

2ND 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

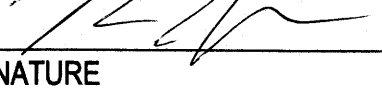
TN 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

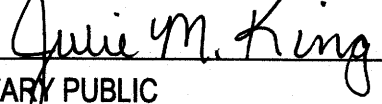
BY: CULDESAC, INC., A DELAWARE CORPORATION
ITS: MANAGER

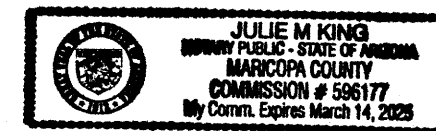
BY:  1-28-21
SIGNATURE DATE
NAME: RYAN JOHNSON
TITLE: CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2021 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY:  3/14/2025
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 ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON
THIS 3RD DAY OF JUNE, 2021.

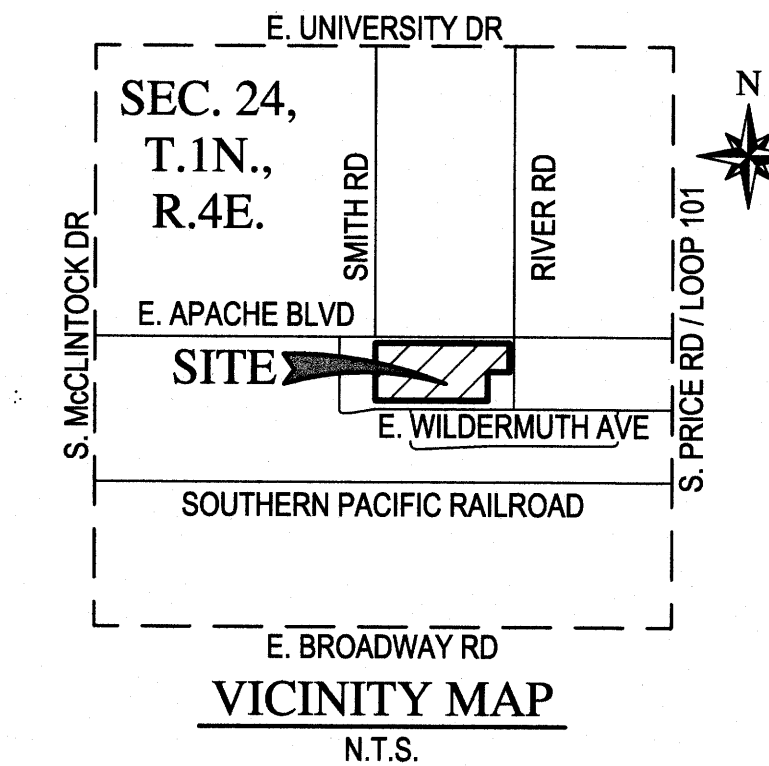
OWNER / DEVELOPER

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

PROJECT DATA

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	780
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 a	
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 (503 units / 503 bedrooms)	0 (0 SP/Bedroom)
2 Bedroom (126 units / 252 bedrooms)	0 (0 SP/Bedroom)
3 Bedroom (7 units / 21 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 (2,630 SF) / Café (1,044 SF) / Bar (1,188 SF) / (4,862 SF total)	0 (Waived 1st 5,000 SF, 1 SP / 500 SF)
Restaurant / Café / Bar (outdoor seating) (3,260 SF)	
Gym / Yoga (8,801 SF)	Not Applicable_Amenity
Office (4,305 SF) / Retail (12,262 SF) / Live-Work (10,922 SF) / (27,489 SF total)	45 (Waived 1st 5,000 SF, 1 SP / 500 SF)
TOTAL COMMERCIAL REQUIRED	45
VEHICLE PARKING QUANTITY PROVIDED	142
SUPPLEMENTAL VEHICULAR PARKING	16 Delivery + 14 Rideshare + 18 Carshare
BICYCLE PARKING QUANTITY	
RESIDENTIAL (.75 SP/ 1-2 Bed) (1 SP/3-4 Bed)	
1 Bedroom (503 units)	377.3 (0.75 SP/Unit)
2 Bedroom (126 units)	94.5 (0.75 SP/Unit)
3 Bedroom (7 units)	7.0 (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	635
COMMERCIAL	
Restaurant (2,630 SF) / Café (1,044 SF) / Bar (1,188 SF) / (4,862 SF total)	9.7 (1 SP / 500 SF)
Office (4,305 SF) / Retail (12,262 SF) / (16,567 SF total)	2.2 (1 SP / 7500 SF)
Live-Work (10,922 SF)	1.5 (1 SP / 7500 SF)
TOTAL COMMERCIAL	14
BICYCLE PARKING QUANTITY PROVIDED	649
USES (Building Areas) (SF)	
Residential (includes LiveWork units)	538,940
Residential Amenity (not open to general public use)	476,548
Storage & Utility & Common	23,986
Restaurant (2,630 SF) / Café (1,044 SF) / Bar (1,188 SF)	16,977
Office (4,305 SF) / Retail (12,262 SF) (excludes LiveWork, included in residential above)	4,862
Total Commercial	16,567
	21,429

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



PREVIOUS APPROVALS

PL160097 - EASTLINE VILLAGE
SEPTEMBER 22, 2016 - ORIGINAL APPROVAL
NOVEMBER 27, 2018 - TIME EXTENSION
PL190059 / PAD190003 - EASTLINE VILLAGE
JANUARY 16, 2020 - ORIGINAL APPROVAL
JUNE 08, 2020 - TIME EXTENSION (ADM20009)

CONDITIONS OF APPROVAL

- THE 2ND AMENDED PLANNED AREA DEVELOPMENT FOR EASTLINE VILLAGE SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL (PL190059/PAD190003) SHALL APPLY TO THIS REQUEST.

REC21023

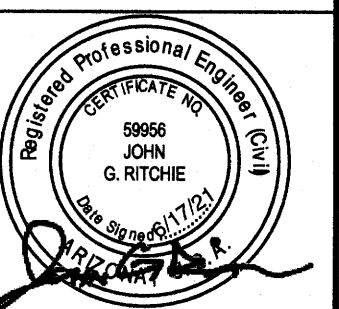
PAD210003

DS190312

WOOD/PATEL
MISSION: CLIENT SERVICE
(602) 335-8500
WWW.WOODPATEL.COM



2ND 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 06/17/2021
JOB NUMBER 184931
SHEET 1 OF 4

DS190312

PAD210003

REC21023

2ND 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	Previously Approved PAD	Existing Approved PAD	PAD Proposed
	Table 4-202B Multi-Family	Table 5-610A Multi-Family	Table 5-611A Commercial	MU-4 / TOD / PAD	MU-4 / TOD / PAD	MU-4 / TOD / PAD
GENERAL PLAN LAND USE	Residential	Mixed-Use	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	Up to 65
SITE AREA - GROSS	13,600 SF / 0.31 Ac	123,275 SF / 2.83 Ac	11,781 SF / .27 Ac	590,673 SF / 13.56 Ac	680,788 SF / 15.63 Ac	680,788 SF / 15.63 Ac
SITE AREA - NET	13,600 SF / 0.31 Ac	108,610 SF / 2.49 Ac	11,781 SF / .27 Ac	590,673 SF / 13.56 Ac	677,901 SF / 15.56 Ac	677,901 SF / 15.56 Ac
DWELLING QUANTITY				698 DU	636 DU	636 DU
BEDROOM QUANTITY					786	786
DENSITY (DU/Ac) - GROSS	25	40	25	51	41 DU/Ac	41 DU/Ac
BUILDING HEIGHT	40 ft	60 ft	45 ft	90 ft	55 ft max	55 ft max
BUILDING LOT COVERAGE	60%	75%	75%	75%	75% max (37% proposed)	75% max (37% proposed)
SITE LANDSCAPE COVERAGE	25%	25%	25%		25% min (56% proposed)	25% min (56% proposed)
AT GRADE				19.60%	25% min (56% proposed)	25% min (56% proposed)
AT DECK PARK (2nd Floor)				5.80%	Not Applicable	Not Applicable
COMBINED				25.50%	Not Applicable	Not Applicable
BUILDING SETBACKS ^a						
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%)	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	0 ft Min / 20 ft Max Typ (26' for up to 25%)
REAR (WILDERMUTH AVE.)	10 ft	10 ft	0 ft	0 ft Min / 20 ft Max	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	0 ft Min / 20 ft Max
SIDE (WEST PROPERTY LINE)	10 ft	10 ft	10 ft	10 ft Min	10 ft Min	10 ft Min
STREET SIDE - PARKING AND MANEUVERING	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
VEHICLE PARKING QUANTITY						
RESIDENTIAL						
1 Bedroom (503 units / 503 bedrooms)				0.75 SP/Bedroom	0 (0 SP/Bedroom)	0 (0 SP/Bedroom)
2 Bedroom (126 units / 252 bedrooms)				0.75 SP/Bedroom	0 (0 SP/Bedroom)	0 (0 SP/Bedroom)
3 Bedroom (7 units / 21 bedrooms)				0.75 SP/Bedroom	0 (0 SP/Bedroom)	0 (0 SP/Bedroom)
Live-Work 1 Bedroom (38 units / 38 bedrooms)				0.75 SP/Bedroom	Calculated in Live-Work Office below	Calculated in Live-Work Office below
Guest (636 units)				0.20 SP/Unit	63.6 (0.1 SP/Unit)	63.6 (0.1 SP/Unit)
TOTAL RESIDENTIAL REQUIRED					64	64
COMMERCIAL						
Restaurant (2,630 SF) / Café (1,044 SF) / Bar (1,188 SF) (indoor) / (4,862 SF total)				1 SP / 75 SF	6.8 (Waived 1st 5,000 SF, 1 SP / 500 SF)	0 (Waived 1st 5,000 SF, 1 SP / 500 SF)
Restaurant / Café / Bar (outdoor seating) (3,260 SF)						
Gym / Yoga (8,801 SF)				1 SP / 125 SF	Not Applicable_Amenity	Not Applicable_Amenity
Office (4,305 SF) / Retail (12,282 SF) / Live-Work (10,922 SF) / (27,489 SF total)				1 SP / 300 SF	48.5 (Waived 1st 5,000 SF, 1 SP / 500 SF)	45 (Waived 1st 5,000 SF, 1 SP / 500 SF)
TOTAL COMMERCIAL REQUIRED					55	45
VEHICLE PARKING QUANTITY PROVIDED					152	142
SUPPLEMENTAL VEHICULAR PARKING					16 Delivery + 14 Rideshare + 19 Carshare	16 Delivery + 14 Rideshare + 18 Carshare
BICYCLE PARKING QUANTITY						
RESIDENTIAL (1.75 SP/ 1-2 Bed) (1 SP/3-4 Bed)						
1 Bedroom (503 units)				0.75 SP/Unit	342.0 (0.75 SP/Unit)	377.3 (0.75 SP/Unit)
2 Bedroom (126 units)				0.75 SP/Unit	100.5 (0.75 SP/Unit)	94.5 (0.75 SP/Unit)
3 Bedroom (7 units)				1.00 SP/Unit	8.0 (1.00 SP/Unit)	7.0 (1.00 SP/Unit)
Live-Work 1 Bedroom (38 units)				0.75 SP/Unit	28.5 (0.75 SP/Unit)	28.5 (0.75 SP/Unit)
Guest (636 units)				0.20 SP/Unit	127.2 (0.20 SP/Unit)	127.2 (0.20 SP/Unit)
TOTAL RESIDENTIAL					606	635
COMMERCIAL						
Restaurant (2,630 SF) / Café (1,044 SF) / Bar (1,188 SF) (4,862 SF total)				1 SP / 500 SF	16.8 (1 SP / 500 SF)	9.7 (1 SP / 500 SF)
Gym / Yoga (8,801 SF)				1 SP / 2000 SF	Not Applicable	Not Applicable
Office (4,305 SF) / Retail (12,282 SF) / (16,567 SF total)				1 SP / 7500 SF	2.4 (1 SP / 7500 SF)	2.2 (1 SP / 7500 SF)
Live-Work (10,922 SF)					1.5 (1 SP / 7500 SF)	1.5 (1 SP / 7500 SF)
TOTAL COMMERCIAL				38	21	14
BICYCLE PARKING QUANTITY PROVIDED				736	627	649
USES (Building Areas) (SF)						
Residential (includes LiveWork units)				1,333,878 SF	537,567	538,940
Residential Amenity (not open to general public use)				954,015 SF	480,331	476,548
Gym / Yoga				7,000 SF	23,544	23,986
Parking Garages				289,855 SF	In the residential amenity portion, not open to public	In the residential amenity portion, not open to public
Storage & Utility & Common				30,742 SF	6,969	16,977
Commercial						
Restaurant (2,630 SF) / Café (1,044 SF) / Bar (1,188 SF)				11,800 SF	8,390	4,862
Office (4,305 SF) / Retail (12,282 SF) (excludes LiveWork, included in residential above)				38,166 SF	16,313	16,567
Total Commercial				59,466	26,703	21,429

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

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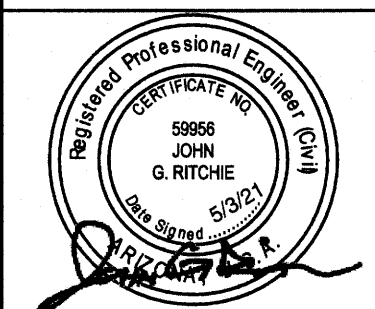
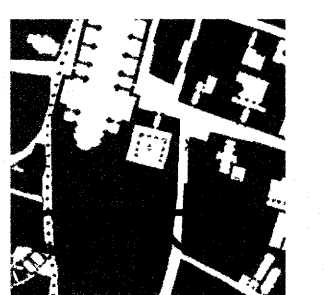


REC21023

PAD210003

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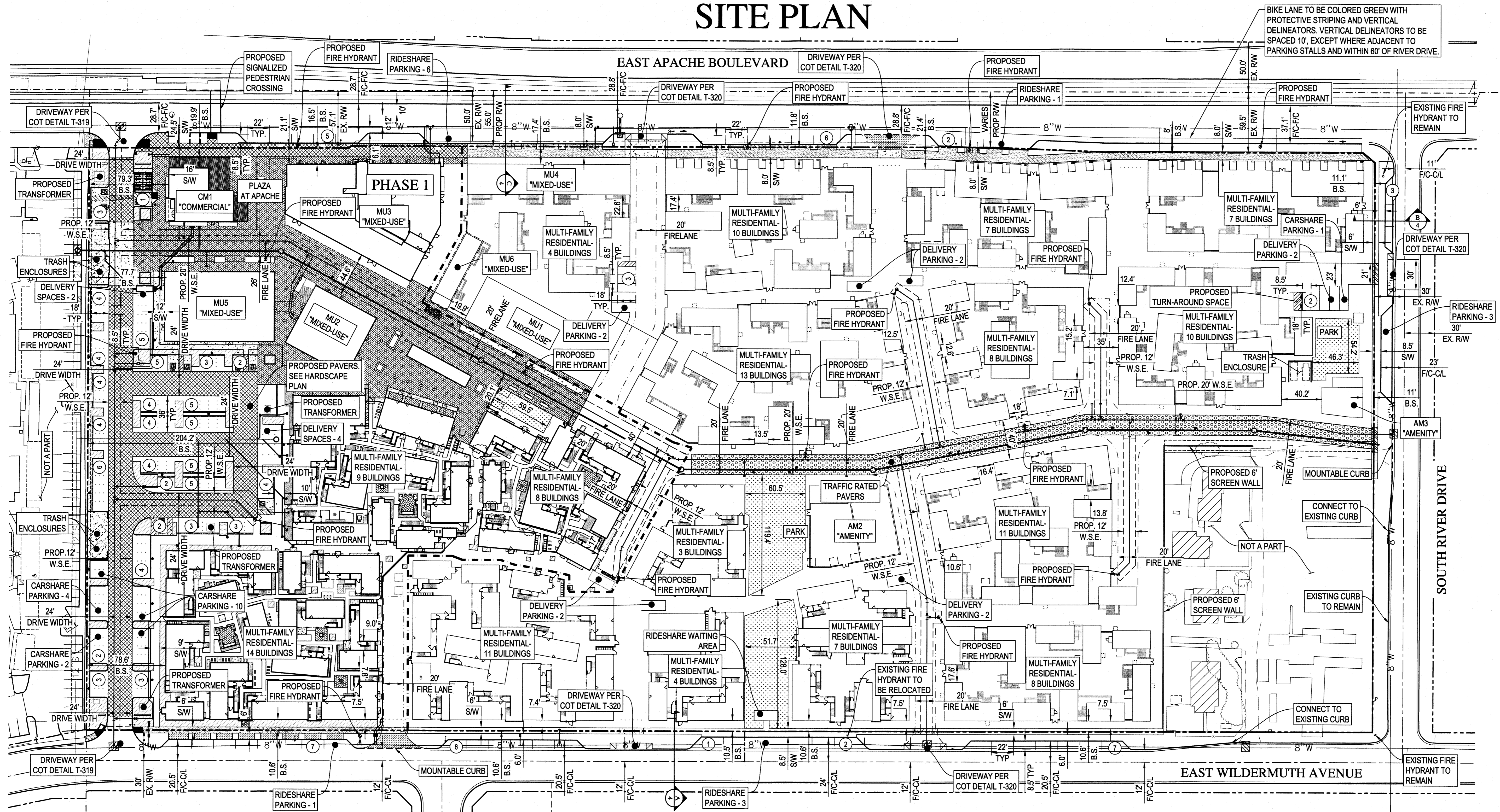
2ND AMENDED PLANNED AREA
DEVELOPMENT OVERLAY
EASTLINE VILLAGE
2025 E. APACHE BLVD., TEMPE, ARIZONA



EXPIRES 6-30-21
SCALE (HORIZ.) N/A
SCALE (VERT.) N/A
DATE 05/03/2021
JOB NUMBER 184931
SHEET

2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

SITE PLAN



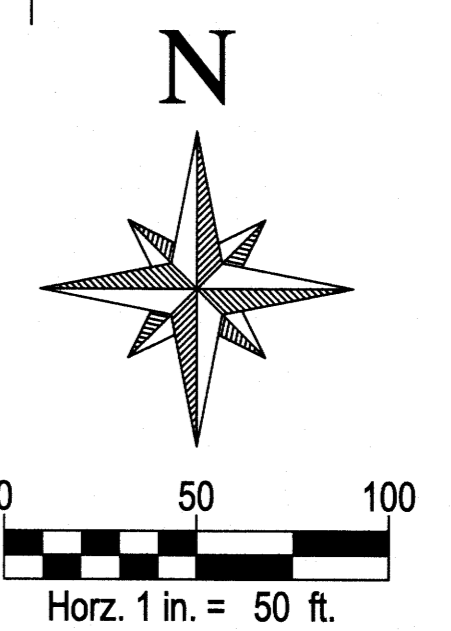
BIKE LANE TO BE COLORED GREEN WITH PROTECTIVE STRIPING AND VERTICAL DELINEATORS. VERTICAL DELINEATORS TO BE SPACED 10', EXCEPT WHERE ADJACENT TO PARKING STALLS AND WITHIN 60' OF RIVER DRIVE.

LEGEND		ABBREVIATIONS	
	PROPOSED SITE PLAN	CL	CENTER LINE
	POD OUTLINE	EE	ELECTRICAL EASEMENT
	PHASE BOUNDARY LINE	F/C	FACE OF CURB
	BUILDING OUTLINE	FH	FIRE HYDRANT
	FIRE LANE	R/W	RIGHT-OF-WAY
	CURB	PUE	PUBLIC UTILITY EASEMENT
	SIDEWALK	W.E.	WATER EASEMENT
	TRAFFIC RATED PAVERS	SW	SIDEWALK
	TRAFFIC RATED CONCRETE PAVEMENT	B.S.	BUILDING SETBACK
	TURF		
	PASSENGER CAR PARKING COUNT		

PARKING TOTALS				
	PASSENGER	DELIVERY	RIDESHARE	CARSHARE
ONSITE	103	16	0	18
OFFSITE	39	0	14	0
TOTAL	142	16	14	18

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.



DS190312

PAD210003

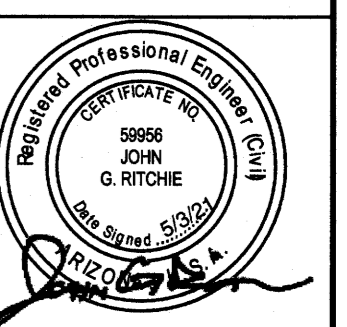
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DS190312 PAD210003 REC21023 S. PRICE ROAD

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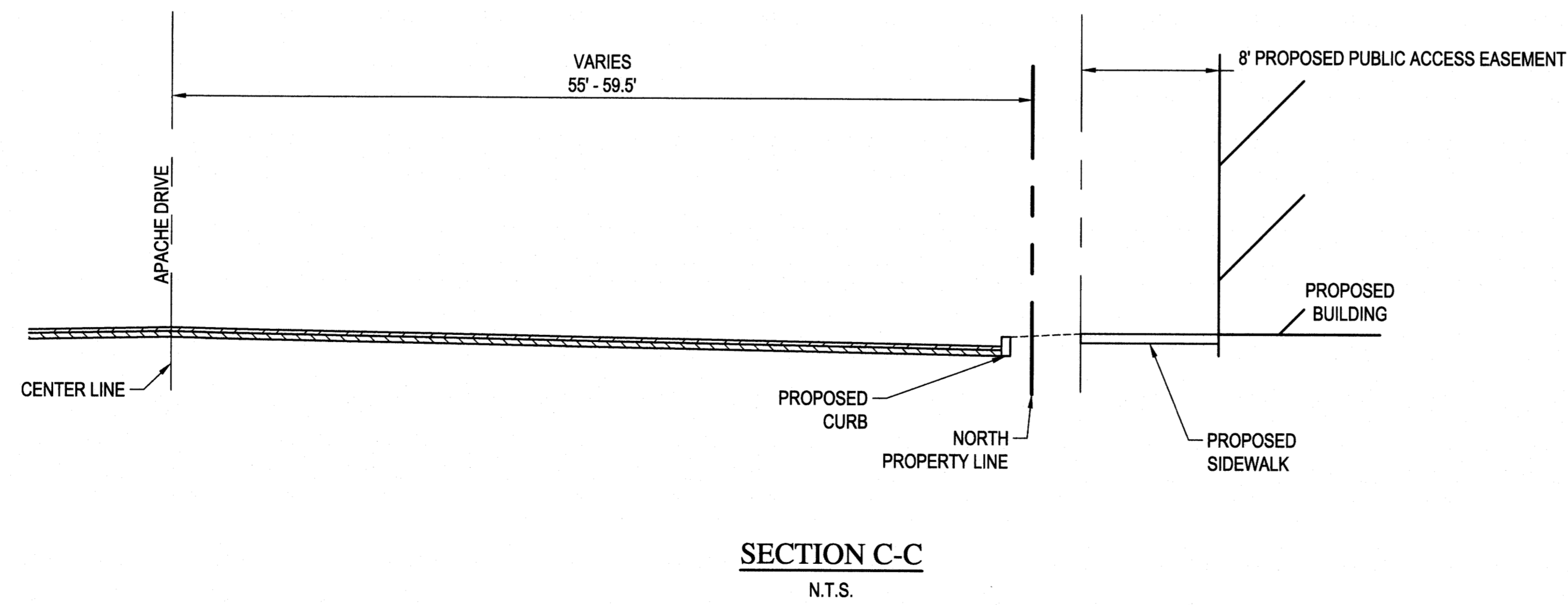
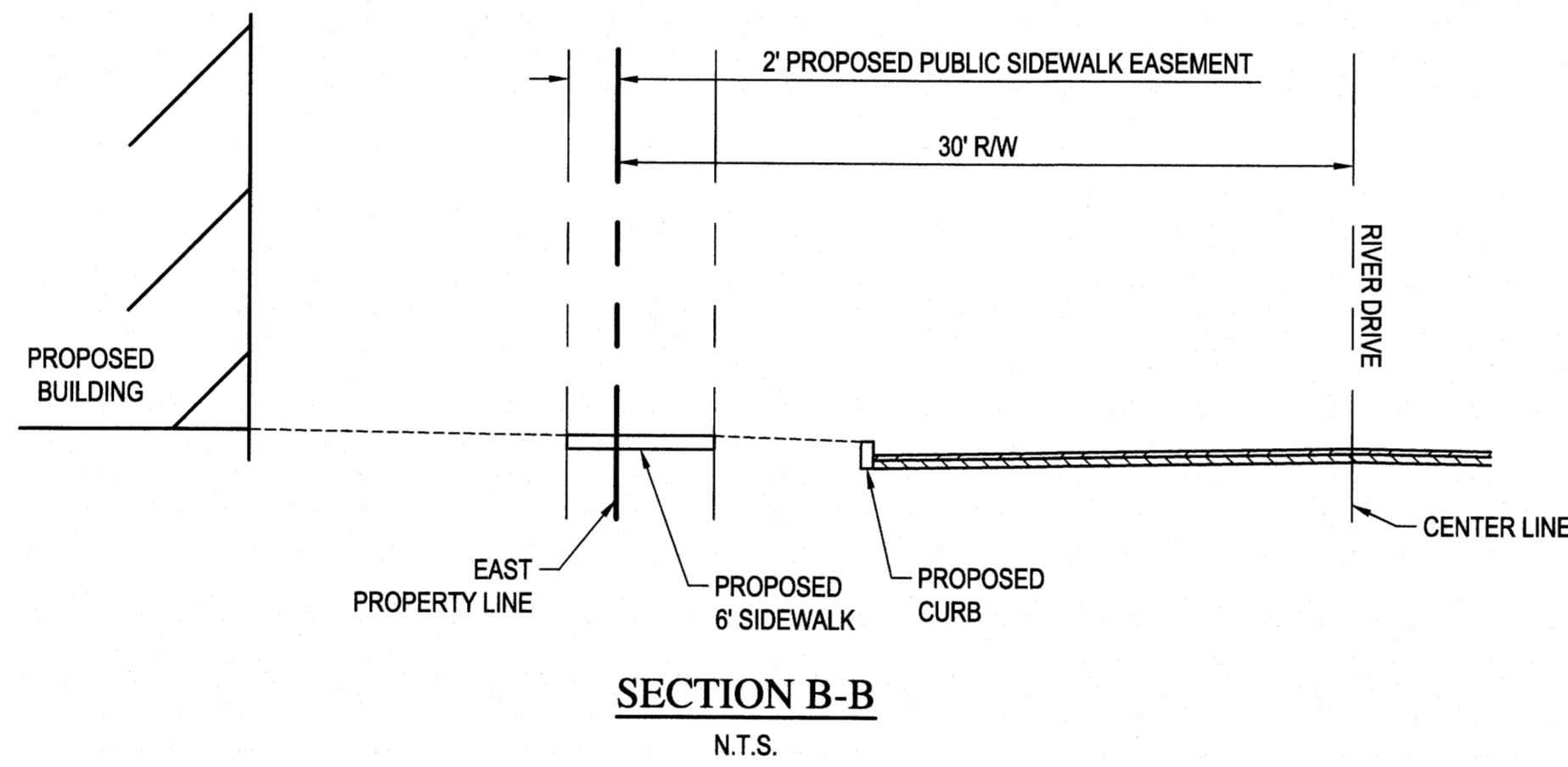
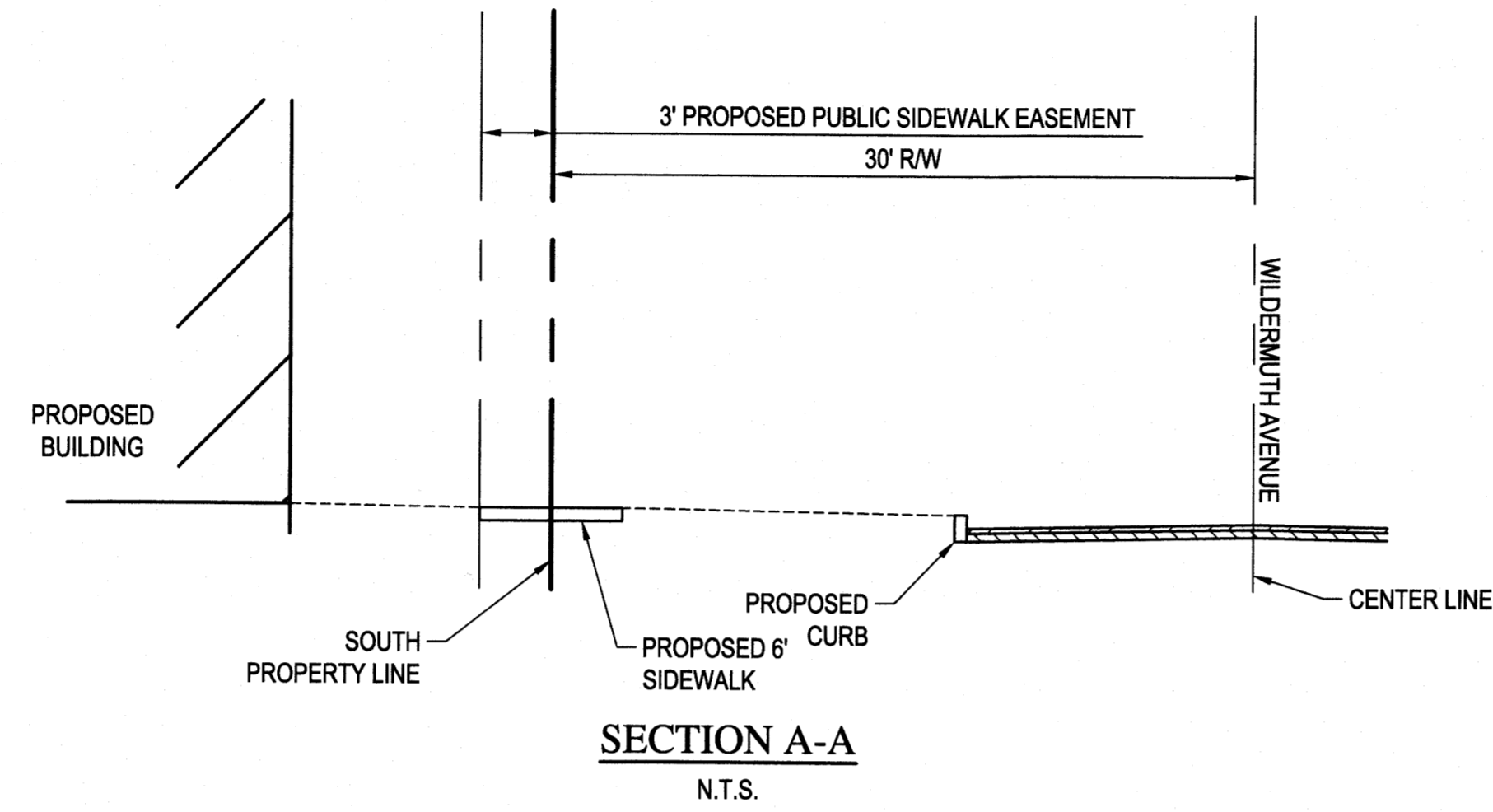


2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY
EASTLINE VILLAGE
 2025 E. APACHE BLVD., TEMPE, ARIZONA



EXPRES 6-30-21
 SCALE (HORIZ.) 1" = 50'
 SCALE (VERT.) N/A
 DATE 05/03/2021
 JOB NUMBER 184931
 SHEET 3 OF 4

2ND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE CROSS SECTIONS



DS190312

PAD210003

REC21023

REC21023

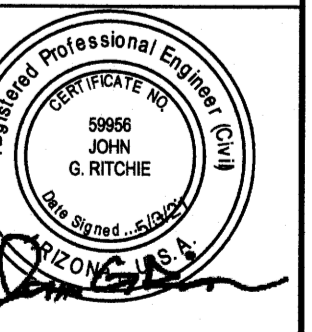
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DEVELOPMENT OVERLAY**
EASTLINE VILLAGE
2025 E. APACHE BLVD., TEMPE, ARIZONA



SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	05/03/2021
JOB NUMBER	184931
SHEET	4 OF 4