


# Exhibit A: Aerial Photograph




 250 Rio Site

# Exhibit B: Surrounding Uses Map

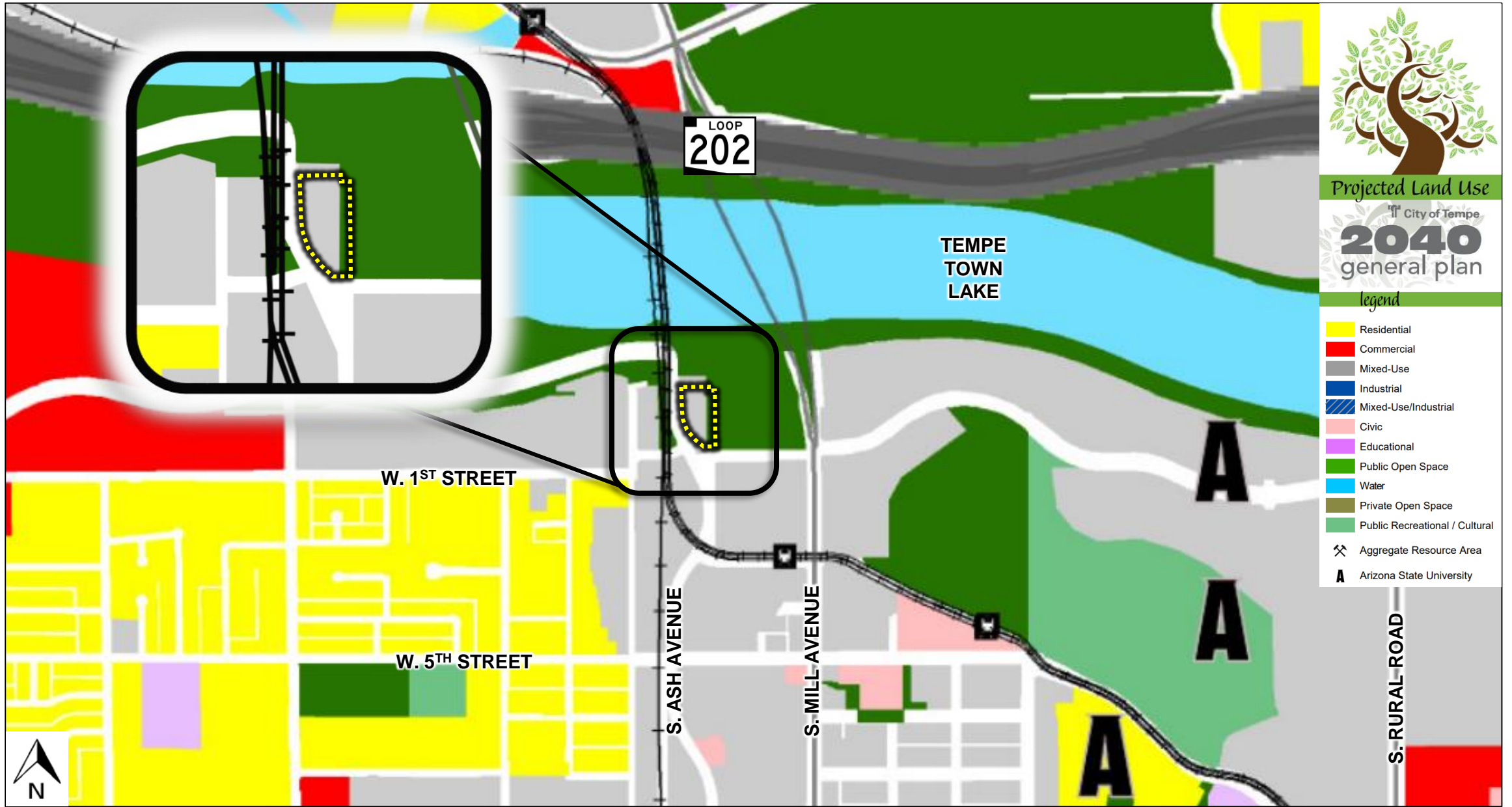


## Surrounding Uses

1. Tempe Beach Park
2. 111 West Rio / ADP (9-stories)
3. 100 Mill
4. Hayden Flour Mill
5. Hayden Butte / "A" Mountain
6. Hayden Ferry Lakeside
7. AC Hotel
8. SALT
9. Marina Heights
10. Sun Devil Stadium
11. Desert Financial Arena
12. University House Tempe
13. University Towers
14. Tempe Transportation Hub
15. Residence Inn
16. Tempe City Hall
17. Tempe Mission Palms
18. The Brickyard
19. Centerpoint on Mill
20. The Emerson
21. Hayden Square Townhomes
22. Hayden Station
23. Tempe Gateway
24. Courtyard Marriott
25. Education at Work
26. Future Tempe Depot Site
27. Old Town Square
28. Farmer Arts District Retail
29. Riverside Apartments
30. Regatta Pointe
31. Lakeside Drive Apartments
32. 525 Town Lake
33. SkyWater at Town Lake Apartments
34. Trovita Rio
35. Tempe Center for the Arts
36. IDEA Tempe Campus
37. SRP Office at The Grand at Papago Park Center
38. Papago Park Center
39. Marquee Theatre
40. Vela Apartments at Tempe Town Lake

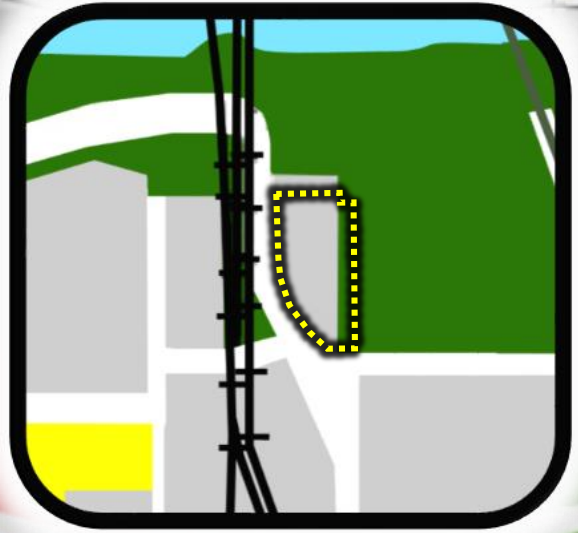
 250 Rio Site

# Exhibit C: General Plan Projected Land Use Map - Current



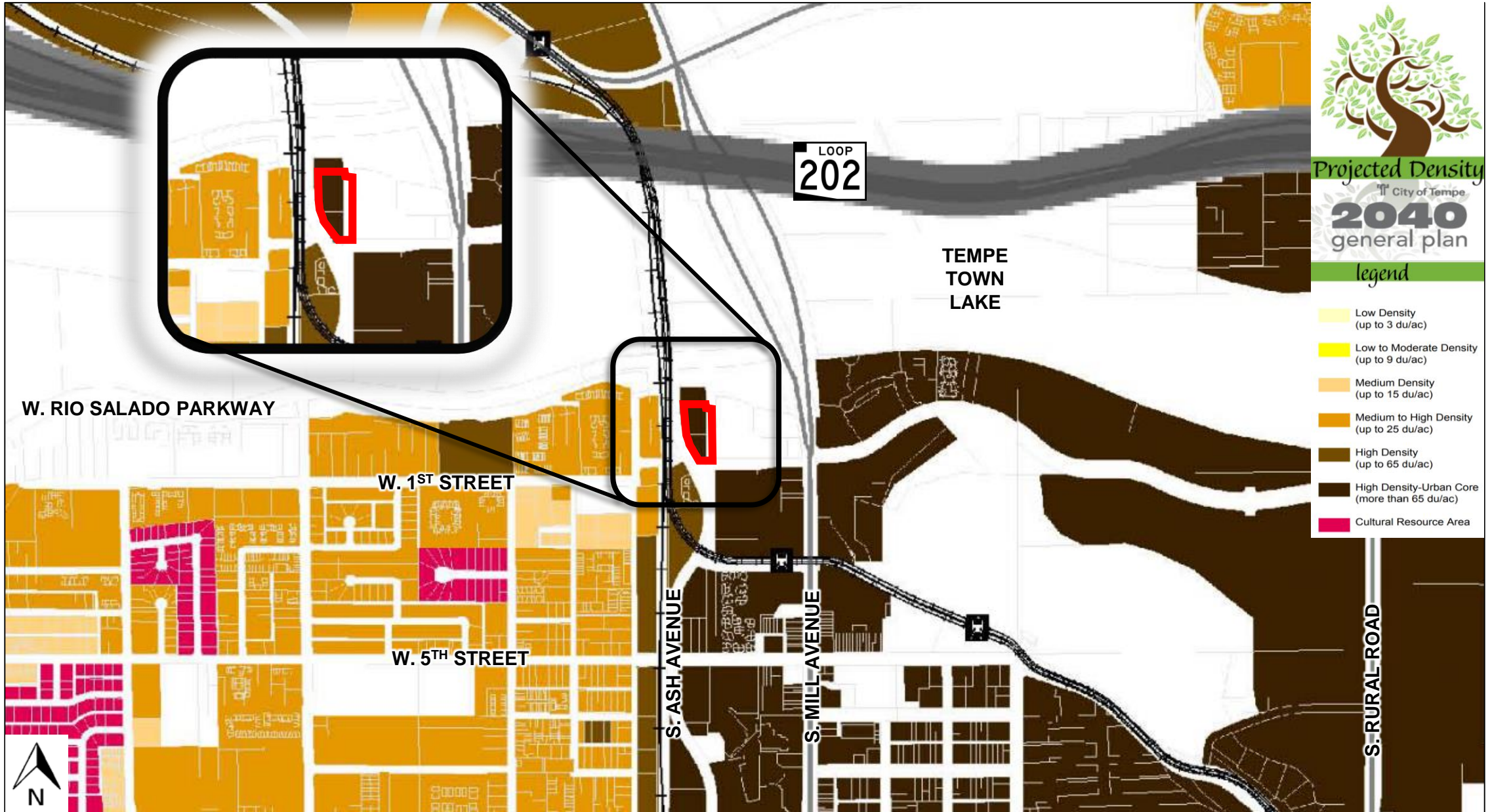
Projected Land Use  
City of Tempe  
**2040**  
general plan


- legend
- Residential
  - Commercial
  - Mixed-Use
  - Industrial
  - Mixed-Use/Industrial
  - Civic
  - Educational
  - Public Open Space
  - Water
  - Private Open Space
  - Public Recreational / Cultural
  - Aggregate Resource Area
  - Arizona State University



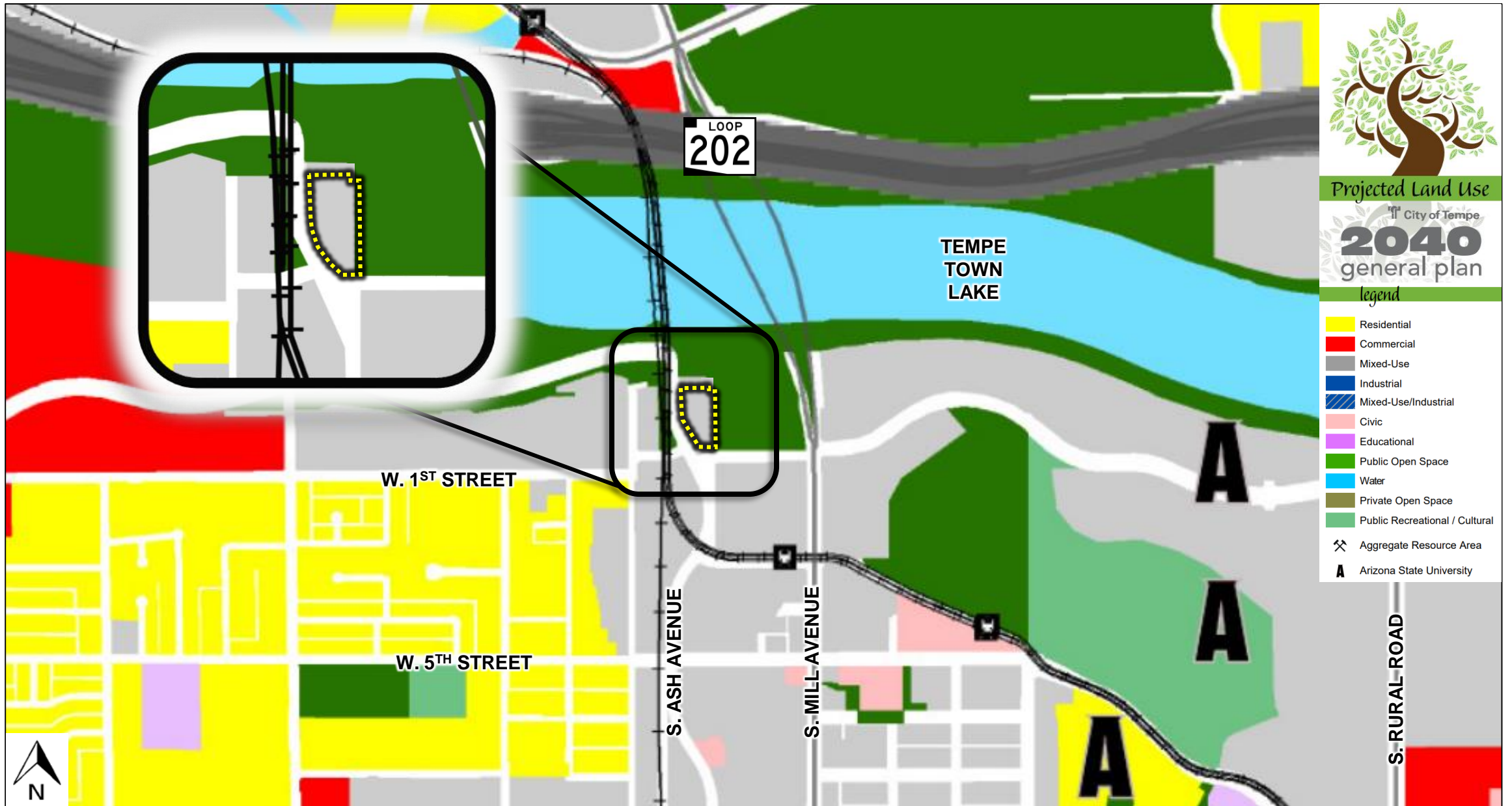
250 Rio Site


# Exhibit D: General Plan Projected Density Map - Current



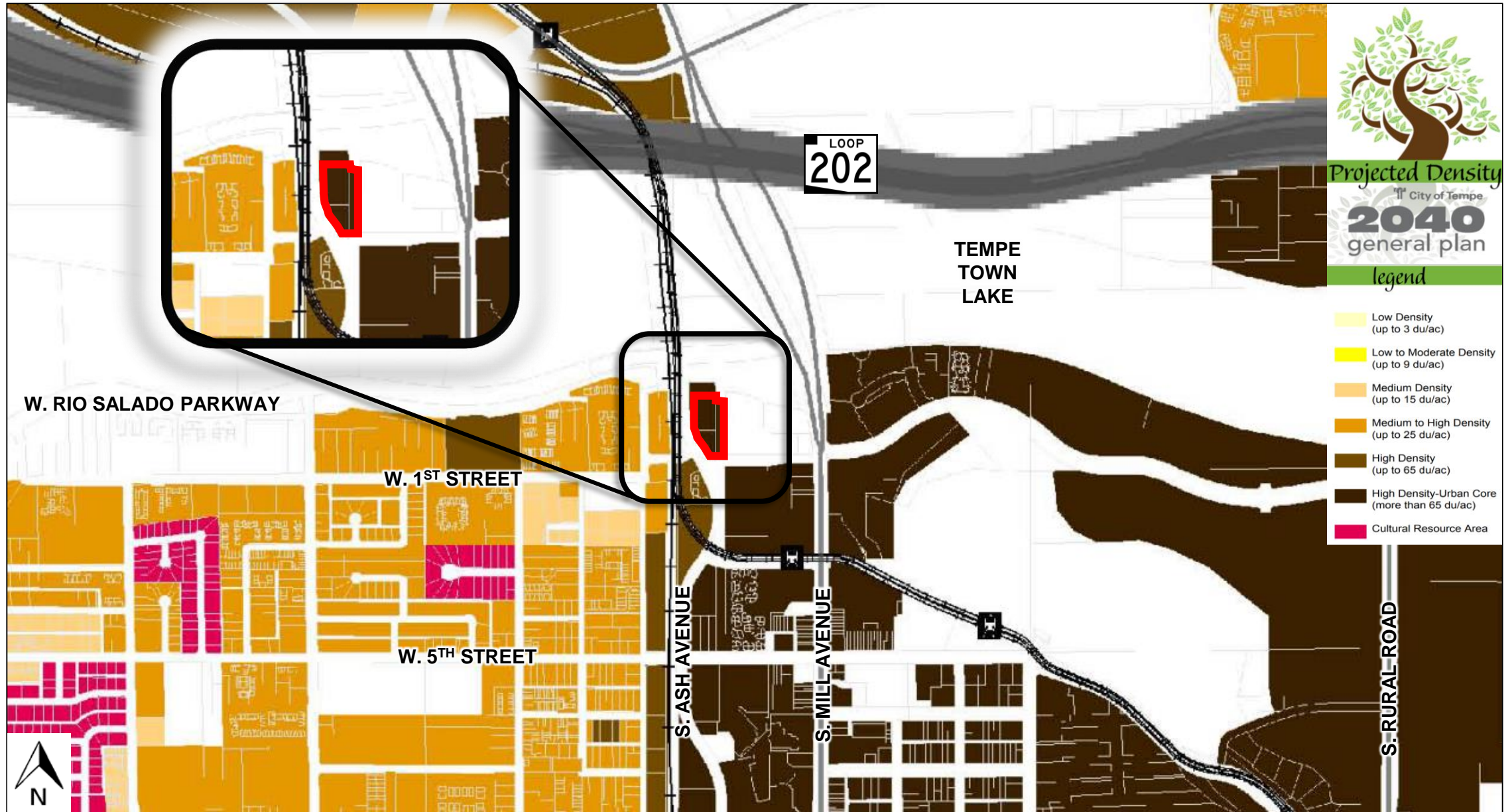
 250 Rio Site

# Exhibit E: General Plan Projected Land Use Map - Proposed



 250 Rio Site

# Exhibit F: General Plan Projected Density Map - Proposed



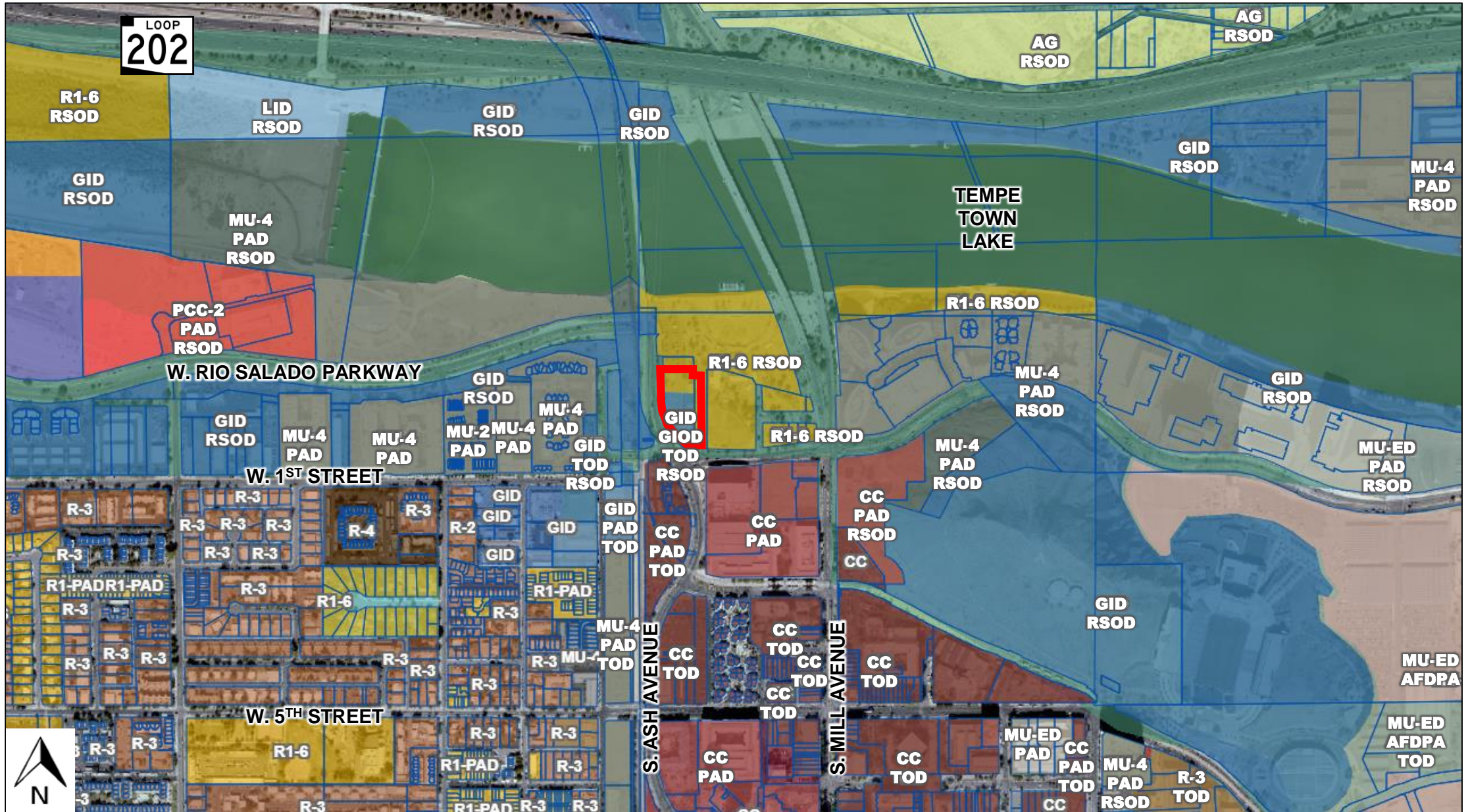
Projected Density  
City of Tempe  
**2040**  
general plan  
legend

- Low Density (up to 3 du/ac)
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
- Medium to High Density (up to 25 du/ac)
- High Density (up to 65 du/ac)
- High Density-Urban Core (more than 65 du/ac)
- Cultural Resource Area



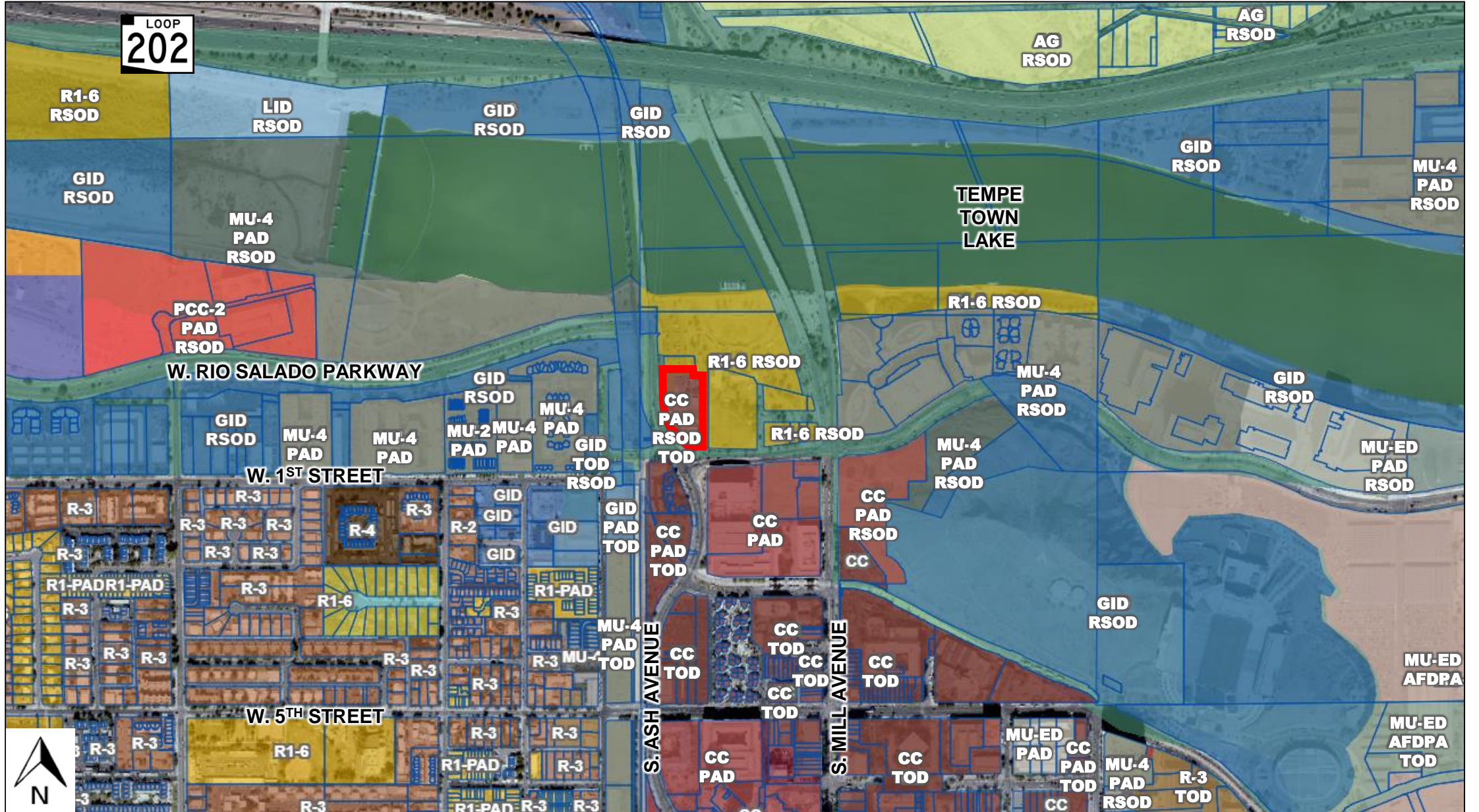
250 Rio Site

# Exhibit G: Zoning Map - Current



 250 Rio Site

# Exhibit H: Zoning Map - Proposed



 250 Rio Site