



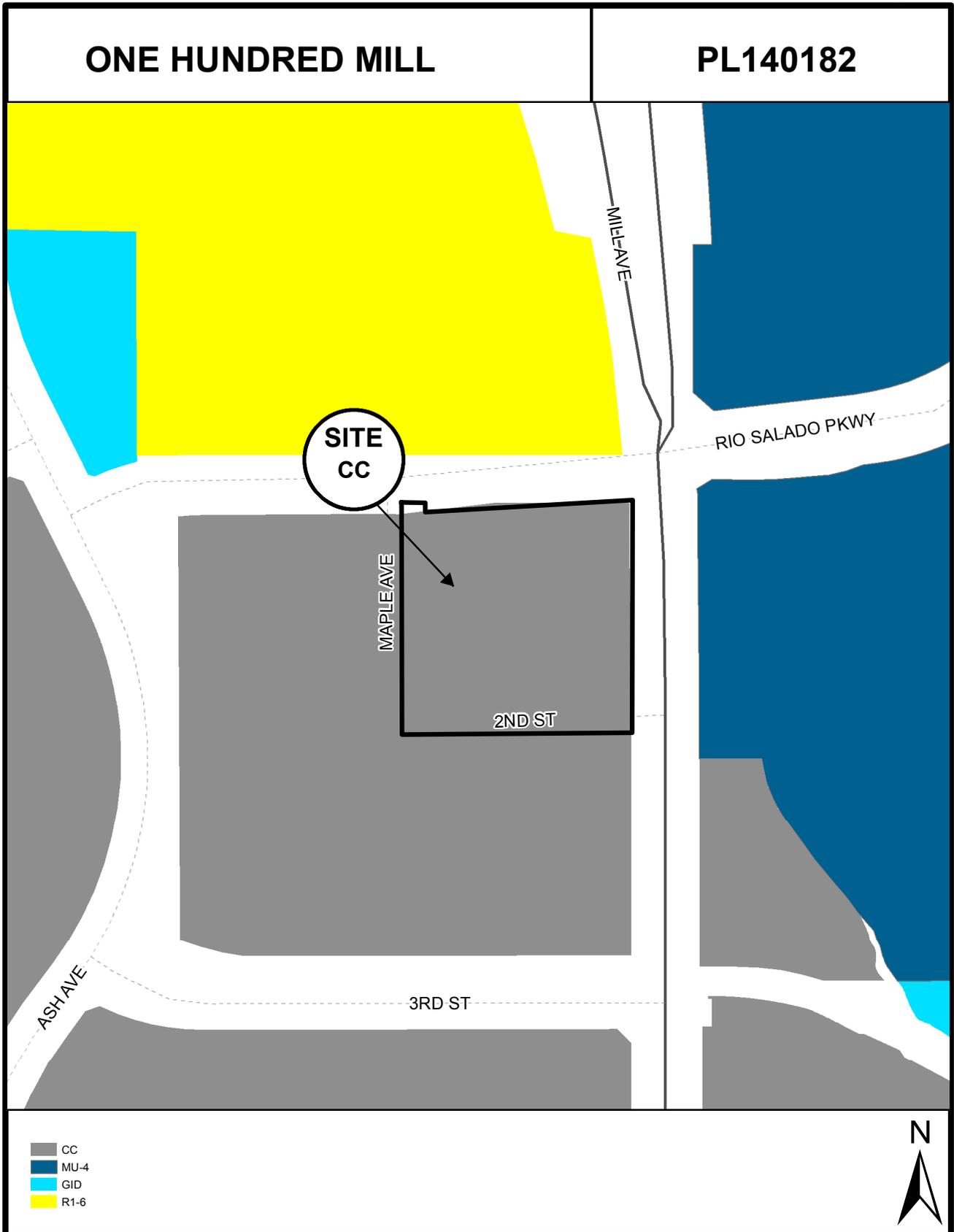
DEVELOPMENT PROJECT FILE

for

ONE HUNDRED MILL
(PL140182)

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
- 4-5. Subdivision Plat



Location Map

ONE HUNDRED MILL

PL140182



Aerial Map

One Hundred Mill Subdivision Plat Narrative

The One Hundred Mill Subdivision is a Replat of portions of Blocks 66 and 67 "Map of Tempe" as recorded in Book 2, Page 26 and as recorded in Book 8, Page 1, Maricopa County Recorder, also being a part of the northwest and the southwest quarters of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, City of Tempe, County of Maricopa, Arizona.

The One Hundred Mill Subdivision Plat consists of three Lots for the One Hundred Mill mixed use development proposed at this location. The total acreage of the plat is 2.509 acres with Lot 1 containing 1.245 acres, Lot 2 containing 0.310 acres, and lot 3 containing 0.954 acres. The One Hundred Mill Subdivision has frontage along both Rio Salado Parkway and Mill Avenue.

A SUBDIVISION PLAT FOR
ONE HUNDRED MILL

A REPLAT OF PORTIONS OF BLOCKS 66 & 67 "MAP OF TEMPE" AS RECORDED IN BOOK 2, PAGE 26 AND AS RECORDED IN BOOK 8, PAGE 1, MARICOPA COUNTY RECORDER, ALSO BEING A PART OF THE NORTHWEST AND THE SOUTHWEST QUARTERS OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF TEMPE, COUNTY OF MARICOPA, ARIZONA

DEDICATION

HAYDEN HOUSE TEMPE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER, HAS REPLATTED UNDER THE NAME OF "ONE HUNDRED MILL" THE PARCELS IN THE LEGAL DESCRIPTION SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT OF "ONE HUNDRED MILL" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET ON SAID PLAT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

PROPERTY OWNER ACKNOWLEDGEMENT

HAYDEN HOUSE TEMPE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY DOUGLAS WILSON COMPANIES, MANAGER FOR HAYDEN HOUSE TEMPE, LLC:

BY: _____ DATE: _____
DOUGLAS WILSON COMPANIES,
A CALIFORNIA CORPORATION, MANAGER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

PROPERTY LENDER ACKNOWLEDGEMENT

HENSEL PHELPS DEVELOPMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: HENSEL PHELPS DEVELOPMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS INVESTMENT MANAGER

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
COUNTY OF _____)
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF COLORADO THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1:
LOTS 1 TO 11, INCLUSIVE AND LOTS 14 AND 15, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED AS 98-0649301 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF LOT 11, BLOCK 66 AS SHOWN ON THE PLAT OF TEMPE RECORDED IN BOOK 2 OF MAPS, PAGE 26 AND AMENDED IN BOOK 8 OF MAPS, PAGE 1, AND THE ADJACENT ABANDONED RIGHT-OF-WAY OF MAPLE AVENUE AS RECORDED IN DOCKET 13428, PAGE 487, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST STREET AT THE NORTHEAST CORNER OF OFFICE PLAZA 222 AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 50 MINUTES 54 SECONDS EAST 142.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 83 DEGREES 16 MINUTES 56 SECONDS WEST 131.76 FEET TO A TANGENT CURVE; THENCE SOUTHWESTERLY 11.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, HAVING RADIUS OF 544.58 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREE 12 MINUTES 21 SECONDS TO THE EAST LINE OF SAID OFFICE PLAZA 222; THENCE NORTH 0 DEGREES 13 MINUTES 59 SECONDS WEST 16.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL NO. 2:
LOTS 12 AND 13, PLAT OF BLOCK 67 AND SUBDIVISION OF BLOCK 66 AND SUBDIVISION OF BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE SOUTH 72 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
THE NORTH 28 FEET OF THE SOUTH 100 FEET OF THE EAST 137.5 FEET OF BLOCK 66, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS IN OR UNDER SAID PROPERTY TOGETHER WITH THE EXCLUSIVE RIGHT TO USE SUCH PORTION OF SAID PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE FOR THE EXTRACTION OF OIL, GAS AND MINERALS; HOWEVER, WITH NO RIGHTS OF SURFACE ENTRY WHATSOEVER AS RESERVED IN DEED RECORDED IN DOCKET 8063, PAGE 884, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:
THOSE PORTIONS OF MAPLE AVENUE AND SECOND STREET ABANDONED BY ORDINANCE NO. 842 OF THE CITY OF TEMPE AND RECORDED IN DOCKET 13428, PAGE 487, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF MAPLE AVENUE LYING NORTH OF THE CENTERLINE OF SECOND STREET AND SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET AS SHOWN ON MAP OF TEMPE, BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST HALF OF MAPLE AVENUE; THAT PORTION OF SECOND STREET LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE AND EAST OF THE CENTERLINE OF MAPLE AVENUE; EXCEPT THE SOUTH HALF OF SECOND STREET; AND EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED AS 98-0649301 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF LOT 11, BLOCK 66 AS SHOWN ON THE PLAT OF TEMPE AS RECORDED IN BOOK 2 OF MAPS, PAGE 26 AND AMENDED IN BOOK 8 OF MAPS, PAGE 1, AND THE ADJACENT ABANDONED RIGHT-OF-WAY OF MAPLE AVENUE AS RECORDED IN DOCKET 13428, PAGE 487, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBE AS FOLLOWS: BEGINNING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF FIRST STREET AT THE NORTHEAST CORNER OF OFFICE PLAZA 222 AS RECORDED IN BOOK 236 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 89 DEGREES 50 MINUTES 54 SECONDS EAST 142.31 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 83 DEGREES 16 MINUTES 56 SECONDS WEST 131.76 FEET TO A TANGENT CURVE; THENCE SOUTHWESTERLY 11.46 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 544.58 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREE 12 MINUTES 21 SECONDS TO THE EAST LINE OF SAID OFFICE PLAZA 222; THENCE NORTH 0 DEGREES 13 MINUTES 59 SECONDS WEST 16.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONT.)

PARCEL NO. 6:
THAT CERTAIN NORTH-SOUTH ALLEY IN BLOCK 66, TEMPE, ACCORDING TO BOOK 8 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY ORDINANCE NO. 95.09 OF THE CITY OF TEMPE AND RECORDED IN DOCUMENT NO. 95-163670.

PARCEL NO. 7:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 30, 2009 AS DOCUMENT NO. 2009-0386761.

FLOODPLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP 04013C 2240 L, DATED OCTOBER 16, 2013. ZONE "X" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER

HAYDEN HOUSE TEMPE LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
1620 FIFTH AVENUE, SUITE 400
SAN DIEGO, CA 92101

DEVELOPER

HAYDEN HOUSE TEMPE LLC,
A DELAWARE LIMITED LIABILITY COMPANY
1620 FIFTH AVENUE, SUITE 400
SAN DIEGO, CA 92101

BENCHMARK

ALUMINUM CAP FOUND AT W1/4 COR.
SEC. 15, T1N, R4E
TEMPE SURVEY CONTROL
ELEVATION=1158.74'

BASIS OF BEARINGS

NORTH 00° 03' 17" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, PER CITY OF TEMPE SURVEY CONTROL PLAT.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 14TH DAY OF JANUARY, 2016.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

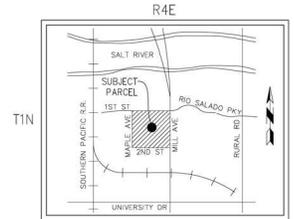
BY: _____ DATE _____
COMMUNITY DEVELOPMENT

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTHS OF MAY AND JUNE, 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: 
CHRISTOPHER E. AULERICH, P.L.S. 19809

DATE: MAY 19, 2016



VICINITY MAP
NOT TO SCALE



Aulerich & Associates, Inc.
Surveying & Engineering
1504 E. Stephens Dr., Tempe, Arizona 85283
Phone (480) 838-4400 Fax (480) 364-0229
CHRISTOPHER E. AULERICH, P.L.S.

SUBDIVISION PLAT FOR ONE HUNDRED MILL			
DATE: 05/20/2016	SCALE: AS NOTED	DRAWN: KIDALSO	CHECKED: CEA
EXPIRES: 03/31/17			JOB NO.: 140302

DS140462

PL140182

REC14037

REC14037

PL140182

DS140462

