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July 12, 2007

City of Scottsdale
Planning & Development Services
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251

Re: W Scottsdale Hotel & Residences Condo Conversion Application and Plat Review

To Whom It May Concern:

Triyar Hospitality Scottsdale, LLC ("Triyar") is developing the W Scottsdale Hotel & Residences located at 7277 East Camelback Road in Scottsdale. The property will be managed by Starwood Hotels & Resorts, Inc., the parent company of W Hotels.

The project received full entitlements on December 6, 2004 and commenced construction on January 3, 2006. It is scheduled for completion in January 2008. Facilities include 224 guestrooms, a signature restaurant, over 6,000 square feet of meeting space, a 4,000 square foot spa, an expansive pool deck and 18 high-end, whole ownership condominium units. The condominiums will occupy one half of the sixth floor and the entire seventh floor penthouse level, consistent with the original plans approved by the City. The condominiums range in size from 1,067 to 2,932 square feet with 13 basic floor plans. There have been no material changes to the planned facilities since the project was entitled.

Residents of the condominiums will have access to the W Hotel facilities and services which will be governed by the Master Declaration of Covenants, Conditions, Restrictions and Easements and the Declaration of Condominium and of Covenants, Conditions and Restrictions prepared by Squire, Sanders & Dempsey L.L.P., Triyar's legal counsel.

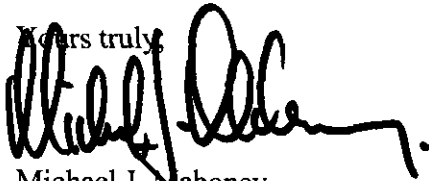
This will be the first residential project in Scottsdale affiliated with a major lodging brand. Branded residential condominiums have gained popularity and typically achieve a premium over non-branded units. We believe that the full-service lifestyle and entertainment experience offered at the W Scottsdale Residences are unique features that will be well received by the market.

Triyar retained David Evans and Associates, Inc. to prepare the Condominium Plat for submission to the City of Scottsdale. The enclosed Condominium Conversion Application and Plat are relative to the 18 condominium units at the project. We respectfully request that the City of Scottsdale review and accept these documents.

Please contact me if you have any questions or need additional information.

Regards.

Mine truly,

A handwritten signature in black ink, appearing to read 'Michael J. Mahoney', with a long horizontal flourish extending to the right.

Michael J. Mahoney
Chief Executive Officer



DAVID EVANS
AND ASSOCIATES INC.

TRANSMITTAL

DATE: July 19, 2007 **PAGES:**
TO: **City of Scottsdale** **TELEPHONE NO:**
Dan Symer **FAX NO:**
7447 E. Indian School Road
Scottsdale, AZ 85251
FROM: Emily Steckel for Rachid Dia **TELEPHONE NO:** (602) 678-5151
FAX NO: (602) 678-5155
PROJECT: **W Hotel – Scottsdale**
PROJECT NO: **TRYX0000-0002**

☐ AS YOU REQUESTED ☒ FOR YOUR APPROVAL ☐ RETURN REQUESTED
☐ FOR YOUR INFORMATION ☐ RECORDS MANAGEMENT ☐ FOR YOUR USE

ITEM	COPIES	DESCRIPTION
1	1	Condo Conversion Application
2	1	Check #5758 for \$75.00 for Application Fee
3	1	Narrative (7-12-07)
4	1	Letter of Authorization (7-12-07)
5	1	Case History
6	1	ALTA Survey – Full Size (7-12-07)
7	1	Records Packet

COMMENTS:

Hi Dan

The above-named items are submitted for the Condominium Conversion Application Submittal. Please feel free to call me should you have any questions.

Respectfully,

Emily Steckel
Project Coordinator