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Architecture Planning Interiors

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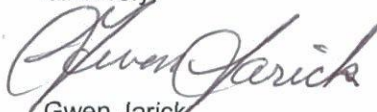
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November 24, 2010

Narrative for the rooftop terrace dining area for Dominick's restaurant and
Quarter -building C -second level.

We are requesting an approval of a rooftop dining area on the second level of building C above the approved Dominick's restaurant. The dining experience will be reminiscent of rooftop terraces and gardens in New York City. To create an intimate feeling the space has been enclosed on all sides and partially covered with glass panels. The water feature and surrounding tables are open to the exterior. The interior of the walls will have planters to create the garden experience. The exterior are covered with a pre-weathered galvalume fluted fascia panel the same used on the neighboring building D (Oakville Grocery). The roof above the bar area will have the same finish as the walls. The walls are finished from the parapet and should not appear as if it is part of the building below. The corners are left open to enable the mesquite trees along Scottsdale road to have a large crown which will soften the edges of the structure. The rooftop dining area will become a point of interest to passerby's and in creating this will enhance the look and longevity of Scottsdale Quarter.

Sincerely,



Gwen Jarick

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November 24, 2010

Narrative for the Roof Top Terrace and bump-out area for Dominick's restaurant at Scottsdale Quarter Building

Dominick's Steakhouse is a new concept of Mastros Development. We are requesting DRB approval of a roof top terrace and slight increase of 282 sq. ft. on the south side of the existing building.

We are requesting an approval of a height increase to our original DRB Case no. 10-DRB-2007 for the rooftop dining area on the second level of building C, located above the approved Dominick's restaurant. The dining experience should be reminiscent of rooftop terraces and gardens in New York City. To create this intimate feeling the space has been enclosed on all sides and partially covered with glass roof panels. The water feature and surrounding tables are open to the sky. The interior of the walls will have planters to create the garden experience. The walls on the exterior are covered with pre-weathered galvalume metal panels. The standing seam roof above the bar area will have the same finish as the walls. The walls are set back from the parapet and should not appear as if it is part of the building below. The materials are consistent with what is already used on Building C and at the Scottsdale Quarter project. The corners are left open to enable the mesquite trees along Scottsdale road to grow a large crown which will soften the edges of the structure. The rooftop dining area will become a point of interest to passerby's and in creating this will enhance the success and longevity of Dominick's Steakhouse and Scottsdale Quarter.

Also, we are requesting an approval of 282 sq. ft. of area that will extend into the south of the Dominick's restaurant. The architectural intent is to create a feeling of a conservatory attached to the building. The addition will be an etched glass from just above the ground to the addition roof level. The glass is broken into a grid of mullions consistent with the already approved storefronts. The roof will be a pre-weathered galvalume standing seam metal roof. The roof is intentionally left lower than the decorative band to simulate an addition and to enhance the conservatory feel.

Sincerely,

George Melara
Nelsen Partners, Inc.