

# ARIZONA MILLS

## A PRELIMINARY P.A.D. FOR PHASE 1 & 2 AND A FINAL P.A.D. FOR PHASE 1, AN AMENDED PRELIMINARY OF PHASE 1, 2 AND PAD SITES AND AN AMENDED FINAL P.A.D. FOR PHASE 1

A PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 1 NORTH,  
RANGE 4 EAST, GILA & SALT RIVER BASE & MERIDIAN,  
MARICOPA COUNTY, ARIZONA.

BOOK 442 PAGE 35  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
97-0358547  
05/29/97 11:55

### CONDITIONS OF APPROVAL (SPD-96.44, 96.99)

#SPD-96.44 Preliminary Planned Area Development for Arizona Mills, a regional retail mall consisting of 1,752,000 s.f. total (including Phase 2 Mall expansion and pod buildings) and a Final Planned Area Development for Phase 1 for Arizona Mills consisting of 1,537,000 s.f. on 115.5 net acres.

The approval was subject to the following conditions:

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. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - b. 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 Ordinance No. 88.85.
3. If new property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the Community Development Director must take place prior to recordation of the plan or plat. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Community Development Director.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving ditches. No changes or modifications to the driving ditches will be allowed without the prior approval of the Engineering Department.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. All lighting and security details/issues shall be resolved with the Police Department prior to issuance of building permits.
8. Refuse access and locations shall be approved by Refuse Division prior to building permits.
9. Project shall be reviewed and approved by the Design Review prior to issuance of building permits.
10. Prior to issuance of building permits, final details of mechanical screening shall reflect the screening concept approved by the Design Review Board.
11. Full street frontage landscaping along I-10, Baseline, Priest and the Western Canal shall be installed with the first phase of the mall development.
12. A subdivision plat or lot agreement with conditional abandonment of any conflicting P.U.E.'s shall be approved prior to issuance of building permits.
13. A Final PAD for Phase 2 and all future phased development shall be approved prior to issuance of any building permits for such development.

#SPD 96.99 Preliminary Planned Area Development for Arizona Mills, a regional retail mall consisting of 1,752,000 s.f. total including Phase 2 Mall expansion and pod buildings) and an Amended Final Planned Area Development for Phase 1 for Arizona Mills consisting of 1,537,000 s.f. on 115.5 net acres located at 1536 W. Baseline Road, including the following:

Use Permit  
Allow vehicle parking to be provided based on demand.

The approval was subject to the following conditions:

1. All previous applicable conditions of approval shall be adhered to.
2. Final architectural details for Harkins Theatre shall be reviewed and approved by the Design Review prior to issuance of building permits.
3. The Preliminary PAD and Amended Final PAD for Phase 1 shall be recorded with Maricopa County Recorder prior to issuance of building permits for Harkins Theatre.
4. The owners shall commission and submit to the Zoning Administrator an expanded parking analysis to address bicycle parking prior to occupancy of Phase 1.
5. The owners of the mall shall commission and submit to the Zoning Administrator a follow-up parking analysis/management study including bicycle parking within two years of the Grand Opening of Arizona Mills (November 1997).
6. The owners of the center shall, at all times provide parking according to the model recommended in the consultant's report submitted with this request (8/20/96). The model may be modified with prior approval of the Zoning Administrator.
7. The use permit to provide parking based on demand is transferable to any future owner of the mall as long as conditions of approval for this permit are complied with by the new owner.

### LEGAL DESCRIPTION

LOTS 1 THROUGH 8, INCLUSIVE, TRACTS A THROUGH H, INCLUSIVE, ARIZONA MILLS, ACCORDING TO BOOK 450 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA, CONTAINING 113,507 ACRES NET, 121,830 ACRES GROSS.



#### CERTIFICATION:

I, E. THOMPSON VAN LOO HEREBY CERTIFY THAT A FIELD SURVEY WAS PERFORMED DURING THE MONTH OF JANUARY 1997, FOR THE LEGAL DESCRIPTION FOR ARIZONA MILLS, AND THAT THERE IS SUFFICIENT MONUMENTS FOR A RETRACEABLE SURVEY AND THAT THE LEGAL DESCRIPTION MATHEMATICALLY CLOSES.

E. THOMPSON VAN LOO

R.L.S. No. 18917

#### STATEMENT OF OWNER:

This is to certify that we have reviewed this plan and hereby approve the development as shown.

By: Shirley Lister  
Its Agent

#### ACKNOWLEDGMENT:

STATE OF MICHIGAN }  
County of Oakland } SS

The foregoing instrument was acknowledged before me this 16

day of MAY 1997 by SHIRLEY RUTHBAKT

as AUTHORIZED SIGNATORY of TKG

My Commission Expires: 5/29/97

Notary Public

ELISE V. HENKELSON

1536 W. Baseline Road, Suite 100  
Phoenix, Arizona 85009

#### MUNICIPAL APPROVALS

Approved by the Mayor and City Council of the City of Tempe,  
Arizona, this 16<sup>th</sup> day of December, 1996.

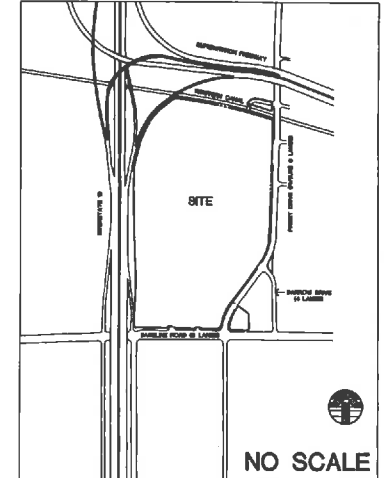
By: Neil G. Hurlbans Date: 5/27/97  
Mayor

Affest: Karen A. Dickinson Date: 5/27/97  
City Clerk

By: Alan Miles Date: 5-29-97  
City Engineer

By: Frank Battaglion Date: 5-29-97  
Development Services Director

### LOCATION MAP



DEVELOPER: A JOINT VENTURE OF  
THE TALBMAN REALTY GROUP THE MILLS CORPORATION  
200 EAST LONG LAKE RD 200 WILSON BOULEVARD  
BLOOMFIELD HILLS, MICHIGAN 48303 ARLINGTON, VIRGINIA 22209

SEAN DEBARTOLO GROUP  
115 W WASHINGTON ST  
INDIANAPOLIS, IN 46204

J P R A

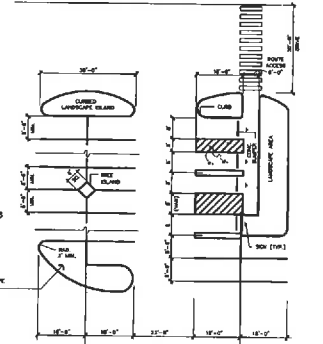
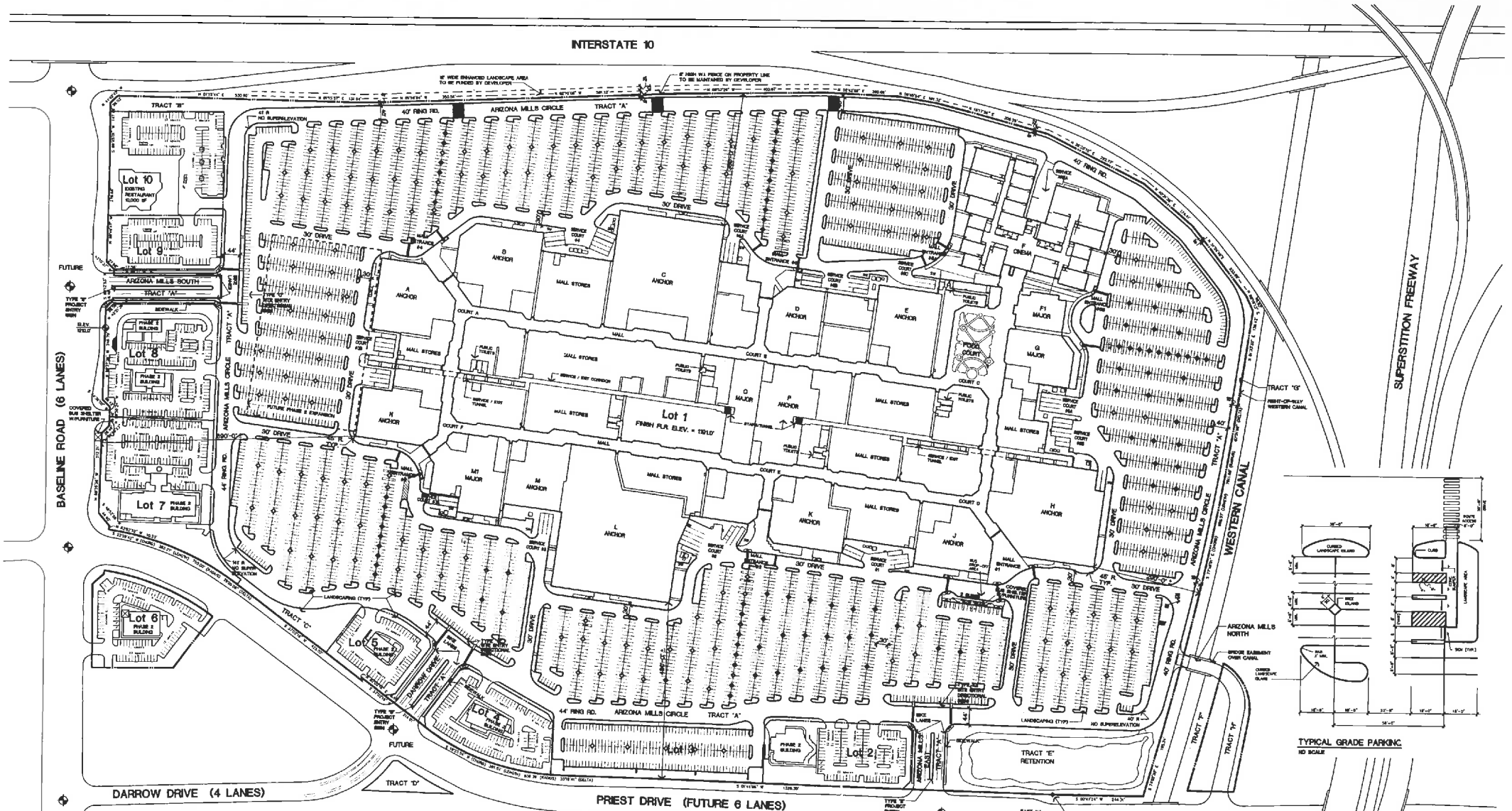
JPR ARCHITECTURE PETERMANSELL DESIGN  
2000 Northwood, Suite 200  
Kendallville, PA 15085  
PHONES: (412) 764-1100 FAX: (412) 764-1101

DATE: MAY 14, 1997



SHEET 1 OF 2

INTERSTATE 10



TYPICAL GRADE PARKING  
NO SCALE

**BUILDING DATA**

PARCEL SIZE:  
GROSS SITE AREA INCLUDING FUTURE R/W 5,031,854 S.F. (± 115.5 ACRES)  
NET SITE AREA EXCLUDING FUTURE R/W 4,595,550 S.F. (± 105.5 ACRES)

BUILDING SETBACKS: (MALL BUILDING)	REQUIRED	PROVIDED
FRONT: (BASELINE)	60'	890'
REAR: (WESTERN CANAL)	60'	290'
SIDE: (-10)	60'	360'
STREET SIDE: (PRIEST)	60'	480'
RING ROAD: (MAJOR TENANT BUILDING)	25'	25'/MIN.

BUILDING SETBACKS: (PAD BUILDINGS)	REQUIRED	PROVIDED
FRONT AND STREET:	40'	40'/MIN.
REAR:	20'	20'/MIN.
SIDE:	20'	20'/MIN.

**PARKING REQUIREMENTS:**

50,000 S.F. G.B.A. RETAIL @ 1 SPACE/250 S.F.	200 CARS
50,000 S.F. G.B.A. RETAIL @ 1 SPACE/275 S.F.	182 CARS
1,175,185 S.F. G.B.A. RETAIL @ 1 SPACE/300 S.F.	3,916 CARS
91,883 S.F. G.B.A. THEATRE @ 1 SPACE/100 S.F.	919 CARS
33,738 S.F. G.B.A. ARCADE @ 1 SPACE/130 S.F.	225 CARS
87,145 S.F. G.B.A. RESTAURANTS @ 1 SPACE/75 S.F. (INCLUDES LOT 10)	1,296 CARS
<b>TOTAL PARKING REQUIRED</b>	<b>6,740 CARS</b>

NOTE: ACTUAL PARKING REQUIREMENT OF 5,292 VEHICLES, PER PARKING DEMAND ANALYSIS DATED 9/20/96, APPROVED BY CITY COUNCIL 12/20/96, 9593 96.99

**PARKING PROVIDED:** 350 BICYCLE (DOES NOT INCLUDE PARKING SPACES IN PHASE II PADS)

LANDSCAPING: LDOCP, ON-SITE	732,616 S.F.
LDOCP, IN PUBLIC RIGHT-OF-WAYS: C.O.T.	15,915 S.F.
ADOT	19,200 S.F.
<b>TOTAL AREA OF LANDSCAPING</b>	<b>767,731 S.F.</b>

NOTE: NON-REQUIRED SIDEWALKS MAY BE REPLACED WITH LANDSCAPING AT TIME OF CONSTRUCTION WITH CITY APPROVAL.

**BUILDING DATA**

A. PHASE 1 BUILDING AREA (INC. LOT 10)	1,497,951 S.F.
B. PHASE 2 MALL EXPANSION BLDG. AREA (NO. OF CARS TO BE PROVIDED AS REQ'D. BY ORDINANCE)	155,000 S.F.
C. PHASE 2 PAD BLDG. AREAS	120,000 S.F.

NOTE: ADDITIONAL PARKING REQUIRED FOR PHASE 2 EXPANSION MAY BE PROVIDED IN PARKING STRUCTURES

- LEGEND**
- TREE ISLAND
  - PHASE 2 PROPOSED BUILDINGS
  - REFUSE DUMPSTER
  - SCREEN WALL @ SERVICE/REFUSE AREA
  - PHASE 1 BUS SHELTER (ADDITIONAL SHELTER MAY BE REQUIRED AFTER PHASE II EXPANSION)

NOTE: ALL SIGNS LOCATED IN MEDIAN/P.R.W. WILL REQUIRE ENCROACHMENT PERMITS AND C.O.T. APPROVAL OF LOCATION PRIOR TO INSTALLATION. REFER TO CITY ENGINEER APPROVED PLAN FOR SIZE, LOCATION AND DETAILS OF REFUSE ENCLOSURE(S).

BOOK 442 PAGE 35  
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL  
97-0358547  
05/29/97 11:55



**J P R A**  
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