

1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

TN 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: CULDESAC OPPORTUNITY FUND I, LP, A DELAWARE LIMITED PARTNERSHIP  
ITS: MANAGER

BY: CULDESAC O-FUND GP I, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

BY: CDS TEMPE GP LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: CULDESAC, INC., A DELAWARE CORPORATION  
ITS: MANAGER

BY: [Signature] 9-11-20  
SIGNATURE DATE  
NAME: RYAN JOHNSON  
TITLE: CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT

ON THIS 17th DAY OF September, 2020 BEFORE ME, THE  
UNDERSIGNED, PERSONALLY APPEARED, RYAN JOHNSON, OWNER, WHO  
ACKNOWLEDGED 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] 3/14/2021  
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

PORTIONS OF LOTS 13 THROUGH 24, TRACT C AND TRACT D, BUENA PARK PLAT 2, RECORDED IN BOOK 33, PAGE 38, MARICOPA COUNTY RECORDS (M.C.R.) AND LOTS 1 AND 2, DRAGO ESTATES, RECORDED IN BOOK 686, PAGE 45, M.C.R., LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RIVER DRIVE AND WILDERMUTH DRIVE, A 3/4-INCH IRON PIPE WITH NO IDENTIFICATION, FROM WHICH THE INTERSECTION OF CLARK DRIVE AND WILDERMUTH DRIVE, A 3-INCH CITY OF TEMPE BRASS CAP FLUSH, BEARS SOUTH 89°57'40" WEST (BASIS OF BEARING), A DISTANCE OF 955.10 FEET;  
THENCE ALONG THE CENTERLINE OF SAID WILDERMUTH DRIVE, SOUTH 89°57'40" WEST, A DISTANCE OF 237.95 FEET;  
THENCE LEAVING SAID CENTERLINE, NORTH 00°02'20" WEST, A DISTANCE OF 30.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF WILDERMUTH DRIVE AND THE POINT OF BEGINNING;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°57'40" WEST, A DISTANCE OF 1,071.12 FEET, TO THE WEST LINE OF SAID BUENA PARK PLAT 2;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID WEST LINE, NORTH 00°08'18" EAST, A DISTANCE OF 575.24 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF APACHE BOULEVARD;  
THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°53'33" EAST, A DISTANCE OF 22.03 FEET;  
THENCE NORTH 89°54'59" EAST, A DISTANCE OF 236.64 FEET;  
THENCE NORTH 45°01'04" EAST, A DISTANCE OF 2.85 FEET, TO THE SOUTH LINE OF THE NORTH 55 FEET OF SAID SOUTHEAST QUARTER;  
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID SOUTH LINE, NORTH 89°56'34" EAST, A DISTANCE OF 639.69 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID APACHE BOULEVARD;  
THENCE LEAVING SAID SOUTH LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°44'45" EAST, A DISTANCE OF 113.50 FEET;  
THENCE NORTH 89°55'59" EAST, A DISTANCE OF 253.54 FEET;  
THENCE SOUTH 50°05'30" EAST, A DISTANCE OF 15.16 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SAID RIVER DRIVE;  
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°07'15" WEST, A DISTANCE OF 280.80 FEET, TO THE NORTHEAST CORNER OF SAID TRACT C;  
THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID TRACT C, SOUTH 89°56'46" WEST, A DISTANCE OF 208.02 FEET, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2018-0207738, M.C.R.;  
THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND, SOUTH 00°07'24" WEST, A DISTANCE OF 282.66 FEET, TO THE POINT OF BEGINNING.

CONTAINING 677,901 SQUARE FEET OR 15.5625 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON THE FINAL PLAT FOR BUENA PARK PLAT 2, RECORDED IN BOOK 33, PAGE 38, M.C.R. AND OTHER CLIENT PROVIDED INFORMATION. THIS PARCEL DESCRIPTION IS LOCATED WITHIN AN AREA SURVEYED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF MARCH, 2019. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.

APPROVAL

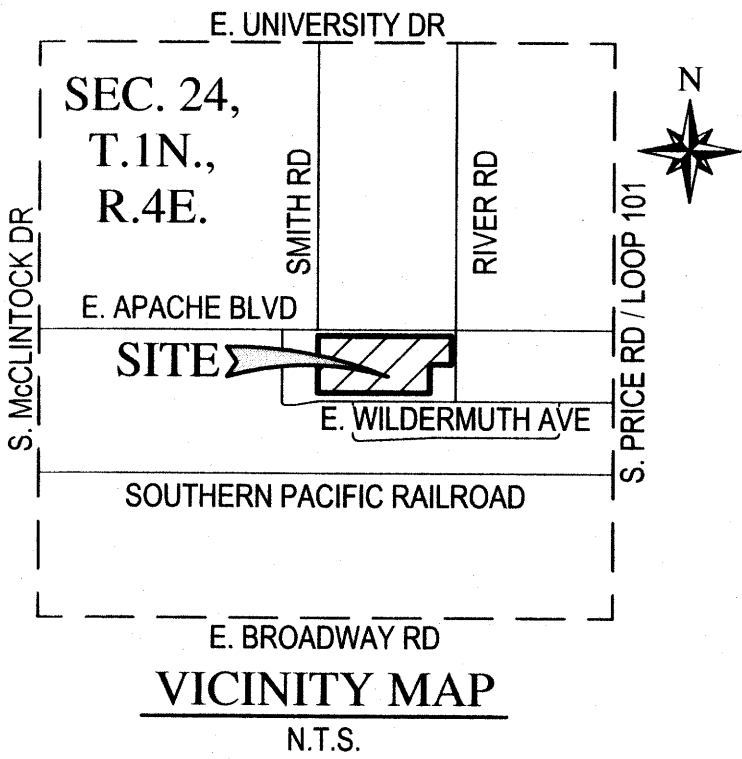
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON  
THIS 16TH DAY OF JANUARY, 2020.

OWNER / DEVELOPER

TN 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
6720 NORTH SCOTTSDALE ROAD, NO. 250  
SCOTTSDALE, ARIZONA 85253-4424  
CONTACT: RYAN JOHNSON

PROJECT DATA

PROJECT DATA	
MU-4 PAD TOD Table 5-611 B	
	PAD Proposed
GENERAL PLAN LAND USE	Mixed-Use
GENERAL PLAN DENSITY (DU/Ac)	Up to 65
SITE AREA GROSS	680,788 SF / 15.63 Ac
SITE AREA NET	677,901 SF / 15.56 Ac
DWELLING QUANTITY	636 DU
BEDROOM QUANTITY	786
DENSITY	41 DU/Ac
BUILDING HEIGHT	55 ft max
BUILDING LOT COVERAGE	75% max (37% proposed)
SITE LANDSCAPE COVERAGE	25% min (56% proposed)
BUILDING SETBACKS *	
FRONT (APACHE BLVD.)	0 ft Min / 20 ft Max Typ (26' for up to 25%)
SIDE (RIVER DR.)	0 ft Min / 20 ft Max
REAR (WILDERMUTH AVE.)	0 ft Min / 20 ft Max
SIDE (WEST PROPERTY LINE)	10 ft Min
STREET SIDE - PARKING AND MANEUVERING	20 ft
VEHICLE PARKING QUANTITY	
RESIDENTIAL	
1 Bedroom (456 units / 456 bedrooms)	0 (0 SP/Bedroom)
2 Bedroom (134 units / 268 bedrooms)	0 (0 SP/Bedroom)
3 Bedroom (8 units / 24 bedrooms)	0 (0 SP/Bedroom)
Live-Work 1 Bedroom (38 units/ 38 bedrooms)	Calculated in Live-Work Office below
Guest (636 units)	63.6 (0.1 SP/Unit)
TOTAL RESIDENTIAL REQUIRED	64
COMMERCIAL	
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) (indoor) / (8,390 SF total)	6.8 (Waived 1st 5,000 SF, 1 SP / 500 SF)
Restaurant / Café / Bar (outdoor seating) (3,216 SF)	
Gym / Yoga (7,812 SF)	Not Applicable_Amenity
Office (6,191 SF) / Retail (12,122 SF) / Live-Work (10,922 SF) / (29,235 SF total)	48.5 (Waived 1st 5,000 SF, 1 SP / 500 SF)
TOTAL COMMERCIAL REQUIRED	55
VEHICLE PARKING QUANTITY PROVIDED	152
SUPPLEMENTAL VEHICULAR PARKING	16 Delivery + 14 Rideshare + 19 Carshare
BICYCLE PARKING QUANTITY	
RESIDENTIAL (.75 SP/ 1-2 Bed) (1 SP/3-4 Bed)	
1 Bedroom (456 units)	342.0 (0.75 SP/Unit)
2 Bedroom (134 units)	100.5 (0.75 SP/Unit)
3 Bedroom (8 units)	8.0 (1.00 SP/Unit)
Live-Work 1 Bedroom (38 units)	28.5 (0.75 SP/Unit)
Guest (636 units)	127.2 (0.20 SP/Unit)
TOTAL RESIDENTIAL	606
COMMERCIAL	
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) / (8,390 SF total)	16.8 (1 SP / 500 SF)
Office (6,191 SF) / Retail (12,122 SF) / (18,313 SF total)	2.4 (1 SP / 7500 SF)
Live-Work (10,922 SF)	1.5 (1 SP / 7500 SF)
TOTAL COMMERCIAL	21
BICYCLE PARKING QUANTITY PROVIDED	627
USES (Building Areas) (SF)	537,567
Residential (includes LiveWork units)	480,331
Residential Amenity (not open to general public use)	23,544
Storage & Utility	6,989
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF)	8,390
Office (6,191 SF) / Retail (12,122 SF) (excludes LiveWork, included in residential above)	18,313
Total Commercial	26,703
* This PAD defines the front property line as Apache Blvd., not River Dr.	



PREVIOUS APPROVALS

PL 160097 - EASTLINE VILLAGE  
SEPTEMBER 22, 2016 - ORIGINAL APPROVAL  
NOVEMBER 27, 2018 - TIME EXTENSION

CONDITIONS OF APPROVAL

- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY 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 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 ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
- THE 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE 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.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT TO COMBINE THE MULTIPLE PARCELS INTO ONE AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. ALTERNATIVELY, THE OWNER'S EXECUTION OF A COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL MAY BE PERMITTED IN LIEU OF RECORDING THE SUBDIVISION PLAT WHILE THE PLAT IS BEING FINALIZED. IF THIS OCCURS, THE PLAT MUST BE RECORDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY ON APACHE BOULEVARD TO PROVIDE FOR A MINIMUM TOTAL HALF-STREET WIDTH OF 55 FEET SHALL BE MADE PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
- PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE I - RESIDENTIAL, THE DEVELOPER SHALL CONSTRUCT THE PEDESTRIAN/LIGHT RAIL CROSSING ON APACHE BOULEVARD OR MONEY FOR THE CROSSING SHALL BE PLACED IN ESCROW. THE ESCROW DOLLAR AMOUNT SHALL BE DETERMINED BY A THIRD PARTY ENGINEER'S ESTIMATE. THE PEDESTRIAN/LIGHT RAIL CROSSING DESIGN PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING AND TRANSPORTATION DEPARTMENT.
- THE DEVELOPMENT SHALL COMPLY WITH THE EASTLINE VILLAGE PARKING MANAGEMENT PLAN, DATED OCTOBER 8, 2019.
- THE NUMBER OF ON-SITE VEHICLE PARKING SPACES SHALL NOT BE INCREASED MORE THAN ONE HUNDRED AND TEN PERCENT (110%) OF THE NUMBER CURRENTLY SHOWN ON THE SITE PLAN.
- PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, A LANDSCAPE PLAN FOR THE TEMPORARY TREATMENT OF THE ENTIRE PAD SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DIVISION. TEMPORARY LANDSCAPING SHALL BE PROVIDED PER THE PLAN PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

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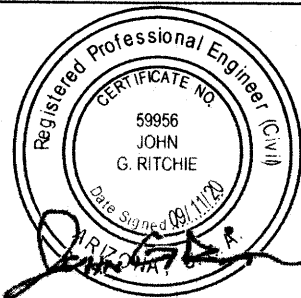
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1ST AMENDED PLANNED AREA  
DEVELOPMENT OVERLAY  
EASTLINE VILLAGE  
2025 E. APACHE BLVD., TEMPE, ARIZONA

OPTICOS



EXPRESSES 6-30-21  
SCALE (HORIZ.) N/A  
SCALE (VERT.) N/A  
DATE 09/11/2020  
JOB NUMBER 184931  
SHEET 1 OF 4

DS190065

PAD190003

REC19069

1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ZONING DISTRICT(S) AND OVERLAY(S)	R-4	R-4 / TOD	CSS / TOD	Existing Approved PAD	PAD Proposed
	Table 4-202B	Table 5-610A	Table 5-611A		
	Multi-Family	Multi-Family	Commercial	MU-4 / TOD / PAD	MU-4 / TOD / PAD
GENERAL PLAN LAND USE	Residential	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY (DU/ac)	Up to 25	Up to 65	Up to 65	Up to 65	Up to 65
SITE AREA - GROSS	13,600 SF / 0.31 Ac	123,275 SF / 2.83 Ac	11,761 SF / .27 Ac	590,673 SF / 13.56 Ac	680,788 SF / 15.63 Ac
SITE AREA - NET	13,600 SF / 0.31 Ac	108,610 SF / 2.49 Ac	11,761 SF / .27 Ac	590,673 SF / 13.56 Ac	677,901 SF / 15.56 Ac
DWELLING QUANTITY				696 DU	636 DU
BEDROOM QUANTITY					786
DENSITY (DU/ac) - GROSS	25	40	25	51	41 DU/ac
BUILDING HEIGHT	40 ft	60 ft	45 ft	90 ft	55 ft max
BUILDING LOT COVERAGE	60%	75%	75%	75%	75% max (37% proposed)
SITE LANDSCAPE COVERAGE	25%	25%	25%		25% min (56% proposed)
AT GRADE				19.60%	25% min (56% proposed)
AT DECK PARK (2nd Floor)				5.60%	Not Applicable
COMBINED				25.50%	Not Applicable
BUILDING SETBACKS <sup>a</sup>					
FRONT (APACHE BLVD.)	20 ft	10 ft / 20 ft Max	0 ft / 6 ft Max	0 ft Min / 20 ft Max	0 ft Min / 20 ft Max Typ (26' for up to 25%)
SIDE (RIVER DR.)	10 ft	10 ft	0 ft	0 ft Min / 20 ft Max	0 ft Min / 20 ft Max
REAR (WILDERMUTH AVE.)	10 ft	10 ft	10 ft	0 ft Min / 20 ft Max	0 ft Min / 20 ft Max
SIDE (INTERIOR LOT LINES)	10 ft	5 ft	0 ft	0 ft	0 ft
SIDE (WEST PROPERTY LINE)	10 ft	10 ft	10 ft	10 ft Min	10 ft Min
STREET SIDE - PARKING AND MANEUVERING	20 ft	20 ft	20 ft	20 ft	20 ft
VEHICLE PARKING QUANTITY					
RESIDENTIAL					
1 Bedroom (456 units / 456 bedrooms)				(0.75 SP/Bedroom)	0 (0 SP/Bedroom)
2 Bedroom (134 units / 268 bedrooms)				(0.75 SP/Bedroom)	0 (0 SP/Bedroom)
3 Bedroom (8 units / 24 bedrooms)				(0.75 SP/Bedroom)	0 (0 SP/Bedroom)
Live-Work 1 Bedroom (38 units/ 38 bedrooms)				(0.75 SP/Bedroom)	Calculated in Live-Work Office below
Guest (636 units)				(0.20 SP/Unit)	63.6 (0.1 SP/Unit)
TOTAL RESIDENTIAL REQUIRED					64
COMMERCIAL					
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) (indoor) / (8,390 SF total)				(1 SP / 75 SF)	6.8 (Waived 1st 5,000 SF; 1 SP / 500 SF)
Restaurant / Café / Bar (outdoor seating) (3,216 SF)					
Gym / Yoga (7,812 SF)				(1 SP / 125 SF)	Not Applicable - Amenity
Office (6,191 SF) / Retail (12,122 SF) / Live-Work (10,922 SF) / (29,235 SF total)				(1 SP / 300 SF)	48.5 (Waived 1st 5,000 SF; 1 SP / 500 SF)
TOTAL COMMERCIAL REQUIRED					55
VEHICLE PARKING QUANTITY PROVIDED					152
SUPPLEMENTAL VEHICULAR PARKING					16 Delivery + 14 Ridershare + 19 Carshare
BICYCLE PARKING QUANTITY					
RESIDENTIAL ( .75 SP/ 1-2 Bed) (1 SP/3-4 Bed)					
1 Bedroom (456 units)				(0.75 SP/Unit)	342.0 (0.75 SP/Unit)
2 Bedroom (134 units)				(0.75 SP/Unit)	100.5 (0.75 SP/Unit)
3 Bedroom (8 units)				(1.00 SP/Unit)	8.0 (1.00 SP/Unit)
Live-Work 1 Bedroom (38 units)				(0.75 SP/Unit)	28.5 (0.75 SP/Unit)
Guest (636 units)				(0.20 SP/Unit)	127.2 (0.20 SP/Unit)
TOTAL RESIDENTIAL					606
COMMERCIAL					
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) / (8,390 SF total)				(1 SP / 500 SF)	16.8 (1 SP / 500 SF)
Gym / Yoga (7,812 SF)				(1 SP / 2000 SF)	Not Applicable
Office (6,191 SF) / Retail (12,122 SF) / (18,313 SF total)				(1 SP / 7500 SF)	2.4 (1 SP / 7500 SF)
Live-Work (10,922 SF)					1.5 (1 SP / 7500 SF)
TOTAL COMMERCIAL				38	21
BICYCLE PARKING QUANTITY PROVIDED				736	627
USES (Building Areas) (SF)				1,333,878 SF	537,567
Residential (includes LiveWork units)				954,015 SF	480,331
Residential Amenity (not open to general public use)					23,544
Gym / Yoga				7,000 SF	In the residential amenity portion, not open to public
Parking Garages				289,655 SF	None
Storage & Utility				30,742 SF	6,969
Commercial					
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF)				11,800 SF	6,390
Office (6,191 SF) / Retail (12,122 SF) (excludes LiveWork, included in residential above)				38,166 SF	18,313
Total Commercial				59,466	26,703

a This PAD defines the front property line as Apache Blvd., not River Dr.

DS190065

PAD190003

REC19069

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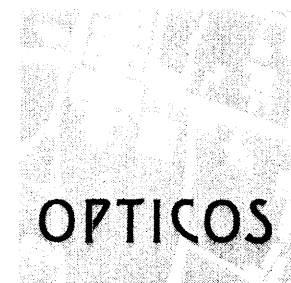
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1ST AMENDED PLANNED AREA  
DEVELOPMENT OVERLAY  
EASTLINE VILLAGE  
2025 E. APACHE BLVD., TEMPE, ARIZONA

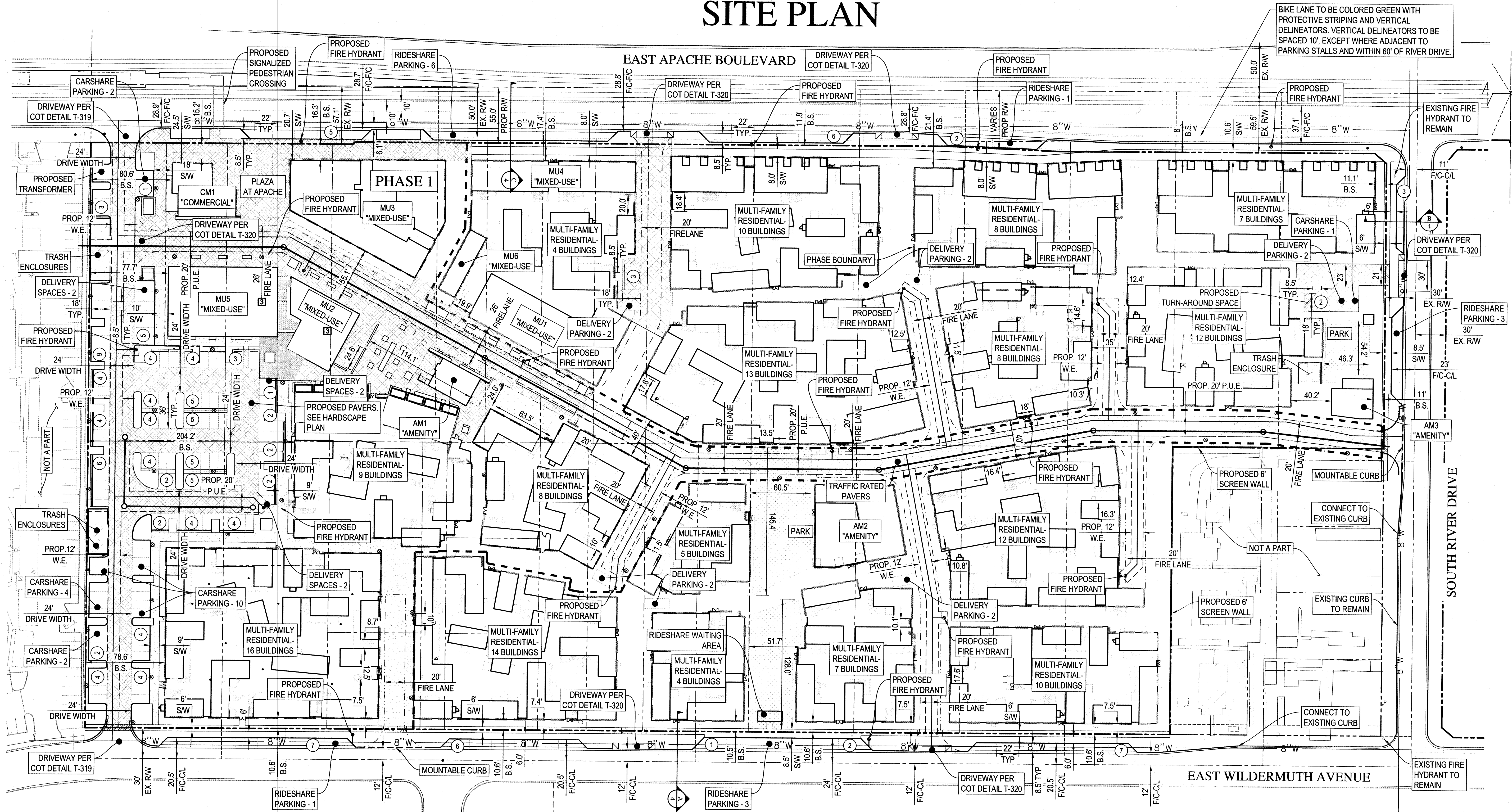


EXPIRES 6-30-21  
SCALE (HORIZ.) N/A  
SCALE (VERT.) N/A  
DATE 09/11/2020  
JOB NUMBER 184931  
SHEET 2 OF 4



# 1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

## SITE PLAN



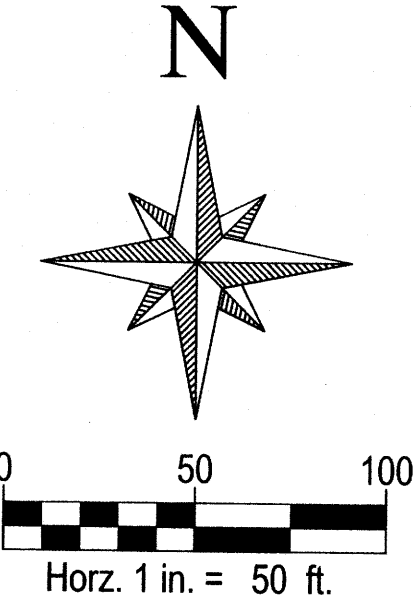
LEGEND		ABBREVIATIONS	
PROPOSED SITE PLAN		TRAFFIC RATED PAVERS	
POD OUTLINE		TRAFFIC RATED CONCRETE PAVEMENT	
PHASE BOUNDARY LINE		TURF	
BUILDING OUTLINE		PASSENGER CAR PARKING COUNT	
FIRE LANE			
CURB			
SIDEWALK			

CL	CENTER LINE
EE	ELECTRICAL EASEMENT
F/C	FACE OF CURB
FH	FIRE HYDRANT
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
W.E.	WATER EASEMENT
S/W	SIDEWALK
B.S.	BUILDING SETBACK

PARKING TOTALS				
	PASSENGER	DELIVERY	RIDESHARE	CARSHARE
ONSITE	113	16	0	19
OFFSITE	39	0	14	0
TOTAL	152	16	14	19

NOTES:  
EXISTING SITE INFORMATION AND BOUNDARY WORK SHOWN PER ALTA SURVEY COMPLETED BY HUNTER ENGINEERING, DATED JULY 10, 2014.  
TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. (IFC 503.4.1).

BUILDING LAYOUT IS CONCEPTUAL AND SUBJECT TO DEVELOPMENT PLAN REVIEW APPROVAL.



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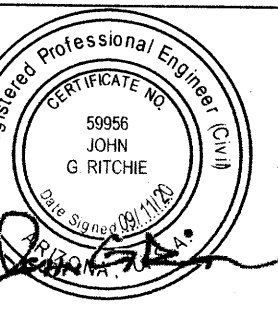
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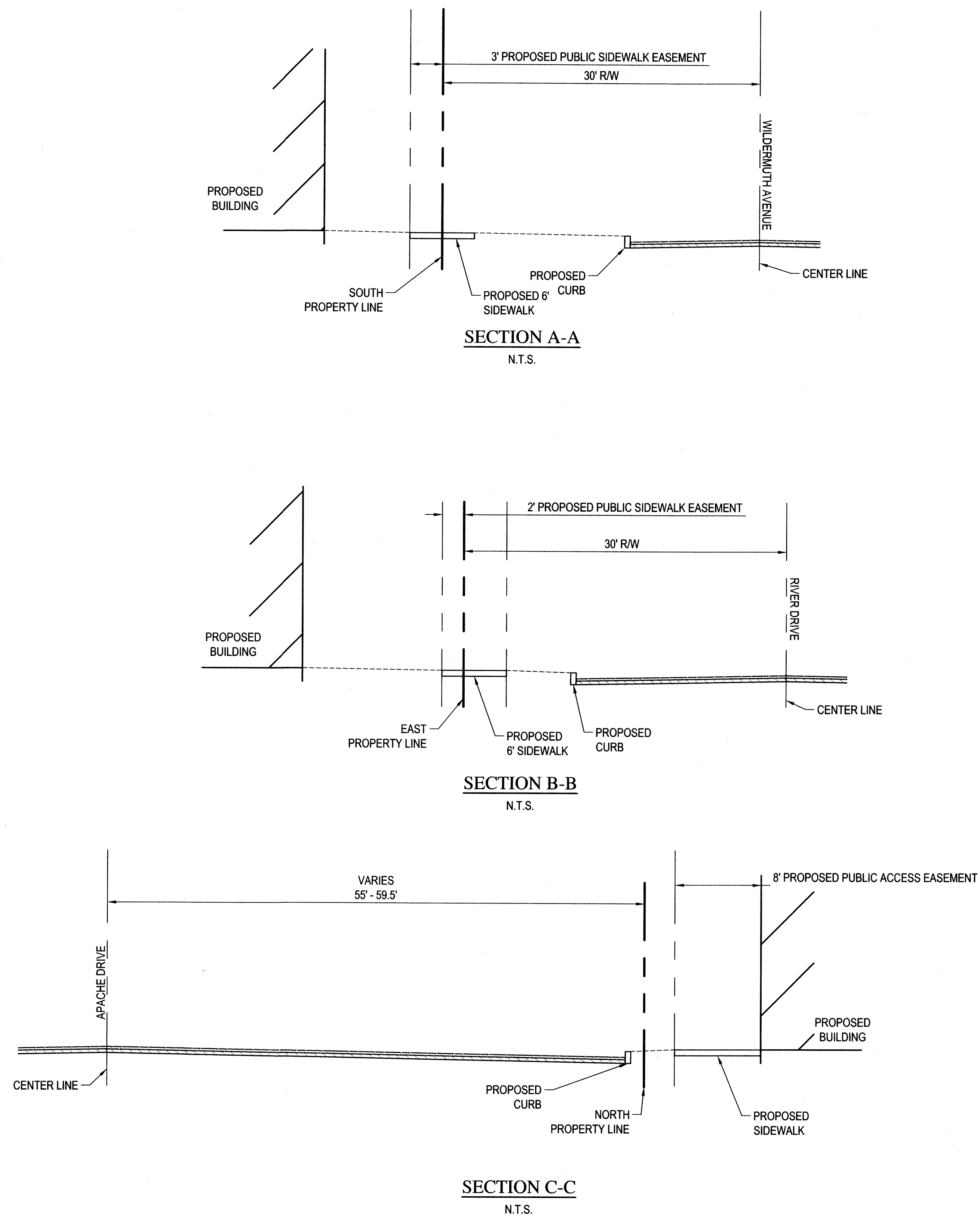
**1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY**  
**EASTLINE VILLAGE**  
2025 E. APACHE BLVD., TEMPE, ARIZONA

OPTICOS



EXPIRES 6-30-21  
SCALE (HORIZ.) 1" = 50'  
SCALE (VERT.) N/A  
DATE 09/11/2020  
JOB NUMBER 184931  
SHEET 3 OF 4





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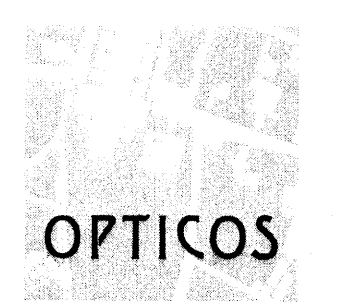
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1ST AMENDED PLANNED AREA  
DEVELOPMENT OVERLAY  
EASTLINE VILLAGE  
2025 E. APACHE BLVD., TEMPE, ARIZONA



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	09/11/2020
JOB NUMBER	184931
SHEET	4 OF 4



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# PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

THOSE PORTIONS OF THE FINAL PLAT OF BUENA PARK PLAT 2, ACCORDING TO BOOK 33 OF  
MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS 18<sup>th</sup> DAY OF October, 2016 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Andrew Beams, OWNER, WHO ACKNOWLEDGED  
HIMSELF 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: Donna G. Vetrano 9-20-2020  
NOTARY PUBLIC MY COMMISSION EXPIRES



EASTLINE LAND VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY;  
BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: Andrew Beams 10-12-2016  
ANDREW BEAMS DATE

ON THIS 18<sup>th</sup> DAY OF October, 2016 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Jeff Jones, OWNER, WHO ACKNOWLEDGED  
HIMSELF 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: Donna G. Vetrano 9-20-2020  
NOTARY PUBLIC MY COMMISSION EXPIRES



APACHE PARTNERS 4, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;  
BY: JAO UNIVERSAL, L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS  
MANAGER

BY: Jeff Jones 10-12-2016  
JEFF JONES DATE

ON THIS 18<sup>th</sup> DAY OF October, 2016 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Joe A. Gutierrez Jr., OWNER, WHO ACKNOWLEDGED  
HIMSELF 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: Donna G. Vetrano 9-20-2020  
NOTARY PUBLIC MY COMMISSION EXPIRES



FIDELITY NATIONAL INSURANCE COMPANY INC., AN ARIZONA CORPORATION, AS TRUSTEE  
UNDER TRUST NO. 95000148 AND NOT IN ITS CORPORATE CAPACITY:

BY: Joe A. Gutierrez Jr. 10-12-2016  
TRUST OFFICER DATE

ON THIS 20<sup>th</sup> DAY OF October, 2016 BEFORE ME, THE UNDERSIGNED,  
PERSONALLY APPEARED Andrew B. Ching, OWNER, WHO ACKNOWLEDGED  
HIMSELF 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: Andrew B. Ching 10-24-2016  
NOTARY PUBLIC MY COMMISSION EXPIRES



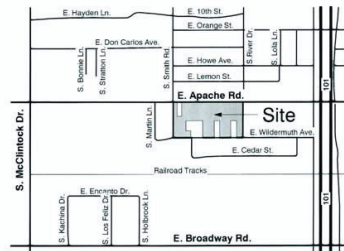
BY: Andrew B. Ching 10-24-2016  
REPRESENTATIVE DATE

## OWNER/DEVELOPER

EASTLINE LAND VENTURES, LLC  
ANDREW BEAM, REPRESENTATIVE  
7600 E. DOUBLE TREE RANCH RD. #300  
SCOTTSDALE, AZ 85258  
480-367-7000

APACHE PARTNERS 4, LLC  
JEFF JONES, REPRESENTATIVE  
4422 N. CIVIC CENTER PLAZA #202  
SCOTTSDALE, AZ 85251  
480-367-7000

## SITE VICINITY MAP



## OWNER

TRUST NO. 95000148  
JOE A. GUTIERREZ JR., TRUST OFFICER  
60 E. RIO SALADO PARKWAY, 11th FLOOR  
TEMPE, AZ 85281  
480-214-4523

CITY OF TEMPE  
132 E. 6TH ST. #101  
TEMPE, AZ 85281  
480-350-4311

## CONDITIONS OF APPROVAL: PL160097

- EXCEPT AS MODIFIED BY CONDITIONS, DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE EASTLINE VILLAGE PLANNED AREA DEVELOPMENT OVERLAY COVER SHEETS AND SITE PLAN DATED JULY 13, 2016.
- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY 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 PROPERTY OWNERS SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNERS VOLUNTARILY WAIVE 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, ZONING MAP AMENDMENT APPROVALS SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE 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.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
- A CONDOMINIUM PLAT (HORIZONTAL REGIME) IS REQUIRED FOR THE TEN (10) LIVE-WORK UNITS AND SHALL BE RECORDED PRIOR TO AN OCCUPANCY PERMIT.
- THE NEED FOR LEFT-TURN STORAGE LANES, AS IDENTIFIED IN THE TRAFFIC IMPACT STUDY, SHALL BE ANALYZED SIX MONTHS AFTER COMPLETION OF PHASE I AND AGAIN PRIOR TO DEVELOPMENT PLAN REVIEW APPROVAL OF PHASE II. IF REVIEW DETERMINES THAT STORAGE LANES ARE NECESSARY, THE DEVELOPER SHALL CONSTRUCT THE NECESSARY IMPROVEMENTS TO MITIGATE DELAYS AND INCREASE TRAFFIC SAFETY. IF THE NEED FOR LEFT-TURN STORAGE LANES IS DETERMINED FOLLOWING THE COMPLETION OF PHASE I, THESE IMPROVEMENTS SHALL BE COMPLETED WITHIN SIX MONTHS OF THE DETERMINATION.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON  
THIS 23rd DAY OF AUGUST, 2016.

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)	PAD Proposed
GENERAL PLAN LAND USE	MU-4 / TOD / PAD
GENERAL PLAN DENSITY (DU/Ac)	Mixed-Use
Up to 65	
SITE AREA - GROSS	590,740 SF / 13.56 Ac
SITE AREA - NET	586,566 SF / 13.47 Ac
DWELLING QUANTITY	698 DU
DENSITY (DU/Ac)	51
BUILDING HEIGHT	90 ft
BUILDING STEPBACK (Adjacent to SFR Districts)	Yes
BUILDING LOT COVERAGE	75%
SITE LANDSCAPE COVERAGE	19.6%
AT GRADE	5.6%
AT DECK PARK (2nd Floor)	25.2%
COMBINED	
BUILDING SETBACKS *	
FRONT (APACHE BLVD.)	0 ft Min / 20 ft Max
SIDE (RIVER DR.)	0 ft Min / 20 ft Max
REAR (WILDERMUTH AVE.)	0 ft Min / 20 ft Max
SIDE (INTERIOR LOT LINES)	0 ft
SIDE (WEST PROPERTY LINE)	10 ft Min
STREET SIDE - PARKING AND MANEUVERING	20 ft
VEHICLE PARKING QUANTITY REQUIRED	1207
RESIDENTIAL	
1 Bed (444 Units / 444 Beds)	333 (0.75 SP/Bed)
2 Bed (184 Units / 368 Beds)	276 (0.75 SP/Bed)
3 Bed (60 Units / 180 Beds)	135 (1.75 SP/Bed)
Live-Work 1Bed (10 Units / 10 Beds)	8 (0.75 SP/Bed)
GUEST (698 Units)	140 (0.20 SP/Unit)
TOTAL RESIDENTIAL	892
COMMERCIAL	
Bar	25 (1 SP / 50 SF) *
Restaurant	157 (1 SP / 75 SF)
Gym / Yoga	56 (1 SP / 125 SF)
Office / Retail	77 (1 SP / 300 SF) *
TOTAL COMMERCIAL	315
VEHICLE PARKING QUANTITY PROVIDED	1385
BICYCLE PARKING QUANTITY REQUIRED	717
RESIDENTIAL	
1 Bed (444 Units)	333 (0.75 SP/Unit)
2 Bed (184 Units)	138 (0.75 SP/Unit)
3 Bed (60 Units)	60 (1.00 SP/Unit)
Live-Work 1Bed (10 Units)	8 (0.75 SP/Unit)
GUEST (698 Units)	140 (0.20 SP/Unit)
TOTAL RESIDENTIAL	679
COMMERCIAL	
Bar	5 (1 SP / 500 SF)
Restaurant	24 (1 SP / 500 SF)
Gym / Yoga	4 (1 SP / 2,000 SF)
Office / Retail	5 (1 SP / 7,500 SF)
TOTAL COMMERCIAL	38
BICYCLE PARKING QUANTITY PROVIDED	736
USES	1,333,878 SF
Residential	954,015 SF
Parking Garages	289,655 SF
Storage & Utility	30,242 SF
Commercial	
Bar	2,500 SF
Restaurant	11,800 SF
Gym / Yoga	7,000 SF
Office / Retail	38,166 SF
Total Commercial	59,466 SF

\* This PAD defines the front property line as Apache Blvd., not River Dr.  
\* Parking waived for 50% of floor area, not to exceed 2,500 SF of floor area  
\* Parking waived for 50% of floor area, not to exceed 30,000 SF of floor area

DS151102

PL160097

REC16057

REC16057

PL160097

DS151102

K & I HOMES, LLC  
4422 N. CIVIC CENTER PLAZA  
SCOTTSDALE, AZ 85251  
PH: 480-970-8900



uhcc  
URBAN HOME  
DEVELOPMENT  
CORPORATION



VILLAGE  
EASTLINE  
LIVE - WORK - PLAY  
APACHE BLVD. REDEVELOPMENT  
TEMPE, ARIZONA

Revisions		
#	Description	Date

OWNERSHIP OF DOCUMENTS  
OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT FOR THE ARCHITECT'S USE. THE ARCHITECT'S USE OF THE PROJECT FOR THE ARCHITECT'S USE IS LIMITED TO THE PROJECT FOR THE ARCHITECT'S USE. THE ARCHITECT'S USE OF THE PROJECT FOR THE ARCHITECT'S USE IS LIMITED TO THE PROJECT FOR THE ARCHITECT'S USE.

JOB NUMBER:  
DRAWN BY: AD  
CHECKED BY: KS  
ISSUE DATE: 07/13/2016



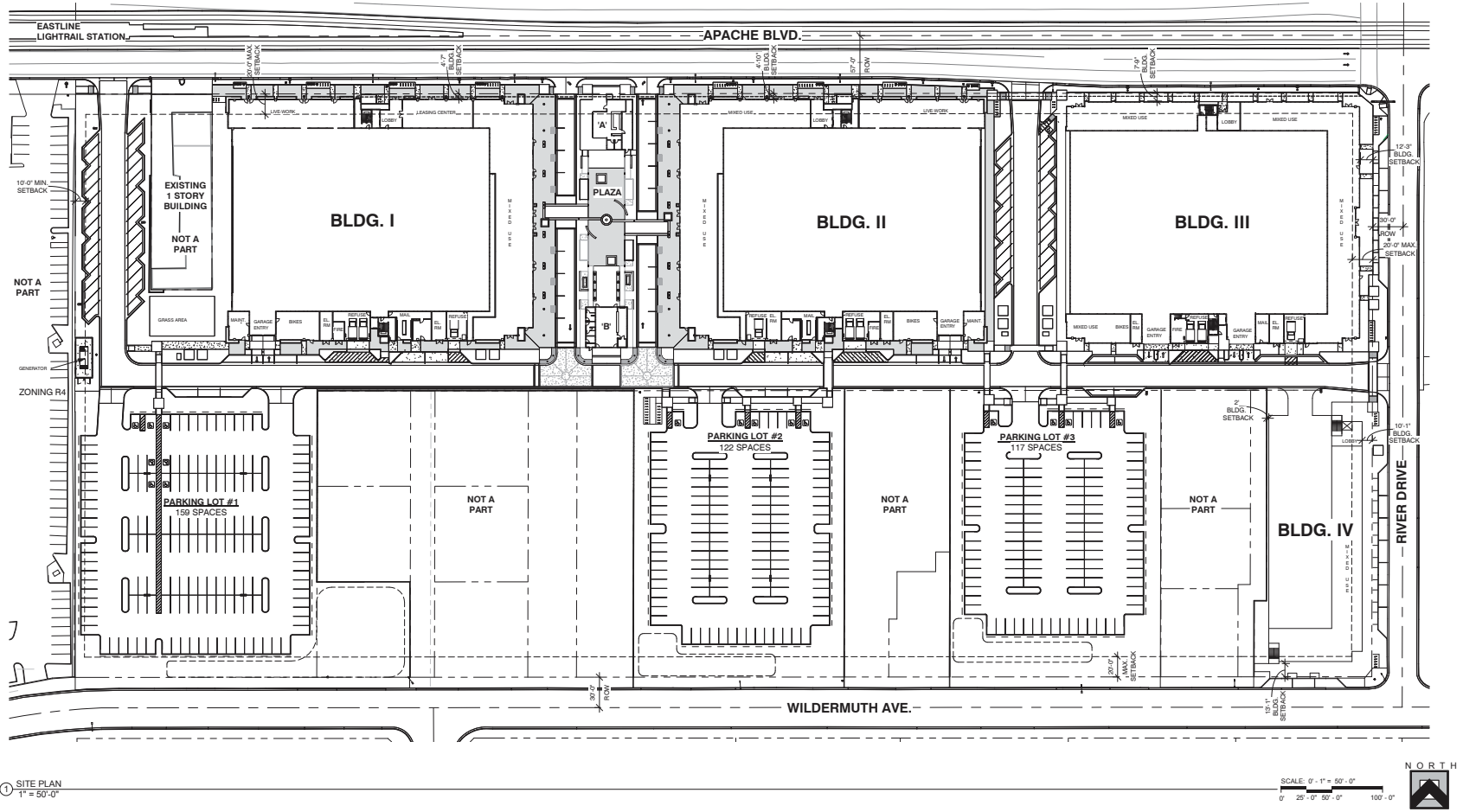
SHEET TITLE  
PAD - Cover Sheet

SHEET NUMBER

PAD 1

PAD / DPR #4

# PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE SITE PLAN



DS151102

PL160097

REC16057

REC16057

PL160097

DS151102

**K&I HOMES, LLC**  
4422 N. OAK CENTER PLAZA  
SCOTTSDALE, AZ 85251  
PH: 480-970-8800

**uhdc**  
URBAN HOME  
DEVELOPMENT  
CORPORATION

**DMB**

**VILLAGE  
EASTLINE**  
LIVE · WORK · PLAY  
APACHE BLVD. REDEVELOPMENT  
TEMPE, ARIZONA

Revisions		
#	Description	Date

OWNERSHIP OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS ABANDONED OR THEY ARE NOT TO BE USED ON OTHER PROJECTS OR BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K&I HOMES, LLC.

JOB NUMBER:  
DRAWN BY: AD  
CHECKED BY: KS  
ISSUE DATE: 07/13/2016

**K. Sourson**

SHEET TITLE:  
Site Plan

SHEET NUMBER:

**PAD 3**

PAD / DPR #4

ATTACHMENT 20