

EXHIBIT Aerial Maps

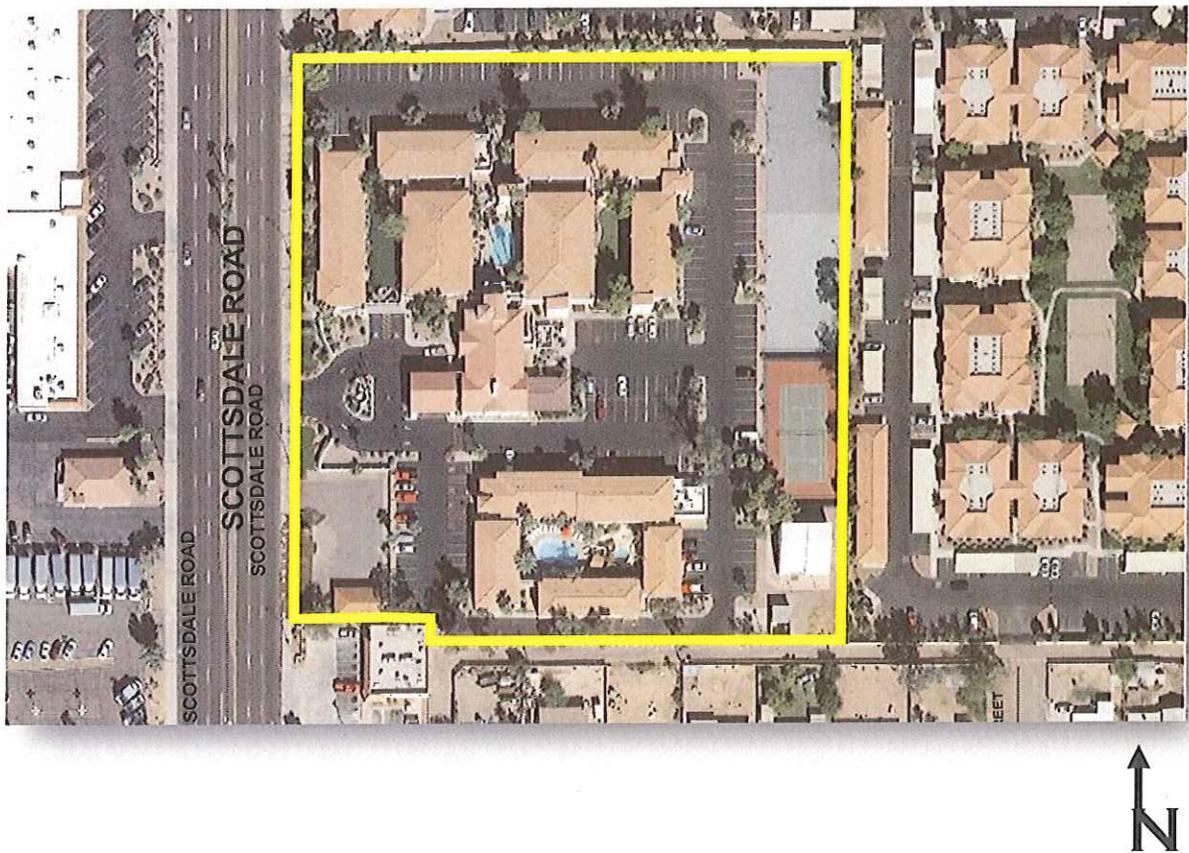
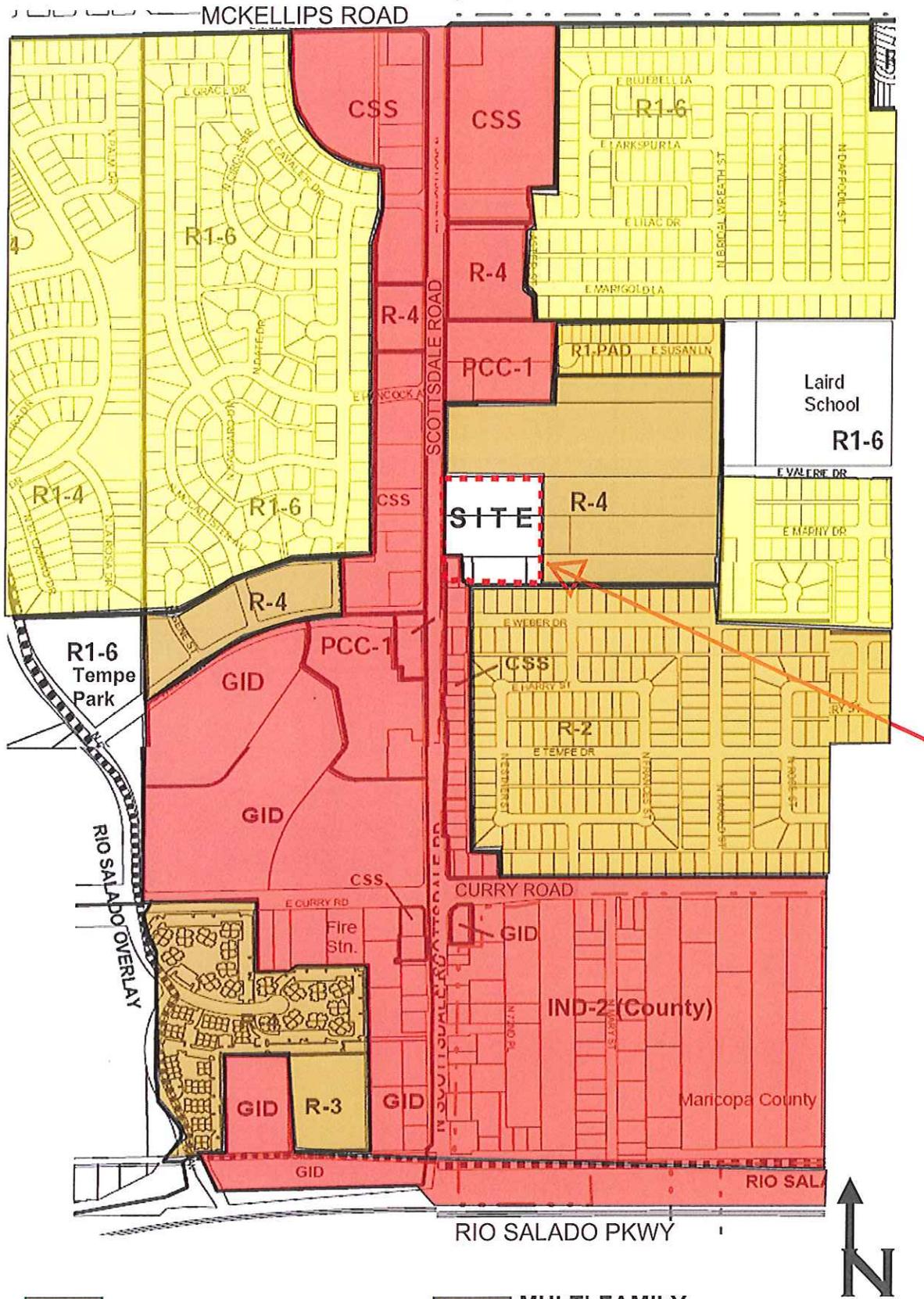


EXHIBIT Zoning & Land Uses Map



- | | | | |
|---|--------------------------------------|---|--|
|  | COMMERCIAL |  | MULTI-FAMILY RESIDENTIAL (R-1 PAD & R-2) |
|  | MULTI-FAMILY RESIDENTIAL (R-3 & R-4) |  | SINGLE-FAMILY RESIDENTIAL |

EXHIBIT General Plan 2030 - Projected Land Use

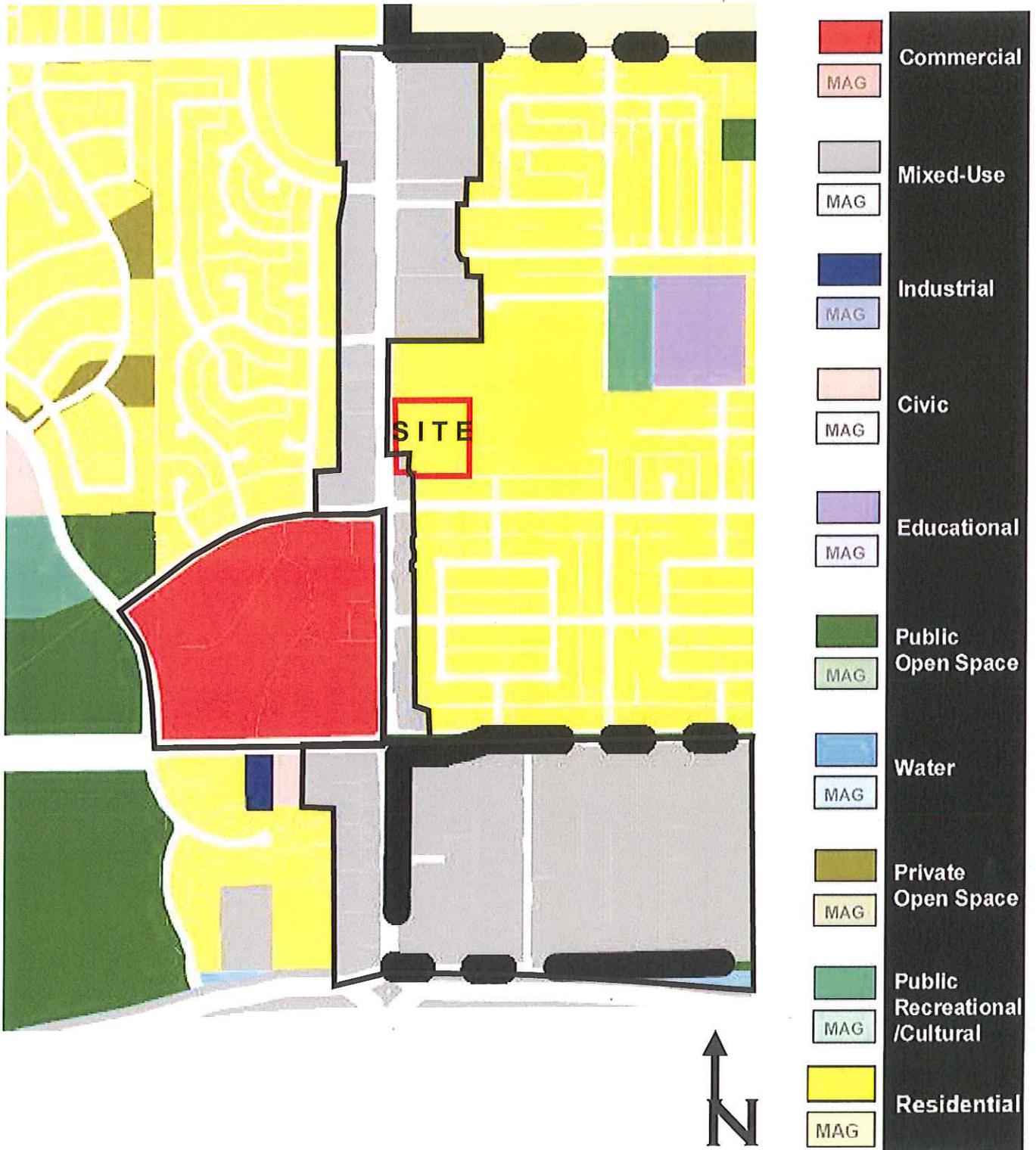
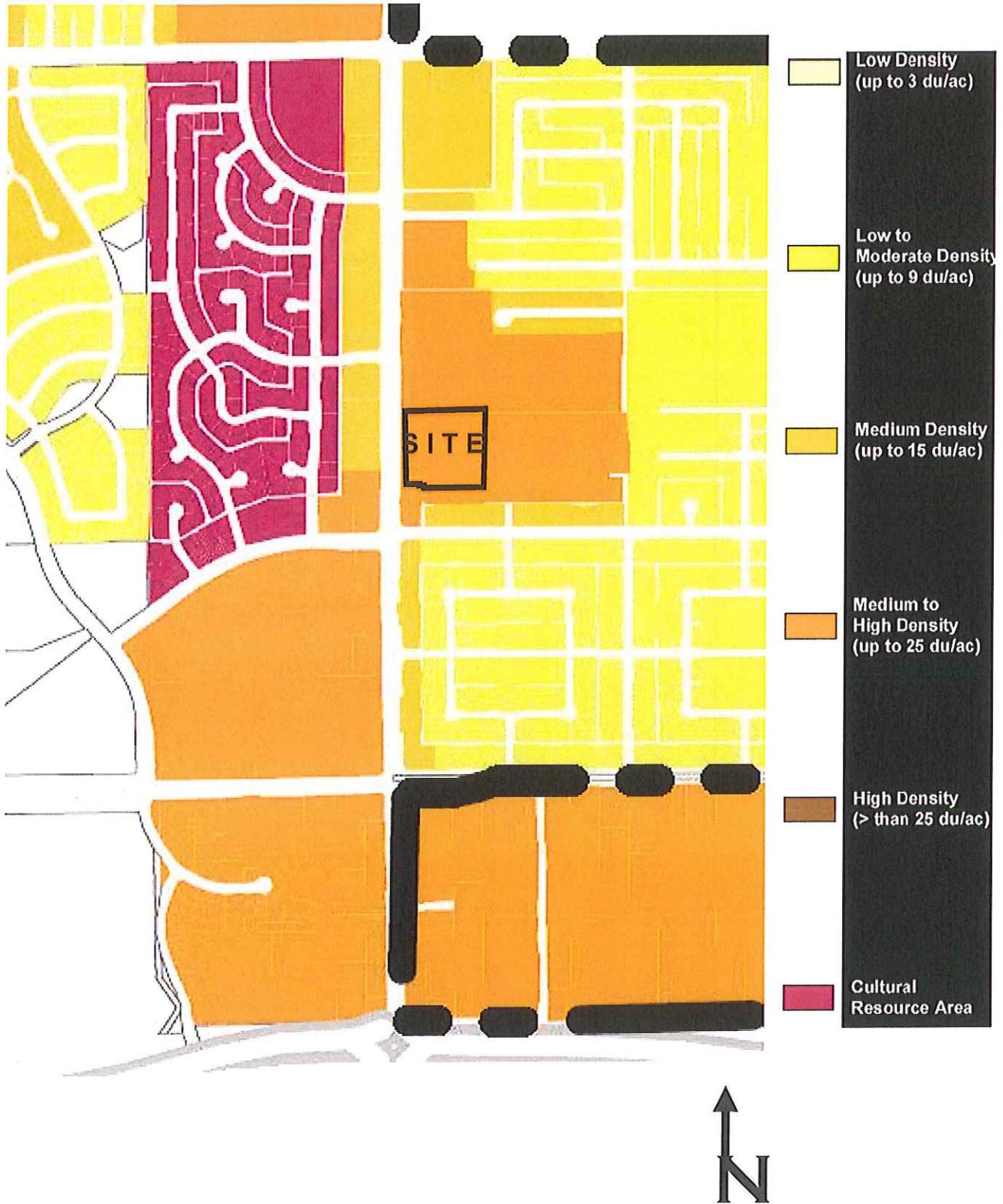
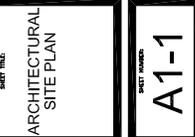
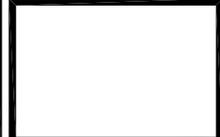


EXHIBIT General Plan 2030 - Projected Residential Density





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SITE DATA

STREET ADDRESS: 1429 N. SCOTTSDALE RD., TEMPE, AZ
 PARCEL #'S: 132-11-008A, 132-11-018B, 132-11-008B, 132-11-008C, 132-11-008D, 132-11-008E, 132-11-008F, 132-11-008G, 132-11-008H, 132-11-008I, 132-11-008J, 132-11-008K, 132-11-008L, 132-11-008M, 132-11-008N, 132-11-008O, 132-11-008P, 132-11-008Q, 132-11-008R, 132-11-008S, 132-11-008T, 132-11-008U, 132-11-008V, 132-11-008W, 132-11-008X, 132-11-008Y, 132-11-008Z

CURRENT ZONING: CSS & R4
 SITE AREA (ALL PARCELS): 531 ACRES (241,812.54 S.F.)
 PROPOSED SITE AREA - EXISTING HOTEL: 2,594.3 ACRES (112,224,547 S.F.)
 PROPOSED SITE AREA - NEW HOTEL: 2,540.8 ACRES (109,527,24 S.F.)

LOT COVERAGE

EXISTING PROPERTY

EXISTING HOTEL FOOTPRINT	28,681 S.F.	17.73%
EXISTING HOTEL LANDSCAPE AREA	44,886 S.F.	20.62%

EXISTING HOTEL

EXISTING HOTEL FOOTPRINT	28,681 S.F.	21.68%
EXISTING HOTEL LANDSCAPE AREA	28,204 S.F.	23.62%

NEW HOTEL

NEW HOTEL FOOTPRINT (INCLUDING PORTE-COCHERE AND POOL CABANA)	21,008 S.F.	21.46%
NEW HOTEL LANDSCAPE AREA	21,867 S.F.	22.27%

BUILDING DATA

EXISTING BUILDING HEIGHT: BUILDING HEIGHT PER LOCAL PARASOL HEIGHT - 34'-0" (SEE PLAN)
 NEW HOTEL BUILDING HEIGHT: BUILDING TYPICAL PARASOL HEIGHT - 50'-0" (SEE PLAN)
 MAX. STRUCTURAL ELEMENT HEIGHT - 35'-0" (SEE PLAN)
 EXISTING HOTEL BUILDING SETBACKS: FRONT: 18'-0" (SEE PLAN), REAR: 18'-0" (SEE PLAN), SIDE: 18'-0" (SEE PLAN)
 NEW HOTEL BUILDING SETBACKS: FRONT: 30'-0" (SEE PLAN), REAR: 30'-0" (SEE PLAN), SIDE: 30'-0" (SEE PLAN)

PARKING ANALYSIS

EXISTING HOTEL - AFTER RENOVATION

HOTEL ROOMS: 1 SPACE PER UNIT	116 SPACES
OFFICES / ADMIN: 1 PER 300 SF	4600 S.F./300 S.F. = 15 SPACES
CONFERENCE: 1 PER 125 SF	1000 S.F./125 S.F. = 8 SPACES
TOTAL PARKING PROVIDED:	124 SPACES
TOTAL PARKING REQUIRED:	128 SPACES
WORKSPACE HOUSING UNITS (PROPOSED):	2 STUDIO UNITS
RESIDENTIAL (1/STUDIO)	2 SPACES
TOTAL PARKING PROVIDED:	2 SPACES
TOTAL PARKING REQUIRED:	2 SPACES

NEW HOTEL - AFTER RENOVATION

HOTEL ROOMS: 1 SPACE PER UNIT	117 SPACES
OFFICES / ADMIN: 1 PER 300 SF	561 S.F./300 S.F. = 2 SPACES
CONFERENCE: 1 PER 125 SF	625 S.F./125 S.F. = 5 SPACES
TOTAL PARKING PROVIDED:	124 SPACES
TOTAL PARKING REQUIRED:	128 SPACES
WORKSPACE HOUSING UNITS (PROPOSED):	5 ACU. PARKING SPACES
RESIDENTIAL (1/STUDIO)	5 ACU. PARKING SPACES
TOTAL PARKING PROVIDED:	134 SPACES
TOTAL PARKING REQUIRED:	134 SPACES

BICYCLE PARKING

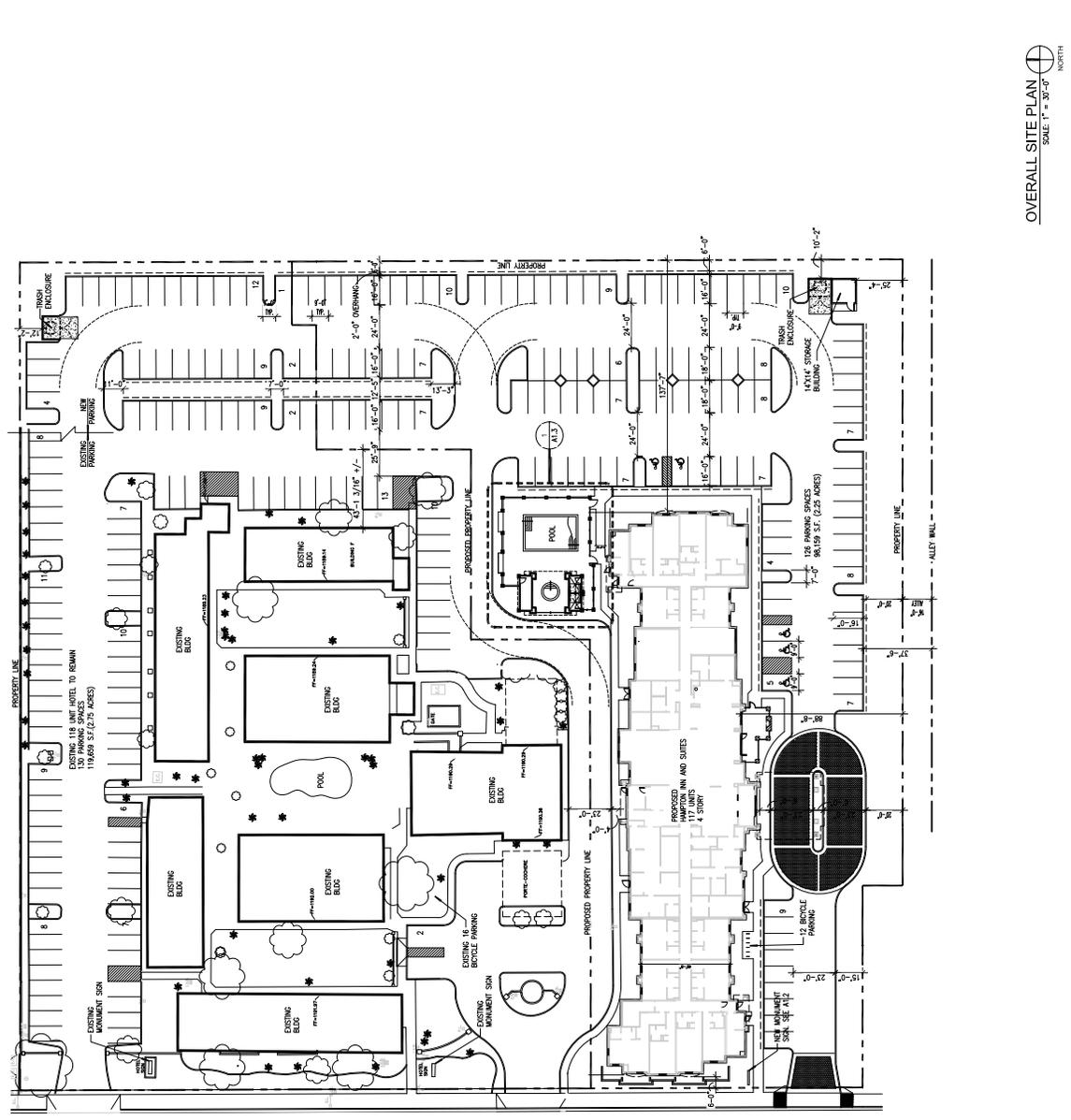
(BICYCLE COMMUTE AREA)

EXISTING HOTEL - AFTER RENOVATION

HOTEL ROOMS: 120	116/70 = 6 SPACES
OFFICES / ADMIN: 18,000 SF, MIN 4	4800 S.F./1800 = 4 SPACES
CONFERENCE: 12,000 SF	1000 S.F./2000 = 1 SPACE
RESIDENTIAL: 2000 SF	0.75 X 2 UNITS = 2 SPACES
TOTAL BICYCLE PARKING PROVIDED:	13 SPACES
TOTAL BICYCLE PARKING REQUIRED:	13 SPACES

NEW HOTEL - AFTER RENOVATION

HOTEL ROOMS: 120	117/70 = 6 SPACES
OFFICES / ADMIN: 18,000 SF, MIN 4	561 S.F./1800 = 4 SPACES
CONFERENCE: 12,000 SF	1025 S.F./2000 = 1 SPACE
TOTAL BICYCLE PARKING PROVIDED:	11 SPACES
TOTAL BICYCLE PARKING REQUIRED:	12 SPACES



SCOTTSDALE ROAD

OVERALL SITE PLAN
SCALE: 1" = 30'-0"
NORTH

SITE DATA		
STREET ADDRESS:	1429 N. SCOTTSDALE RD., TEMPE, AZ	
PARCEL #'S:	132-11-0209, 132-11-0197, 132-11-054 132-11-0210, 132-11-0213, 132-11-0220, 132-11-0214	
CURRENT ZONING:	CSS & R4	
SITE AREA (ALL PARCELS):	5.01 ACRES (218,161.54 S.F.)	
PROPOSED SITE AREA - EXISTING HOTEL:	2.7618 ACRES (120,304 S.F.)	
PROPOSED SITE AREA - NEW HOTEL:	2.2465 ACRES (97,857.54 S.F.)	
LOT COVERAGE		
EXISTING PROPERTY		
	AREA (S.F.)	COVERAGE (PROPOSED)
EXISTING HOTEL FOOTPRINT	38,661 S.F.	17.75%
EXISTING HOTEL LANDSCAPE AREA	44,866 S.F.	20.60%
EXISTING HOTEL		
	AREA (S.F.)	COVERAGE (PROPOSED)
EXISTING HOTEL FOOTPRINT	25,943 S.F.	21.65%
EXISTING HOTEL LANDSCAPE AREA	28,284 S.F.	23.62%
NEW HOTEL		
	AREA (S.F.)	COVERAGE
NEW HOTEL FOOTPRINT (INCLUDING PORTE-COCHERE AND POOL CABANA)	21,008 S.F.	21.40%
NEW HOTEL LANDSCAPE AREA	21,867 S.F.	22.27%
BUILDING DATA		
BUILDING HEIGHT		
EXISTING BUILDING HEIGHT:	TYPICAL PARAPET HEIGHT - 235'-0"	
NEW HOTEL BUILDING HEIGHT:	BUILDING TYPICAL PARAPET HEIGHT - 49'-2" MAX ARCHITECTURAL ELEMENT HEIGHT - 57'-11"	
SETBACKS		
EXISTING HOTEL BUILDING SETBACKS:	FRONT: 19'-11" SIDE: 69'-9" REAR: 132'-11"	
NEW HOTEL BUILDING SETBACKS:	FRONT: 8'-0" SIDE: 34'-4" REAR: 132'-8"	
NEW HOTEL AREA BY FLOOR LEVEL		
FIRST FLOOR (INCLUDING POOL CABANA AND PORTE-COCHERE):	21,008 S.F.	
SECOND FLOOR:	17,526 S.F.	
THIRD FLOOR:	18,712 S.F.	
THIRD FLOOR:	18,712 S.F.	
TOTAL BUILDING AREA:	75,960 S.F.	
PARKING ANALYSIS		
EXISTING HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1 SPACE PER UNIT	116 SPACES	
OFFICES / ADMIN: 1 PER 300 SF	4600 S.F./300 S.F. = 2 SPACES	
CONFERENCE: 1 PER 125 SF	1300 S.F./125 S.F. = 10 SPACES	
TOTAL PARKING REQUIRED:	128 SPACES	
TOTAL PARKING PROVIDED:	128 SPACES	
♿ TOTAL ACCESSIBLE PARKING REQUIRED:	5 ACC. PARKING SPACES	
♿ TOTAL ACCESSIBLE PARKING PROVIDED:	5 ACC. PARKING SPACES (TOTAL), - OF WHICH IS VAN ACCESSIBLE	
WORKFORCE HOUSING UNITS (PROPOSED)		
2 WORKFORCE HOUSING UNITS	2 STUDIO UNITS	
RESIDENTIAL (1/STUDIO)	2 SPACES	
TOTAL PARKING REQUIRED:	2 SPACES	
TOTAL PARKING PROVIDED:	2 SPACES	
NEW HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1 SPACE PER UNIT	117 SPACES	
OFFICES / ADMIN: 1 PER 300 SF	561 S.F./300 S.F. = 2 SPACES	
CONFERENCE: 1 PER 125 SF	825 S.F./125 S.F. = 7 SPACES	
TOTAL PARKING REQUIRED:	126 SPACES	
TOTAL PARKING PROVIDED:	128 SPACES	
♿ TOTAL ACCESSIBLE PARKING REQUIRED:	5 ACC. PARKING SPACES	
♿ TOTAL ACCESSIBLE PARKING PROVIDED:	5 ACC. PARKING SPACES (TOTAL), 1 OF WHICH IS VAN ACCESSIBLE	
BICYCLE PARKING		
(BICYCLE COMMUTE AREA)		
EXISTING HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1:20	116/20 = 6 SPACES	
OFFICES / ADMIN: 1:8,000 SF, MIN 4	4600 S.F./8,000 = 4 SPACES	
CONFERENCE: 1:2,000 SF	1300 S.F./2,000 = 1 SPACE	
RESIDENTIAL: .075/UNIT	0.75 X 2 UNITS = 2 SPACES	
TOTAL BICYCLE PARKING REQUIRED:	13 SPACES	
TOTAL BICYCLE PARKING PROVIDED:	16 SPACES	
NEW HOTEL - AFTER RENOVATION		
HOTEL ROOMS: 1:20	117/20 = 6 SPACES	
OFFICES / ADMIN: 1:8,000 SF, MIN 4	561 S.F./8,000 = 4 SPACES	
CONFERENCE: 1:2,000 SF	1825 S.F./2,000 = 1 SPACE	
TOTAL BICYCLE PARKING REQUIRED:	11 SPACES	
TOTAL BICYCLE PARKING PROVIDED:	12 SPACES	



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 TEMPE,
 ARIZONA
 SRP #: 10099

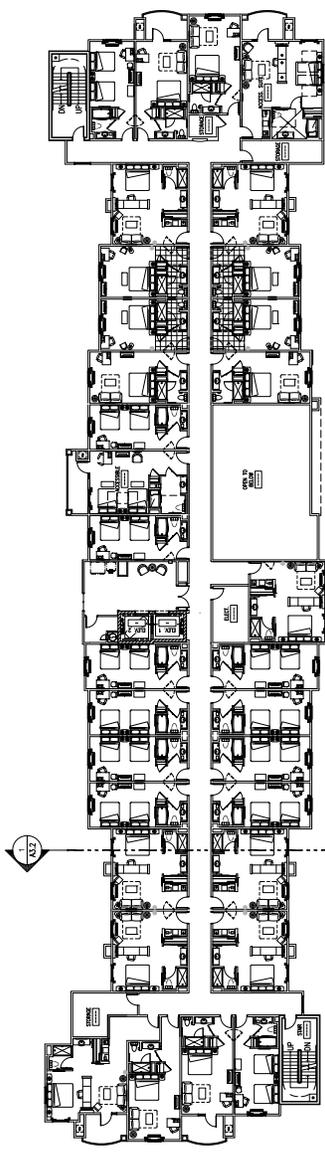
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 PRINT DATE: 4/21/2011
 PROJECT NAME: RESK
 CHECKED BY: SAKS

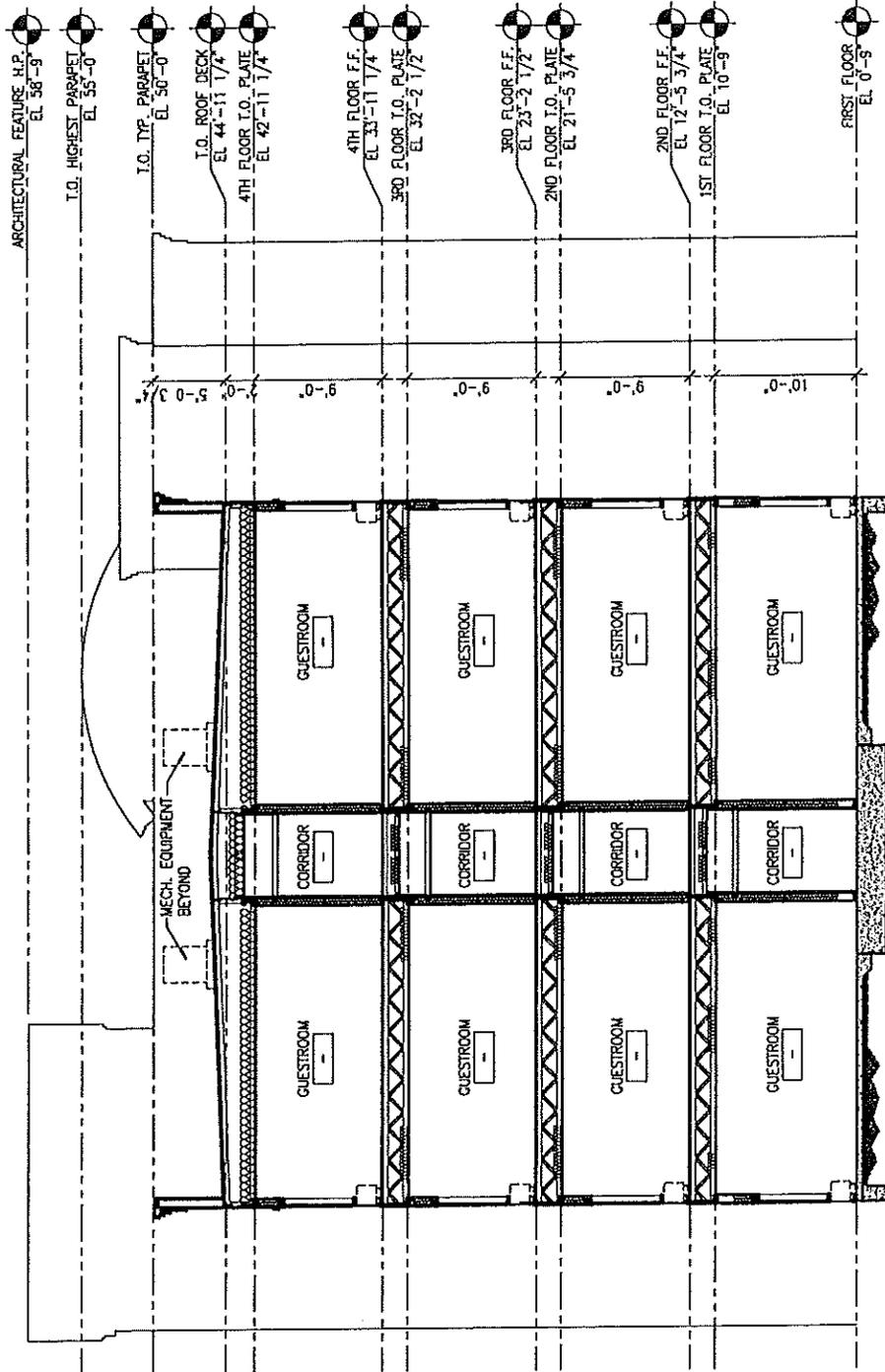
SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A2-2

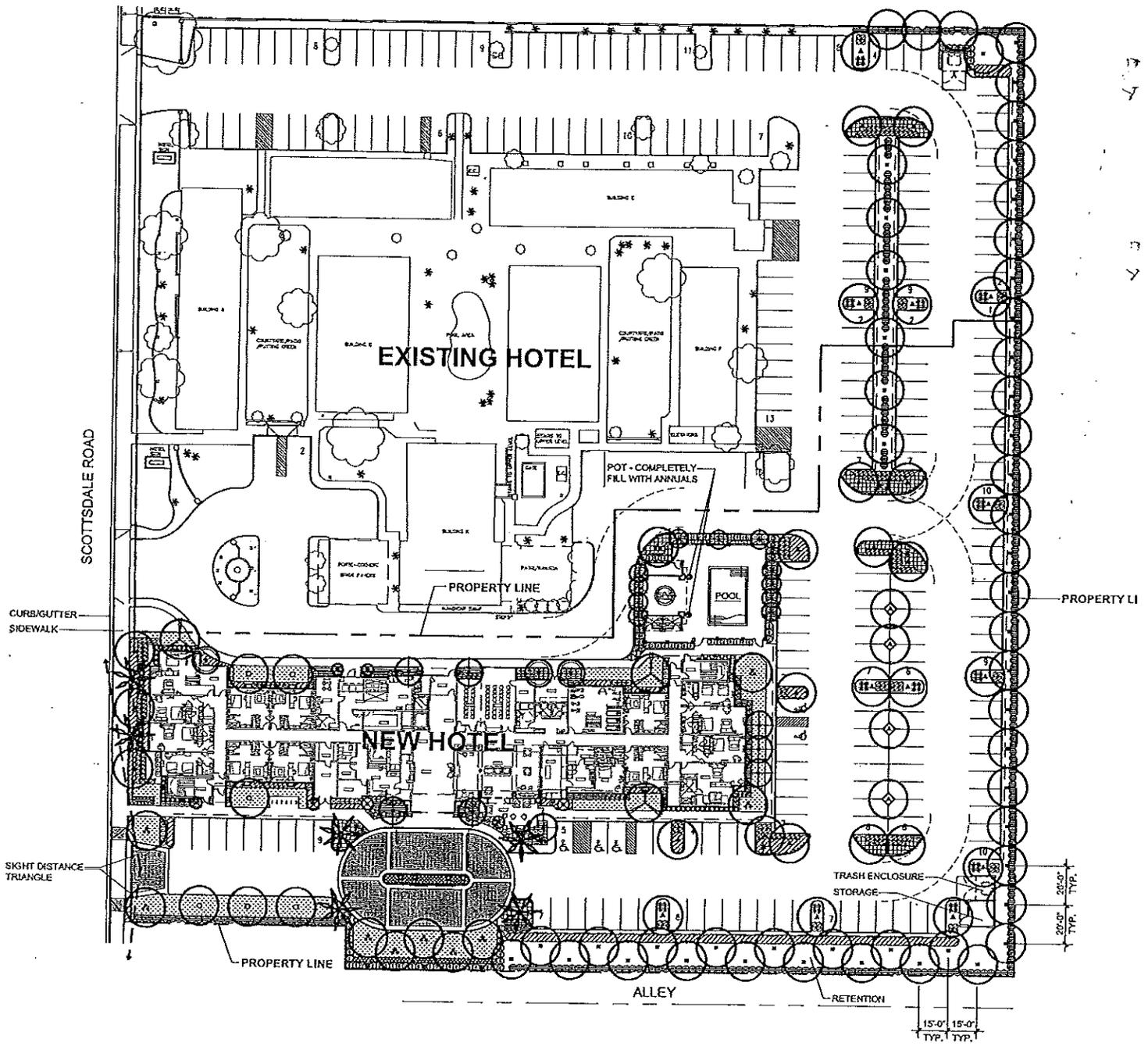
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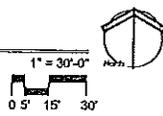
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

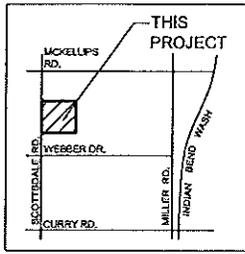


BUILDING SECTION 1
 SCALE: 1/8" = 1'-0" A3.2



CONCEPTUAL LANDSCAPE PLAN





VICINITY MAP
N.T.S.

PLANT LIST

SYMBOL:	BOTANICAL NAME COMMON NAME	SIZE	QTY.	REMARKS.
TREES:				
	CAESALPINA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX	3	MULTI-TRUNK 5'-7"X3'-4"W
	CERCIDRUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM THORNLESS PALO VERDE	24" BOX	32	MULTI-TRUNK 5'-8"X3'-4"W
	CHITALPA TASHKENTENSIS 'PINK DAWIT' CHITALPA	24" BOX	8	6'-7"X3'-4"WX1'-1.5" CAL.
	DALBERGIA SISSOO SISSOO TREE	24" BOX	51	8'-9"X3'-4"WX1'-1.5" CAL.
	FICUS HITIDA COLUMNAR COLUMNAR INDIAN FIG	24" BOX	11	
	JACARANDA ACUTIFOLIA JACARANDA	24" BOX	3	MULTI-TRUNK 6'-8"X3'-4"W
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	10	MULTI-TRUNK 6'-8"X3'-5"W
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	6	7'-9"X3'-4"WX1'-1.5" CAL.
PALM TREES:				
	PHOENIX DACTYLIFERA DATE PALM	25" BROWN TRUNK HEIGHT	6	MATCHED
	PHOENIX ROEBELENI PYGMY DATE	24" BOX	7	3'-4"X3'-4"W 3 HEAD MAX.
SHRUBS:				
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GALLON	19	
	CARISSA GRANDIFLORA NATAL PLUM	5 GALLON	144	
	EREMOPHILA HYGROPHANA BLUE BELLS	5 GALLON	208	
	HIBISCUS ROSA-SINENSIS HIBISCUS	5 GALLON	8	
	LEUCOPHYLLUM FRUSTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GALLON	334	
	MYRTUS COMMUNIS COMPACTA DWARF MYRTLE	5 GALLON	53	
	RAPHROLEPIS INDICA INDIAN HAWTHORN	5 GALLON	47	
	XYLOSMA CONGESTUM XYLOSMA	5 GALLON	94	
ACCENTS				
	AGAVE DESMETTIANA AGAVE	5 GALLON	8	
	DIETES BICOLOR FORTNIGHT LILY	5 GALLON	15	
	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	48	
VINES:				
	BOUGAINVILLEA SP. BOUGAINVILLEA	15 GALLON	3	
	ESPAJER	15 GALLON	2	
	PYRACANTHA COCCINEA PYRACANTHA	15 GALLON	3	
GROUND COVER:				
	LANTANA MONTEVIDENSIS TRAILING LANTANA	1 GALLON	230	@ 32" O.C. TRIANGULATED
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GALLON	334	@ 32" O.C. TRIANGULATED
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GALLON	50	@ 32" O.C. TRIANGULATED
ANNUALS:				
	BY SEASON	4" CUPS		COMPLETELY FILL PLANTER AREA WITH ANNUALS
POTS:				
	LANDSCAPE ARCHITECT TO SELECT			
HEADER:				
	STEEL HEADER			
LAWN:				
	MID-IRON	SOD		
	DECOMPOSED GRANITE:			
AS NOTED	EXPRESS BROWN	3/4" SELECT		ALL LANDSCAPE AREAS TO RECEIVE A 2" LAYER

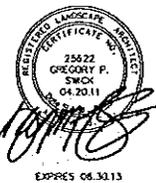
IRRIGATION SYSTEM

THE EXISTING IRRIGATION SYSTEM CURRENTLY IRRIGATES BOTH THE EXISTING HOTEL SITE THAT WILL REMAIN, AS WELL AS THE PORTION OF THE SITE WHERE THE NEW HOTEL WILL BE BUILT. THE IRRIGATION SYSTEM FOR THE NEW HOTEL SITE WILL BE SEPARATE FROM THE IRRIGATION SYSTEM FOR THE EXISTING HOTEL THAT WILL REMAIN. THE EXISTING IRRIGATION SYSTEM WILL BE CUT AND CAPPED AT THE NEW PROPERTY LINE BETWEEN THE TWO HOTEL SITES. A NEW AUTOMATIC UNDERGROUND 'HARD PIPE' DRIP IRRIGATION SYSTEM WILL BE INSTALLED TO IRRIGATE THE LANDSCAPING FOR THE NEW HOTEL SITE. LAWN AREAS SHALL BE IRRIGATED BY AN UNDERGROUND 'HARD PIPE' SYSTEM WITH LOW ANGLE POP UP SPRAY HEADS. TREES, SHRUB/GROUND COVER, AND LAWN SHALL BE VALVED SEPARATELY.

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SRP# 10099



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REVISIONS

REVISION	DATE	COMMENT

CONCEPTUAL LANDSCAPE PLAN

DATE: 04.20.11
PROJECT NO.: 1164
DRAWN BY: DG
CHECKED BY: GS
SCALE: 1" = 30'-0" OF 1

L1

Site Photos

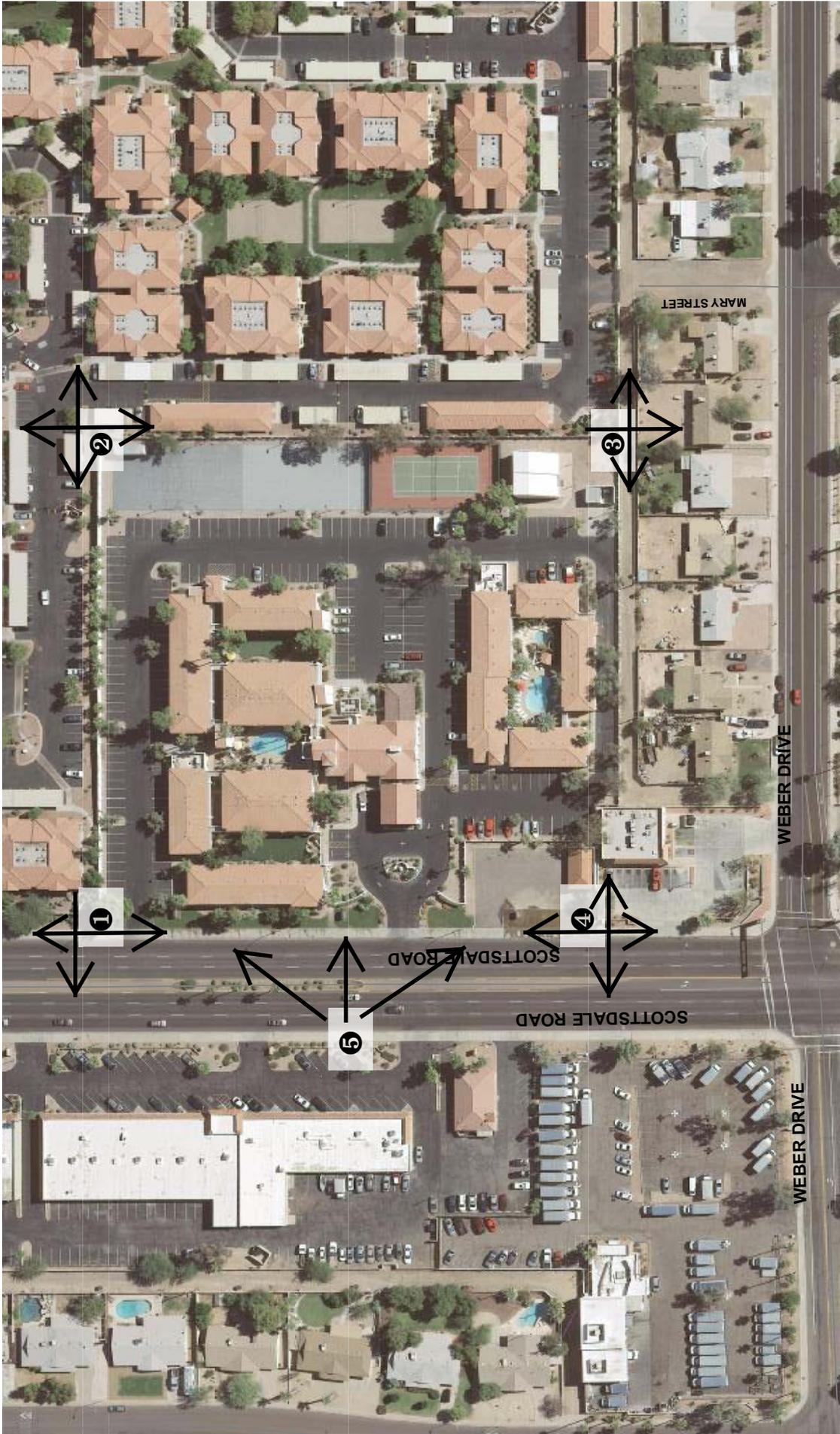


EXHIBIT Site Photos



1 North - Scottsdale Road frontage



1 South - Scottsdale Road frontage



1 West - Across Scottsdale Road



2 North (Outside of wall - adjacent apartments)



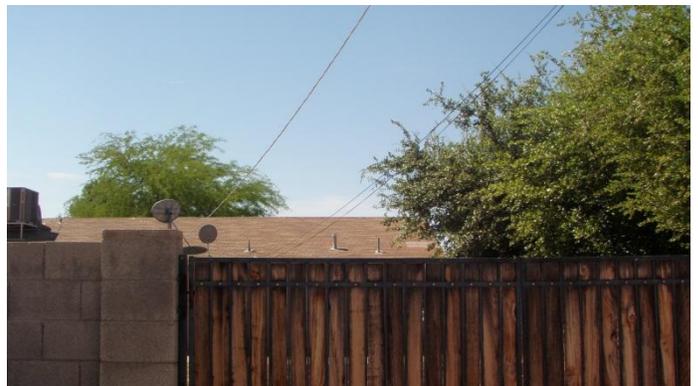
2 South (Outside of wall - adjacent apartments)



2 East (Outside of wall - adjacent apartments)



2 West (Outside of wall - adjacent apartments)



3 South (Outside of wall - adjacent residential)



3 East (Outside of wall - alley facing east)



3 West (Outside of wall - alley facing west)



4 North - Scottsdale Road frontage



4 South - Scottsdale Road frontage



4 East - Office building on Site (next to 7-11)



4 West - Across Scottsdale Road



5 Northeast - Site



5 East - Site



5 Southeast - Site

**NEIGHBORHOOD MEETING SUMMARY REPORT
DATED JUNE 3, 2011**

Project: DS101246 - Hampton Inn & Suites Renovation

Location: 1429 North Scottsdale Road

Meeting Date/Time: Thursday, May 26, 2011 from 6:00pm to 7:30pm

Meeting Location: 1429 North Scottsdale Road, Hampton Inn & Suites ballroom

Attendees Present:

9 neighbors / neighborhood representatives:

- (Names, addresses and email are confidential)

1 City of Tempe Planning Staff:

- Kevin O'Melia

5 Hampton Inn representatives:

- Bill Spresser, Owner, Hampton Inn & Suites
- Darin A. Sender, Sender Associates
- Jennifer L. Krieps, Sender Associates
- Scott Kuitunen, PK Architects
- Greg Swick, the Moore/Swick Partnership

Notices - Who Was Notified:

Notices for this neighborhood meeting were sent on May 10, 2011 to all property owners within 300' as well as all registered neighborhood associations and homeowner associations within 600'. (Please see attached neighborhood meeting notice.) The City of Tempe required neighborhood meeting sign was posted on the site that same day, May 10, 2011, and revised for new City Council hearing dates on May 26, 2011. (Please see attached sign posting affidavits and photos.)

We expanded the 300' notice radius to include all property owners along Weber Drive, on both the north and south side of the street from Scottsdale Road to Harold Street. This was done in order to adequately notify all residential property owners along Weber Drive and included 15 additional properties beyond the 300' radius requirement. (Please see attached neighborhood meeting notice list and map.)

Additionally, we expanded the 600' radius for registered neighborhood associations and homeowner associations to include all North Tempe Neighborhood Associations as well as two associations that NTNA requested be notified. Three of the NTNA associations do not currently have active chair leadership and neither the city nor the NTNA had any contact information for those associations. The required 600' list obtained from the city included:

1. Cavalier Hills Neighborhood Association;
2. East Rio Neighborhood Association; and
3. Indian Bend Neighborhood Association.

The expanded list included:

1. North Tempe Neighborhood Association;
2. Marlborough Park Villas Homeowners Association;
3. Marlborough Park Estates Homeowners Association;
4. West Rio Neighborhood Association (no current contact information);
5. Canal Park Neighborhood Association (no current contact information); and
6. College Neighborhood Association (no current contact information).

Summary of Meeting:

The meeting began at 6:00pm in the ballroom of the Hampton Inn & Suites located on the subject site and lasted until 7:35pm, approximately 30 minutes after the final guest had left. Nine (9) neighbors / neighborhood representatives attended the meeting and the comments were overwhelmingly positive with the exception of one (1) couple who own residential property south of the subject site. The meeting was conducted in an informal "open house" manner in order to better engage the interested parties with information directly from the professionals involved. Those professionals included the hotel's owner, architect, landscape architect and zoning attorney. A total of nine (9) informational boards were placed throughout the room including a color perspective rendering, color elevations, site plans, landscape plan, aerial map with site plan, and other exhibits illustrating the proposed and existing building height and separation distances, and proposed General Plan and zoning changes, among others. Each Hampton Inn & Suites representative took time speaking to the neighbors and neighborhood representatives about the plans and exhibits presented at the meeting. Most importantly the hotel's owner, Mr. Bill Spresser, was in attendance to answer any questions and talk about his management and proposed redevelopment.

Issues Discussed:

The vast majority of attendees were very excited to see this redevelopment in their North Tempe area. Representatives of the NTNA, the Cavalier Hills Neighborhood Association, and the Marlborough Park Villas Homeowners Association were in attendance at this meeting. All three associations expressed support for the reinvestment this project is making to North Tempe, and the hope that other commercial development will follow suit. Those comments were reiterated by almost all of the attendees.

Several people asked whether the Hampton Inn would be interested in becoming more involved in the community by assisting with community events. Mr. Spresser indicated he would be thrilled to have the opportunity to help his surrounding homeowners and business owners. Similarly, one of the neighborhood association representative requested Mr. Spresser's assistance to monitor suspicious and/or criminal activity in a nearby shopping center.

Mr. Spresser also indicated to several attendees the very high percentage of his existing workers who live in the adjoining community, are very interested in its continued safety and development.

Discussion of the building color and materials received compliments from all attendees. One person expressed the desire to see that the building will be constructed as shown on the perspective exhibit because of its high quality design.

The landscaping quantity and palette were also highlighted by many attendees as a strong plus for this redevelopment, especially the double row of tall Sissoo trees to provide a screen along the southern border, and the single row along the east border. One neighbor asked about the growth rate of these trees and the landscape architect indicated they would take approximately four (4) to five (5) years to reach a thirty (30) to forty (40) foot height adequate to completely screen the site from view.

No comments pro or con were received regarding the required entitlements necessary to complete this project.

Several attendees asked us to email them the final hearing dates so they could attend and speak in favor of the project, and how to communicate their support in other ways. We explained the hearing process and will email them the hearing dates soon.

One couple who owns property south of the subject site expressed concern with the building height. We explained that the site layout was designed to minimize any possible impacts that the building might have on the residences to the south. We explained that the fifty-five foot (55') height was fifteen feet (15') taller than the forty feet (40') height permitted on the subject site today, and we had moved the proposed building as far as possible from their homes to the south.

We then showed them an exhibit that illustrated the existing, proposed, and potential R-4 zoning building height and distances from the alley and the residences to the south. The distance between the proposed building and the residences is over one hundred sixty five feet (165'), including the 16' alley in between; between the existing two story building and the residences is approximately one hundred feet (100'); and between what could possibly be developed under today's R-4 zoning (a forty foot (40') tall building) and the residences is approximately eighty three feet (83'). As such, we hoped to illustrate the significant distance between the proposed building and their residences and the very limited impact to their property.

Additionally, we pointed out the double row of trees to be planted along the southern property line, and that we choose the Sissoo tree because it grows very tall, very wide, and very quickly. We hoped to show that there will very soon be a "green screen" effect along our southern property line which they will see behind the alley walls. The trees are intended to screen any view of the hotel building from the south, even though the building setback is extensive enough to significantly reduce any potential visual impact.

Mr. O'Melia spoke to this couple about the various ways they could be heard, and the hearing process that will be happening for this project. He provided a card to the concerned couple and let them know to contact him for additional information or if they wished to voice their opposition to the project. We also provided our contact information in the event they would like to see all of the exhibits, discuss the project more fully, and/or find out about the hearing dates.

HAMPTON INN & SUITES

A PLAT OF A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

WE HOLDING II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS FEE TITLE OWNER OF LOTS 1, 2 AND 3, LOCATED WITHIN A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "HAMPTON INN & SUITES" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE SHALL BE KNOWN BY THE NUMBER, EITHER OR MAY BE GIVEN TO EACH RESPECTIVELY, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2011 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

WE HOLDING II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ITS: _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1:
THE EAST 65 FEET OF THE WEST 198 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
EXCEPT THE SOUTH 8 FEET OF THE EAST 32.13 FEET THEREOF; AND
EXCEPT THE SOUTH 30 FEET OF THE WEST 32.87 FEET THEREOF.

PARCEL NO. 2:
THE WEST 510 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 55 FEET.

PARCEL NO. 3:
THE WEST 312 FEET OF THE FOLLOWING DESCRIBED PARCEL;
THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
EXCEPT THE WEST 198 FEET THEREOF; AND
EXCEPT THE SOUTH 8 FEET THEREOF.

PARCEL NO. 4:
THE EAST 100 FEET OF THE WEST 133 FEET OF THE SOUTH 110 FEET OF NORTH 135 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
TOGETHER WITH THAT PORTION OF THE ABANDONED STREET RIGHT OF WAY LYING ADJACENT TO THE ABOVE PROPERTY AND DESCRIBED IN ORDINANCE RECORDED IN DOCKET 11430, PAGE 880
EXCEPT THEREFROM THAT PORTION DEEDED TO THE CITY OF TEMPE BY QUIT CLAIM DEED RECORDED IN DOCKET 14105, PAGE 640

OWNER/DEVELOPER

WE HOLDING II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BENCH MARK

3-INCH CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF COLLEGE AVENUE AND SCOTTSDALE ROAD, HAVING AN ELEVATION OF 1187.15 CITY OF TEMPE DATUM.

BASIS OF BEARING

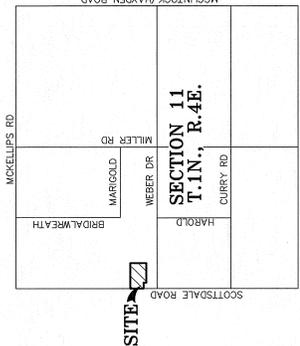
THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, BETWEEN WEBER DRIVE AND MCKELUPS, USING A BEARING OF NORTH 00 DEGREES 12 MINUTES 38 SECONDS WEST.

CITY OF TEMPE BASIS OF BEARING FOR THIS MONUMENT LINE IS NORTH 00 DEGREES 12 MINUTES 05 SECONDS WEST

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2011.

BY: _____ MAYOR _____ DATE _____
 ATTEST: _____ CITY CLERK _____ DATE _____
 BY: _____ CITY ENGINEER _____ DATE _____
 BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____



GILBERT DRIVE (ALIGNMENT)
VICINITY MAP
N.T.S.

NOTES

- 1) THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 2) ALL CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED, LS# 27239, OR OTHER MONUMENT THAT MEETS ARIZONA BOUNDARY MINIMUM STANDARDS.
- 3) ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 4) ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN OTHER FLOOD AREAS ZONED AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 04013C2160 F DATED SEPTEMBER 30, 2005, DESCRIBED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH CHANGE DEPTHS OF LESS THAN FOUR FEET WITH DRAINAGE AREAS LESS THAN SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

I, EMILY C. SCHAD, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF FEBRUARY OF 2011; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN 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.

EMILY C. SCHAD
REGISTERED LAND SURVEYOR #47495

DATE _____



WOOD/PATEL
REGISTERED PROFESSIONAL ENGINEERS
CONSTRUCTION MANAGERS
8091 W. Northern Ave.
Phoenix, AZ 85021
www.wood-patel.com
license: 11017-11000

CHECKED BY	_____ LAND SURVEYOR
SCALE	_____ ECS
DATE	05-31-11 NLS
JOB NUMBER	11017-11000 NLS
SHEET	1 OF 2

REC11017

SBD11006

DS101246

11/27/2011 11:29:19 AM (05/31/11) 11017-11000

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