



STAFF APPROVAL LETTER

312-SA-2013
Amended
Scottsdale Waterfront

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 7135 E Camelback Rd
PARCEL: 173-42-385A
Q.S.: 17-44
CODE VIOLATION #:

APPLICANT: Bret Sassenberg
COMPANY: Scottsdale Waterfront Commercial LLC
ADDRESS: 7150 E Camelback Rd Ste 170 Scottsdale, AZ 85251
PHONE: 480-947-9700

Request:

Acknowledgement of parking requirements under the ordinance provisions for a mixed use development in the Downtown.

STIPULATIONS

At the request of the owner, Scottsdale Waterfront Commercial L.L.C. owner association, this staff approval letter is a confirmation of the parking requirements for Scottsdale Waterfront (commercial areas only). On June 6, 2010 the City Council adopted an amendment to the Zoning Ordinance (6-TA-2009) that modified the parking requirement in the Downtown and throughout the City.

Based on the new requirements the Scottsdale Waterfront (commercial areas only) is considered a Mixed-use development. The Mixed-use development is currently defined as development that contains non-residential and residential land uses that are arranged either horizontally and/or vertically within a development's area. Unless there are future modifications to the development, the Zoning Ordinance, or Zoning Administrator's interpretation, subsequent to this letter, the parking requirements for this development are:

- Gross square footage of the development = 206,143 + 4,000 (Boarders mezzanine enclosure) = 210,143 sqft
- Mixed-use Developments parking requirement is: One (1) space per three-hundred fifty (350) square feet gross floor area.
- $210,143 \text{ sqft} / 350 = 600.41 \text{ spaces or } 601 \text{ spaces.}$

The Mixed-use Developments parking requirements does not require additional parking spaces to be provided for exterior patio areas.

In accordance with the approved Site Plan for the Phase 1A and 1B, and the Development Agreement (Contract No. 2003-164-COS), total parking space provided is = 690 spaces

In accordance with the Zoning Ordinance, and acknowledge by Scottsdale Waterfront Commercial L.L.C. owner association, the approved twenty (20) percent reduction in the required parking, as stipulated in the Zoning District Map Amendment and the Development Agreement (Contract No. 2003-164-COS), only applies to the required parking calculated under the mixed-use share parking program as prescribed in Section 9.104.E. of the Zoning Ordinance. The twenty (20) percent reduction does not apply to the required parking calculated utilizing the Mixed-use Developments parking calculations of Table 9.103.B.

Related Cases: 1-II-2003 and 1-II-2003#2-7

SIGNATURE: 
Dan Symer, AICP

DATE APPROVED: October 10, 2013



Scottsdale Waterfront Commercial Condominium Association

7135 East Camelback Road • Suite 155 • Scottsdale • Arizona • 85251

Phone 480.247.8071 • Fax 480.247.7606

October 1, 2013

Dan Symer, AICP
Senior Planner
City of Scottsdale
Community & Economic Development Division
Current Planning Services

RE: Scottsdale Waterfront, Development Agreement 2003-164-COS, as amended.

Dear Mr. Symer,

The Scottsdale Waterfront Commercial Condominium Association (HOA) would like to have the following request considered and approved for the asset known as Scottsdale Waterfront going forward and until such time that a new standard could be applied if applicable and desired.

The current leasing environment requires that we offer new and unique uses which in turn require updated policies as it relates to parking. The Scottsdale Waterfront was approved with a twenty (20) percent reduction in the required parking in accordance with Section 9.104.E. for a development that utilizes a mixed-use shared parking program. Since this approval, the Zoning Ordinance has been updated to acknowledge separate parking requirements for Mixed Use Developments (Table 9.103.B. of the Zoning Ordinance). Since the zoning stipulations and Development Agreement does not preclude utilizing a separate methodology to calculate the required parking, the HOA is requesting approval to utilize the Mixed Use Developments of Table 9.103.B. of the Zoning Ordinance.


The HOA acknowledges that the twenty (20) percent approved reduction of the zoning stipulations and Development Agreement only applies to the required parking calculated under a mixed-use shared parking program, as prescribed in Section 9.104.E., and does not apply to the required parking calculated utilizing Mixed Use Developments requirements Table 9.103.B.

Your consideration and approval is appreciated.

Sincerely,


Dwight McRae

President, Board of Directors


**STIPULATION SET
RETAIN FOR RECORDS**
INITIALS DATE 10-18-2013



City of Scottsdale Cash Transmittal

94621

Received From :

SCOTTSDALE WATERFRONT COMMERCIAL LLC
7150 E CAMELBACK RD STE 170
SCOTTSDALE, AZ 85251
480-947-9700

Bill To :

SCOTTSDALE WATERFRONT COMMERCIAL
7150 E CAMELBACK RD STE 105
SCOTTSDALE, AZ 85151
480-947-9700

Reference # 122-PA-2003-7

Issued Date 10/9/2013

Address SWC Scottsdale & Camelback Rds.

Paid Date

Subdivision

Payment Type CREDIT CARD

Marketing Name

Lot Number

Cost Center

MCR

County No

Metes/Bounds No

APN

Gross Lot Area 0

Water Zone

Owner Information

NAOS Lot Area 0

Water Type

WATERFRONT RESIDENCES LLC
2555 E CAMELBACK RD STE 800
PHOENIX, AZ 85016
602-468-7000

Net Lot Area

Sewer Type

Number of Units 1

Meter Size

Density

QS

| Code | Description | Additional | Qty | Amount | Account Number |
|------|-----------------------------|------------|-----|---------|-----------------|
| 3166 | STAFF APPROVAL (MINOR-CASE) | | 1 | \$87.00 | 100-21300-44221 |

SIGNED BY BRET SASSENBERG ON 10/9/2013

Total Amount

\$87.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 94621

Pre-Application No.: 122 -PA- 2003 Submittal Date: _____



Development Review (Minor) (Administrative Staff Approval) Development Application Checklist

| | | | |
|---|--|---|--|
| Official Use: _____ | | Email: <u>lsymer@scottsdaleaz.gov</u> | |
| City Staff Contact: <u>[Signature]</u> | | | |
| Phone: <u>480-312-4218</u> | | | |
| Project Name: <u>Scottsdale Waterfront</u> | | | |
| Property's Address: <u>7135 East Camelback Rd.</u> | | A.P.N.: _____ | |
| Property's Zoning District Designation: <u>Type 2 Infill District</u> | | <u>D/R C02</u> | |
| Application Request: _____ | | | |
| Owner: <u>Scottsdale Waterfront Commercial Londo</u> | | Applicant: <u>Bret Sassenberg</u> | |
| Company: <u>Assoc.</u> | | Company: <u>Ground Up Development</u> | |
| Address: <u>7135 E. Camelback Rd.</u> | | Address: <u>7201 E. Camelback Rd. suite 250</u> | |
| Phone: <u>480.247.8071</u> Fax: <u>480.247.7606</u> | | Phone: <u>480 947 3321</u> Fax: <u>..</u> | |
| E-mail: <u>m.mathews@vnsree.net</u> | | E-mail: <u>bret@groundupdevelopment.com</u> | |

Submittal Requirements: Please submit materials requested below. All plans must be folded.

| | |
|--|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee – \$ <u>87.00</u> (fee subject to change every July) <input checked="" type="checkbox"/> Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below <input type="checkbox"/> Request for Site Visits and/or Inspections form <input type="checkbox"/> Context Aerial – with site highlighted <input type="checkbox"/> Narrative – describing nature of request <input type="checkbox"/> Homeowners or Property Owners Association Approval <input type="checkbox"/> Color photographs of site – include area of request <input type="checkbox"/> Site plan (____ copy(ies) indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks. <input type="checkbox"/> Material Samples – color chips, awning fabric, glazing, etc. <input type="checkbox"/> Elevation Drawings or Color Photo simulations (____ copy(ies) – of additions, buildings, or other changes with materials and colors noted and keyed | <input type="checkbox"/> Landscape Plan (____ copy(ies) – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations. <input type="checkbox"/> Cross Sections – for all cuts and fills applications <input type="checkbox"/> Conceptual Grading & Drainage Plan – show existing, proposed drainage flows, channels, retention, etc. <input type="checkbox"/> Copy of Liquor License Application (for all bars or restaurants patio applications) <input type="checkbox"/> Airport Vicinity Development Checklist <input type="checkbox"/> Floor Plan(s) – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction. <input type="checkbox"/> Exterior Lighting – provide cut sheets, details and photometrics for any proposed lighting. <input checked="" type="checkbox"/> Other: <u>2 copies of Request Letter</u> |
|--|---|

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

| | |
|--|---|
| <input checked="" type="checkbox"/> Enhanced Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology. |
| <input type="checkbox"/> Standard Application Review: | I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology. |

| | |
|---|---|
| <u>[Signature]</u> Owner Signature <u>SWF Commercial Assoc</u> | <u>[Signature]</u> Agent/Applicant Signature |
|---|---|

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Pre-application No.: 122
Project Name: SWCCA

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: 7135 E. Camelback Rd. Scottsdale
b. County Tax Assessor's Parcel Number 173-42-385A
c. General Location SW corner of Scottsdale Rd and Camelback Rd.
d. Parcel Size: 191,920 @ 4,406 sq. ft.
e. Legal Description: attached
(If the land is a platted lot, then write the lot number, subdivision, name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.

3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.

4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the general manager of the Scottsdale Planning and Development Services Department a written statement revoking my authority.

5. I will immediately deliver to the general manager of the City of Scottsdale Planning and Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.

6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.

7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land and may expose me or the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)
DWIGHT J. McRAE
Bret Sassenberg

Date
10-9, 2013
10-9, 2013

Signature
Dwight J. McRae
Bret Sassenberg

20050636132

-- See Book

748

Map 25

Unofficial Document



Recorded on: 05/13/2005 at: 03:21 pm Page(s) 14

MAF

Township 2 N

2005-0636132 05/13/05 12:21
1 OF 1

Range 4 E

KENSBLEY

Section 22

Lot SCOTTSDALE WATERFRONT COM

AERNI ALLEN C GRANTOR PLAT MAP
GRANTOR

BROOKS ENGINEERING AND SURVEYORS INC GRANTOR PLAT MAP
GRANTOR

SCOTTSDALE WATERFRONT COMMERCIAL LLC GRANTOR PLAT MAP
GRANTOR

SDALE WATERFRONT COMMERCIALCONDOMIN GRANTOR PLAT MAP
GRANTOR

SECTION 22 T2N R4E GRANTOR PLAT MAP
GRANTOR

A parcel of land in the NE 1/4 of the SE 1/4 of Section 22,
Township 2N, Range 4E of the G&SRB&M, Maricopa County, Arizona
LOT 1 OF SCOTTSDALE WATERFRONT ACCORDING TO BOOK 702, PAGE 30,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

BOOK 748 PAGE 25
OFFICIAL RECORDS OF
CLARK COUNTY RECORDS
MILWAUKEE
2005-0636132

801 CONN. CORNWELL BLVD AND ASSOCIATES INC
825 N MICHIGAN AVENUE
7TH FLOOR
CHICAGO, IL 60611
(312) 884-1100

BROOKS ENGINEERS & SURVEYORS, INC.
4802 EAST ELWOOD ST.
PHOENIX, ARIZONA 85040
PHONE (602) 437-3733
FAX (602) 437-3734

191,870 SQUARE FEET OF
4.0% ADDED

2/10/2017
2/10/2017 17:17

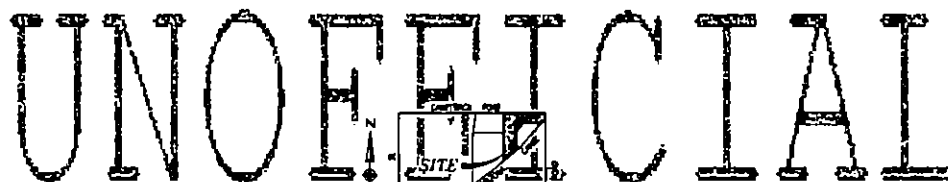
FOUND BRASS CAP IN HANDHOLE
EAST QUARTER CORNER OF SECTION 72.
7th Nat.
C.O.B. & PLAY FLY - 197782 FOUND ON (1977) 68 MONG 270
STATION 6723

SC9700-1E, #47020001

107-1 OF THE PLAT FOR SCOTTSDALE SUBDIVISION AS RECORDED IN BOOK OF MAPS 752, PAGE 32,
COUNTY OF MARICOPA COUNTY, ARIZONA.

THIS PROJECT IS SHOWN TO BE WITHIN FLOOD ZONE "Y" ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 040131075 G DATED JUL 18, 2001 AND
040131075 F DATED JUL 18, 2001

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST-NORTH-WEST SECTION LINE OF SECTION 22 HAVING A BEARING OF SOUTH 88°34'00" WEST OF WHICH THE FOUND B.C. IN THE HANDHOLE IS LOCATED AT THE CENTER OF SECTION 22 ALONG CAMBARIAS ROAD AND MEASURING 960.77' EAST TO THE FOUND B.C. IN THE HANDHOLE LOCATED AT THE EAST QUARTER CORNER OF SECTION 22, T4N. 46E. AT THE INTERSECTION OF SCOTTFORDALE ROAD AND CAMBARIAS ROAD.



VICINITY MAP

DOCUMENT

WITNESSES

1. THE NEW FLATTED METERING IS APPROVED AND LIES WITHIN THE DOMESTIC WATER AREA OF THE CITY OF SCOTTSDALE, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH AFS-19-516
2. THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SCOTTSDALE AND SCOTTSDALE WATERWORKS, LLC INCORPORATED AT RECEIVING NO. 2083-141898 OF 10/16/2003 PROVIDES THAT UPON COMPLETION OF THE PAVING DURING THE COURSE OF ALL PAVING THE CITY OF SCOTTSDALE WITH A PERMANENT PAVING SYSTEM GRANTING THE GENERAL PUBLIC CERTAIN RIGHTS TO USE THE SAME. THAT IS, IN THE PAVING, EASEMENT.

APPROVALS

I HEREBY CERTIFY THAT ALL EXISTING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH.

BY [Signature] 5/5/2005
DIRECTOR OF CLERICAL OFFICE

BY [Signature] 5-3-05
PROJECT COORDINATOR

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 1981, AND THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ESTABLISHED AS REQUIRED AND THE LOT CORNERS HAVE BEEN OF THE OF PERMANENTLY SET BY THE COMPLETION OF CONSTRUCTION.

ALLEN E. ADAMS, REGISTERED LAND SURVEYOR NO. 24313

State of Arizona)
)ss
County of Maricopa)

[illegible]



IN WITNESS WHEREOF, SCOTTSDALE WATERFRONT COMMERCIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE ATTACHED BY THE UNDERSIGNED OFFICER HERETOFORE FULLY AUTHORIZED, THIS 3 DAY OF MAY, 2005.

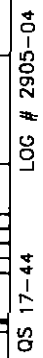
ACKNOWLEDGMENT

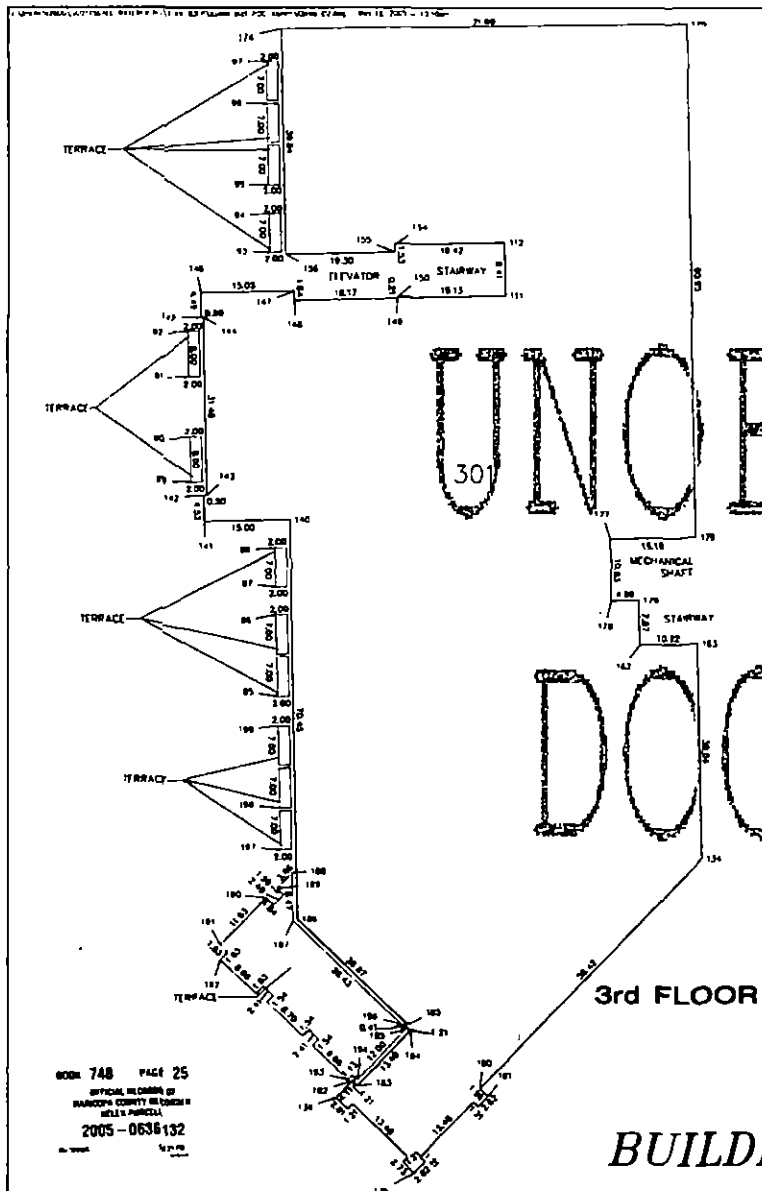
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

ON THIS 2ND DAY OF March, 2000, BEFORE ME, THE UNDERSIGNED
NOTARY, PERSONALLY APPEARED Jeffrey M. Smith, DOB 4/20/1964, KNOWN TO ME
AS THE MANAGING MEMBER OF SECURITY INVESTMENT COMPANY, LLC, A DELAWARE
LIMITED LIABILITY COMPANY, AND THAT HE, AS MANAGING MEMBER, BEING AUTHORIZED TO
DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I hereunto set my hand and official seal
 [Signature]
 MY COMMISSION EXPIRES Feb. 28, 2008 NOTARY PUBLIC

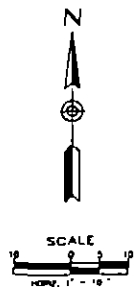
| | |
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| DATE AGA-15 | |
| SCOTTSDALE WATERFRONT LOT 1 PLAY OF CONDOMINIUM | |
|  | DATE 5/20/04 |
| | DESIGNED LLO |
| | DRAWN LLO |
| | CHECKED |
| |  |
| JOB NUMBER 1148-BXP SHEET 1 OF 14 | |





UNOFFICIAL
DOCUMENT

| BUILDING CORNER COORDINATES | |
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3rd FLOOR

BUILDING D

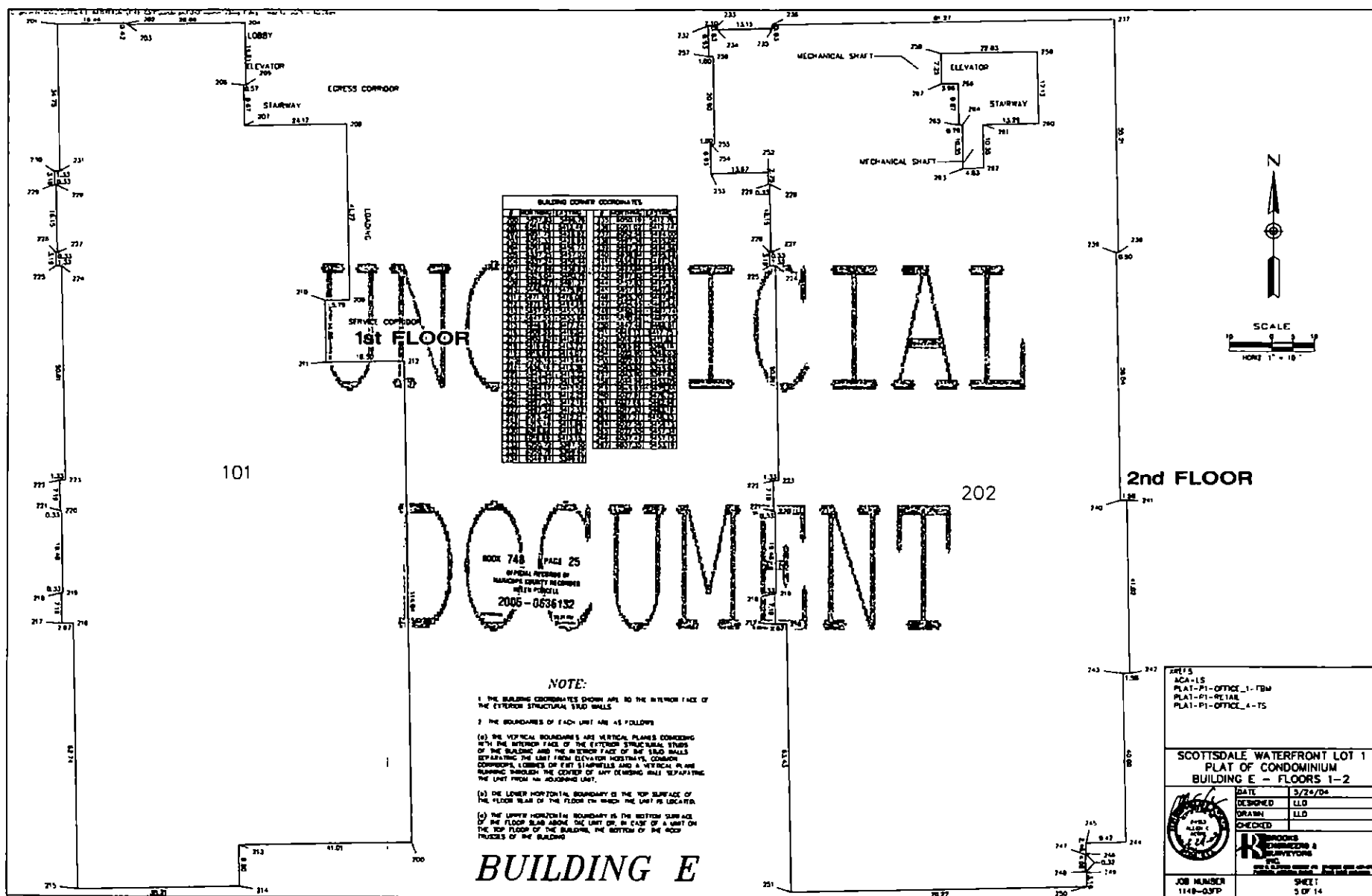
NOTE:

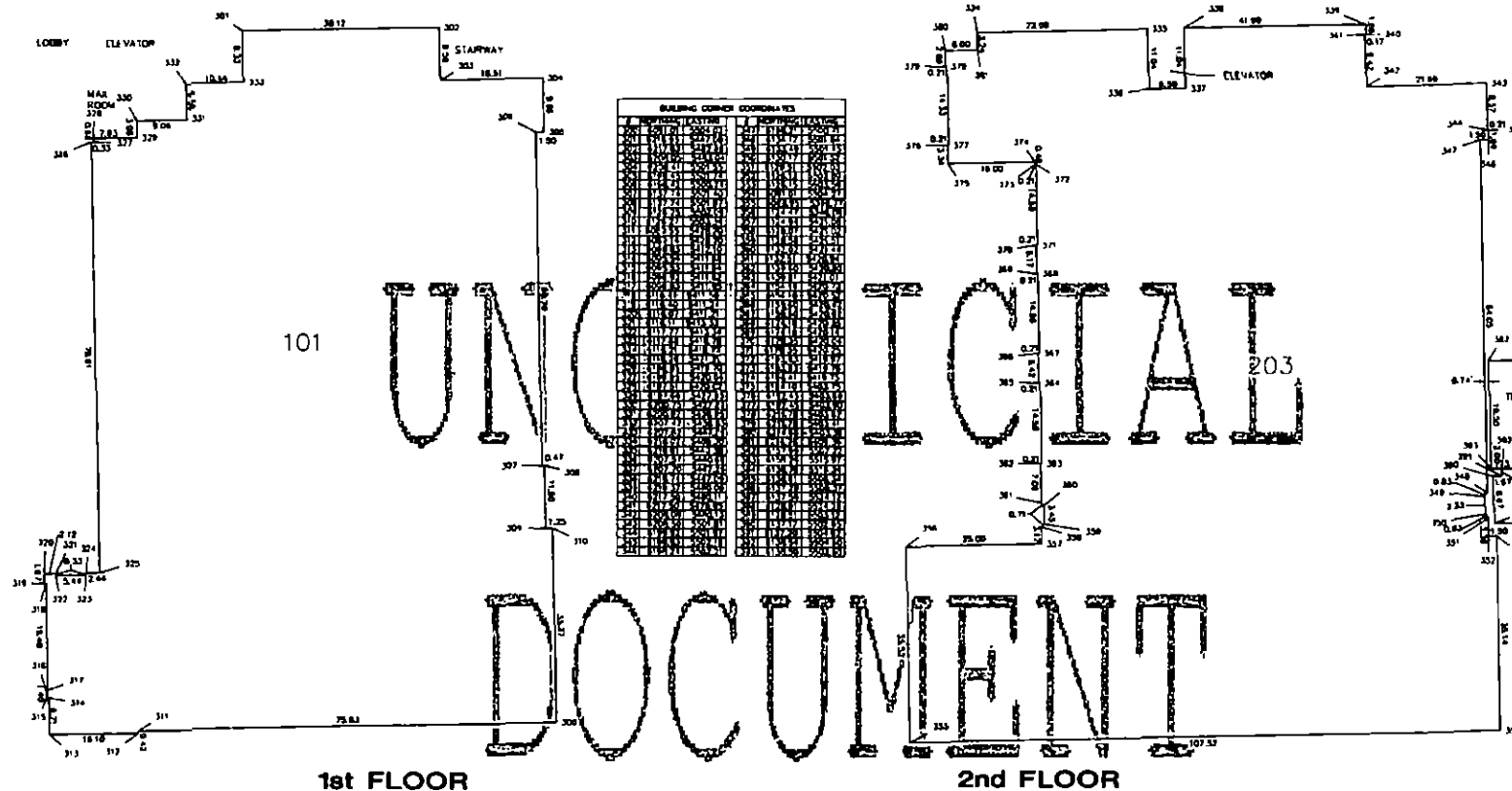
1. THE BUILDING COORDINATES SHOWN ARE TO THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUD WALLS.
2. THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
 - (a) THE VERTICAL BOUNDARIES ARE VERTICAL PLANES CONSIDERING THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUDS OF THE BUILDING AND THE INTERIOR FACE OF THE STUD WALLS SEPARATING THE UNIT FROM ELEVATOR HOISTWAYS, COMMON CORRIDORS, LOBBIES OR SET STAIRWELLS AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY DRIPPING WALL SEPARATING THE UNIT FROM AN ADJACENT UNIT.
 - (b) THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB OF THE FLOOR ON WHICH THE UNIT IS LOCATED.
 - (c) THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB ABOVE THE UNIT OR, IN CASE OF A UNIT ON THE TOP FLOOR OF THE BUILDING, THE BOTTOM OF THE ROOF FINISHES OF THE BUILDING.

BOOK 748 PAGE 25
OFFICIAL RECORD OF
MARICOPA COUNTY RECORDS
WELL & PARCELS
2005-0638132

| | |
|---|--|
| DWG'S ACA-LS PLAT-P1-RELAS PLAT-P1-OFFICE_1-FB PLAT-P1-OFFICE_5-FB PLAT-P1-OFFICE_8-FB | |
| SCOTTSDALE WATERFRONT LOT 1 PLAT OF CONDOMINIUM BUILDING D - FLOOR 3 | |
| | DATE: 5/24/94 DESIGNED: LLO DRAWN: LLO CHECKED: |
| REGISTERED PROFESSIONAL ENGINEER NO. 224 STATE OF ARIZONA | |
| JOB NUMBER 1149-03PP | SHEET 4 OF 14 |

LOC # 2905-04
QS 17-44





BOOK 748 PAGE 25
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDS
 HELD PERIOD
 2005-0636132

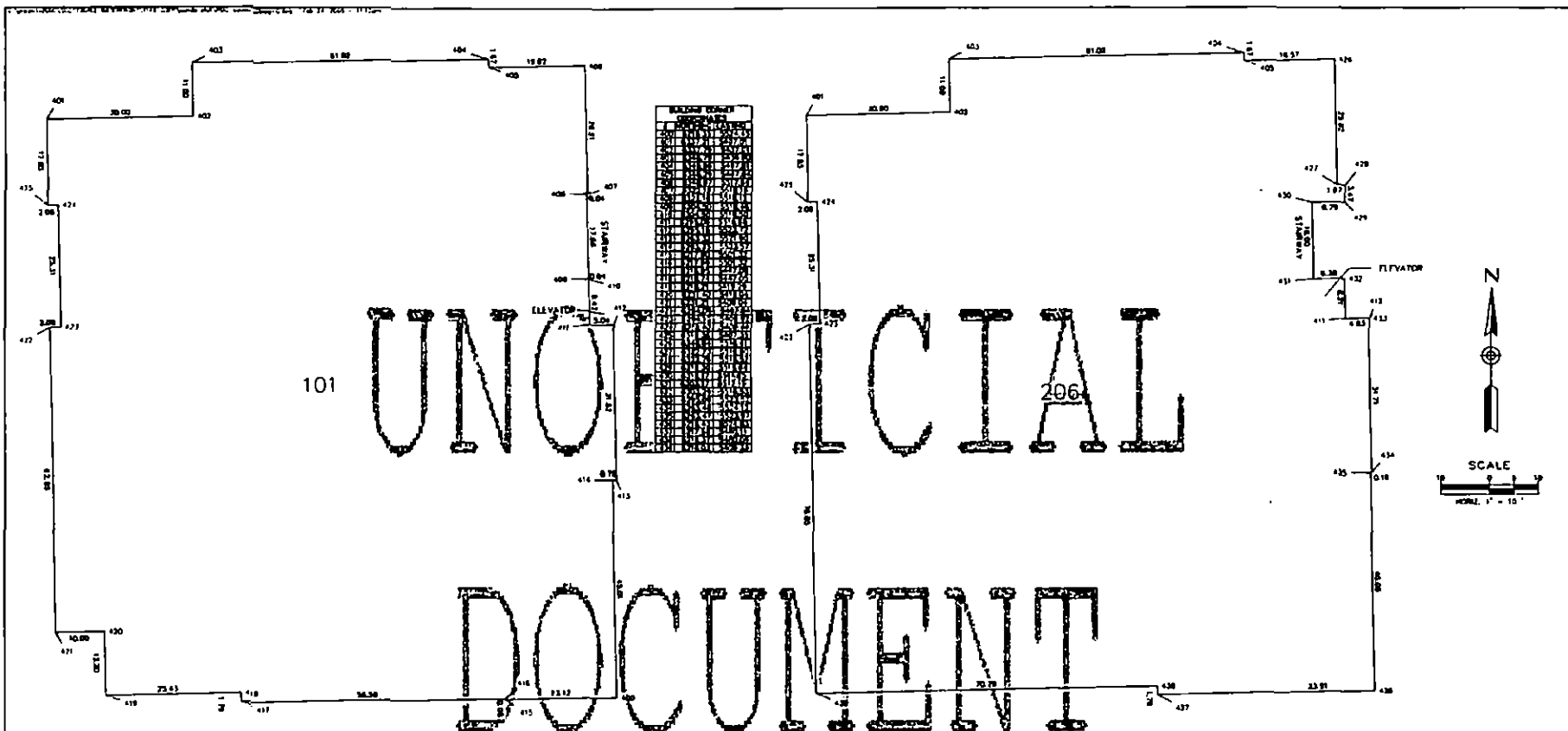
BUILDING F

NOTE:

1. THE BUILDING COORDINATES SHOWN ARE TO THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUD WALLS.
2. THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
 - (a) THE VERTICAL BOUNDARIES ARE VERTICAL PLANES CONCORDANT WITH THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUD WALLS OF THE BUILDING AND THE INTERIOR FACE OF THE STUD WALLS SEPARATING THE UNIT FROM ELEVATOR HOPSTAIRS, COMMON CORRIDORS, LOBBIES OR EXIT STAIRWELLS AND A VERTICAL PLANE PLUMBING THROUGH THE CENTER OF ANY OUTSIDE WALL SEPARATING THE UNIT FROM AN ADJACENT UNIT.
 - (b) THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB OF THE FLOOR ON WHICH THE UNIT IS LOCATED.
 - (c) THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB ABOVE THE UNIT OR, IN CASE OF A UNIT ON THE TOP FLOOR OF THE BUILDING, THE BOTTOM OF THE ROOF RAFTERS OF THE BUILDING.

| | |
|---|--|
| DEFS ACA-LS PLAT-P1-RETAIL PRAT-P1-OFFICE_3-LP | |
| SCOTTSDALE WATERFRONT LOT 1 PLAT OF CONDOMINIUM BUILDING F - FLOORS 1-2 | |
| | DATE: 3/24/84 DESIGNED: LLD DRAWN: LLD CHECKED: |
| JOB NUMBER 1148-03FP | SHEET 6 OF 14 |

LOC # 2905-04
 OS 17-44



1st FLOOR

2nd FLOOR

BOOK 748 PAGE 25
OFFICIAL RECORD OF
MARICOPA COUNTY RECORDS
WELLS FURRELL
2005-0836132

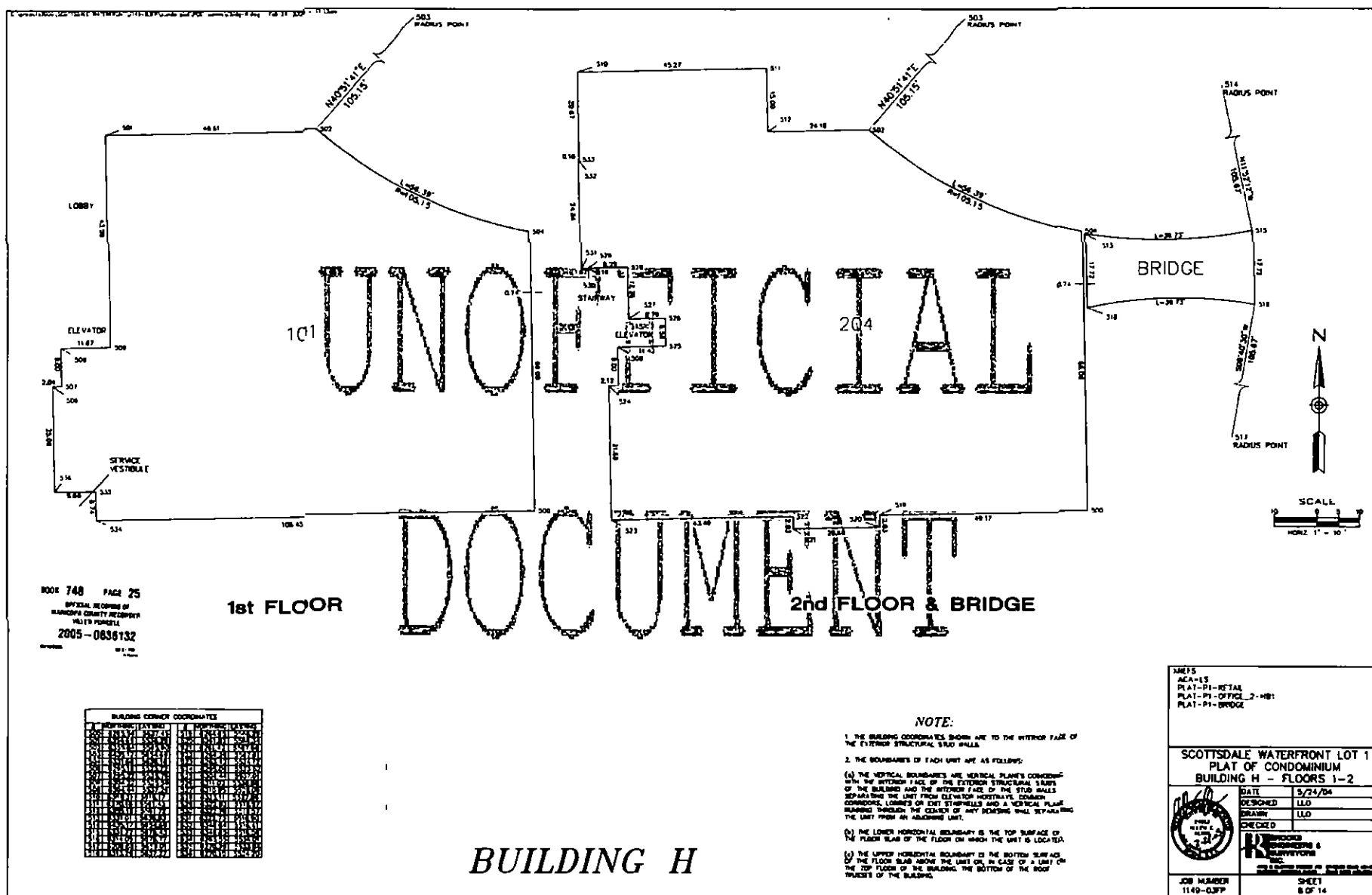
BUILDING G

NOTE:

1. THE BUILDING COORDINATES SHOWN ARE TO THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL GRID WALLS.
2. THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
 - (a) THE VERTICAL BOUNDARIES ARE VERTICAL PLANES CONSIDERING BOTH THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUDS OF THE BUILDING AND THE INTERIOR FACE OF THE EXISTING WALLS SEPARATING THE UNIT FROM ELEVATOR HOISTWAYS, COMMON CORRIDORS, LOBBIES OR STAIRWELLS AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY CURVED WALL SEPARATING THE UNIT FROM AN ADJACENT UNIT.
 - (b) THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB OF THE FLOOR ON WHICH THE UNIT IS LOCATED.
 - (c) THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB ABOVE THE UNIT OR, IN CASE OF A UNIT ON THE TOP FLOOR OF THE BUILDING, THE BOTTOM OF THE ROOF FLOORS OF THE BUILDING.

| | |
|---|------------------|
| GRYS ACA-LS PLAT-P1-RETAIL PLAT-P1-OFFICE, 2-RC | |
| SCOTTSDALE WATERFRONT LOT 1 PLAT OF CONDOMINIUM BUILDING G - FLOORS 1-2 | |
| | DATE: 5/24/04 |
| | DESIGNED: ULO |
| | DRAWN: ULO |
| | CHECKED: ULO |
| REPRODUCED FOR CONSTRUCTION & SURVEYING ONLY ANY OTHER REUSE IS PROHIBITED | |
| JOB NUMBER 1148-03FP | SHEET 7 OF 14 |

LOG # 2905-04
QS 17-44



UNOFFICIAL

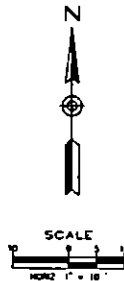
DOCUMENT

1st FLOOR

BUILDING I

BOOK 748 PAGE 25
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
WILLIAM P. HENNING
2005-0536132

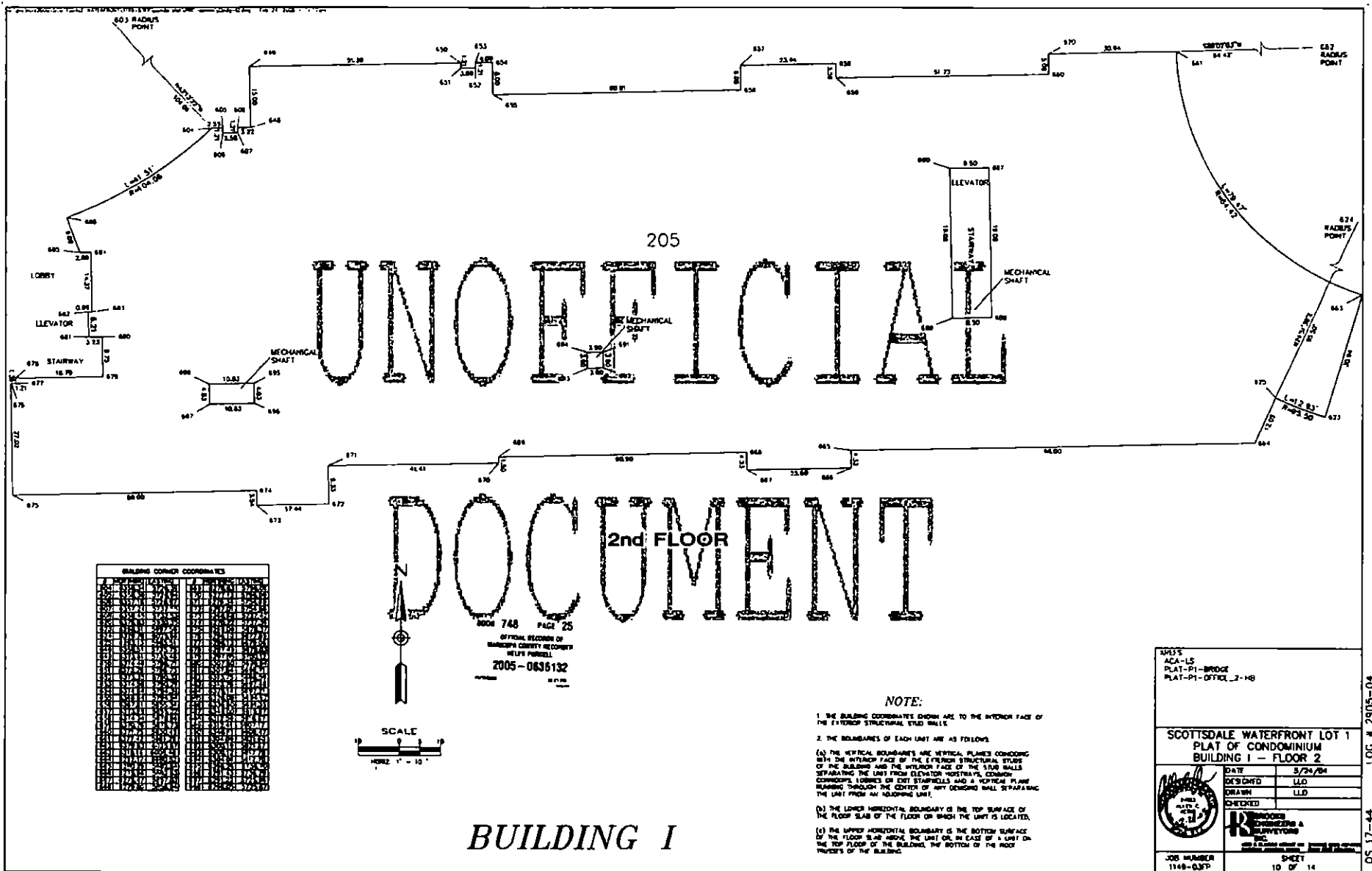
| BUILDING CORNER COORDINATES | |
|-----------------------------|-----|
| 1 | 2 |
| 3 | 4 |
| 5 | 6 |
| 7 | 8 |
| 9 | 10 |
| 11 | 12 |
| 13 | 14 |
| 15 | 16 |
| 17 | 18 |
| 19 | 20 |
| 21 | 22 |
| 23 | 24 |
| 25 | 26 |
| 27 | 28 |
| 29 | 30 |
| 31 | 32 |
| 33 | 34 |
| 35 | 36 |
| 37 | 38 |
| 39 | 40 |
| 41 | 42 |
| 43 | 44 |
| 45 | 46 |
| 47 | 48 |
| 49 | 50 |
| 51 | 52 |
| 53 | 54 |
| 55 | 56 |
| 57 | 58 |
| 59 | 60 |
| 61 | 62 |
| 63 | 64 |
| 65 | 66 |
| 67 | 68 |
| 69 | 70 |
| 71 | 72 |
| 73 | 74 |
| 75 | 76 |
| 77 | 78 |
| 79 | 80 |
| 81 | 82 |
| 83 | 84 |
| 85 | 86 |
| 87 | 88 |
| 89 | 90 |
| 91 | 92 |
| 93 | 94 |
| 95 | 96 |
| 97 | 98 |
| 99 | 100 |

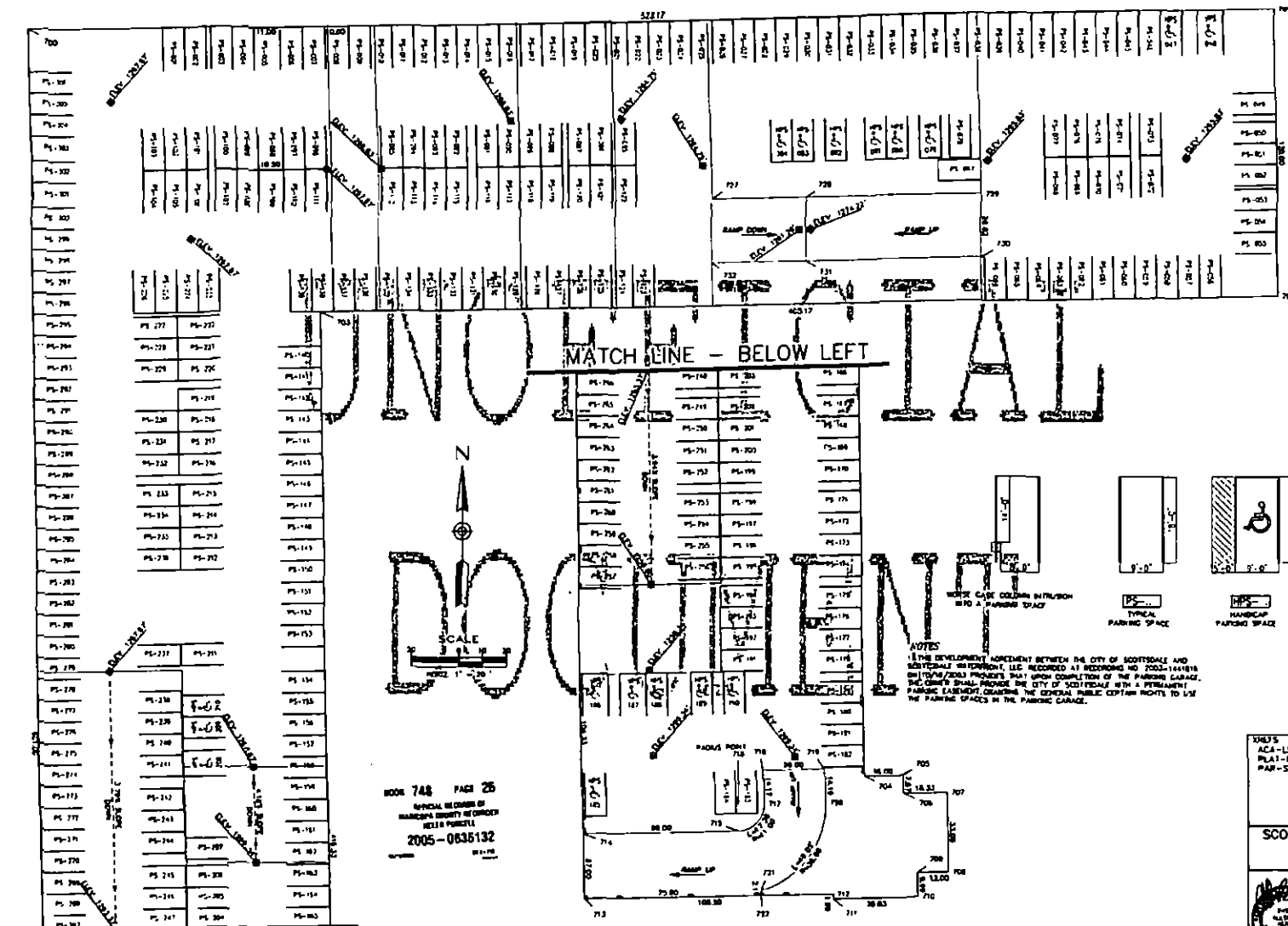


- NOTE:**
1. THE BUILDING COORDINATES SHOWN ARE TO THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUD WALLS.
 2. THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
 - (a) THE VERTICAL BOUNDARIES ARE VERTICAL PLANES COINCIDENT WITH THE INTERIOR FACE OF THE EXTERIOR STRUCTURAL STUD WALLS OF THE BUILDING AND THE INTERIOR FACE OF THE STUD WALLS SEPARATING THE UNIT FROM ELEVATOR HOISTWAYS, COMMON CORRIDORS, LOBBIES OR EIT STAIRWELLS AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY DECORATIVE WALL SEPARATING THE UNIT FROM AN ADJACENT UNIT.
 - (b) THE LOWER HORIZONTAL BOUNDARY IS THE TOP SURFACE OF THE FLOOR SLAB OF THE FLOOR ON WHICH THE UNIT IS LOCATED.
 - (c) THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB ABOVE THE UNIT OR, IN CASE OF A UNIT ON THE TOP FLOOR OF THE BUILDING, THE BOTTOM OF THE ROOF TRUSSES OF THE BUILDING.

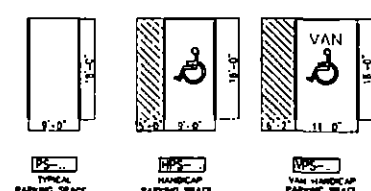
| | |
|---|--|
| JWP'S ACA-LS PLA-1-P1-RETAIL PLA-1-P1-BRIDGE | |
| SCOTTSDALE WATERFRONT LOT 1 PLAT OF CONDOMINIUM BUILDING I - FLOOR 1 | |
| | DATE: 5/24/04 DESIGNED: LLO DRAWN: LLO CHECKED: LLO |
| JOB NUMBER: 1149-03PP SHEET: 9 OF 14 | |

LOG # 2905-04
DS 17-44





| BUILDING CORNER | COORDINATES |
|-----------------|-------------|
| 1 | 100.00 |
| 2 | 100.00 |
| 3 | 100.00 |
| 4 | 100.00 |
| 5 | 100.00 |
| 6 | 100.00 |
| 7 | 100.00 |
| 8 | 100.00 |
| 9 | 100.00 |
| 10 | 100.00 |
| 11 | 100.00 |
| 12 | 100.00 |
| 13 | 100.00 |
| 14 | 100.00 |
| 15 | 100.00 |
| 16 | 100.00 |
| 17 | 100.00 |
| 18 | 100.00 |
| 19 | 100.00 |
| 20 | 100.00 |
| 21 | 100.00 |
| 22 | 100.00 |
| 23 | 100.00 |
| 24 | 100.00 |
| 25 | 100.00 |
| 26 | 100.00 |
| 27 | 100.00 |
| 28 | 100.00 |
| 29 | 100.00 |
| 30 | 100.00 |
| 31 | 100.00 |
| 32 | 100.00 |
| 33 | 100.00 |
| 34 | 100.00 |
| 35 | 100.00 |
| 36 | 100.00 |
| 37 | 100.00 |
| 38 | 100.00 |
| 39 | 100.00 |
| 40 | 100.00 |
| 41 | 100.00 |
| 42 | 100.00 |
| 43 | 100.00 |
| 44 | 100.00 |
| 45 | 100.00 |
| 46 | 100.00 |
| 47 | 100.00 |
| 48 | 100.00 |
| 49 | 100.00 |
| 50 | 100.00 |
| 51 | 100.00 |
| 52 | 100.00 |
| 53 | 100.00 |
| 54 | 100.00 |
| 55 | 100.00 |
| 56 | 100.00 |
| 57 | 100.00 |
| 58 | 100.00 |
| 59 | 100.00 |
| 60 | 100.00 |
| 61 | 100.00 |
| 62 | 100.00 |
| 63 | 100.00 |
| 64 | 100.00 |
| 65 | 100.00 |
| 66 | 100.00 |
| 67 | 100.00 |
| 68 | 100.00 |
| 69 | 100.00 |
| 70 | 100.00 |
| 71 | 100.00 |
| 72 | 100.00 |
| 73 | 100.00 |
| 74 | 100.00 |
| 75 | 100.00 |
| 76 | 100.00 |
| 77 | 100.00 |
| 78 | 100.00 |
| 79 | 100.00 |
| 80 | 100.00 |
| 81 | 100.00 |
| 82 | 100.00 |
| 83 | 100.00 |
| 84 | 100.00 |
| 85 | 100.00 |
| 86 | 100.00 |
| 87 | 100.00 |
| 88 | 100.00 |
| 89 | 100.00 |
| 90 | 100.00 |
| 91 | 100.00 |
| 92 | 100.00 |
| 93 | 100.00 |
| 94 | 100.00 |
| 95 | 100.00 |
| 96 | 100.00 |
| 97 | 100.00 |
| 98 | 100.00 |
| 99 | 100.00 |
| 100 | 100.00 |



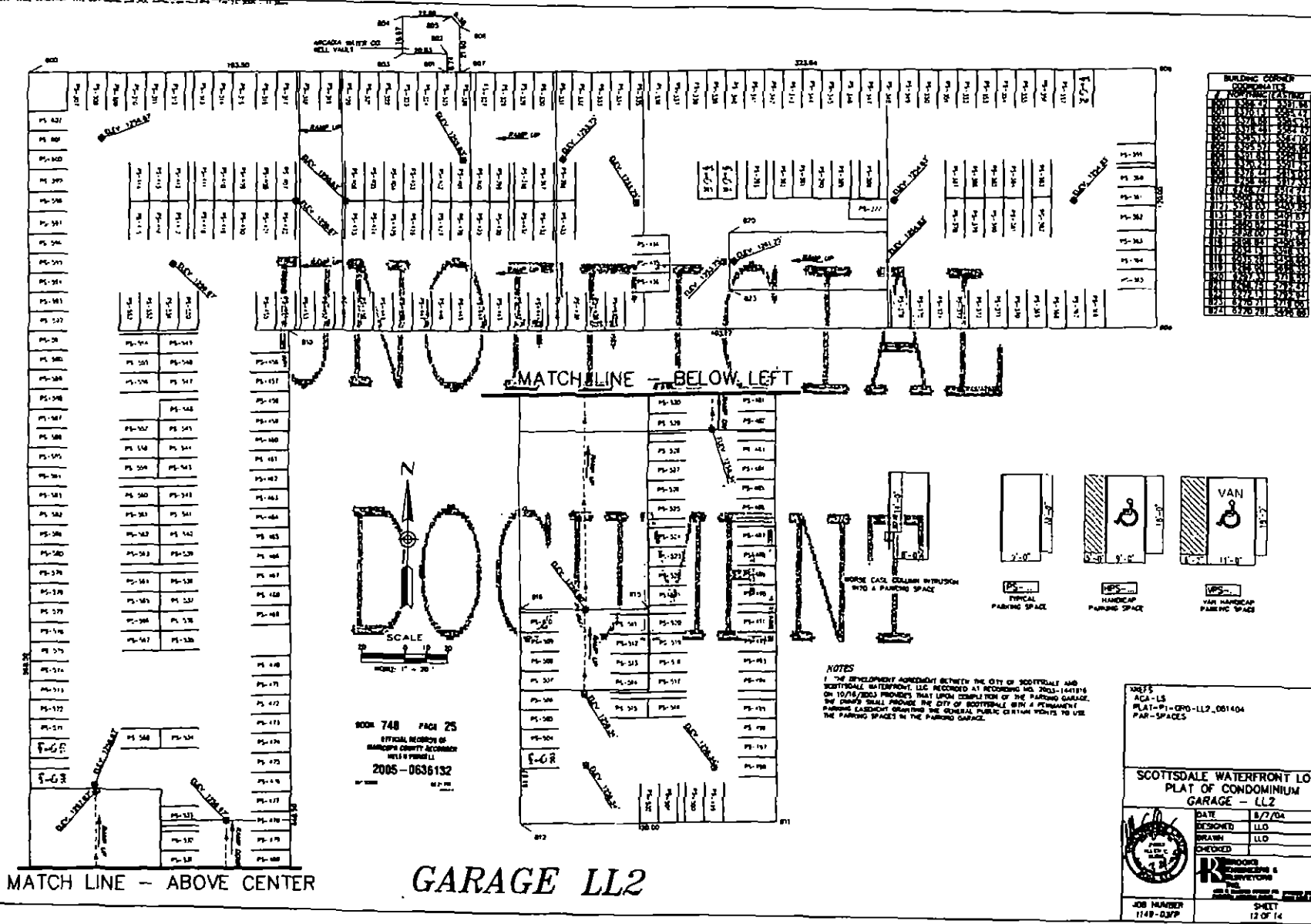
NOTES
 1. THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SCOTTSDALE AND SCOTTSDALE WATERFRONT, LLC, RECORDED AT RECORDING NO. 2005-1441816, CONTAINS A PROVISION THAT UPON COMPLETION OF THE PARKING GARAGE, THE OWNER SHALL PROVIDE THE CITY OF SCOTTSDALE WITH A PERMANENT PARKING LAYOUT, INCLUDING THE GENERAL PUBLIC CERTAIN RIGHTS TO USE THE PARKING SPACES IN THE PARKING GARAGE.

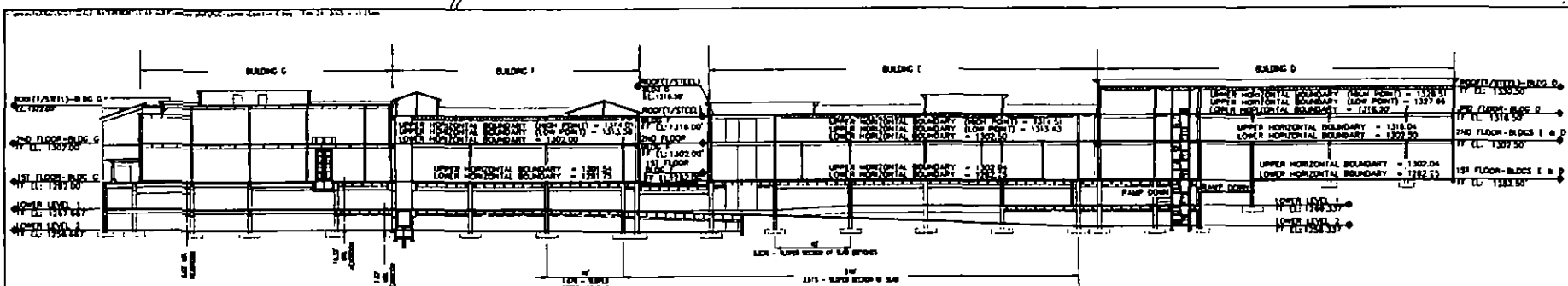
BOOK 748 PAGE 25
 OFFICIAL RECORD OF
 MARICOPA COUNTY RECORDS
 2005-0635132

GARAGE LL1

| | |
|--|-------------------|
| SHEETS ACA-LS PLA1-P1-GRG-LL1_060404 PAR-SPACES | |
| SCOTTSDALE WATERFRONT LOT 1 PLAT OF CONDOMINIUM GARAGE - LL1 | |
| | DATE 8/7/04 |
| | DESIGNED LLO |
| | DRAWN LLO |
| | CHECKED LLO |
| JOB NUMBER 1149-03PP | SHEET 11 OF 14 |

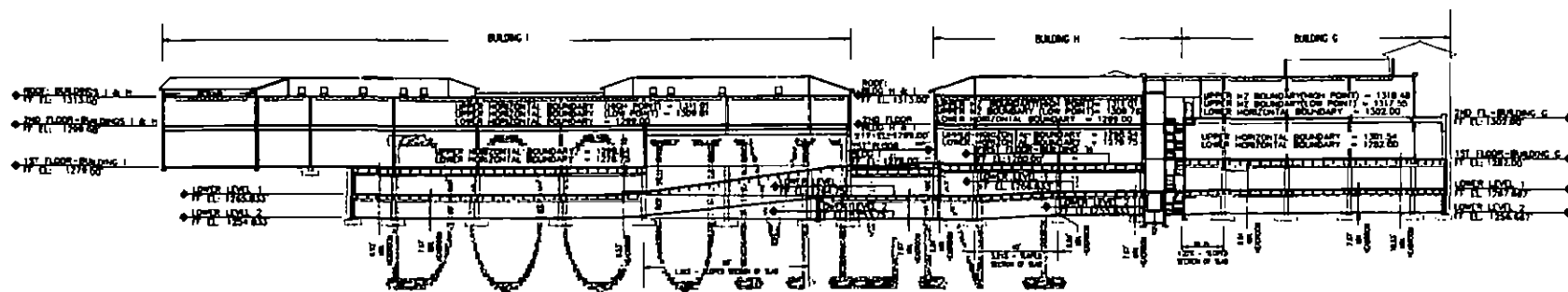
LOG # 2905-04
 OS 17-44





UNOFFICIAL


NORTH - SOUTH SECTION
(LOOKING EAST)
NOT TO SCALE

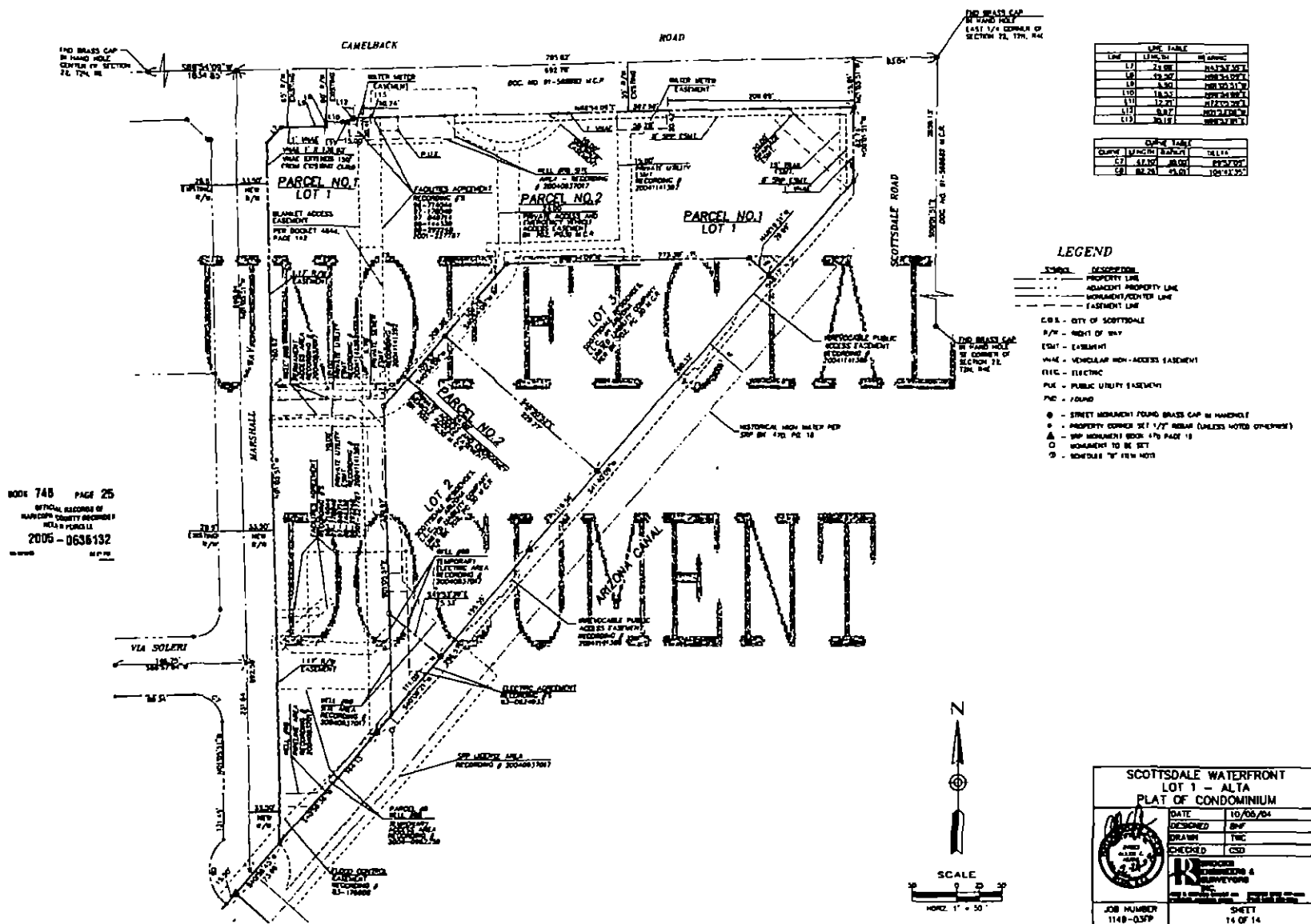


UNOFFICIAL

EAST - WEST SECTION
(LOOKING SOUTH)
NOT TO SCALE

0001 748 PAGE 25
OFFICIAL RECORD OF
FRANCIS COUNTY RECORDS
WILLER PORCELL
2005-0838132
00178

| | |
|---|----------|
| ARE'S ACA-LS | |
| SCOTTSDALE WATERFRONT LOT 1 PLAT OF CONDOMINIUM BUILDING SECTIONS | |
| DATE | 8/21/04 |
| DESIGNED | LLD |
| DRAWN | LLD |
| CHECKED | |
|  | |
| JOB NUMBER | 1149-039 |
| SHEET | 13 OF 14 |



| | |
|---|---|
| Mixed-use commercial centers Limited to mixed-use commercial centers where land uses (with parking requirements of one space per 250 square feet or fewer spaces) occupy at least 60 percent of gross floor area. | One (1) space per three hundred (300) square feet of gross floor area. |
|---|---|

Section 22. Amend provisions of Table 9.103.B. Schedule of Parking Requirements in the Downtown Area, pertaining to Mixed-use developments, as follows:

| | |
|------------------------|---|
| Mixed-use developments | <p>A. One (1) space per three hundred fifty (350) square feet of gross floor area of non-residential area; and plus</p> <p>B. In addition to the parking requirement for the commercial area, parking shall be provide in accordance with the dwellings, multi-family and co-housing parking requirement for developments containing more than one dwelling unit, excluding the first unit (except as provided in Section 9.104.H.3.d) Parking spaces required for multi-family dwellings as shown in this table, except as provided in Section 9.104.H.3.d.</p> |
|------------------------|---|

Section 23. Amend provisions of Table 9.103.B. Schedule of Parking Requirements in the Downtown Area to amend the notes at the bottom of the table, as follows:

Note:

1. Type 1 and Type 2 Areas are locations of the Downtown Area designated ~~designated~~ described by the Downtown Plan.

Section 24. Amend subparagraph H.3.c.i. of Section 9.104. Programs and incentives to reduce parking requirements, as follows:

~~c. Increase of parking intensity.~~

~~i. In accordance with Table 9.103.B., and when applicable Table 9.103.A., parking shall be provided in accordance with this Zoning Ordinance for any land use that has an increased parking requirement, except as specified in Section 9.104.H.3., Subsections therein, and Section 9.104.H.2.c.i.(1).~~