF 3



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 Architecture and Land Planning

2555 E. Camelback Road Suite 1050
 Phoenix, Arizona 85016
 Phone: 602.954.0109 Fax: 602.954.9300

Date: 2-10-04
 Revisions:



DS030267 SPD-2004.95 REC04097

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MARICOPA COUNTY, ARIZONA

CASE NUMBER

SPR03121

PROJECT NAME

MONDRIAN TEMPE TOWN LAKE

PROJECT ADDRESS

179 N. SCOTTSDALE ROAD
TEMPE, ARIZONA

SUBMITTED BY

GAMMAGE AND BURNHAM, P.L.C.
TWO NORTH CENTRAL AVENUE
EIGHTEENTH FLOOR
PHOENIX, AZ 85004
(602) 256-4422
(602) 256-4475 FAX
CONTACT: STEPHEN ANDERSON,
MANJULA VAZ

ZONING

M G (PROPOSED)

PROJECT DATA

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS
PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.
SIGNED THIS 16 DAY OF July, 2004
BY: Emmel V Henderson
AS Mayor OF

HENDERSON AG ENTERPRISES, LLLP

OWNERS

HENDERSON AG ENTERPRISES, LLLP
AN ARIZONA LIMITED LIABILITY
LIMITED PARTNERSHIP
BY: HENDERSON LIVING TRUST,
CREATED MAY 3, 1984

BY: Emmel V Henderson
EMMEL V. HENDERSON
TRUSTEE
BY: Dorothy Henderson
DOROTHY HENDERSON
TRUSTEE

ARCHITECT

PARADY GRAY ARCHITECT, LLC
2555 EAST CAMELBACK ROAD
SUITE 1050
PHOENIX, AZ 85016
(602) 954-0109
(602) 954-9308 FAX
CONTACT: STEPHEN PARADY, AIA

WE HAVE REVIEWED THIS
PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.
SIGNED THIS 16 DAY OF July, 2004
BY: Emmel V Henderson
AS Mayor OF

CASA ENCANTA MOBILE HOME
PARK, LLC

CASA ENCANTA MOBILE HOME
PARK, LLC AN ARIZONA LIMITED
LIABILITY COMPANY
BY: Emmel V Henderson
EMMEL V. HENDERSON
MANAGER

BY: Dorothy Henderson
DOROTHY HENDERSON
MANAGER

WE HAVE REVIEWED THIS
PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN.
SIGNED THIS 16 DAY OF July, 2004
BY: Jim Cristofa
AS Mayor OF

CITY OF TEMPE

CITY OF TEMPE
BY: Jim Cristofa
JIM CRISTOFA
TEMPLE LAND SERVICES DEPARTMENT

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS
8th DAY OF Jan, 2004.

BY: Thilly Muth, DATE: 9/22/04
MAYOR

ATTEST: Katy Perry, DATE: 9/24/04
CITY CLERK

BY: Andy Goh, DATE: 9/24/04
CITY ENGINEER

BY: Louis Blaw, DATE: 10/10/04
DEVELOPMENT SERVICES

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 16 DAY OF July, 2004

BY: Emmel V Henderson, AS
HENDERSON AG ENTERPRISES
IN WITNESS WHEREOF I HAVE HEREUNTO
SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Ann J Carter
MY COMMISSION EXPIRES 10-20-13



STATE OF ARIZONA, COUNTY OF MARICOPA,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 16 DAY OF July, 2004

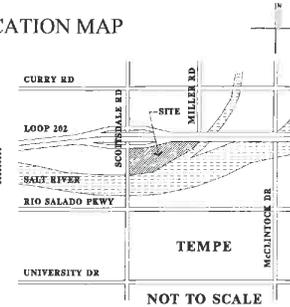
BY: Dorothy Henderson, AS
CASA ENCANTA MOBILE HOME PARK, LLC
IN WITNESS WHEREOF I HAVE HEREUNTO
SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Ann J Carter
MY COMMISSION EXPIRES 10-20-13

STATE OF ARIZONA, COUNTY OF MARICOPA,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 24th DAY OF Sept, 2004

BY: Lugh Hallman, AS Mayor
CITY OF TEMPE.
IN WITNESS WHEREOF I HAVE HEREUNTO
SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Stephanie R. Clow
MY COMMISSION EXPIRES 10-20-13

LOCATION MAP



GENERAL NOTES

USE PERMITS

1. ALLOW OUTSIDE DINING

VARIANCES

1. WAIVE MINIMUM LANDSCAPE BUFFER REQUIREMENT FOR LOTS 4 & 5
2. REDUCE REQUIRED MINIMUM ON-SITE LANDSCAPING FOR LOTS 4 & 5
3. WAIVE R V PARKING REQUIREMENT FOR LOTS 4 & 5
4. REDUCE REQUIRED MINIMUM BICYCLE SPACES FOR LOTS 2, 3, 4 & 5
5. REDUCE REQUIRED MINIMUM PARKING SPACES FOR LOT 4 & 5

LOT #	RECORDED PLAT NAME AND #	PROJECT NAME	NET SITE AREA	F.A.R.	LOT COVERAGE	LAND USE	BLDG. AREA / # OF UNITS	HEIGHT (STORIES)	PARKING PROVIDED
LOT 5		MONDRIAN	8,191 AC	2.08	48.8%	APTS / CONDOS	742,194 S.F. (ENCL. GARAGE/STOR.) 543 UNITS (66.29 DU/UA)	1- 12	1,240 (2.28 / UNIT)

PARKING REQUIRED:	77.0 SPACES	PARKING PROVIDED:	743 SPACES
5 STUDIO UNITS (1 SPACE X 77 UNITS) =	228.0 SPACES	PARKING GARAGE =	242 SPACES
1 BEDROOM UNITS (1.5 SPACES X 152 UNITS) =	438.0 SPACES	SURFACE PARKING =	69 SPACES
2 BEDROOM UNITS (2 SPACES X 219 UNITS) =	190.0 SPACES	TOTAL ON-SITE PARKING =	1,054 SPACES
3 BEDROOM UNITS (2.5 SPACES X 78 UNITS) =	47.5 SPACES	SHARED USE PARKING =	186 SPACES
4 BEDROOM UNITS (2.5 SPACES X 19 UNITS) =	188.6 SPACES	TOTAL AVAIL. PARKING =	1,240 SPACES
GUEST PARKING (0.2 SPACES X 543 UNITS) =	109.4 SPACES	BIKE PARKING =	136 SPACES
TOTAL REQUIRED	271.5 SPACES		
BIKE PARKING (.5X543 UNITS) =			

DS030267 SPD-2003.90 REC04007

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Phoenix, Arizona
Phone: 602.954.0109 Fax: 602.954.8308

Seth 1351
8506

BOOK 709 PAGE 42

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 1219770

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BENCHMARK

City of Tempe Vertical Datum. Top of Brass Cap located at Rural Road and Rio Salado Intersection Elevation=1162.52 (COT BM#303)

LEGAL DESCRIPTION

A parcel of land, being a portion of the Northwest quarter of Section 14 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 a brass cap in a hand hole being the West quarter corner of said Section 14, from which the Northwest corner of said Section 14, being a brass cap in a hand hole, bears North 0°07'02" East, basis of bearings, a distance of 2,667.54 feet;

THENCE North 0°07'02" East, along the West line of the Northwest quarter of said Section 14, a distance of 1,277.29 feet;

THENCE South 88°27'52" East, a distance of 88.58 feet to the **POINT OF BEGINNING**;

THENCE North 01°32'08" East, a distance of 58.54 feet to a point 90.00 feet East of the West line of said Northwest quarter;

THENCE North 0°07'02" East, parallel with and 90.00 feet East of said West line, a distance of 300.92 feet;

THENCE North 89°49'39" West, a distance of 25.00 feet to a point 65.00 feet East of the West line of said Northwest quarter;

THENCE North 0°07'02" East, parallel with and 65.00 feet East of said West line, a distance of 329.52 feet;

THENCE North 05°51'27" East, a distance of 71.05 feet;

THENCE North 05°44'48" East, a distance of 18.51 feet;

THENCE South 89°57'14" East, a distance of 13.13 feet, to a found Arizona Department of Transportation, (ADOT) aluminum cap;

THENCE North 00°08'38" East, a distance of 139.96 feet, to a found ADOT aluminum cap, said point being on the South right-of-way line of the Red Mountain Freeway;

THENCE North 89°43'01" East, along said South right-of-way line, a distance of 326.09 feet, to a found ADOT aluminum cap;

THENCE North 82°25'53" East, along said South right-of-way line, a distance of 640.59 feet, to a found ADOT aluminum cap;

THENCE North 89°59'41" East, along said South right-of-way line, a distance of 222.63 feet to a point on the East line of the Northwest quarter of said Section 14;

THENCE South 00°23'06" East, along East line, a distance of 613.81 feet to a point on a non tangent curve, having a radius of 2,051.15 feet, a radial line of said curve through said point bears South 35°41'21" East;

THENCE Southwesterly and Westerly, along the arc of said curve, through a central angle of 22°44'56" for an arc distance of 814.40 feet;

THENCE South 79°27'11" West, a distance of 194.43 feet;

THENCE South 85°15'12" West, a distance of 260.76 feet, to the **POINT OF BEGINNING**.

Containing an area of 992,081 square feet or 22.7750 acres more or less.

BASIS OF BEARING

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Suite 100
5016
Fax: 602.954.9308

Pgs

Date: 10/20/04

Revised:

By: J.P.S.

Checked:

By:

By:

RECORD

MARICOPA COUNTY

WELM PURCELL

2004 - 1219770

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SPD-2003.90

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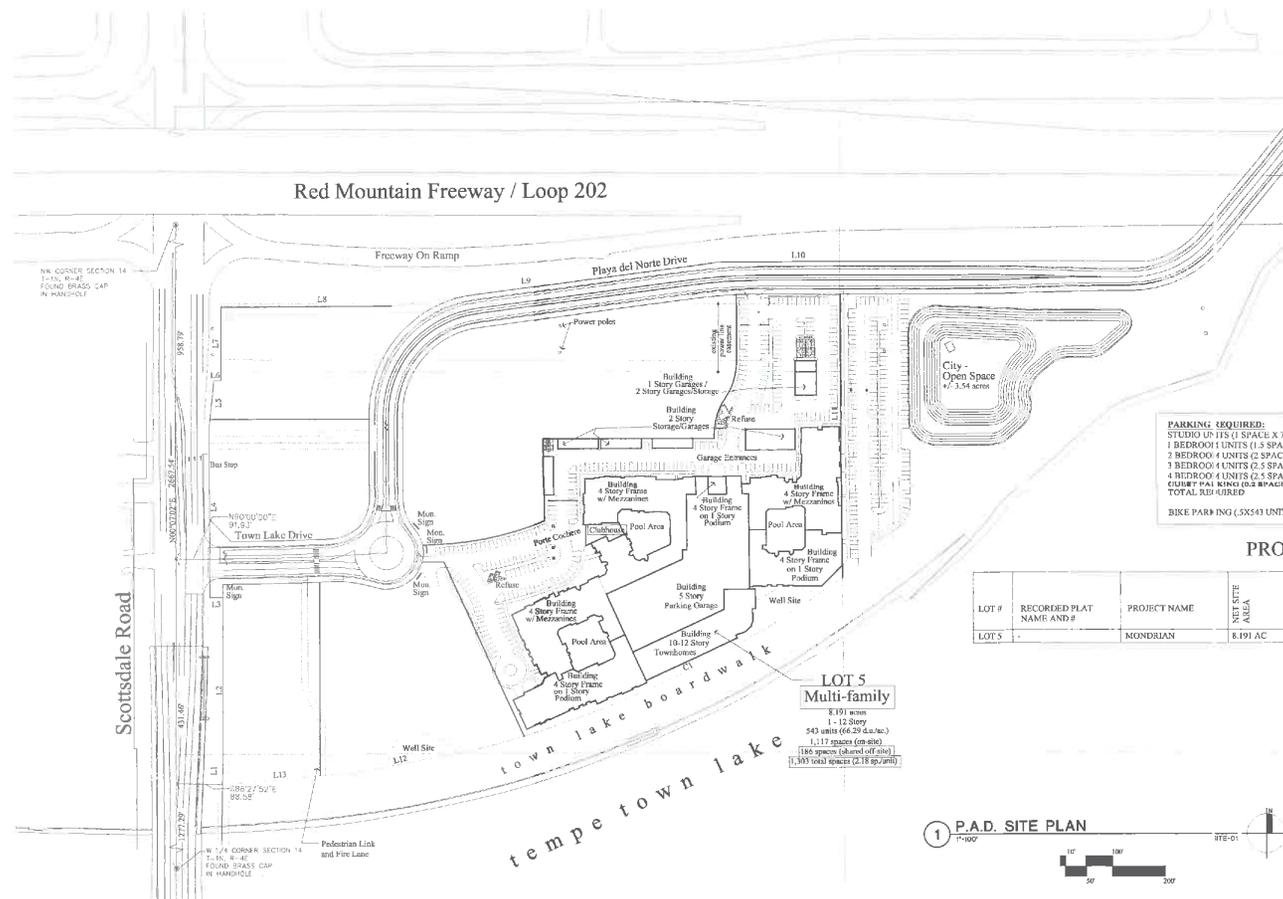
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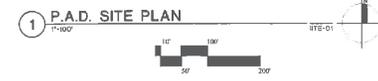
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2 BEDROOM UNITS (2 SPACES X 219 UNITS) =	438.0 SPACES	INDIVIDUAL GARAGES =	69 SPACES
3 BEDROOM UNITS (2.5 SPACES X 76 UNITS) =	190.0 SPACES	TOTAL ON-SITE PARKING =	1064 SPACES
4 BEDROOM UNITS (2.5 SPACES X 19 UNITS) =	47.5 SPACES	SHARED USE PARKING =	186 SPACES
CLUBHOUSE (1.5 SPACES X 143 UNITS) =	214.5 SPACES	TOTAL AVAILABLE PARKING =	1250 SPACES
TOTAL REQUIRED	1,288.0 SPACES	BIKE PARKING =	120 SPACES
BIKE PARKING (1.5X543 UNITS) =	271.5 SPACES		

PROJECT DATA

LOT #	RECORDED PLAT NAME AND #	PROJECT NAME	NET SITE AREA	F.A.R.	LOT COVERAGE	LAND USE	BUDG. COST OF UNITS	HEIGHT (STORIES)	PARKING PROVIDED
LOT 5		MONDRIAN	8,191 AC	2.08	48.8%	APTS / CONDOS	1,393 (1,393 UNITS)	1 - 12	1,240 (2.28 / UNIT)

LOT 5
 Multi-family
 8,191 acres
 1 - 12 Story
 543 units (66.29 du/ac.)
 1,317 spaces (on site)
 116 spaces (shared off site)
 1,393 total spaces (2.18 sp/acre)



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MONDRIAN
 Tempe Town Lake
 another residential community by Gray Development Group

Parady Gray Architects, PLLC
 Architecture and Land Planning

2555 E. Camelback Road
 Phoenix, Arizona
 Phone: 602.954.0109
 Suite 1050
 9016
 Fax: 602.954.9308

Date: 02/24/03
 Revision:
 1/ 02/03
 2/ 02/03

BOOK 709 PAGE 42
 OFFICIAL RECORDS DEPT.
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2004 - 1219770
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