

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 250 RIO

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



RSP Architects
502 South College Ave. 480.889.2000
Suite 203 rsparch.com
Tempe, AZ 85281

CONSULTANTS

REC25143

OWNER AUTHORIZATION

250 RIO OWNER LLC

BY: [Signature] DATE 2/10/2026
SIGNATURE DATE

NAME: CHRIS ANDERSON
ITS: AUTHORIZED SIGNATORY

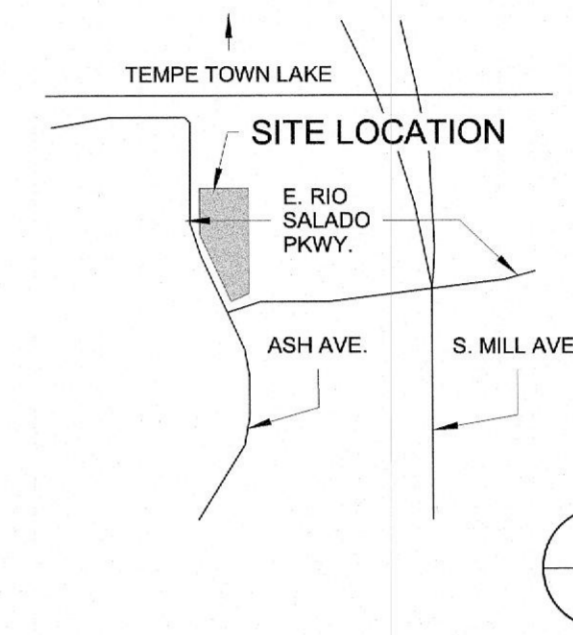
OWNER

250 RIO OWNER LLC
A DELAWARE LIMITED LIABILITY COMPANY
2375 E. CAMELBACK ROAD, SUITE 460 PHOENIX, AZ 85016

DEVELOPER:

HINES
2375 E. CAMELBACK ROAD, SUITE 460 PHOENIX, AZ 85016

SITE VICINITY MAP

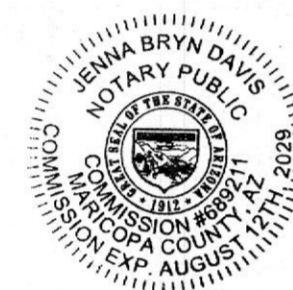


ACKNOWLEDGEMENT

ON THIS 10th DAY OF Feb, 2026 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRIS ANDERSON, WHO ACKNOWLEDGED HIM/HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] DATE 8/12/29
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 1 AND LOT 2 OF "250 RIO", ACCORDING TO BOOK 1645, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 79,022 SQUARE FEET OR 1.814 ACRES, MORE OR LESS.

PROJECT DATA

| DEVELOPMENT STANDARDS | CC PAD TOD (CORRIDOR) R5OD PROVIDED |
|----------------------------|-------------------------------------|
| GENERAL PLAN LAND USE | MIXED-USE URBAN CORE (>65 DU/A) |
| SITE AREA (NET) | 79,022 SF (1.81 AC) |
| DENSITY (DU/AC) | 61 DU/AC |
| DWELLING QUANTITY | 110 |
| BEDROOM QUANTITY | 267 |
| BUILDING HEIGHT | 215' (TOP-OF-TOP) |
| BUILDING STEPBACK | NO |
| BUILDING LOT COVERAGE | 70% |
| LANDSCAPE AREA | 20% |
| LEVEL 1 - GROUND LEVEL | 10% |
| LEVEL 4 - AMENITY DECK | 10% |
| BUILDING SETBACKS | |
| FRONT (RIO SALADO PARKWAY) | 0'-0" MIN / 50' MAX |
| SIDE (NORTH) | 30' MIN |
| SIDE (EAST) | 0'-0" MIN |
| VEHICLE PARKING | 121 REQUIRED / 226 PROVIDED |
| BICYCLE PARKING | 113 REQUIRED / 113 PROVIDED |
| USES | |
| RESIDENTIAL | 193,227 NSF / 230,422 GSF |
| PARKING GARAGE | 94,176 NSF / 95,676 GSF |
| TOTAL SQUARE FOOTAGE | 375,027 NSF / 437,153 GSF |

PREVIOUS APPROVALS:

PAD210008 - JUNE 23, 2022

CONDITIONS OF APPROVAL: PAD250007

SEE APPROVAL CONDITIONS LISTED ON SHEET G000AC (PAGE 2 OF 3)

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22ND DAY OF JANUARY 2026.



PROJECT FOR

HINES

250 RIO

250 W Rio Salado Pkwy, Tempe AZ 85281

C.O.T. Case No. PL250333

Project No. 1281.035.02

Drawn By TEAM

Checked By MD

Date 01/22/2026

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ISSUES / REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------|
| 2 | 11/3/2025 | COT PAD Amendment |
| 3 | 1/22/2026 | COT FINAL PAD |

PAD250007

DS250131

DS250131

PAD250007

REC25143

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PAD COVER SHEET

G000

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 250 RIO



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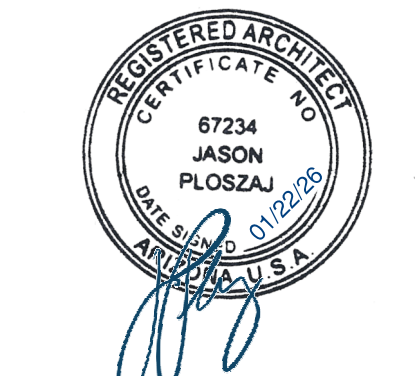
REC25143

PAD250007

DS250131

CONDITIONS OF APPROVAL: PAD250007

- 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 30 days from the date of City Council approval, or the Planned Area Development approval shall be null and void.
- The 1st Amended Planned Area Development Overlay for 250 RIO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.
- A Development Plan Review application shall be submitted to the Community Development Planning Division within two (2) years of the date of City Council approval. If this condition is not met, the Planned Area Development Overlay 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 developer shall submit an updated landscape plan to the Historic Preservation Officer (HPO) for review. The HPO shall determine whether the plan is eligible for issuance of a Certificate of No Effect by the HPO or if the applicant must apply for a Certificate of Appropriateness to the Historic Preservation Commission (HPC). The HPC issued the developer a Certificate of Appropriateness in May 2022 for the previous developer's proposed rehabilitation of the historic Ash Avenue abutment roadway approach (PL210130/HPO220003), which is a Tempe Historic Property Register-designated property.
- The applicant shall continue to make the VinsonStudio PLLC's Assessment of the Historic Roadbed and Bridge Abutment for the City of Tempe, Arizona (2018) integral to their plan for restoring the Ash Avenue Bridge abutment approach.
- This site is located within a known archeologically sensitive area with the likelihood of encountering cultural resources, human (Ancestral) remains, or funerary objects. Prior to issuance of any permits that would result in ground disturbance, the Developer shall hire a qualified archaeological firm to complete an addendum to the City of Tempe's Historic Properties Treatment Plan (HPTP) that includes a plan for 1) archaeological testing prior to construction and/or 2) monitoring of ground-disturbing activity during construction. This condition applies to projects on both previously disturbed and previously undisturbed ground. This process requires consultation and sign off by the Historic Preservation Officer.
- Prior to commencement of construction, contractors and subcontractors on the project performing ground-disturbing activities will provide evidence (an unexpired decal) of successful completion of the Salt River Pima-Maricopa Indian Community (SRPMIC) online cultural sensitivity training and test. Evidence shall be provided to the Community Development Department, Historic Preservation Officer. Obligation of this condition shall be noted on the permitted set of plans.
- If required by the Federal Aviation Administration (FAA), the developer shall provide documentation to the City prior to building permit issuance, that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure, a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained before the construction start date.
- The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.
- The developer shall ensure that a representation is included in the Residential Lease Owner's Property Disclosure Statement, or if no Disclosure Statement is provided to the tenant, that prospective tenant is notified in writing of the proximity of the development to the airport, per the content and form approved by the City Attorney, in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport.
- The developer shall record a Notice to Prospective Purchasers of Proximity to Tempe Beach Park in order to disclose the existence and operational characteristics of the numerous special events held at the park that may result in frequent closures or restrictions of vehicular access to parking or to the adjacent streets to future owners or tenants of the property. The content and form of the notice shall be approved by the Police Department and Community Development Department.
- The developer shall ensure that a representation is included in the Residential Lease Owner's Property Disclosure Statement, or if no Disclosure Statement is provided to the tenant, that prospective tenant is notified in writing of the proximity of the site to the numerous live entertainment venues in the vicinity of the downtown, in order to disclose the existence and operational characteristics of such businesses. The content and form of the notice shall be approved by the Police Department and Community Development Department.
- An access and shared maintenance agreement for use of City property located on the north side of the subject site to access the proposed development shall be addressed either through an amended development agreement or recorded by separate instrument.
- An access agreement between the City and developer regarding public access on and through the Historic Ash Avenue roadway and connecting the east side of the subject development, as well as public access to the privately-owned park on the south side of the development, adjacent to Rio Salado Parkway, shall be recorded. Such agreement shall be addressed either through an amended development agreement or recorded by separate instrument.



PROJECT FOR

HINES

250 RIO

250 W Rio Salado
Pkwy, Tempe AZ
85281

| | |
|-----------------|-------------|
| C.O.T. Case No. | PL250333 |
| Project No. | 1281.035.02 |
| Drawn By | TEAM |
| Checked By | MD |
| Date | 01/22/2026 |

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ISSUES / REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|-----------|---------------|
| 3 | 1/22/2026 | COT FINAL PAD |

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PAD CONDITIONS OF APPROVAL

G000AC

DS250131

PAD250007

REC25143

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 250 RIO SITE PLAN



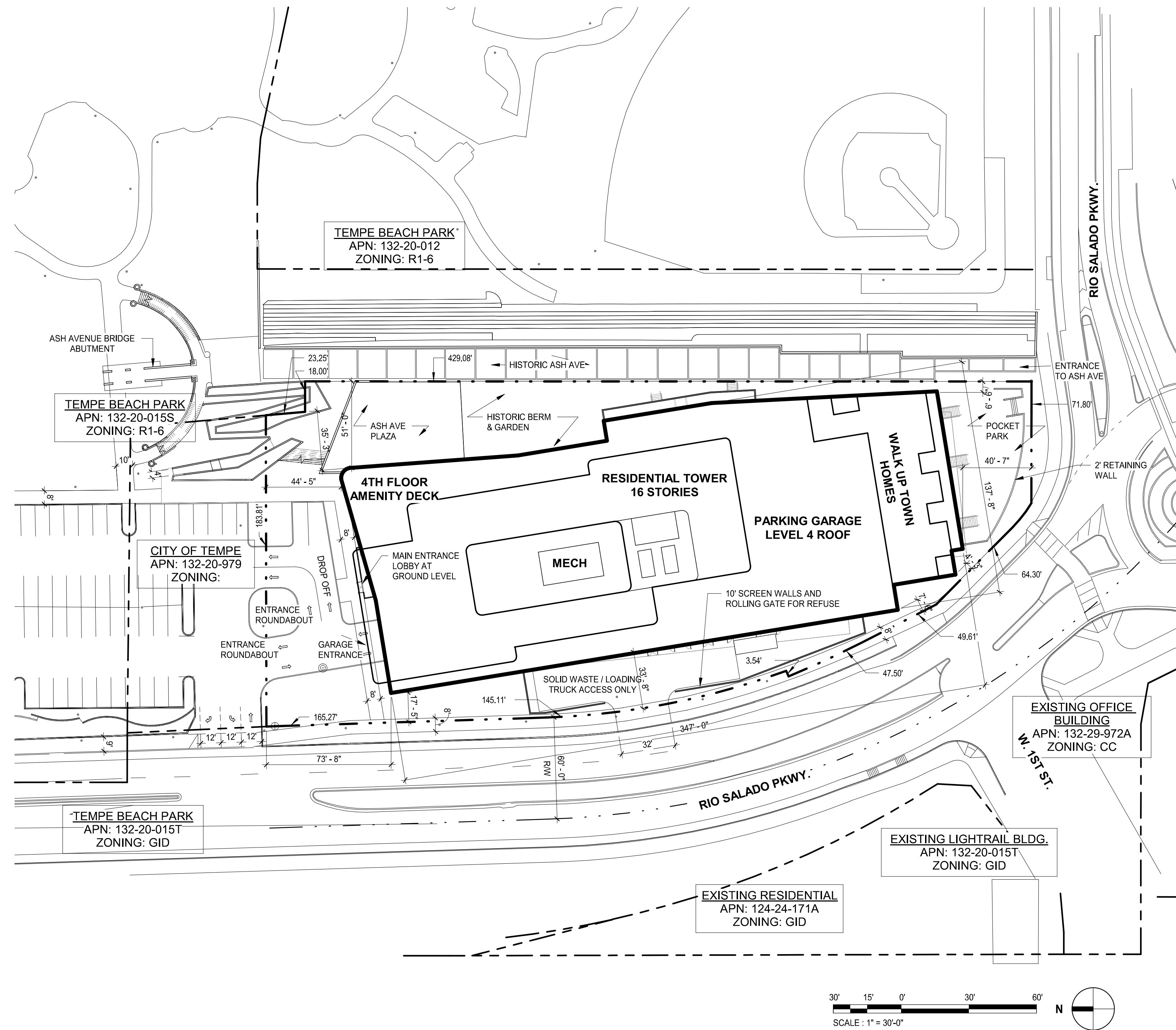
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Suite 203 rsparch.com
Tempe, AZ 85281

CONSULTANTS

REC25143

PAD250007

DS250131



| DEVELOPMENT STANDARDS | EXISTING CC PAD TOD (CORRIDOR) RSOD | PROPOSED CC PAD TOD (CORRIDOR) RSOD |
|---|-------------------------------------|-------------------------------------|
| GENERAL PLAN LAND USE AND DENSITY (EXISTING AND PROPOSED) | MIXED-USE URBAN CORE (>65 DU/A) | MIXED-USE URBAN CORE (>65 DU/A) |
| SITE AREA (NET) | 79,022 SF (1.81 AC) | 79,022 SF (1.81 AC) |
| DENSITY (DU/AC) | NO STANDARD | 61 DU/AC |
| DWELLING QUANTITY | 0 | 110 |
| BEDROOM QUANTITY | 0 | 267 |
| BUILDING HEIGHT | 210' | 215' |
| BUILDING STEPBACK | NO | NO |
| BUILDING LOT COVERAGE | 70% | 70% |
| LANDSCAPE AREA | 20% | 20% |
| LEVEL 1 - GROUND LEVEL | | 10% |
| LEVEL 4 - AMENITY DECK | | 10% |
| BUILDING SETBACKS | | |
| FRONT (RIO SALADO PARKWAY) | 0'-0" MIN / 50' MAX | 0'-0" MIN / 50' MAX |
| SIDE (NORTH) | 30' MIN | 30' MIN |
| SIDE (EAST) | 0'-0" MIN | 0'-0" MIN |
| VEHICLE PARKING REQUIRED | 121 | 121 |
| 2-BEDROOM | 75 (75 UNITS x 0.50/BR) | |
| 3-BEDROOM | 20.7 (23 UNITS x 0.30/BR) | |
| 4-BEDROOM | 14.4 (12 UNITS x 0.30/BR) | |
| GUEST | 11 (110 UNITS x 0.10/UNIT) | |
| BICYCLE PARKING REQUIRED | 113 | 113 |
| 2-BEDROOM | 56.25 (75 UNITS x 0.75/UNIT) | |
| 3-BEDROOM | 23 (23 UNITS x 1.00/UNIT) | |
| 4-BEDROOM | 12 (12 UNITS x 1.00/UNIT) | |
| GUEST | 22 (110 UNITS x 0.2/UNIT) | |
| USES | | |
| RESIDENTIAL | | 193,227 NSF / 230,422 GSF |
| PARKING GARAGE | 225,000 GSF | 94,176 NSF / 95,676 GSF |
| TOTAL SQUARE FOOTAGE | 440,000 GSF | 375,027 NSF / 437,153 GSF |



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HINES

250 RIO
250 W Rio Salado
Pkwy, Tempe AZ
85281

C.O.T. Case No. PL250333
Project No. 1281.035.02
Drawn By TEAM
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| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------|
| 1 | 1/27/2025 | COT PSP Submittal |
| 2 | 11/3/2025 | COT PAD Amendment |
| 3 | 1/22/2026 | COT FINAL PAD |

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PAD SITE PLAN

G001

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