

Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

Yaron, Adam

From: Michele Hammond <mh@brrlawaz.com>
Sent: Friday, August 29, 2014 8:01 AM
To: Murillo, Jesus; Yaron, Adam; Perreault, Erin
Subject: FW: Cavalliere Flat Outreach Report
Attachments: Cavalliere Flat Sign-In 5-28-14.pdf; Cavalliere Flat Comment Cards 5-28-14.pdf; Cavalliere Flat Neighborhood Outreach Report 8.28.14.doc; 42 GW 1000 List NEW.xls; 4-GP-2014.PDF; 005 (1).JPG; Flat Notification on TM Logo.docx; 004.JPG; 456-PA-2014.PDF

All: Please see attached for Cav Flats. I should get GWF today.

Michele Hammond

Principal Planner
BERRY RIDDELL & ROSENSTEEL LLC
6750 E. Camelback Road, Suite 100
Scottsdale, Arizona 85251
602-463-4081 cell
480-385-2753 direct
480-385-2757 fax
mh@brrlawaz.com

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From: Prescott Smith [<mailto:prescott@technicalolutionsaz.com>]
Sent: Thursday, August 28, 2014 4:27 PM
To: Keith Nichter; Michele Hammond
Subject: Cav Flat Outreach Report

Attached is the updated Cavalliere Flat outreach report and attachments

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Prescott Smith
Director of Community Outreach & Public Affairs
Technical Solutions
(602) 957-3434
Prescott@technicalolutionsaz.com



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
SEC of Alma School and Pinnacle Vista
Cavalliere Flat
August 28, 2014

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a Major General Plan Amendment and rezoning request for the development of approximately 48.8+/- gross acres located on the southeast corner of Alma School and Pinnacle Vista. The request is for a Major General Plan Amendment from the Commercial land use category to a combination of Suburban Neighborhoods and Rural Neighborhoods land use categories and a rezoning from C-2 ESL and R1-190 ESL to a combination of R-4 ESL, R1-10 ESL, and R1-190 ESL for the purpose of creating a single-family residential community. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

Community Involvement

The project team began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that took place on Wednesday, May 28th, 2014 for anyone who wanted to learn more about the request. This Open House was held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m. 46 interested neighbors attended the Open House. Attendees were generally supportive of the project with one concern being raised about the protection of the drainage corridors. The outreach team has continued to stay in touch with the Quisana neighborhood to make sure that they are aware of upcoming meetings.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

ATTACHMENTS:

Neighborhood Letter
Neighborhood List
Affidavit of Posting
Sign-In Sheets
Comment Cards

TaylorMorrison

May 16, 2014

Dear Neighbor:

As you may know, Taylor Morrison, a Scottsdale based publically traded homebuilder, has purchased the property that includes Greasewood Flat. We are submitting a proposal to the City for approval of a new upscale single-family neighborhood on the site.

Our proposal is to replace the existing Greasewood Flat and its current commercial zoning and build a luxury, residential community, consisting of 90 lots, on the 48.8+/- acre parcel located at southeast corner of Alma School Road and Pinnacle Vista Drive. The proposed development has applied for a change in zoning from its current Residential (R1-190 ESL) and Commercial (C-2 ESL) districts to a combination of residential zoning districts (R-4 ESL, R1-10 ESL, and R1-190 ESL). This request also includes a Major General Plan Amendment that will result in 24.7+/- acres designated on the City's General Plan as Suburban Neighborhoods, instead of the existing Commercial designation, and the remaining 24.1+/- acres of the site designated as Rural Neighborhoods.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Wednesday, May 28th, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jeff Deason', with a long horizontal line extending to the right.

Jeff Deason
Planning & Development Manager

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
11025 E BAJADA DRIVE LLC	11025 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680009
1646201 ONTARIO INC	27699 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681218
ADLETA E JACKSON/DIANNE B (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681341
ANDERSON KENNETH J TR	27222 N 111TH ST	SCOTTSDALE	AZ	85255	USA	21680006R
ANDERSON MICHAEL BRIAN/JILL SUZANNE TR	10841 E BAJADA RD	SCOTTSDALE	AZ	85262	USA	21680006W
ARDANTZ SURVIVORS TR/ARDANTZ TAX EXCLUSION TR	2222 ARROWHEAD DR	SANTA MONICA	CA	93455	USA	21680206
ARRIGONI DANIEL A TR	2110 PORTICO GREEN	WAYZATA	MN	55391	USA	21682086
BAYLESS PAOLO	26550 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702290
BELL GORDON	23 CHELTENHAM AVE	TORONTO	ON	M4N1P6	CANADA	21702299
BISHOP LEE/ELIZABETH	11053 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681351
BLAND DONALD C/YVONNE N	26565 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702288
BLIWAS LINDA P SELF DECL OF TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681310
BLOOSOM DENNIS/NANCY TR	2115 S ROCKWOOD BLVD	SPOKANE	WA	99203	USA	21680006T
BRICK HOPE B/SCOT C	11064 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681357
BRONSON STEPHEN R	P O BOX 653	WHEELING	IL	60090	USA	21681355
BRZOWSKI EUGENE/IRENE TR	8301 E SAN SIMON DR	SCOTTSDALE	AZ	85258	USA	21680006V
CARLSON EDWIN L	27645 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681215
CAVALLIERE GEORGE TR	27500 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21680002P
CIELO QUISANA LLC	5111 E BUTLER DR	PARADISE VALLEY	AZ	85253	USA	21681378
CLEMENS GARY C/BAIBA M	436 FISHING CREEK VALLEY RD	HARRISBURG	PA	17112	USA	21682088
CONSIDINE WILLIAM P III	10796 E QUARTZ ROCK RD	SCOTTSDALE	AZ	85255	USA	21702296
CORBUS FREDERICK G III/JAN P	11101 E BAJADA RD	SCOTTSDALE	AZ	85255	USA	21680006S
CRAIG DANA C/SUSAN J	240 GLEN ABBEY CT	PRESTO	PA	15142	USA	21702293
CRESCENDO SCOTTSDALE 1 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681334
CRESCENT MOON RANCH COMMUNITY ASSOCIATION	PO BOX 39262	PHOENIX	AZ	85069	USA	21680018
CRYSTAL OF NEW YORK INC	729 7TH AVE	NEW YORK	NY	10019	USA	21702286
DACOSTA DOUGLAS/GREVEN MICHAEL	6336 E DOUBLETREE RANCH RD	PARADISE VALLEY	AZ	85253	USA	21680007G
DAVID C TURCOTT AND MARY HELEN TURCOTT REVOCA	26425 N 106TH WY	SCOTTSDALE	AZ	85255	USA	21702306
DAVIS JAMES REED/TAYLOR RENEE	27709 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681364
DESERT TROON HOLDINGS LLC	17207 N PERIMETER DR NO 200	SCOTTSDALE	AZ	85255	USA	21755128
DEVANEY MICHAEL R/SUZANNE M TR	10936 DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757255
DEVELOPMENT SOLUTIONS P2 LLC	73-081 FRED WARING DR	PALM DESERT	CA	92260	USA	21680268
DIAMOND CREEK FAMILY LTD	2202 E BETHANY HOME RD	PHOENIX	AZ	85016	USA	21680007H
DISNER CHARLES/ROSALIE JOY	27720 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681368
EGGEN JANET/MARK	27640 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681211
EJ HOLDINGS LLC/GRUBER TOM/NINA	727 E BETHANY HOME RD NO A106	PHOENIX	AZ	85014	USA	21702307
ERB DUSTIN	27768 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681372
ERICKSEN MARK A/MARILYN R TR	26585 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702289
EXCLUSIVE RESORTS SCD10 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681316
EXCLUSIVE RESORTS SCD14 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681330
EXCLUSIVE RESORTS SCD15 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681331
EXCLUSIVE RESORTS SCD16 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681332
EXCLUSIVE RESORTS SCD2 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681308
EXCLUSIVE RESORTS SCD22 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681328
EXCLUSIVE RESORTS SCD23 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681329
EXCLUSIVE RESORTS SCD5 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681311
EXCLUSIVE RESORTS SCD6 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681315
EXCLUSIVE RESORTS SCD7 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681313
EXCLUSIVE RESORTS SCD8 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681314
EXCLUSIVE RESORTS SCD9 LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681312
FIRST AMERICAN TITLE INSURANCE COMPANY	6710 N SCOTTSDALE RD STE 150	SCOTTSDALE	AZ	85253	USA	21681371
FISKE RICHARD W/PATRICIA OWENS TR	26350 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702302
FLANAGAN FAMILY TRUST	27774 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681373
FOEDISH EDGAR L/KELLY A	11085 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680008
FRIEDMAN AMY J	4806 S 154TH PLZ	OMAHA	NE	68137	USA	21680164
G R C REATA PASS PROPERTY L L L P	14850 N SCOTTSDALE RD 300	SCOTTSDALE	AZ	85254	USA	21680002S
G R C REATA PASS PROPERTY L L L P	PO BOX 2980	MILWAUKEE	WI	53201	USA	21680002T
GLASS GEORGE MATTHEW/DENISE MORIARTY TR	4957 LAKEMONT BLVD S E	BELLEVUE	WA	98006	USA	21702295
GREEN JOHN WH/KARREN/FRONTAIN RICHARD J/KELLY	319 FORSYTH CRESCENT	SASKATOON	SK	S7N 4H2	CANADA	21680002R
GREYCLIFFE INVESTMENTS LLC	5780 E HEDGEHOG PL	SCOTTSDALE	AZ	85266	USA	21682087
GRIFFIN FAMILY REVOCABLE TRUST	11059 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681352
HALL DAVID B TR/HALL DIANA L TR	26450 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702292
HARRIS SETH B TR	20820 CHAGEN BLVD NO 20	SHAKER HEIGHTS	OH	44122	USA	21757257
HARRIST INVESTORS I LLC	11725 N 83RD PL	SCOTTSDALE	AZ	85260	USA	21682085
HEALY WILLIAM A III/JOAN ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681343
HILDEBRANDT SHARON SABA TR	27211 N 111TH ST	SCOTTSDALE	AZ	85262	USA	21680006Y
HINCHCLIFFE PETER/DEBORAH	THE SPINEY LITTLE LONDON	EAST SUSSEX	UK	TN210NU	USA	21681377
HOUSTON ROBERT L/ANTHI K	26500 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702291
HUNDMAN FAMILY TRUST	27000 N ALMA SCHOOL PKWY UNIT 1001	SCOTTSDALE	AZ	85262	USA	21680151
HUNT WILLIAM DSUSAN E	6 ECHO LN	SIMSBURY	CT	6070	USA	21680152
HUSER STEVEN J/MARY SUE TR	26545 N 108TH WY	SCOTTSDALE	AZ	85255	USA	21702287
IAFRATE ELIO/CHERYL	3841 ABERDEEN RD	BEAMSVILLE ON LOR 186			CANADA	21680163
INTERSTATE PROPERTIES LLC	6501 E GREENWAY PKWY STE 103	SCOTTSDALE	AZ	852542067	USA	21702305
IOTA REATA PASS LLC	482 N ROSEMEAD BLVD STE 103	PASADENA	CA	91107	USA	21680267
JAY AND DEBRA SEASHORE FAMILY TRUST	27673 N 110TH PL	SCOTTSDALE	AZ	852627567	USA	21681362
JENKINS ANTHONY J/JENNIFER	11070 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681356
JOHNSON ANTHONY P/CHARON M TR	26450 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702300
JOHNSON B D/M C ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681345
KILPATRICK WILLIAM DEXTER/YVONNE	11127 E BAJADA DR	SCOTTSDALE	AZ	85262	USA	21680007E
KUSH JOSEPH A/MARY LOUISE/CAMPO JOHN J III	11020 E JOMAX RD	SCOTTSDALE	AZ	85262	USA	21680007J
L FULLER HOLDINGS LIMITED PARTNERSHIP	1088 949 W 3RD ST	NORTH VANCOUVER	BC	V7P3P7	CANADA	21702309
LEE SEUNG H/YOUNG RA H	12351 MONTANO WY	CASTLE ROCK	CO	80108	USA	21680209

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY	APN
LIEBLONG OLA M	27681 N 108TH WY	SCOTTSDALE	AZ	85262	USA	21681217
LINGLEY R/MCDONALD SHARON ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681340
LITTLETON STEPHEN G/JOY H ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681346
LONERGAN RICHARD S/MICHELLE D TR	26400 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702301
LOO MELINDA A	27733 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681376
LOVERINE MICHAEL D/ERIKA V	27757 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681374
LUCKY MAURICE CHARLES/MADELON GAIL TR	10916 E TROON MOUNTAIN DR	SCOTTSDALE	AZ	85255	USA	21755129
LUSCOMBE KAREN C TR	7946 E SANDALWOOD DR	SCOTTSDALE	AZ	85250	USA	21680006F
LUXUS INVESTMENT GROUP LTD (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681309
LYMAN FAMILY TRUST	27 BUHMAN CT	NAPA	CA	94558	USA	21681212
LYNDE MICHAEL/HOLLE LYNDE CHERYL K	47137 272ND ST	SIOUX FALLS	SD	57108	USA	21702644
MCGOFFIN ROBERT L/DEBORAH J	27708 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681367
MERRILL FAMILY TRUST	27625 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681361
MOREY ENTERPRISES LIMITED PARTNERSHIP	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702285
MOREY RICHARD R/GENE E	3525 S CASS CT 618	OAK BROOK	IL	605233725	USA	21702284
MORIARTY KEVIN/PATRICIA A TR (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681333
MORRIS FAMILY REVOCABLE TRUST	10945 E DESERT TROON LN	SCOTTSDALE	AZ	85255	USA	21757322
MTB FOODS INC ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681342
MUELLER ANNE	27609 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681213
NELSON DENNIS/TERRY	21630 ACANTHUS CIR	WALNUT	CA	91789	USA	21681359
ONEAL SEAN/JENNIFER	350 ABIES RD	RENO	NV	89511	USA	21757256
OROFINO JEFFREY/GRANT MATTHEW	27697 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681363
PICTURE PERFECT INC	3232 W THOMAS RD	PHOENIX	AZ	85017	USA	21680001
PINNACLE CANYON LAS VENTANAS @TROON NORTH HOA	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258	USA	21681306
POLONICH DENNIS/ANGELA	27000 N ALMA SCHOOL RD UNIT A2002	SCOTTSDALE	AZ	85262	USA	21680194
PR 4A LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013C
PR 4B LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680013D
PR RESORT CLUB LLC	10650 E CRESCENT MOON DR	SCOTTSDALE	AZ	85255	USA	21680015A
PRC PROPERTIES LLC (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681347
PRISTO LARRY J/DEBRA ANN	28150 N ALMA SCHOOL RD NO 103 500	SCOTTSDALE	AZ	85262	USA	21703572
PRIVADA COMMUNITY ASSOCIATION LLC	PO BOX 39242	PHOENIX	AZ	85069	USA	21680098
RATTNER BARBARA ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681344
ROBERT A AND JUDITH L FROST FAMILY TRUST	11058 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681358
ROBERT H KRASS TRUST	27000 N ALMA SCHOOL PKWY UNIT 2018	SCOTTSDALE	AZ	85262	USA	21680210
ROBERTS DARRYL J/ANN K ROBERTS QUALIFIED R TR	10844 E QUARTZ ROCK RD	SCOTTSDALE	AZ	852558130	USA	21702294
ROSEN GILBERT/HARRIET H TR	26425 N 107TH WY	SCOTTSDALE	AZ	85255	USA	21702298
RYBICKI BERTEN B/SUSAN L	9826 E DESERT TRL	SCOTTSDALE	AZ	85260	USA	21681360
SANTIAGO TERRY	11065 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681353
SATAG WINDY WALK LOT 25 LLC	5202 N CLIFFSIDE DR	PHOENIX	AZ	85018	USA	21702308
SCOTT STEFANIK LLC	1415 W 22ND ST TOWER LEVEL	OAK BROOK	IL	60532	USA	21680165
SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL STE 100	SCOTTSDALE	AZ	85251	USA	21681002W
SHANKLE RANDY/GERRI ET AL (SUBLEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681339
SHARPE JOHN L	26375 N 107TH WAY	SCOTTSDALE	AZ	85255	USA	21702297
SHIPPEE THOMAS/KATHLEEN	171 PICKPOCKET RD	BRENTWOOD	NH	3833	USA	21680205
SILLS MICHAEL G/ENG SOO WAI	7417 E MONTERRA WAY	SCOTTSDALE	AZ	85266	USA	21680193
SPENCER LEE E/JANE E	11071 E BENT TREE DR	SCOTTSDALE	AZ	85262	USA	21681354
SPENSA ARIZONA XII LLC	10446 N 74TH ST NO 150	SCOTTSDALE	AZ	85258	USA	21680007M
STERN STEVEN J	25148 N 114TH ST	SCOTTSDALE	AZ	85255	USA	21680006Z
STOLLAR JOHN ANDREW JR/JUDITH LOVE	27622 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681210
STRANAGHAN LARRY DOUGLAS/DEBORAH JANET	1928 WALBURN RD	KELOWNA	BC	V1P1C9	CANADA	21681214
STREUBER/DERRICK/VDV LLC (LEASE)	27440 N ALMA SCHOOL PKWY	SCOTTSDALE	AZ	85262	USA	21681335
SULLIVAN MICHAEL D/JEAN M	8518 HUNTSRING DR	LUTHERVILLE	MD	21093	USA	21757323
TOOKER DAVID P/OLSON RON	27663 N 108TH WAY	SCOTTSDALE	AZ	85255	USA	21681216
TROON COUNTRY CLUB INC	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA	21702997B
TROON GOLF AND COUNTRY CLUB INC ETAL	25000 N WINDY WALK DR	SCOTTSDALE	AZ	852550000	USA	21755693
TROON INVESTMENTS LLC	222 DEEP FORK CIR	ARCADIA	OK	73007	USA	21680167
TROON MOUNTAIN COMMUNITY ASSOCIATION	26546 N ALMA SCHOOL RD #100	SCOTTSDALE	AZ	85255	USA	21755182
TROON MOUNTAIN COMMUNITY ASSOCIATION	PO BOX 62073	PHOENIX	AZ	85082	USA	21757331
TRUHAN ANDREW P	4600 SEAGRAPE DR APT UNIT B	FORT LAUDERDALE	FL	33308	USA	21680208
TW OIL AND GAS EXPLORATION LLC	1731 E 71ST ST	TULSA	OK	74136	USA	21680166
UGLEM JONAL H/BRUCE A	13919 17TH ST NORTH EAST	HATTON	ND	58240	USA	21680207
WALTON PR HOTEL III LLC	10600 E CRESCENT MOON DR	SCOTTSDALE	AZ	85262	USA	21680080A
WANG LUYANG/YAN ZHIYANG	27745 N 110TH PL	SCOTTSDALE	AZ	85262	USA	21681375
WIECZOREK JOHN/CATHERINE	27000 N ALMA SCHOOL PKWY UNIT 1018	SCOTTSDALE	AZ	85262	USA	21680168
WINDY WALK HOMEOWNERS ASSN	PO BOX 62073	PHOENIX	AZ	85082	USA	21702012U
WINDY WALK HOMEOWNERS ASSOCIATION	6720 N SCOTTSDALE RD STE 261	SCOTTSDALE	AZ	85253	USA	21702997A



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 456-PA-2014

Project Name: Cavalliere Flat

Location: SEC Alma School & Pinnacle Vista Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephano Pedra
Applicant Signature

5-16-14
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 16th day of May 2014



Milica Mallabum
Notary Public

My commission expires: 05/07/2017

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: May 28th, 2014

Time: 5:00 – 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Dr.)

Site Address: SEC of Alma School and Pinnacle Vista

Project Overview:

- Description of Request: For a Major General Plan Amendment and Rezoning of a 48.8 +/- acre site for the purpose of a single-family residential community. The application is for a rezoning from C-2 ESL and R1-190 ESL to R-4 ESL, R1-10 ESL and a portion to remain R1-190 ESL. Additionally, the GPA would modify 24.7 +/- acres to Suburban Neighborhoods designation, instead of the existing Commercial designation, and the remaining 24.1 +/- acres of the site designated as Rural Neighborhoods.

■ Site Acreage: 48.8 +/-

■ Site Zoning: R1-190 ESL and C-2 ESL

Applicants Contact: John Berry
Phone number: 480-385-2727

City Contacts: Jesus Murillo
Phone number: 480-312-7849

Case Number #: 456-PA-2014

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 05/16/2014 –Penalty for removing or defacing sign prior to date of last hearing
–Applicant Responsible for Sign Removal

16 05 2014



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☐ Project Under Consideration Sign (White)

☒ Public Hearing Notice Sign (Red)

Case Number: 4-GP-2014

Project Name: Cavalliere Flat

Location: SEC Alma School Parkway & Pinnacle Vista Drive

Site Posting Date: 8/22/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

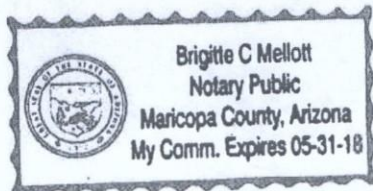
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Shane N. Wells
Applicant Signature

8-22-14
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 22nd day of August 2014



Brigitte C. Mellott
Notary Public

My commission expires: 05/31/18

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



CITY OF SCOTTSDALE
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

Copper Ridge School - Cafeteria
10101 E. Thompson Peak Parkway, Scottsdale, AZ 85255
[www.ScottsdaleAZ.gov/projects/Projects in Process](http://www.ScottsdaleAZ.gov/projects/Projects%20in%20Process)

REMOTE PLANNING COMMISSION: 5:00 P.M., 09/10/2014

REQUEST: for a Major General Plan amendment to change the City of Scottsdale 2001 General Plan land use designation from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 46.3 +/- acre site.

LOCATION: Southeast Corner of Alma School Parkway and Pinnacle Vista Drive

Case Number: 4-GP-2014

Applicants Contact: John Berry

Phone number: 480-385-2727

Case File Available at City of Scottsdale: 480-312-7000

Posting Date: 8/21/2014

- Penalty for removing or defacing sign prior to date of last
- Applicant Responsible for Sign Removal

08/22/2014 10:21

Cavalliere Flat
Neighborhood Meeting Sign-In Sheet
Wednesday, May 28, 2014

[illegible]

Cavalliere Flat

Neighborhood Meeting Sign-In Sheet

Wednesday, May 28, 2014

[illegible]

Cavalliere Flat
 Neighborhood Meeting Sign-In Sheet
 Wednesday, May 28, 2014

First Name	Last Name	Street Address	City, State & Zip
JAMES	HAUSWIRTH	25875 N 115th WAY	Scottsdale 8525
Roy	Bliss	10585 E Crescent Moon Dr	Scottsdale 8526
Susan	Fletcher	28977 N 111th Place	Scottsdale 8526
CRAWFORD	LOVE	30600 N Pima RD #124	SCOTTSDALE 8526
Plahon, —	M. K. & B. L.	27774 N. 110th Pl.	S. Salt Lake 8526
FRED CORBIS	CORBIS	11101 E. BAJADA DR	SCOTTSDALE, 85262
DAVID	SMITH	10801 E. HAPPY VALLEY RD #82	SCOTTSDALE, 8526
Loyt JOHNSON	JOHNSON	27500 N. ALMA SCHOOL PKY	SCOTTSDALE 8526
LINDA	Whitehead	9681 E. Chuckwagon LN	Scottsdale 85262
VICTORIA	KULSZAN	FAMILY DEVELOPMENT	Pinnacle Pointe
Elizabeth	CAVALLIERE	10933 E. Pinnacle Vista Dr	Scottsdale AZ 85262
LEAH	Pristo	11050 E. BAJADA DR	SCOTTSDALE AZ 85262
STEVEN	SPECTON	28160 N. 110th AL	SCOTTSDALE 85262

**Cavalliere Ranch
Neighborhood Input Card**

PRINT NAME LAWRENCE + LINDA TUCKER
ADDRESS 10596 E YEARUNK CITY SCOTTSDALE ZIP AZ
PHONE 480585-6816 EMAIL TUCKITA@COX.NET

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

ABSOLUTELY NOT! HAPPY VALLEY ROAD
CANNOT HANDLE ANY MORE TRAFFIC +
PEOPLE WILL TAKE IT AS A SHORTCUT TO
JOMAX. THEY WILL NOT DRIVE OUT OF THEIR WAY
TO GO TO GF ANY MORE THAN THEY DO TO GO TO
THE 4 SEASONS HOTEL AS PROMISED EARLIER!

Technical Solutions • 4350 E Camelback Rd, Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

NO NO NO NO NO



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
SEC of Alma School and Pinnacle Vista
Cavalliere Flat
May 21, 2014

Overview

This citizen outreach and neighborhood involvement report is being performed in association with a Major General Plan Amendment and rezoning request for the development of approximately 48.8+/- gross acres located on the southeast corner of Alma School and Pinnacle Vista. The request is for a Major General Plan Amendment from the Commercial land use category to a combination of Suburban Neighborhoods and Rural Neighborhoods land use categories and a rezoning from C-2 ESL and R1-190 ESL to a combination of R-4 ESL, R1-10 ESL, and R1-190 ESL for the purpose of creating a single-family residential community. As part of the request, this citizen review and neighborhood involvement report has been prepared and will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process.

Community Involvement

The project team began in November of 2013 with outreach into the community focusing on the surrounding property owners and area HOAs, larger neighborhood advocacy groups such as COGS, Preserve interest groups such as the McDowell Sonoran Preserve Commission, and other interested stakeholders in Scottsdale. The phone calls, emails, and meetings with property owners and community leaders that have already begun, will continue throughout the process. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the request. Additionally, they will be contactable via telephone and email to answer any questions relating to the request.

Surrounding property owners and other interested parties were noticed via first class mail regarding the zoning request. This notification contained information about the request, contact information to receive additional information, and the opportunity to give feedback. The notification also contained information regarding a Neighborhood Open House that will take place on Wednesday, May 28th, 2014 for anyone who wishes to learn more about the request. This Open House will be held at the Four Seasons Resort (10600 E. Crescent Moon Drive) from 5:00 p.m. to 6:00 p.m.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

ATTACHMENTS:

Neighborhood Letter
Neighborhood List
Affidavit of Posting

TaylorMorrison

May 16, 2014

Dear Neighbor:

As you may know, Taylor Morrison, a Scottsdale based publically traded homebuilder, has purchased the property that includes Greasewood Flat. We are submitting a proposal to the City for approval of a new upscale single-family neighborhood on the site.

Our proposal is to replace the existing Greasewood Flat and its current commercial zoning and build a luxury, residential community, consisting of 90 lots, on the 48.8+/- acre parcel located at southeast corner of Alma School Road and Pinnacle Vista Drive. The proposed development has applied for a change in zoning from its current Residential (R1-190 ESL) and Commercial (C-2 ESL) districts to a combination of residential zoning districts (R-4 ESL, R1-10 ESL, and R1-190 ESL). This request also includes a Major General Plan Amendment that will result in 24.7+/- acres designated on the City's General Plan as Suburban Neighborhoods, instead of the existing Commercial designation, and the remaining 24.1+/- acres of the site designated as Rural Neighborhoods.

We are pleased to invite you to attend an open house to discuss our proposal. The open house will be held at The Four Seasons Resort in the Camelback Room located at 10600 E. Crescent Moon Drive, from 5:00 p.m. to 6:00 p.m. on Wednesday, May 28th, 2014.

If you have any questions, please contact our neighborhood outreach team, Technical Solutions, at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for this project is Jesus Murillo, who can be reached at 480-312-7849. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to be 'J Deason', with a long horizontal line extending to the right.

Jeff Deason
Planning & Development Manager



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 456-PA-2014

Project Name: Cavalliere Flat

Location: SEC Alma School & Pinnacle Vista Road

Site Posting Date: 5/16/2014

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Stephano Pedraza
Applicant Signature

5-16-14
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 16th day of May 2014



Milica Mallabum
Notary Public

My commission expires: 05/07/2017

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Nighborhood Open House Meeting

Date: May 28th, 2014

Time: 5:00 – 6:00 PM

Location: Four Seasons Resort (10600 E. Crescent Moon Dr.)

Site Address: SEC of Alma School and Pinnacle Vista Project Overview:

- Description of Request: For a Major General Plan Amendment and Rezoning of a 48.8 +/- acre site for the purpose of a single-family residential community. The application is for a rezoning from C-2 ESL and R1-190 ESL to R-4 ESL, R1-10 ESL and a portion to remain R1-190 ESL. Additionally, the GPA would modify 24.7 +/- acres to Suburban Neighborhoods designation, instead of the existing Commercial designation, and the remaining 24.1 +/- acres of the site designated as Rural Neighborhoods.

■ Site Acreage: 48.8 +/-

■ Site Zoning: R1-190 ESL and C-2 ESL

Applicants Contact: John Berry

City Contacts: Jesus Murillo

Phone number: 480-385-2727

Phone number: 480-312-7849

Case Number #: 456-PA-2014

Available at The City of Scottsdale: 480-312-7000

After submittal, project information is available at: www.scottsdaleaz.gov/projects/ProjectsInProcess

Posting Date: 05/16/2014 –Penalty for removing or defacing sign prior to date of last hearing
–Applicant Responsible for Sign Removal

16.05.2014

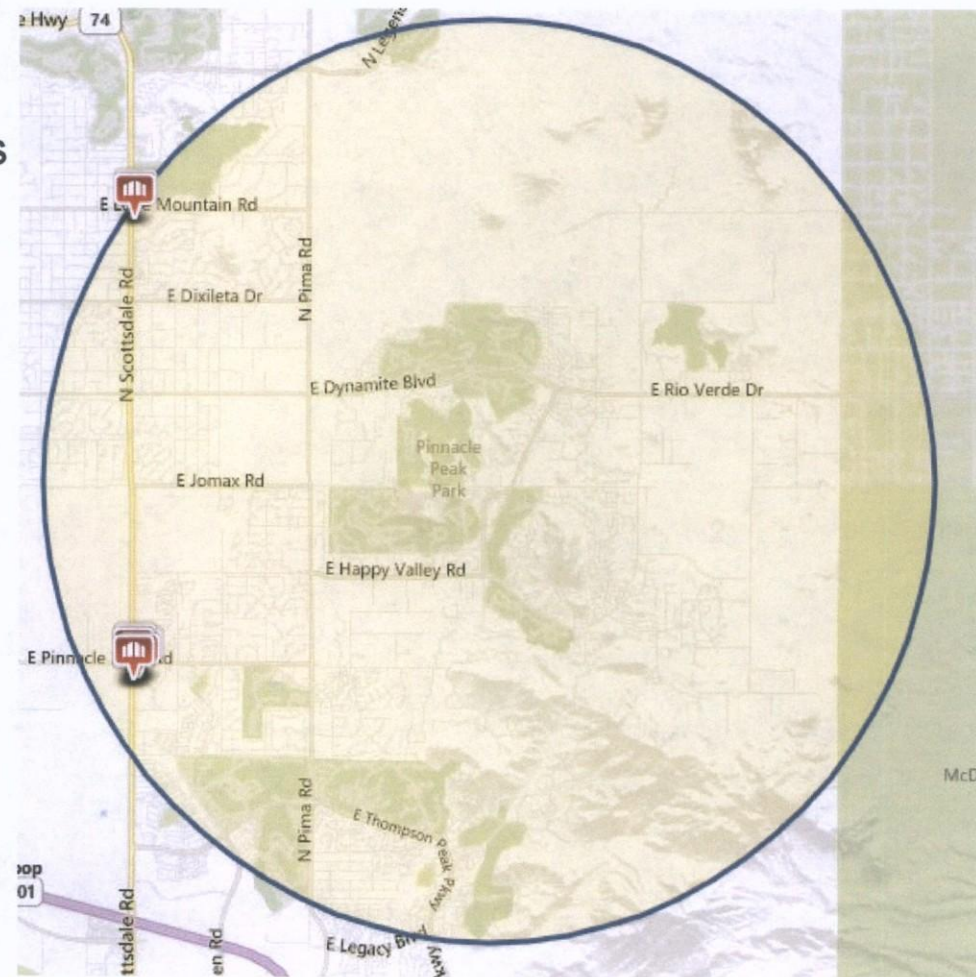
Taylor Morrison Cavalliere Flat

Market Information



Retail Proposed & Under Construction:

- Within a 5 mile radius there are no properties under construction.
- There are 10 proposed properties for construction, with a total additional RBA of 90,505. With 24,944 SF going to a supermarket the rest are un-leased.

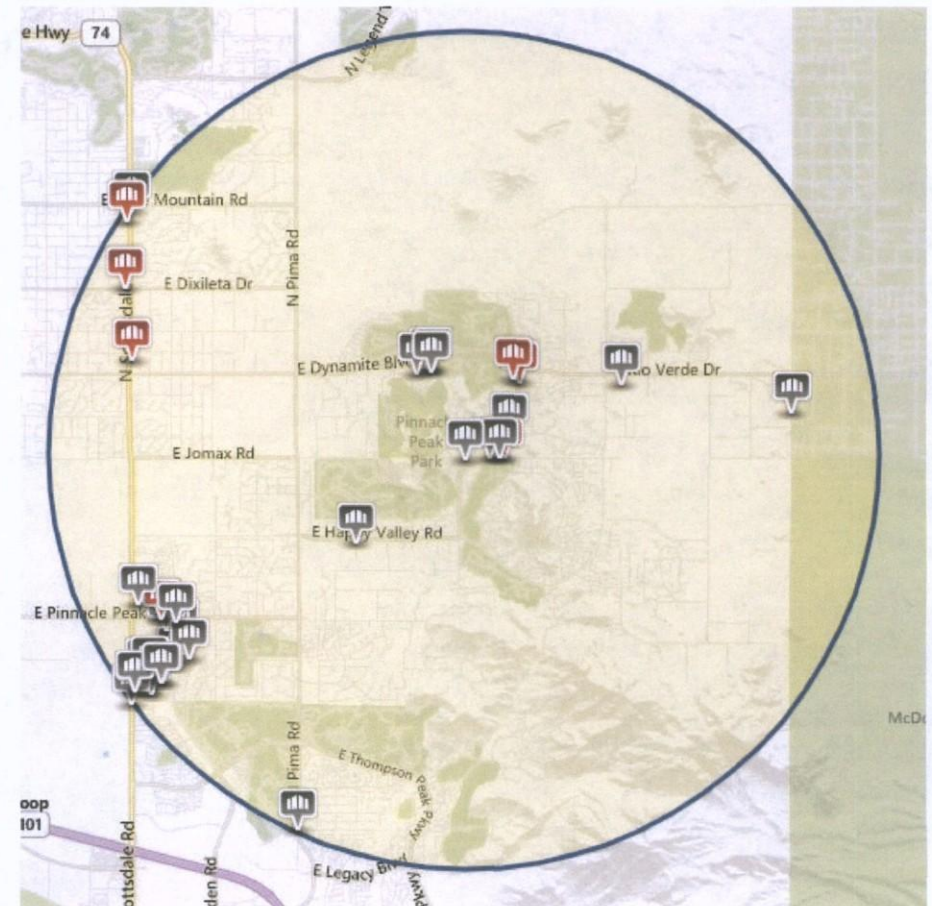


Source: ESRI



Raw Land:

- 39 land parcels are zoned for commercial use with in a 5 mile radius. Totaling 15,067,944 SF or 345.9 acres.

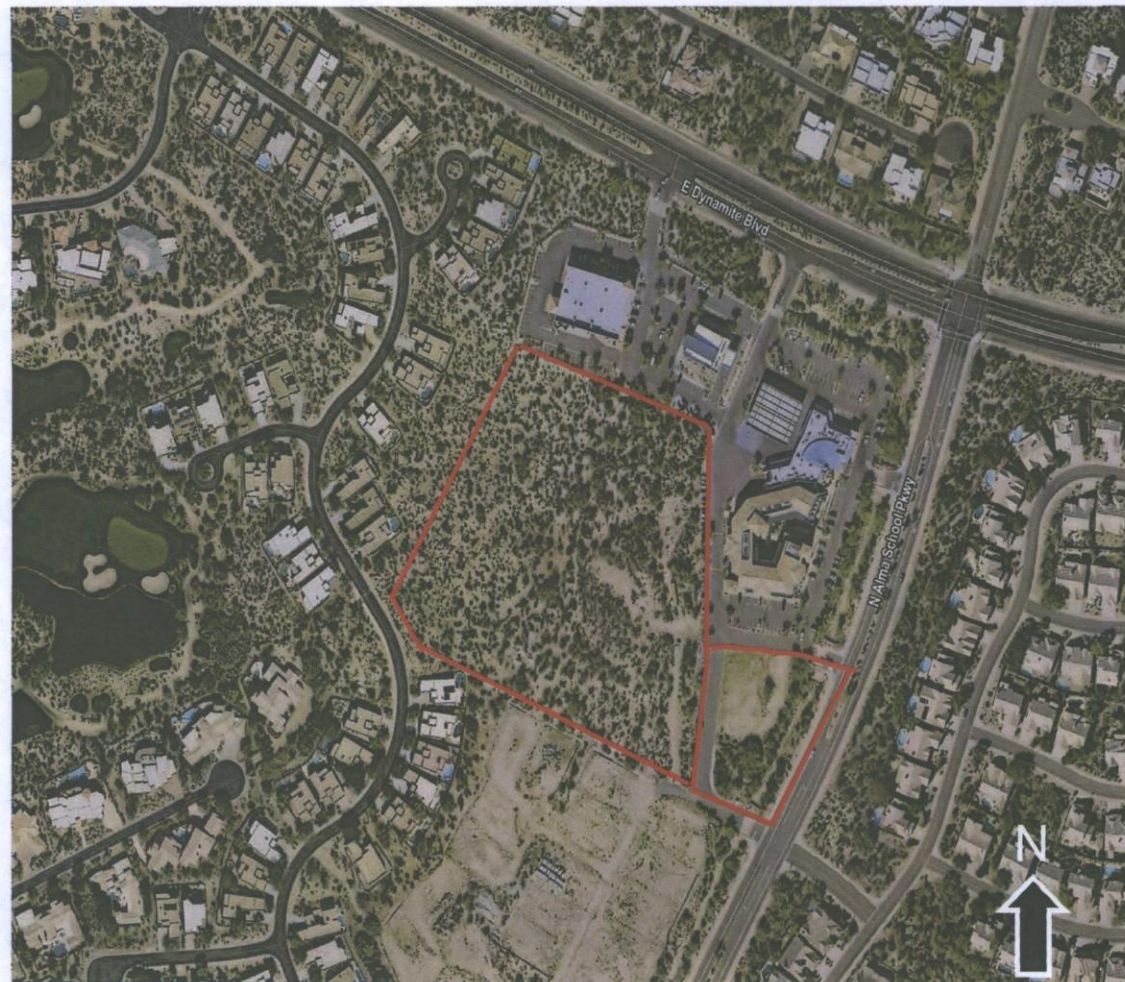
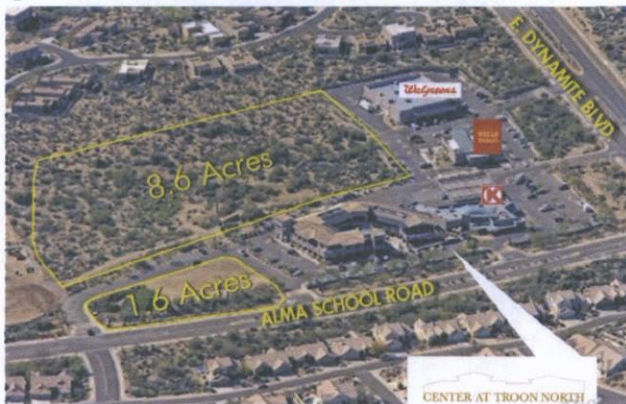




Alma School & Dynamite

Land @ the center of Troon North (2 land pieces)

- Land- 8.6AC / 374,616 SF
 - PAD zoning (city of Scottsdale)
- PAD Site- 1.6 AC / 69,696 SF
 - Zoned allowing drive-thru
 - PCC zoning (city of Scottsdale)
- Parcel # 216-81-380
 & 216-81-381
- Currently for Sale
 On market for 1,684 days (as of 4/14/2014)
- Property has sale condition/
 ground lease





10661 E Crescent Moon Dr.

- Land (2 parcels)
 - Land Totaling 6.34AC / 276,148 SF
 - C-2 zoning (city of Scottsdale)
 - Parcel # 216-80-013B & 216-80-013D





NEC Alma School & Jomax Rd.

- Commercial Land (Vacant/ Raw Land)
- Land: 6.32AC / 275,299 SF
 - PCC zoning (city of Scottsdale)
 - Parcel # 216-80-002R
- Ownership:
John & Karren Green



Voit

REAL ESTATE SERVICES



Villages at Pinnacle Peak
(Jomax & Alma School Pkwy)
RBA- 40,016 SF
10434-10458 E Jomax Rd
Scottsdale, AZ 85262

Vacancy- 25.80%



Source: CoStar

Voit

REAL ESTATE SERVICES



The Center at Troon North
(SWC Alma School pkwy & Dynamite Blvd)
RBA- 40,016 SF
10434-10458 E Jomax Rd
Scottsdale, AZ 85262

Vacancy: 18.59%



La Mirada (NEC Pinnacle Peak Rd & Pima Rd)
Total RBA: 98,707 SF
8852-8936 E Pinnacle Peak Pky.
Scottsdale, AZ 85255

Vacancy: 31.91%

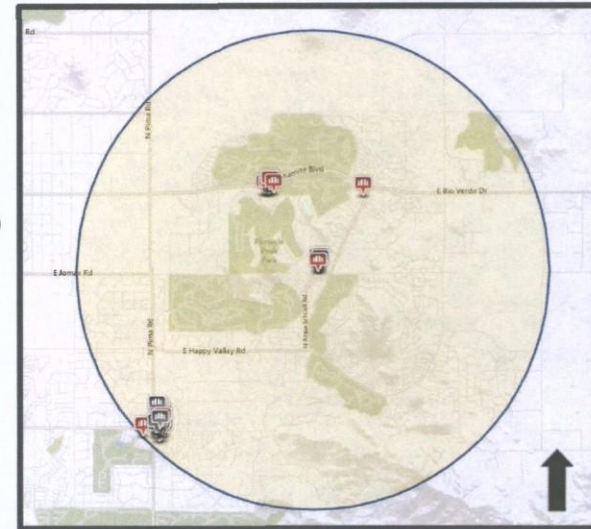




3 mile radius vacancy retail/office properties

Total RBA- 579,568 SF

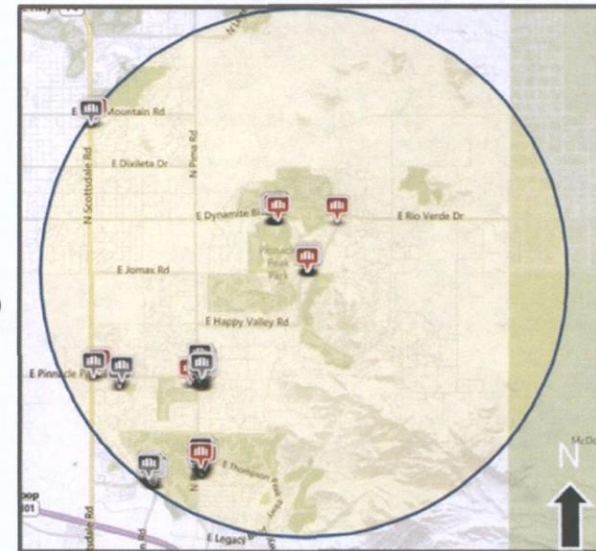
Vacancy – 23.30%



5 mile radius retail/office properties

Total RBA- 1,210,691 SF

Vacancy- 17.60%





City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2014

Taylor Reynolds
City of Scottsdale
Long Range Planning Department
7447 East Indian School Road, Suite #105
Scottsdale, Arizona 85251

RE: MAJOR GENERAL PLAN AMENDMENT (4-GP-2014)

Dear Mr. Reynolds:

Thank you for the opportunity to comment on a request for a Major General Plan Amendment (4-GP-2014) to change the land use designations from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 48-acre site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive. The city of Phoenix does not have any comments at this time.

Please contact Tricia Gomes at 602-262-4870 or tricia.gomes@phoenix.gov if you require any additional information.

Sincerely,

Alan Stephenson
Acting Planning and Development Director

c: Tricia Gomes, Planner III

Castro, Lorraine

From: Yaron, Adam
Sent: Tuesday, July 08, 2014 8:29 AM
To: Castro, Lorraine
Cc: Reynolds, Taylor
Subject: FW: 2014 Proposed Major General Plan Amendments for the City of Scottsdale, AZ (DSW NI 2014-005, FLG-PPK 1&2, 345kV, PPK-RGS 1&2, 230kV, City of Scottsdale, 2014 Major Amendments)
Attachments: dopdfmap11x17.pdf

Lorraine,

Please add this communication to the case files for:

- 2-GP-2014,
- 3-GP-2014,
- 4-GP-2014, and
- 5-GP-2014

Thanks.

ADAM YARON | PLANNER

CITY OF SCOTTSDALE

Planning and Development Services
Long Range Planning Services
7506 E Indian School Rd | Scottsdale, Arizona
T: 480.-312-2761

From: Garthright, Phillip (CONTR) [<mailto:Garthright@WAPA.GOV>]
Sent: Monday, July 07, 2014 12:55 PM
To: Yaron, Adam; Reynolds, Taylor
Subject: RE: 2014 Proposed Major General Plan Amendments for the City of Scottsdale, AZ (DSW NI 2014-005, FLG-PPK 1&2, 345kV, PPK-RGS 1&2, 230kV, City of Scottsdale, 2014 Major Amendments)

Attention Adam Yaron & Taylor Reynolds:

Thank you for providing the Western Area Power Administration (Department of Energy), "Western" the opportunity to receive and comment on those proposed City of Scottsdale, 2014 Major General Plan Amendments. After reviewing your package of information which was received on June 24, 2014 and the accompanying "four" proposed, Major General Plan Amendments, generally in the northerly areas of Scottsdale proper; Western has concluded that the proposals as they currently exist, do not impact any Western facilities or right-of-ways.

The nearest corresponding transmission lines in these areas of North Scottsdale are the Flagstaff-Pinnacle Peak Transmission Lines (FLG-PPK 1&2, 345kV) and the Pinnacle Peak-Rogers (PPK-RGS 1&2, 230kV) Transmission Lines (please see the attached for general reference). All of these Transmission Lines are generally located about one to several miles to the north, northwest, south and southwest of these proposed Major General Plan Amendments, and once again do not have any impact on Western facilities or right-of-ways.

We thank you again for the opportunity to comment and will retain scanned copies of these proposals for future reference.

Phil Garthright, AICP, MRED

Realty Specialist

NorthStar Technology, Contractor

U.S. Dept of Energy / WAPA

615 S. 43rd Ave.

Phoenix, AZ. 85009

garthright@wapa.gov

Work....(602) 605-2580

Mobile..(480) 225-5135



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

July 1, 2014

Taylor Reynolds
City of Scottsdale
Long Range Planning Department
7447 East Indian School Road, Suite #105
Scottsdale, Arizona 85251

RE: MAJOR GENERAL PLAN AMENDMENT (4-GP-2014)

Dear Mr. Reynolds:

Thank you for the opportunity to comment on a request for a Major General Plan Amendment (4-GP-2014) to change the land use designations from Commercial and Rural Neighborhoods to Rural Neighborhoods and Suburban Neighborhoods on a 48-acre site located at the southeast corner of Alma School Parkway and Pinnacle Vista Drive. The city of Phoenix does not have any comments at this time.

Please contact Tricia Gomes at 602-262-4870 or tricia.gomes@phoenix.gov if you require any additional information.

Sincerely,

Alan Stephenson
Acting Planning and Development Director

c: Tricia Gomes, Planner III

4-GP-2014 Comments Received
September 3, 2014 City Sponsored Open House

46P2014



~~5-GP-2014~~

~~Cavalier~~
~~Greasewood Flats~~
Major General Plan Amendment

Open House

COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

NORMAN & ILONA RESNICK

ADDRESS

11358 E. Pion Dr. Scottsdale, AZ 85262

DAYTIME PHONE

(480) 419 4311

E-MAIL

NRes104045@AOL.Com

COMMENTS

THIS PLAN IS SEVERELY FLAWED!

ALMA SCHOOL ROAD IS GOING TO BE FLOODED WITH TRAFFIC; PUTTING 1/4 LOTS NEXT TO 1 ACRE LOTS IS RIDICULOUS. GOING FROM COMMERCIAL TO RESIDENTIAL MAY SOUND GOOD, BUT THIS PLAN IS A DISASTER WAITING TO HAPPEN! NOISE, TRAFFIC, OVER BUILDING, DESTROYING MORE DESERT, ETC. BACK TO THE DRAWING BOARD!

~~AND THE PLAN IS UNACCEPTABLE WHERE IT IS PROPOSED~~

[Signature]

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

See Attached Letter!

To the Planning Commission, City of Scottsdale:

We live in the Desert Summit Community at Jomax Road and 115th Street.

Our entire community is very concerned about the proposal to move Greasewood Flats and the concurrent proposal to permit high density zoning next to the McDowell Mountain Preserve and Tom Thumb Trailhead. This threatens the unique balance of our urban and desert environment here in North Scottsdale.

1. Bar traffic does not belong in this unique and peaceful environment. It will cause day and night motorcycle traffic on quiet neighborhood streets and create traffic safety issues due to impaired drivers. This will require additional police presence and patrols as well as increase ambulance and DUI court costs which will more than offset any additional taxes from the bar.

2. If it is suggested that moving Greasewood Flats will preserve a unique part of our heritage. There is no way the buildings can be moved and pass modern building code requirements. All we will get is a new bar with the original sign.

3. The high density zoning proposal will disrupt what is a quiet, lovely desert area and will lower the property values which in turn will impact the city tax base. Even if moving the bar was a good idea, there is no reason whatsoever to increase the zoning density.

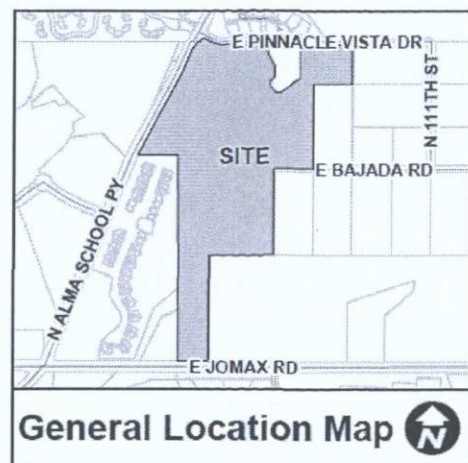
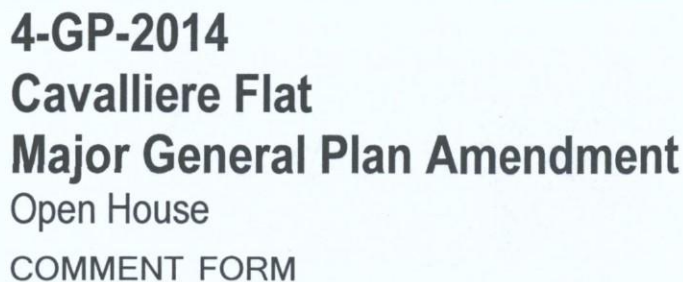
- The requested zoning, R-18 would permit one housing unit per 1/7 acre as opposed to what has been one per 3 acres. Those proposing the project claim they will build fewer but they don't even own all the land being rezoned. The result could be well over 1000 homes versus 154.
- Sereno Canyon, the large property adjacent to the proposed new Greasewood location, has already been rezoned for higher density.
- Atalon on 118th Street was similarly rezoned in 2011 which increased density by more than two to one.
- All of this will significantly impact our limited water resources in the future.

4. Construction traffic has greatly increased on Jomax Road in the past few months. All the construction traffic for the Greasewood relocation will come up that road since Happy Valley Road has been declared off limits for through trucks.

5. The impact of this rezoning over the long run will likely be to depress home values in this area. What the city gains in extra tax revenue from the new development will be offset by the significant additional safety costs cited above and the decline or lack of growth in the property values of the existing neighborhoods.

Jim and Deborah Wichterman

11565 E. Cavedale Drive, Scottsdale AS, 85262



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

ROBERT VAIRIO

ADDRESS

10070 E Harry Vanez Rd, Scottsdale, AZ 85255

DAYTIME PHONE

585-4463

E-MAIL

SONORINERADOC.COM

COMMENTS

THE WRONG PLACE FOR A DEVELOPMENT (COMMERCIAL).



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME

PATRICK R FLYNN

ADDRESS

25803 NO 115th PLACE

DAYTIME PHONE

480-818-3765

E-MAIL

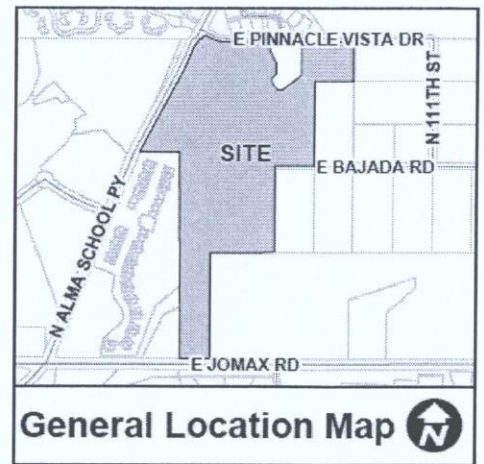
peflynn@cox.net

COMMENTS

INCREASED traffic on Alma School Rd.
We must know the # (number of homes)
patio - condo etc. that is proposed -
All 2 to 4 people per unit and additional
vehicles.



4-GP-2014
Cavalliere Flat
Major General Plan Amendment
Open House
COMMENT FORM



Please return comments to Adam Yaron no later than **September 12, 2014** at

ayaron@scottsdaleaz.gov, by faxing to 480-312-7088 or mailing to

7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME JIM WICKTHAM

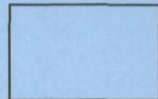
ADDRESS 11565 E. CAURANA DRIVE

DAYTIME PHONE 480 656-0499 E-MAIL JIM-BWLLC@COX.NET

COMMENTS I STRONGLY OPPOSE THE HIGH
DENSITY PORTION OF THIS PROJECT
1 ACRE LOTS IS THE MINIMUM
I COULD SUPPORT.



REQUEST TO SPEAK



Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Howard Myers MEETING DATE 10/22/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Property Owners' Assoc

ADDRESS 6631 E. Horned owl Tr. ZIP 85266

HOME PHONE 480-473-0109 WORK PHONE _____

E-MAIL ADDRESS (optional) Howard.Myers@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 12413 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

Request to Speak cards must be submitted to City Staff before public testimony begins on that item.

HOW TO ADDRESS THE BOARD AND COMMISSION:

- The Chair will call your name when it is your turn to speak.
- Approach the podium and state your name and address for the record.
- Groups wishing to speak are encouraged to select a spokesperson to represent the views of the group.
- Public testimony is limited to three minutes per speaker. *(At the Chair's discretion, speakers representing two or more persons may be granted additional time.)*
- A timer light, located at the podium, will help you to time your comments.
 - o A green light indicates the timer has been activated.
 - o A yellow light indicates there is one minute remaining.
 - o A red light indicates the comment period has ended.

WRITTEN COMMENTS: Citizens who do not wish to address the Board and Commission in person may submit written comments by completing a white Written Comment card. Written Comment cards are available throughout the Kiva Forum and at the Staff table.



REQUEST TO SPEAK

12

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time **MAY** be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) JAMES WICHTENMAN MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) Desert Sunrise HOA

ADDRESS 11565 E. CAURDAR DRIVE ZIP 85262

HOME PHONE 480-656-0499 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 12 ☒ I WISH TO DONATE MY TIME TO Howard Myers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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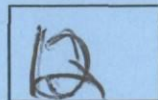
REQUEST TO SPEAK

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Cards for designated speakers and the person(s) they represent must be submitted together.



Cavalier

NAME (print) DEBORAH WINTERMAN MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SUMMIT

ADDRESS 11565 E. Cavendish SCF ZIP 85262

HOME PHONE 480.656.0499 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 12 ☒ I WISH TO DONATE MY TIME TO HOWARD MYERS

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

12

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NAME (print) Jim CHRISTENSEN MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 EAST CAVE DALE DR ZIP 85262

HOME PHONE 490-621-5849 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 12 ☒ I WISH TO DONATE MY TIME TO Jim WICKERMAN
Howard Meyers

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

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NAME (print) Robert Cappel MEETING DATE Oct. 22, 2014

NAME OF GROUP/ORGANIZATION (if applicable) Winfield HOA + Greater Pinnacle Peak Assn.

ADDRESS 33600 N. 79th Way, Scottsdale ZIP 85266

HOME PHONE 480-595-1805 WORK PHONE _____

E-MAIL ADDRESS (optional) R-CAPPEL7@msn.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 12+13 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) SONIA LEAVY MEETING DATE 10/22/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11818 E JUAN TABO ROAD ZIP 85255

HOME PHONE 480-585-9343 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 12 ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING CAVALLIERE FLAT

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WRITTEN COMMENTS

12

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NAME (print) JAMES WICHTERMAN MEETING DATE 10/22

NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit Hst

ADDRESS 11565 E. CAVERDALE DRIVE ZIP 85262

HOME PHONE 480-656-0499 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 12 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) TWO MANY UNITS
PROPOSED FOR THE ALLOTTED SPACE

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[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

12

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NAME (print) Anne Christensen MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 E. Caredale Dr ZIP 85262

HOME PHONE 480-621-5449 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 12 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

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[illegible]

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NAME (print) Jim CHRISTENSEN MEETING DATE 10-22-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11583 EAST CAVEDALE DRIVE ZIP 85262

HOME PHONE 480-621-5449 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 12 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

Prime desert area -

Keeps lots size + houses to a minimum

Keeps lots large + minimal houses

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[illegible]

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COMMENTS RE: CAVALLIER FLAT (4-GP 2014)

My wife and I live at 27483 N 103rd Way, 85262, in Estancia between Happy Valley and Dynamite and just west of Alma School Pkwy.

We are opposed to all future high-density residential housing in northeast Scottsdale.

We purchased our property expecting that the City of Scottsdale would honor the Scottsdale General Plan which designates most of northeast Scottsdale as low density residential housing, resorts and strategically placed commercial.

There was no expectation that we would have high density residential housing in our area.

The high-density residential housing is a net negative economic impact on Scottsdale, putting additional demands on the infrastructure, adding to traffic and its related safety impacts.



REQUEST TO SPEAK

4-6P 2014

3

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) LAURA FIEMANN MEETING DATE 9.10.14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28045 N. 112TH PLACE ZIP 85262

HOME PHONE 303 332 5097 WORK PHONE 480-270-8594

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

3

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NAME (print) Robert Cappel MEETING DATE Sept 10, 2014

NAME OF GROUP/ORGANIZATION (if applicable) GRPA & Winfield HOA

ADDRESS 33600 N. 79th Way ZIP 85266

HOME PHONE 480-595-1805 WORK PHONE _____

E-MAIL ADDRESS (optional) R-CAPPEL1@msn.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

Cavalliere Flat

3

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NAME (print) Gary Kallian MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 24742 N 117th St ZIP 85255

HOME PHONE 480 419 6228 WORK PHONE _____

E-MAIL ADDRESS (optional) cgk@lathropconstruction.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 3 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

3/4

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NAME (print) WILLIAM DAVID DEBUSK MEETING DATE 9/19/2014

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11465 E. CAVEDALE Dr ZIP 85262

HOME PHONE 480 502 7714 WORK PHONE —

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 4 ☒ I WISH TO DONATE MY TIME TO JIM WICKTERMAN

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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REQUEST TO SPEAK

384

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Deanne Bank MEETING DATE 9/10/14

NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit

ADDRESS 26762 N. 114th Way ZIP 85262

HOME PHONE 4809981489 WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # 384 ☒ I WISH TO DONATE MY TIME TO Jim Wichterman

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

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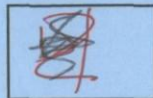
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3/4

NAME (print) Colleen SANGER MEETING DATE 9/10/2014

NAME OF GROUP/ORGANIZATION (if applicable) Desert Summit HOA

ADDRESS 11465 E. CAVEDALE Dr ZIP 85262

HOME PHONE 480 502 7714 WORK PHONE _____

E-MAIL ADDRESS (optional) colleensanger@gmail.com

☐ I WISH TO SPEAK ON AGENDA ITEM # ~~111~~ ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING TRAFFIC FLOW / SPEED /
ON SOMAT ROAD.

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WRITTEN COMMENTS

3

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NAME (print) Debra Pritz MEETING DATE 9-10-14

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 11050 E Bayada ZIP 85262

HOME PHONE 480-596-1523 WORK PHONE _____

E-MAIL ADDRESS (optional) debraap4

AGENDA ITEM # 4-GP-2014 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) I strongly oppose this high density development. The impact of the huge increase in light pollution, noise, & traffic is detrimental to our established way of life. More rooftops will not enhance Scottsdale. The arguments

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that there are other high density nearby does NOT justify making it worse.

While I don't envision a Walmart or grocery going into replace Greasewood, I do believe there are appropriate commercial uses for the property.

My neighbors have invested millions in our properties ^{based on the current general plan}

Currently, there are many housing developments sitting empty. The time it will take to sell + build out this development will leave us in a construction zone for at least another decade of disturbance in this pristine area of Scottsdale.
No More Here.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

3

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NAME (print) Jim Davis MEETING DATE 9/10/18

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP 85262

HOME PHONE 480-299-1813 WORK PHONE 480-299-1813

E-MAIL ADDRESS(optional) jdavis@mba1965-hbs.edu

AGENDA ITEM # 3 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) THIS PROPOSAL IS TOO DENSE
& NEEDS TO HAVE MORE RURAL eg 1 House/acre

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

3.4

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NAME (print) THOMAS WEINTOLD MEETING DATE 2014-09-10

NAME OF GROUP/ORGANIZATION (if applicable) SELF

ADDRESS 26738 N 114TH WAY ZIP 85262

HOME PHONE 480 419 5744 WORK PHONE 602 469 1775

E-MAIL ADDRESS(optional) Twainhd@outlook.com

AGENDA ITEM # 46P2a4 & 56P214 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) As to 46P2a4, the concept of density transition to existing density is not respected by allowing the proposed density. It is inevitable that the next application for the contiguous property to the east will be much higher than good planning would recommend.

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

Regarding 5 GP 2014 the concept of creating a destination entertainment facility in an otherwise low density environment (residential) on the edge of The McDowell Mtn Preserve seems completely unwarranted. Plus, with the restriction on construction traffic through Troon, Traffic ~~and~~ ^{and} ~~formax~~ will increase dramatically. The two lane nature of formax, and 118th, would create significant congestion and noise, in an area that until now has been entirely residential and very remote. (Consider how many Harley Davidson's will be driving through Troon every weekend from now until forever.) There must be a better site for the

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.

new greasewood flat entertainment project.



WRITTEN COMMENTS

3/4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Colleen SANGER MEETING DATE 9/10

NAME OF GROUP/ORGANIZATION (if applicable) DESERT SUMMIT HOA

ADDRESS 11465 EAST CAVERDALE DR. ZIP 85262

HOME PHONE 480 502 1114 WORK PHONE _____

E-MAIL ADDRESS(optional) ColleenSanger@gmail.com

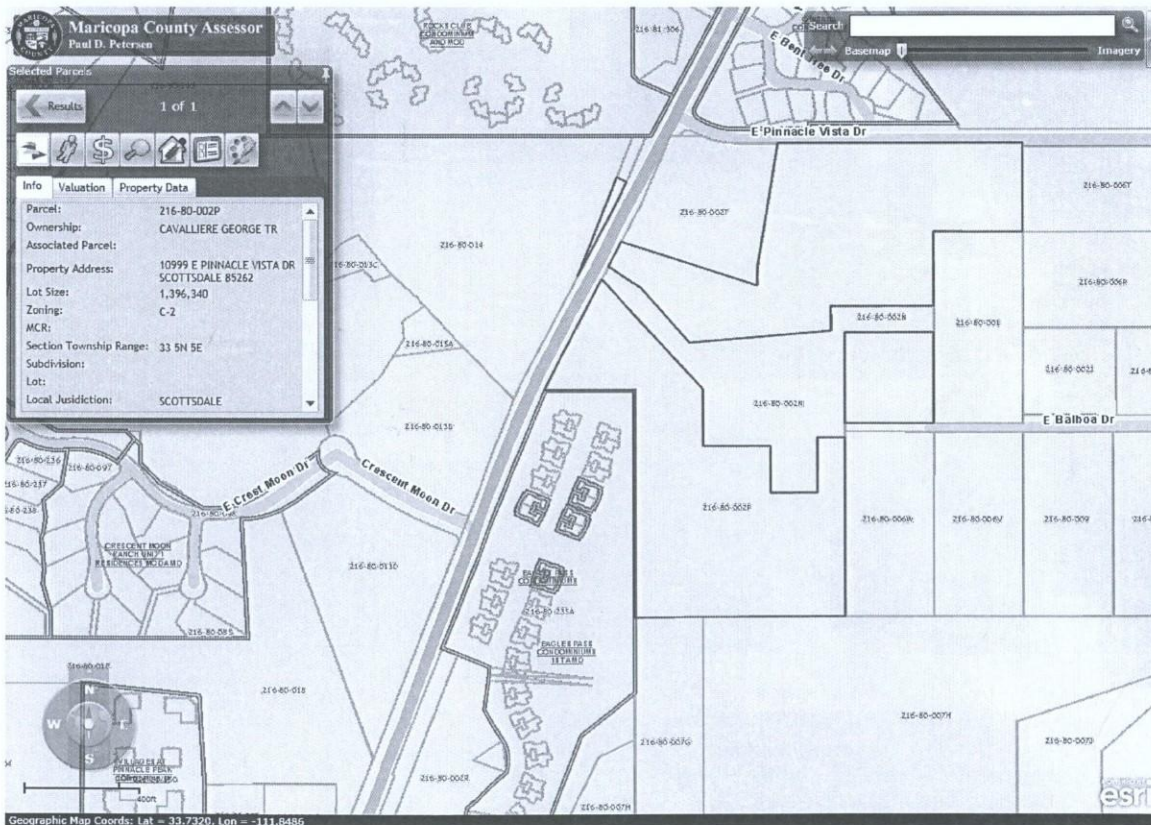
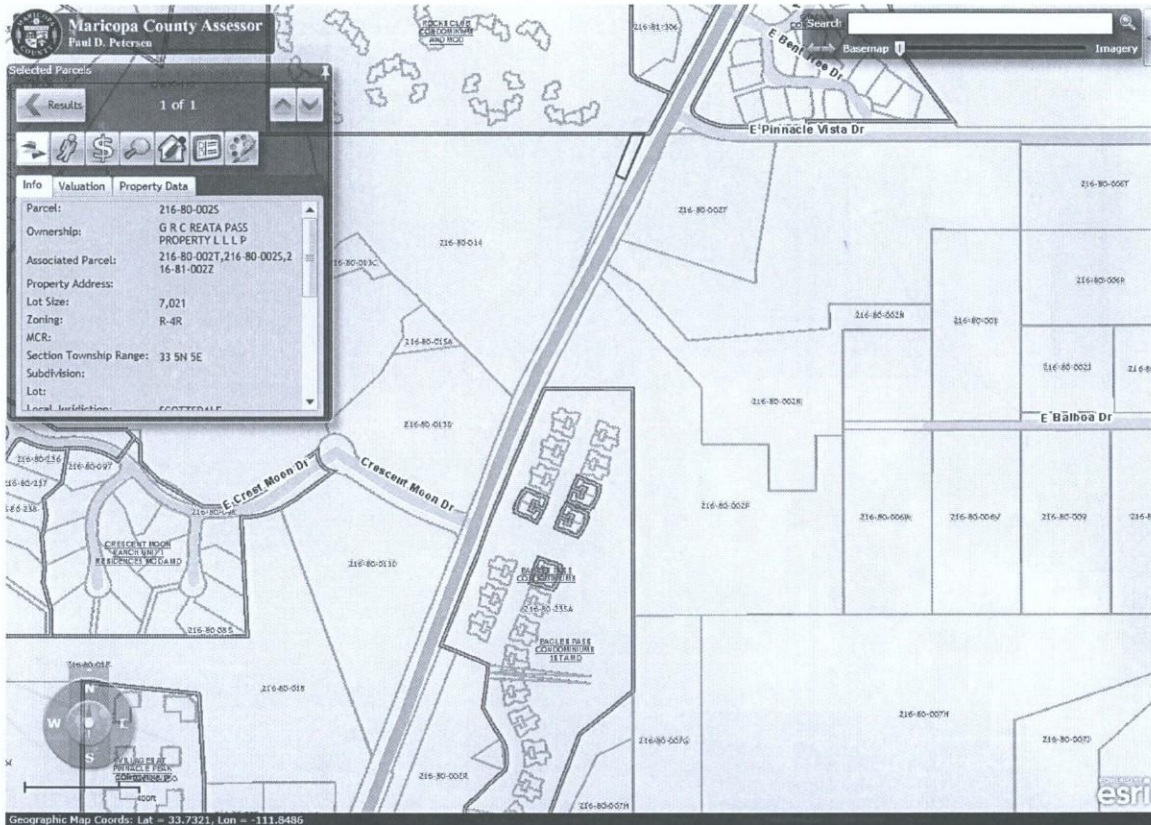
AGENDA ITEM # #3/4 ☐ SUPPORT ☒ OPPOSE

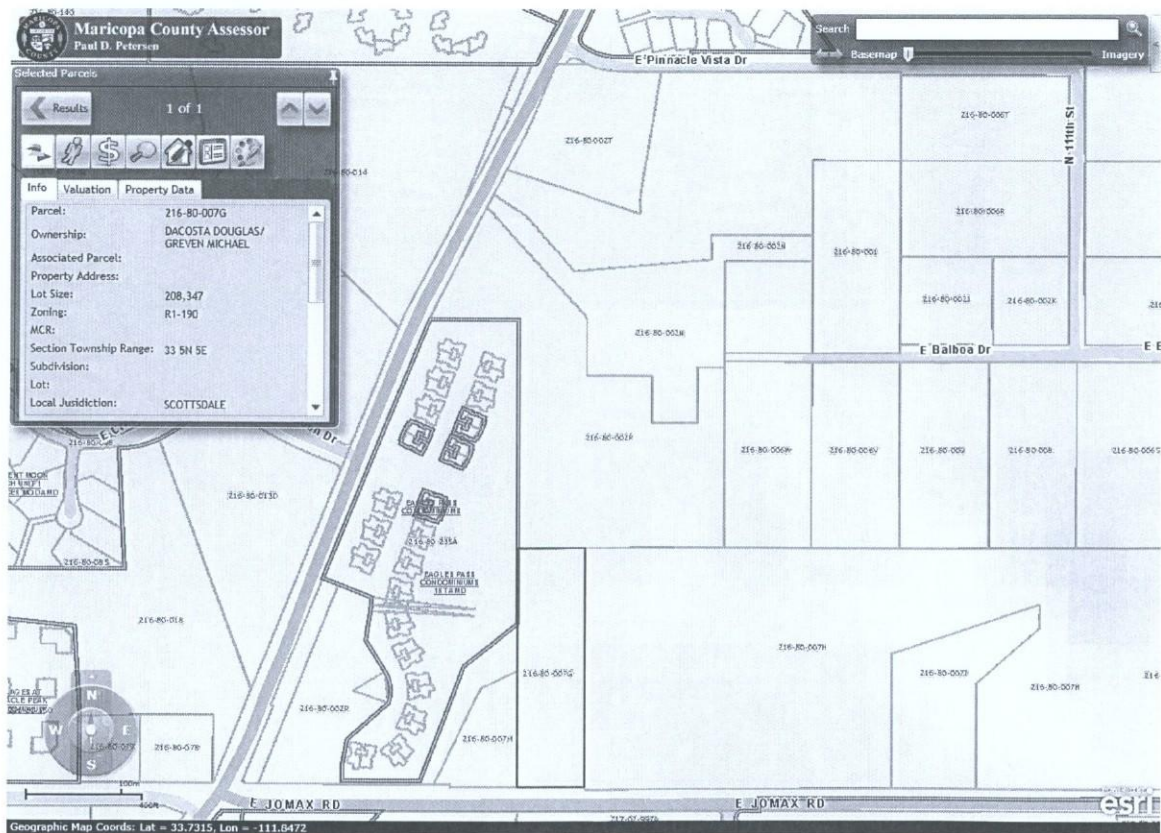
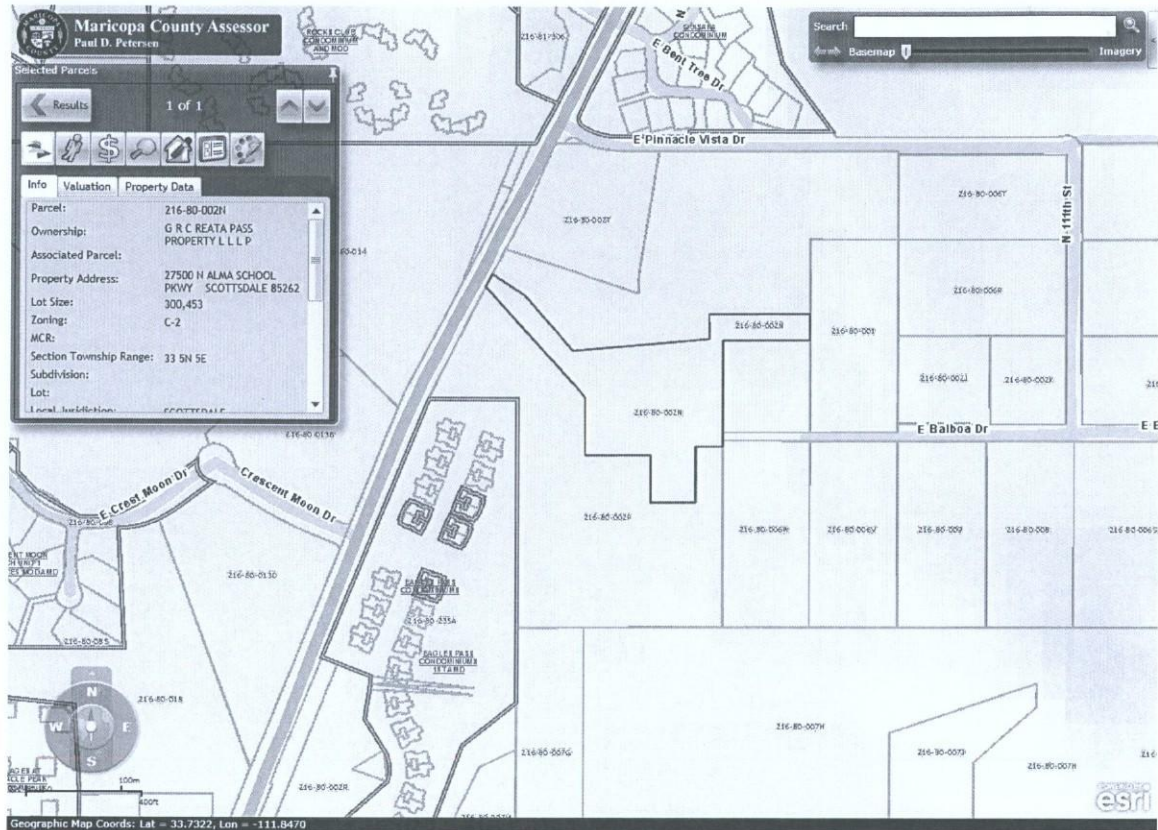
COMMENTS (additional space is provided on the back) CONCERNS OVER ALL CONSTRUCTION
TRAFFIC GOING UP JOMAX (ONLY) DUE TO ORDINANCE IN
TECON PREVENTING CONSTRUCTION VEHICLES.
REQUESTING CITY TO ALLOW TRAFFIC ON ALL ROADS
JOMAX, HAPPY VALLEY, 118TH & 128TH.

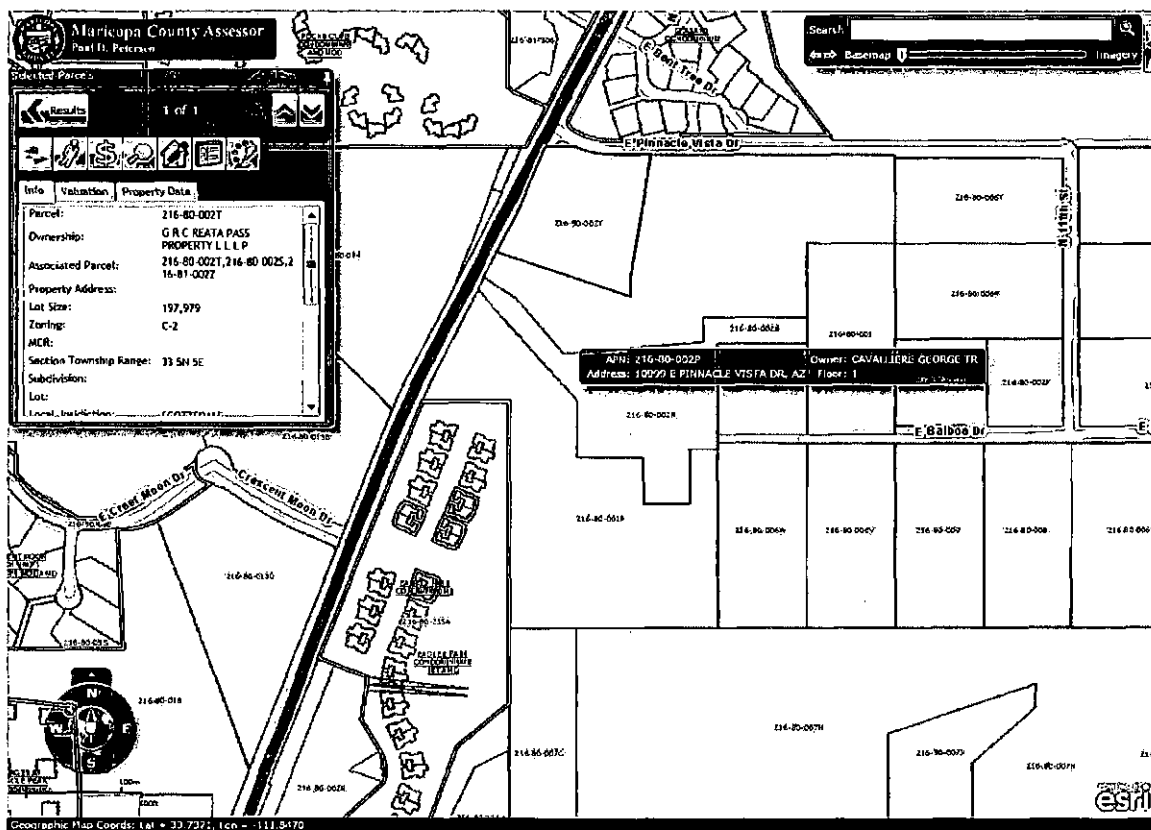
Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

[illegible]

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.







First American Title

When recorded, return to:
Taylor Morrison/Arizona, Inc.
Attention: Lynne Dugan
9000 E. Pima Center Parkway
Suite 350
Scottsdale, Arizona 85258

642425-14-4-3--
mcdevitttr

NES 642425
313

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, the undersigned, **THE GEORGE R. CAVALLIERE TRUST UNDER DECLARATION OF TRUST DATED NOVEMBER 15, 1995, AS AMENDED, and G.R.C. REATA PASS PROPERTY, L.L.P., an Arizona limited liability limited partnership** (collectively "Grantor") does hereby grant, sell, and convey to **TAYLOR MORRISON/ARIZONA, Inc., an Arizona corporation** ("Grantee"), the following real property situated in Maricopa County, Arizona (the "Property"):

See Exhibit A attached hereto and by this reference made a part hereof;

TOGETHER WITH all and singular the appurtenances, rights, easements, rights of way, tenements and hereditaments incident or belonging thereto, and all of the estate, right, title, interest and claims, either at law or in equity or otherwise, of Grantor of, in, to or out of the said Property including, without limitation, (i) all buildings, structures and improvements located or to be located thereon, including, without limitation, all irrigation ditches, gates, valves, pumps, tanks, and wells; (ii) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights attributable to the Property; (iii) all oil, gas, and mineral rights not previously reserved to the extent attributable to the Property; (iv) any rights of Grantor to any adjoining strips, gaps, or gores of property and any land lying within the bed of any adjoining street, highway, or waterway relating to the Property; and (v) any other rights or privileges appurtenant to the Property or used in connection therewith.

SUBJECT to taxes not yet delinquent and other assessments, reservation in patents and all easements, rights of way, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the title to the Property is hereby warranted by Grantor against the acts of Grantor and those claiming by, through or under Grantor, and none other. Grantor hereby quits all water rights appurtenant to the Property held by Grantor.

PURSUANT to A.R.S § 33-404, as amended, the names and addresses of the beneficiaries of The George R. Cavalliere Trust are identified on Exhibit B attached hereto and by this reference made a part hereof.

[Signature and Acknowledgment pages follow]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed
this 4th day of March, 2014.

GRANTOR:

**THE GEORGE R. CAVALLIERE TRUST
UNDER DECLARATION OF TRUST
DATED NOVEMBER 15, 1995, AS
AMENDED**

By: BMO Harris Bank NA
Its: Trustee

By: [Signature]
Name: Greg Oliver
Its: Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 4th day of March 2014,
by Greg Oliver, the Vice President of BMO Harris Bank NA, the
Trustee of **THE GEORGE R. CAVALLIERE TRUST UNDER DECLARATION OF
TRUST DATED NOVEMBER 15, 1995, AS AMENDED**, on behalf thereof.

03/09/2015
My commission expires:

[Signature]
Notary Public



LaDonna Henry

GRANTOR:

**G.R.C. REATA PASS PROPERTY,
L.L.L.P., an Arizona limited liability limited
partnership**

By: THE GEORGE R. CAVALLIERE
TRUST UNDER DECLARATION OF
TRUST DATED NOVEMBER 15,
1995, AS AMENDED
Its: General Partner

By: BMO Harris Bank NA
Its: Trustee

By: [Signature]
Name: Greg Oliver
Its: Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 4th day of March, 2014, by Greg Oliver, the Vice President of BMO Harris Bank NA, the Trustee of The George R. Cavalliere Trust Under Declaration of Trust Dated November 15, 1995, as Amended, the General Partner of **G.R.C. REATA PASS PROPERTY, L.L.L.P., an Arizona limited liability limited partnership**, on behalf thereof.

[Signature: LaDonna Henry]
Notary Public

03-09-2015
My commission expires:

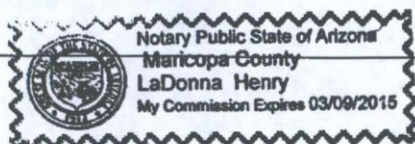


Exhibit A**Legal Description for Property****PARCEL 1(1A):**

DELETED INTENTIONALLY.

PARCEL 1(1B):

BEING A PORTION OF THE SOUTH HALF, SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 133.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 385.17 FEET;

THENCE SOUTHERLY TO A POINT WHICH LIES 465.79 FEET ALONG A COURSE, WHICH RUNS SOUTH 71 DEGREES 51 MINUTES 41 SECONDS EAST FROM A POINT ON THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD WHICH POINT IS 345.67 FEET ALONG A COURSE RUNNING SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD FROM THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ON A COURSE WHICH IS SOUTH 2 DEGREES 11 MINUTES 05 SECONDS WEST 75 FEET;

THENCE WESTERLY ON A COURSE WHICH IS NORTH 71 DEGREES 51 MINUTES 41 SECONDS WEST TO THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD AND;

THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD TO THE TRUE POINT OF BEGINNING AS GENERALLY DEPICTED ON THE ROUGH MAP INITIALED BY THE PARTIES;

EXCEPT THE FOLLOWING DESCRIBED PARCELS CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761655:

PARCEL A:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 133.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 15.00 FEET;

THENCE SOUTH 33 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 75.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL PARKWAY;

THENCE NORTH 22 DEGREES 50 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 68.70 FEET TO TRUE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 242.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE VISTA DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 276.05 FEET;

THENCE SOUTH 9 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.34 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE A DISTANCE

OF 157.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 12 SECONDS, A DISTANCE OF 118.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 1379.46 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, MARICOPA COUNTY RECORDERS' OFFICE;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 346.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953, A DISTANCE OF 267.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 315.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 330.34 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646 A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 205.75 FEET;

THENCE NORTH 41 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 533.56 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE ROADWAY DESCRIBED IN DOCKET 6492, PAGE 78, MARICOPA COUNTY RECORDS;

THENCE NORTH 27 DEGREES 26 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 51.44 FEET (SAID POINT BEING SOUTH 10 DEGREES 15 MINUTES 23 SECONDS WEST, 477.99 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 33);

THENCE SOUTH 56 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 137.24 FEET;

THENCE SOUTH 40 DEGREES 43 MINUTES 25 SECONDS EAST, A DISTANCE OF 261.89 FEET;

THENCE NORTH 85 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 503.38 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 89.08 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION AND RUN THENCE NORTH 89 DEGREES 50 MINUTES EAST 1385.3 FEET;

THENCE SOUTH 0 DEGREES 5 MINUTES EAST 346.1 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 692 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 700 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 1443.35 FEET;

THENCE NORTH 21 DEGREES 29 MINUTES EAST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, 1870.16 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL A:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1117.04 FEET FROM THE CENTER OF SAID SECTION 33 ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED AND RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 418.16 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 556.58 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL B:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1493.60 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 556.58 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 695.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL C:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 987.93 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST, A DISTANCE OF 370.71 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST, A DISTANCE OF 120 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST A DISTANCE OF 418.16 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES, A DISTANCE OF 129.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

CONSISTING OF:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 46.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PINNACLE PEAK ROAD;

THENCE SOUTH 22 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 179.34 FEET;

THENCE NORTH 65 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 39.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 578 OF DEEDS, PAGE 255;

THENCE NORTH 21 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 159.96 FEET TO THE TRUE POINT OF BEGINNING; AND

PARCEL 1 (1B), AS DESCRIBED IN DETAIL ABOVE; AND PARCEL 2, AS DESCRIBED IN DETAIL ABOVE.

PARCEL E:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR WITH CAP LS#22281 MARKING THE CENTER OF SAID SECTION 33, FROM WHICH THE G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°50'00" EAST, A DISTANCE OF 2,638.51 FEET AND FROM WHICH THE MARICOPA COUNTY BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°13'053" EAST, A DISTANCE OF 2,642.44 FEET;

THENCE NORTH 89°50'00" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 716.61 FEET;

THENCE SOUTH 00°10'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF SCOTTSDALE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-0761656, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°50'00" EAST, ALONG SAID SOUTHERLY LINE AND SAID PARALLEL LINE, A DISTANCE OF 247.87 FEET;

THENCE SOUTH 00°12'05" EAST, A DISTANCE OF 271.70 FEET;

THENCE SOUTH 52°05'01" WEST, A DISTANCE OF 188.79 FEET;

THENCE SOUTH 89°50'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 37°55'04" WEST, A DISTANCE OF 66.41 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 52°05'01" EAST, A DISTANCE OF 40.95 FEET;

THENCE NORTH 00°12'05" WEST, A DISTANCE OF 95.00 FEET;

THENCE NORTH 24°39'03" WEST, A DISTANCE OF 115.75 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 66.90 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761656:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 518.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 866.84 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 870.96 FEET;

THENCE NORTH 9 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 163.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 27 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, A DISTANCE OF 6.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE;

THENCE SOUTH 62 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 48 SECONDS, A DISTANCE OF 14.86 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 78.91 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

ARS SECTION 33-404 DISCLOSURE

Beneficiaries of The George R. Cavalliere Trust:

GEORGE A CAVALLIERE
3805 N BROWN AVE
SCOTTSDALE AZ 85251

JACOB ANDREW JOHNSON
331 S. PLEASANT ST.
PRESCOTT, AZ 86303

JOSHUA MORGAN JOHNSON
10933 E. PINNACLE VISTA DR.
SCOTTSDALE, AZ 85262

JUSTIN ALLEN JOHNSON
10933 E. PINNACLE VISTA DR.
SCOTTSDALE, AZ 85262

STANLEY CARKIN
10981 E. PINNACLE VISTA DR.
SCOTTSDALE, AZ 85262

JOYCE ELLER
10999 EAST PINNACLE VISTA DR.
SCOTTSDALE, AZ 85262

Exhibit B

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER

HELEN PURCELL

20140143087 03/05/2014 04:28

ELECTRONIC RECORDING

SALES AFFIDAVIT

642425-7-4-4-Y-

mcdevitttr

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 216-80-002N - SPLIT
BOOK MAP PARCEL

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 3

Please list the additional parcels below (attach list if necessary):

(1) 216-80-002P (2) 216-80-002T
(3) 216-81-002Z (4) _____

2. SELLER'S NAME AND ADDRESS:

BMO Harris Bank N.A., Trustee and G.R.C. Reata Pass Property, L.L.P.
c/o BMO Harris Bank NA 14850 N. Scottsdale Rd., Ste 300
Scottsdale, AZ 85254

3. (a) BUYER'S NAME AND ADDRESS:

Taylor Morrison/Arizona, Inc.

9000 East Pima Center Parkway, Suite 350
Scottsdale, AZ 85258

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

39.631 acres SEC Alma School/, Pinnacle Vista Drive
Scottsdale, AZ

5. MAIL TAX BILL TO:

Taylor Morrison/Arizona, Inc.

9000 East Pima Center Parkway, Suite 350
Scottsdale, AZ 85258

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

a. ☐ Vacant land f. ☒ Commercial or Industrial Use
b. ☐ Single Family Residence g. ☐ Agriculture
c. ☐ Condo or Townhouse h. ☐ Mobile or manufactured Home
☐ Affixed ☐ Not Affixed
d. ☐ 2-4 Plex i. ☐ Other Use; Specify:
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:

☐ To be used as a primary residence. ☐ Owner occupied, not a primary residence.
☐ To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in item 6 above, indicate the number of units: n / a
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent Sarah Anne Buvala

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5 day of March 20 14

Notary Public Sarah Anne Buvala

Notary Expiration Date June 19, 2015

14
DOR FORM 82162 (08/2012)



10. SALE PRICE:

\$ 7,331,735.00 00

11. DATE OF SALE (Numeric Digits): 0 3 / 1 4
Month/Year

12. DOWN PAYMENT \$ 7,331,735.00 00

13. METHOD OF FINANCING:

a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from Financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
(2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
d. ☐ Seller Loan (Carryback) f. ☐ Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First American Title Insurance Company National Commercial Services

2425 E. Camelback Road, Suite 300

Phoenix, AZ 85016

NCS-642425-PHX1 (sfh)

Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

Signature of Buyer / Agent Shela Hunter

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 5 day of March 20 14

Notary Public Sarah Anne Buvala

Notary Expiration Date June 19, 2015

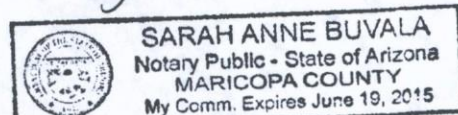


EXHIBIT "A"**PARCEL 1(1B):**

BEING A PORTION OF THE SOUTH HALF, SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 133.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 385.17 FEET;

THENCE SOUTHERLY TO A POINT WHICH LIES 465.79 FEET ALONG A COURSE, WHICH RUNS SOUTH 71 DEGREES 51 MINUTES 41 SECONDS EAST FROM A POINT ON THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD WHICH POINT IS 345.67 FEET ALONG A COURSE RUNNING SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD FROM THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ON A COURSE WHICH IS SOUTH 2 DEGREES 11 MINUTES 05 SECONDS WEST 75 FEET;

THENCE WESTERLY ON A COURSE WHICH IS NORTH 71 DEGREES 51 MINUTES 41 SECONDS WEST TO THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD AND;

THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD TO THE TRUE POINT OF BEGINNING AS GENERALLY DEPICTED ON THE ROUGH MAP INITIALED BY THE PARTIES;

EXCEPT THE FOLLOWING DESCRIBED PARCELS CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761655:

PARCEL A:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 133.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 15.00 FEET;

THENCE SOUTH 33 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 75.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL PARKWAY;

THENCE NORTH 22 DEGREES 50 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 68.70 FEET TO TRUE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 242.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE VISTA DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 276.05 FEET;

THENCE SOUTH 9 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.34 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 157.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 12 SECONDS, A DISTANCE OF 118.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 1379.46 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, MARICOPA COUNTY RECORDERS' OFFICE;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 346.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953, A DISTANCE OF 267.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 315.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 330.34 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646 A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 205.75 FEET;

THENCE NORTH 41 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 533.56 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE ROADWAY DESCRIBED IN DOCKET 6492, PAGE 78, MARICOPA COUNTY RECORDS;

THENCE NORTH 27 DEGREES 26 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 51.44 FEET (SAID POINT BEING SOUTH 10 DEGREES 15 MINUTES 23 SECONDS WEST, 477.99 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 33);

THENCE SOUTH 56 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 137.24 FEET;

THENCE SOUTH 40 DEGREES 43 MINUTES 25 SECONDS EAST, A DISTANCE OF 261.89 FEET;

THENCE NORTH 85 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 503.38 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 89.08 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION AND RUN THENCE NORTH 89 DEGREES 50 MINUTES EAST 1385.3 FEET;

THENCE SOUTH 0 DEGREES 5 MINUTES EAST 346.1 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 692 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 700 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 1443.35 FEET;

THENCE NORTH 21 DEGREES 29 MINUTES EAST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, 1870.16 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL A:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1117.04 FEET FROM THE CENTER OF SAID SECTION 33 ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED AND RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 418.16 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 556.58 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL B:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1493.60 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 556.58 FEET;
THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 695.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL C:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 987.93 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST, A DISTANCE OF 370.71 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST, A DISTANCE OF 120 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST A DISTANCE OF 418.16 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES, A DISTANCE OF 129.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

CONSISTING OF PARCEL 1 (1A), AS DESCRIBED IN DETAIL ABOVE; PARCEL 1 (1B), AS DESCRIBED IN DETAIL ABOVE; AND PARCEL 2, AS DESCRIBED IN DETAIL ABOVE.

PARCEL E:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR WITH CAP LS#22281 MARKING THE CENTER OF SAID SECTION 33, FROM WHICH THE G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°50'00" EAST, A DISTANCE OF 2,638.51 FEET AND FROM WHICH THE MARICOPA COUNTY BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°13'053" EAST, A DISTANCE OF 2,642.44 FEET;

THENCE NORTH 89°50'00" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 716.61 FEET;

THENCE SOUTH 00°10'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF SCOTTSDALE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-0761656, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°50'00" EAST, ALONG SAID SOUTHERLY LINE AND SAID PARALLEL LINE, A DISTANCE OF 247.87 FEET;

THENCE SOUTH 00°12'05" EAST, A DISTANCE OF 271.70 FEET;

THENCE SOUTH 52°05'01" WEST, A DISTANCE OF 188.79 FEET;

THENCE SOUTH 89°50'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 37°55'04" WEST, A DISTANCE OF 66.41 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 52°05'01" EAST, A DISTANCE OF 40.95 FEET;

THENCE NORTH 00°12'05" WEST, A DISTANCE OF 95.00 FEET;

THENCE NORTH 24°39'03" WEST, A DISTANCE OF 115.75 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 66.90 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761656:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 518.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 866.84 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 870.96 FEET;

THENCE NORTH 9 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 163.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 27 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, A DISTANCE OF 6.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE;

THENCE SOUTH 62 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 48 SECONDS, A DISTANCE OF 14.86 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 78.91 FEET TO THE TRUE POINT OF BEGINNING.

TM 43ac.

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company
through its Division

First American Title Insurance Company

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY	on the following page
COMMITMENT DATE	Schedule A (Page 1)
POLICIES TO BE ISSUED, AMOUNTS AND PROPOSED INSURED	Schedule A (Page 1)
INTEREST IN THE LAND	Schedule A (Exhibit A)
DESCRIPTION OF THE LAND	on the following page
EXCEPTIONS - PART ONE	Schedule B (inside)
EXCEPTIONS - PART TWO	Schedule B (inside)
REQUIREMENTS (Standard)	on the third page
REQUIREMENTS (Continued)	Requirements (inside)
CONDITIONS	on the third page

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY

If you have any questions about the Commitment, contact:

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

**The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions**

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Part One: (for use with 2006 ALTA policies)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Part One: (for use with 1992 and prior ALTA policies)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

REQUIREMENTS (Standard)

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(Continued on Requirements Page)

CONDITIONS

1. **DEFINITIONS**
 - (a) "Mortgage" means mortgage, deed of trust or other security instrument.
 - (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
2. **LATER DEFECTS**
The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.
3. **EXISTING DEFECTS**
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
4. **LIMITATION OF OUR LIABILITY**
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements
 or
 eliminate with our written consent any Exceptions shown in Schedule B

 We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.
5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: **Angelique Sizemore at (602)567-8100**

Effective Date: **April 22, 2014** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Extended Owner's Policy for \$0.00

Proposed Insured:

City of Scottsdale

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Taylor Morrison/Arizona, Inc., an Arizona corporation

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

City of Scottsdale

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

SEE EXHIBIT "A " ATTACHED HEREIN

Title officer: Ron B. Robertson @ (602)567-8160/rrobertson@firstam.com.

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.

EXHIBIT "A"

PARCEL 1:

BEING A PORTION OF THE SOUTH HALF, SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 133.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 385.17 FEET;

THENCE SOUTHERLY TO A POINT WHICH LIES 465.79 FEET ALONG A COURSE, WHICH RUNS SOUTH 71 DEGREES 51 MINUTES 41 SECONDS EAST FROM A POINT ON THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD WHICH POINT IS 345.67 FEET ALONG A COURSE RUNNING SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD FROM THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ON A COURSE WHICH IS SOUTH 2 DEGREES 11 MINUTES 05 SECONDS WEST 75 FEET;

THENCE WESTERLY ON A COURSE WHICH IS NORTH 71 DEGREES 51 MINUTES 41 SECONDS WEST TO THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD AND;

THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF PINNACLE PEAK ROAD TO THE TRUE POINT OF BEGINNING AS GENERALLY DEPICTED ON THE ROUGH MAP INITIALED BY THE PARTIES;

EXCEPT THE FOLLOWING DESCRIBED PARCELS CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761655:

PARCEL A:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 133.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 15.00 FEET;

THENCE SOUTH 33 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 75.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL PARKWAY;

THENCE NORTH 22 DEGREES 50 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A

DISTANCE OF 68.70 FEET TO TRUE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33,

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 242.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE VISTA DRIVE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 276.05 FEET;

THENCE SOUTH 9 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.34 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE A DISTANCE OF 157.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 12 SECONDS, A DISTANCE OF 118.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE A DISTANCE OF 1379.46 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, MARICOPA COUNTY RECORDERS' OFFICE;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 346.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 83-065419, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 84-218953, A DISTANCE OF 267.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 315.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 330.34 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646;

THENCE CONTINUING SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS 92-247646 A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 205.75 FEET;

THENCE NORTH 41 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 533.56 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE ROADWAY DESCRIBED IN DOCKET 6492, PAGE 78, MARICOPA COUNTY RECORDS;

THENCE NORTH 27 DEGREES 26 MINUTES 30 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 51.44 FEET (SAID POINT BEING SOUTH 10 DEGREES 15 MINUTES 23 SECONDS WEST, 477.99 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 33);

THENCE SOUTH 56 DEGREES 38 MINUTES 38 SECONDS EAST, A DISTANCE OF 137.24 FEET;

THENCE SOUTH 40 DEGREES 43 MINUTES 25 SECONDS EAST, A DISTANCE OF 261.89 FEET;

THENCE NORTH 85 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 503.38 FEET;

THENCE NORTH 0 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 89.08 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION AND RUN THENCE NORTH 89 DEGREES 50 MINUTES EAST 1385.3 FEET;

THENCE SOUTH 0 DEGREES 5 MINUTES EAST 346.1 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 692 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 315 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 700 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 1443.35 FEET;

THENCE NORTH 21 DEGREES 29 MINUTES EAST ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255,

RECORDS OF MARICOPA COUNTY, ARIZONA, 1870.16 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL A:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1117.04 FEET FROM THE CENTER OF SAID SECTION 33 ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED AND RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 418.16 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 556.58 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL B:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 1493.60 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST 556.58 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST 350 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST 695.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST 376.56 FEET ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES TO THE TRUE POINT OF BEGINNING; AND

PARCEL C:

BEGINNING AT A POINT WHICH IS SOUTH 21 DEGREES 29 MINUTES WEST 987.93 FEET FROM THE CENTER OF SAID SECTION 33, ALONG THE EASTERLY LINE OF THE PREMISES CONVEYED TO LOIS KELLOGG MAURY BY DEED RECORDED IN BOOK 578 OF DEEDS, PAGE 255, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 50 MINUTES EAST, A DISTANCE OF 370.71 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES EAST, A DISTANCE OF 120 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES WEST A DISTANCE OF 418.16 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES;

THENCE NORTH 21 DEGREES 29 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID LOIS KELLOGG MAURY PREMISES, A DISTANCE OF 129.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

CONSISTING OF:

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, AN ASSUMED BEARING ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 33, FOR A DISTANCE OF 46.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PINNACLE PEAK ROAD;

THENCE SOUTH 22 DEGREES 41 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 179.34 FEET;

THENCE NORTH 65 DEGREES 25 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 39.64 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 578 OF DEEDS, PAGE 255;

THENCE NORTH 21 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 159.96 FEET TO THE TRUE POINT OF BEGINNING; AND

PARCEL 1, AS DESCRIBED IN DETAIL ABOVE; AND PARCEL 2, AS DESCRIBED IN DETAIL ABOVE.

PARCEL E:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/2" REBAR WITH CAP LS#22281 MARKING THE CENTER OF SAID SECTION 33, FROM WHICH THE G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°50'00" EAST, A DISTANCE OF 2,638.51 FEET AND FROM WHICH THE MARICOPA COUNTY BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 00°13'053" EAST, A DISTANCE OF 2,642.44 FEET;

THENCE NORTH 89°50'00" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 716.61 FEET;

THENCE SOUTH 00°10'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF SCOTTSDALE IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2006-0761656, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A LINE WHICH IS PARALLEL WITH AND 25.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°50'00" EAST, ALONG SAID SOUTHERLY LINE AND SAID PARALLEL LINE, A DISTANCE OF 247.87 FEET;

THENCE SOUTH 00°12'05" EAST, A DISTANCE OF 271.70 FEET;

THENCE SOUTH 52°05'01" WEST, A DISTANCE OF 188.79 FEET;

THENCE SOUTH 89°50'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 37°55'04" WEST, A DISTANCE OF 66.41 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 42.45 FEET;

THENCE NORTH 52°05'01" EAST, A DISTANCE OF 40.95 FEET;

THENCE NORTH 00°12'05" WEST, A DISTANCE OF 95.00 FEET;

THENCE NORTH 24°39'03" WEST, A DISTANCE OF 115.75 FEET;

THENCE NORTH 00°10'00" WEST, A DISTANCE OF 66.90 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN RECORDING NO. 2004-0761656:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, AN ASSUMED BEARING ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 518.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 866.84 FEET;

THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, 25 FEET SOUTH OF AND PARALLEL TO SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 870.96 FEET;

THENCE NORTH 9 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33, A DISTANCE OF 163.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 27 DEGREES 44 MINUTES 18 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY OF ALMA SCHOOL PARKWAY, A DISTANCE OF 6.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE;

THENCE SOUTH 62 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF PINNACLE VISTA DRIVE, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 275.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 05 MINUTES 48 SECONDS, A DISTANCE OF 14.86 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, ALONG SAID MID-SECTION LINE, A DISTANCE OF 78.91 FEET TO THE TRUE POINT OF BEGINNING.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

1. Taxes for the full year of 2014.
(The first half is due October 1, 2014 and is delinquent November 1, 2014. The second half is due March 1, 2015 and is delinquent May 1, 2015 .)
2. Any charge upon said land by reason of its inclusion in Pinnacle Peak Village North Association.
(All assessments due and payable are paid.)

(Affects Parcel No. 4)
3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
4. Covenants, Conditions and Restrictions as set forth in document recorded in 1985-128823 of Official Records and Supplement recorded in 1985-425470 of Official Records and Amendment recorded in 1987-23350 of Official Records and Tract Declaration recorded in 1988-8791 of Official Records and Amendment recorded in 1987-199976 of Official Records and in 1989-558543 of Official Records and Amendment recorded in 1991-116347 of Official Records and in 1992-371749 of Official Records and in 1993-307880 of Official Records and in 1994-888304 of Official Records and in 1998-1059771 of Official Records and in 2000-0983759 of Official Records and in 2001-0223299 of Official Records and in 2006-1427122 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(Affects Parcel No. 4)
5. An easement for electric lines and incidental purposes in the document recorded as Book 80 of Miscellaneous, Page 572.
6. An easement for water pipeline and incidental purposes in the document recorded as Docket 447 and Page 571.
7. An easement for roadway and incidental purposes in the document recorded as Docket 1823 and Page 199.
8. An easement for roadway and incidental purposes in the document recorded as Docket 1908 and Page 268.
9. An easement for electric line and incidental purposes in the document recorded as Docket 4847 and Page 397.

10. An easement for roadway and incidental purposes in the document recorded as Docket 13081 and Page 325.
11. An easement for roadway and incidental purposes in the document recorded as Docket 10396 and Page 902.
12. An easement for telephone and telegraph lines and facilities and incidental purposes in the document recorded as Docket 14919 and Page 431.
13. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by _____ on _____, designated Job Number _____:

14. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
15. Water rights, claims or title to water, whether or not shown by the public records.

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

1. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details.
2. Pay second half of 2013 taxes.

NOTE: Taxes are assessed in the total amount of \$23,752.16 for the year 2013 under Assessor's Parcel No. 216-80-002N 9.

(Affects Parcel No. 2)

NOTE: Taxes are assessed in the total amount of \$83,778.96 for the year 2013 under Assessor's Parcel No. 216-80-002P 7.

(Affects Parcel No. 3)

(Covers More Property)

NOTE: Taxes are assessed in the total amount of \$34,359.70 for the year 2013 under Assessor's Parcel No. 216-80-002T 1.

(Affects Parcel No. 1)

NOTE: Taxes are assessed in the total amount of \$275.04 for the year 2013 under Assessor's Parcel No. 216-81-002Z 0.

(Affects Parcel No. 4)

3. Proper evidence showing that all assessments due and payable, levied by Pinnacle Peak Village North Association, have been paid to and including the closing date of this transaction.

(Affects Parcel No. 4)

4. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" which became effective February 23, 2011. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11(b), 16, 17, 20(a), and 20(b) from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

5. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.
6. Furnish a certified copy of a resolution by the Board of Directors of Taylor Morrison/Arizona, Inc., attested to by its secretary, authorizing this transaction and naming the officers authorized to execute the instruments necessary to complete this transaction.
7. Record Warranty Deed from Taylor Morrison/Arizona, Inc., an Arizona corporation to Buyer(s).

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

8. Return to title department for final recheck before recording.

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. §33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment. The statute applies only to unsubdivided land in an unincorporated area of a county.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Requirements

Pre-application No.: 456-PA-2014

Project Name: Cambiere

Flat

TM

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

1. This affidavit concerns the following parcel of land:

- a. Street Address: SEC of Alma School & Pinnacle Vista
b. County Tax Assessor's Parcel Number 216-80-002N, 216-80-002P, 216-80-00T
c. General Location SEC of Alma School & Pinnacle Vista
d. Parcel Size: 43+/- acres
e. Legal Description: See legal

(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)

Jeff Deason
Michelle Hamann

Date

May 23, 2014
_____, 20____
_____, 20____
_____, 20____

Signature

[Signature]
[Signature]

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd.
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

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3939 Drinkwater Blvd.
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(480) 312-2405

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**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

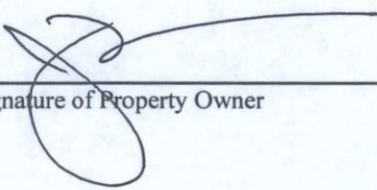
TM

I hereby certify that I am the owner of property located at:

SEC of Alma School & Pinnacle Vista

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

5/11/14

Date

Taylor Morrison

May 22, 2014

Via Hand-Delivery with Application, to:

City of Scottsdale
Planning & Development Department
7447 East Indian School Road
Scottsdale, Arizona 85251


Re: Letter of Authorization – Cavalliere Flat

Dear Sir or Madam:

This letter authorizes the following firms/companies: Berry Riddell & Rosensteel, LVA Design, and Kimley-Horn to represent Taylor Morrison in all matters related to the City of Scottsdale's Pre-Application, General Plan Amendment, Development Agreement, Rezoning, Abandonment, Use Permit and/or Development Review Board applications for the property located near the southeast corner of Alma School & Pinnacle Vista (APN No(s). 216-80-002N, 216-80-002P, 216-80-00T) in the City of Scottsdale, Maricopa County, Arizona.

Entity: Taylor Morrison / Arizona, Inc

Name: Jeff Deaton

By: 

Its: Authorized Agent



First American Title Insurance Company
National Commercial Services

2425 E. Camelback Road, Suite 300 • Phoenix, AZ 85016

Final Settlement Statement

First American Title Insurance Company
This is to certify that this is a true
and exact copy of the original document.
By *[Signature]*

Property: Aprox. 42 acres SEC Alma School/, Pinnacle Vista
Drive, Scottsdale, AZ

File No: NCS-642425-PHX1

Officer: Sheila Hunter/cll

New Loan No:

Settlement Date: 03/05/2014

Disbursement Date: 06/05/2014

Print Date: 03/06/2014, 11:17 AM

Buyer: Taylor Morrison/Arizona, Inc.

Address: 9000 East Pima Center Parkway, Suite 350, Scottsdale, AZ 85258

Seller: BMO Harris Bank N.A., Trustee; G.R.C. Reata Pass Property, L.L.P.

Address: c/o BMO Harris Bank NA, 14850 N. Scottsdale Rd., Ste 300, Scottsdale, AZ 85254

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		Consideration:		
7,331,735.00		Total Consideration		7,331,735.00
		Deposits in Escrow:		
	150,000.00	Receipt No. 77168528 on 11/25/2013 by Taylor Morrison/Arizona, Inc.		
	200,000.00	Receipt No. 77170564 on 02/18/2014 by Taylor Morrison/Arizona, Inc.		
	6,968,776.28	Receipt No. 77170987 on 03/05/2014 by Taylor Morrison/Arizona, Inc.		
		Adjustments:		
	45.63	Interest Earned on IBA#4600030737		
		Prorations:		
	14,460.48	County Tax, TPN 216-80-002P 01/01/14 to 03/05/14 @ \$83778.96/yr	14,460.48	
	5,930.58	County Tax, TPN 216-80-002T 01/01/14 to 03/05/14 @ \$34359.70/yr	5,930.58	
	47.47	County Tax, TPN 216-81-002Z 01/01/14 to 03/05/14 @ \$275.04/yr	47.47	
	4,099.69	County Tax, TPN 216-80-002N 01/01/14 to 03/05/14 @ \$23752.16/yr	4,099.69	
		Commission:		
		Commission Paid at Settlement to SR Commercial Real Estate	183,293.38	
		Commission Paid at Settlement to CB Richard Ellis	183,293.38	
		Payoff Loan(s):		
		Lender: Patrick J. Thompson		
		Principal Balance - Patrick J. Thompson	1,993,357.69	
		Title/Escrow Charges to:		
2,166.00		Closing-Escrow Fee to First American Title Insurance Company National Commercial Services	2,166.00	
4,439.50		Policy-Extended portion ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services		
		Policy-Standard Portion ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services	8,879.00	
500.00		Endorsements - Owners - Bundle Rate to First American Title Insurance Company National Commercial Services		
60.00		Estimated Recording Fees to First American Title Insurance Company National Commercial Services	30.00	
		Disbursements Paid:		
4,414.00		Insurance to Westbrook Insurance Services, Inc.		
		Seller's Proceeds to BMO Harris Bank, N.A., Trustee of the George Cavalliere Revocable Trust	3,475,183.44	
		Seller's Proceeds to G.R.C. Reata Pass Property, L.L.P.	1,389,910.96	
		2nd half - 2013 taxes APN 216-80-002N to Maricopa County Treasurer	11,876.08	
		2nd half - 2013 taxes APN 216-80-002P to Maricopa County Treasurer	41,889.48	
		2nd half - 2013 taxes APN 216-80-002T to Maricopa County Treasurer	17,179.85	

Initials: _____

4-GP-2014
5/23/2014

Final Settlement Statement

Settlement Date: 03/05/2014
Print Date: 03/06/2014

File No: NCS-642425-PHX1
Officer: Sheila Hunter/cll

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		2nd half - 2013 taxes APN 216-81-002Z to Maricopa County Treasurer	137.52	
45.63		Cash (From) (X To) Borrower		
		Cash (To) (From) Seller		
7,343,360.13	7,343,360.13	Totals	7,331,735.00	7,331,735.00

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

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Scottsdale, AZ 85251
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

GC TRUST

Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

SEC of Alma School & Pinnacle Vista APN: 216-80-002P
(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

[Signature] 5/21/14
Signature of Property Owner Date
BMO Harris Bank NA as Trustee

Pre-application No.: 456-PA-2014
Project Name: Cavalliere
Flat

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

GC TRUST

1. This affidavit concerns the following parcel of land:

- a. Street Address: SEC of Alma School & Pinnacle Vista
- b. County Tax Assessor's Parcel Number 216-80-002P
- c. General Location SEC of Alma School & Pinnacle Vista
- d. Parcel Size: _____
- e. Legal Description: See legal

(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.

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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)
BMO Harris Bank N.A. Trustee

Date
5/21/14, 20____
_____, 20____
_____, 20____
_____, 20____

Signature
[Signature]

GRC

APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

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GRC

Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

SEC of Alma School & Pinnacle Vista APN: 216-80-002T
216-80-002N
(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

[Signature] 5/21/14
Signature of Property Owner Date
BMO Harris Bank NA as Trustee of G.A. interest

Pre-application No.: 456-PA-2014
Project Name: Cavalliere
Flat

AFFIDAVIT OF AUTHORITY TO ACT FOR PROPERTY OWNER

GRC

1. This affidavit concerns the following parcel of land:

- a. Street Address: SEC of Alma School & Pinnacle Vista
b. County Tax Assessor's Parcel Number 216-80-002N, 216-80-002T
c. General Location SEC of Alma School & Pinnacle Vista
d. Parcel Size: _____
e. Legal Description: See legal

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Name (printed) Bruce Harris Bank & as Trustee Date 5/21/14, 20____
_____, 20____
_____, 20____
_____, 20____

Signature [Signature], VP



BMO HARRIS BANK NATIONAL ASSOCIATION

Secretary's Certification of Consummation of Merger Transactions and Change of Title

I, Seka Kaplarevic, Assistant Secretary of BMO Harris Bank National Association (formerly named Harris National Association), a national banking association organized and existing under the laws of the United States ("BMO Harris Bank"), hereby certify that:

(a) Effective on July 5, 2011, The Harris Bank National Association, a national banking association organized and existing under the laws of the United States ("THBNA"), merged with and into BMO Harris Bank with BMO Harris Bank as the surviving institution pursuant to an Agreement and Plan of Merger between THBNA and BMO Harris Bank;

(b) Effective on July 5, 2011, M&I Marshall & Ilsley Bank, a Wisconsin chartered state bank ("M&I Bank"), merged with and into BMO Harris Bank with BMO Harris Bank as the surviving institution pursuant to an Agreement and Plan of Merger between M&I Bank and BMO Harris Bank;

(c) Effective on July 5, 2011, M&I Bank National Association, a national banking association resulting from the conversion on July 5, 2011 of M&I Bank FSB (a federal savings bank) into a national banking association ("M&INA") pursuant to the laws of the United States, merged with and into BMO Harris Bank with BMO Harris Bank as the surviving institution pursuant to an Agreement and Plan of Merger between M&INA and BMO Harris Bank;

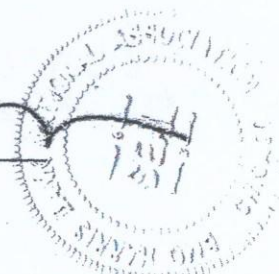
(d) The merger transactions referred to in (a), (b) and (c) above were duly authorized and approved by the applicable board of directors and sole shareholder of each of BMO Harris Bank, THBNA, M&I Bank and M&INA; and

(e) Effective on July 5, 2011 following the mergers referred to in (a), (b) and (c) above, BMO Harris Bank adopted a Third Amended and Restated Articles of Association pursuant to which its corporate title was changed from "Harris National Association" to "BMO Harris Bank National Association".

IN WITNESS WHEREOF, I have hereunto signed my name.

Dated: September 19, 2013


Name: Seka Kaplarevic
Title: Assistant Secretary



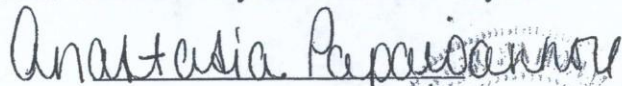
BYLAW CERTIFICATION

Article IX, Section 9.2. Execution of Instruments. All agreements, contracts, indentures, loans, mortgages, deeds, conveyances, transfers, certificates, declarations, receipts, discharges, releases, satisfactions, settlements, petitions, schedules, accounts, affidavits, bonds, undertakings, proxies and other instruments or documents may be signed, executed, acknowledged, verified, delivered or accepted on behalf of the association by the Chairperson of the board, Vice Chair of the board, Chief Executive Officer, or the President, or any Executive Vice President, Managing Director, Senior Vice President, Vice President, or the Secretary, Assistant Secretary, or the Cashier, or, if in connection with the exercise of fiduciary powers of the association (including, but not limited to, the acceptance of trusts and the execution of trust agreements), by any of those officers or by the senior fiduciary officer or any trust officer. Any such instruments may also be executed, acknowledged, verified, delivered or accepted on behalf of the association in such other manner and by such other officers as the board of directors may from time to time direct. In addition to the signing authorities granted by or pursuant to the foregoing provisions of this Article IX, the Chairperson of the board, a Vice Chair of the board, the President, any Executive Vice President, Managing Director or Senior Vice President within the area of his or her assigned duties or responsibilities, may designate from time to time in writing any officer or employee, either by name or by title, to sign or execute any documents, instruments or contracts to which the association is a party. The provisions of this Section 9.2 are supplementary to any other provision of these Bylaws.

Any account, deposit or otherwise, may be opened at the direction of any Executive Vice President or above. Any institution or entity opening any such account may rely on this authority in good faith and open such account without any further action on the part of the association. This authorization in no way limits or impairs the ability of any other authorized officer to open accounts of the association.

The undersigned, the duly authorized and acting Assistant Secretary of BMO Harris Bank N.A., (formally known as Harris N.A.) hereby certifies that the foregoing is a true, current and complete copy of Article IX, Section 9.2 of the Bylaws of BMO Harris Bank N.A.

IN WITNESS THEREOF, I have hereunto subscribed my name this 22nd day of May 2014.



Anastasia Papaioannou
Assistant Secretary

4-GP-2014
5/23/2014

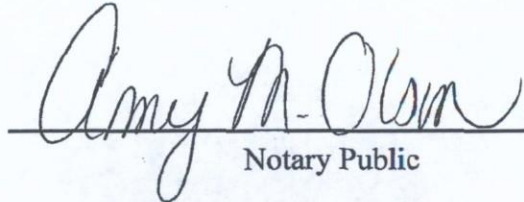


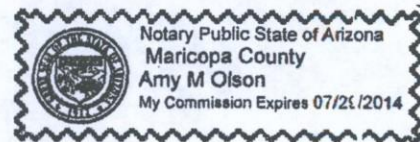
111 West Monroe St.
Chicago, IL 60603

STATE OF ARIZONA

COUNTY OF MARICOPA

On this 22nd day of May in the year 2014, before me personally came Anastasia Papaioannou, to me known, who, being by me duly sworn, did depose and say that she resides in Arizona; that she is the Assistant Secretary of the BMO Harris Bank, N.A., the corporation described in and which executed the above instrument; and that she signed her name thereto by authority of the board of directors of said corporation.


Notary Public

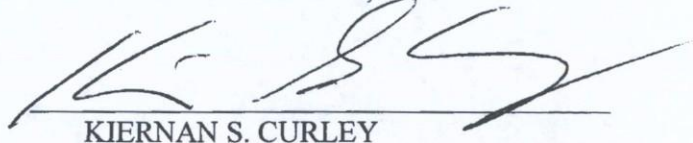


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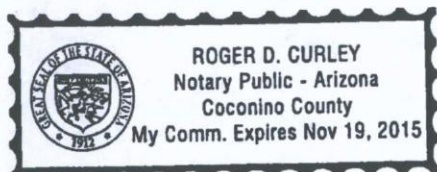
CERTIFICATION

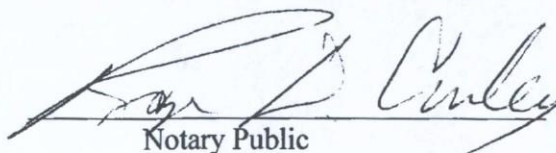
STATE OF ARIZONA)
) ss.
County of Maricopa)

KIERNAN S. CURLEY, being first duly sworn on oath, deposes and states that he is an attorney at Curley & Allison, LLP in Phoenix, Arizona, the law firm that represents BMO HARRIS BANK, NA as the Trustee of the George Cavalliere Revocable Trust dated November 15, 1995, as amended and restated. The undersigned certifies that the trust is in existence and that the Trustor of the Trust is George R. Cavalliere who died on September 19, 2009. The current Trustee of the Trust is BMO HARRIS BANK, NA whose address is 14850 N. Scottsdale Rd. Suite, 300 Scottsdale, Arizona 85254. The trust is irrevocable as of the date of the death of the Trustor. The Trustee has authority to sign on behalf of the Trust. Title to property held in the Trust shall be held in the name of the Trustee as trustee of the Trust. Attached hereto is a true copy of page 1, pages 11 through 24 of the Fourth Amendment to and Restatement of Declaration of Trust dated December 21, 1998 (which indicates the powers of the Trustee), and the signature page of the Fourth Amendment to and Restatement of Declaration of Trust dated December 21, 1998.


KIERNAN S. CURLEY

SUBSCRIBED AND SWORN to before me on February 11, 2014 by KIERNAN S. CURLEY.




Notary Public

4-GP-2014
5/23/2014

FOURTH AMENDMENT TO AND RESTATEMENT OF DECLARATION OF TRUST

On November 15, 1995, the undersigned, GEORGE CAVALLIERE, as trustor, executed a Declaration of Trust creating THE GEORGE CAVALLIERE REVOCABLE TRUST (the trust).

Trustor reserved the right under paragraph 3.1 of the trust to amend the trust from time to time.

On April 10, 1997, trustor amended the trust pursuant to the power to amend reserved to him. On August 4, 1997, trustor further amended the trust pursuant to the power to amend reserved to him. On August 12, 1997, trustor further amended the trust pursuant to the power to amend reserved to him.

Trustor hereby further amends the trust pursuant to the power to amend reserved to him as follows:

ARTICLE I REVOCATION OF PRIOR AMENDMENTS

Trustor hereby revokes in the entirety all prior amendments to the trust, specifically including, but not limited to the First Amendment dated April 10, 1997, the Second Amendment dated August 4, 1997, and the Third Amendment dated August 12, 1997.

ARTICLE II RESTATEMENT OF TRUST

Trustor hereby restates the trust in its entirety by deleting all Articles of the trust and by substituting the following in place thereof.

ARTICLE III NAME

This trust shall be known as THE GEORGE CAVALLIERE REVOCABLE TRUST. The additional trusts created under this instrument shall be designated as hereinafter described.

ARTICLE IV TRUST PROPERTY

4.1 Property Transferred to the Trust. Trustor transfers to trustee all property listed on Schedule A attached hereto, which is trustor's sole and separate property. If life insurance policies or other contracts are listed on Schedule A, trustor has made or will make the proceeds of such policies and contracts payable to trustee for the uses and purposes specified in this instrument.

ARTICLE IX
POSTPONEMENT OF POSSESSION

Except as otherwise expressly provided in this instrument, each share of any trust which is distributable to a beneficiary who has not reached the age of twenty-five (25) years shall immediately vest in the beneficiary, but trustee shall retain possession of the share as a separate trust, paying to or for the benefit of the beneficiary so much or all of the income and principal of the trust as trustee deems necessary or advisable from time to time for his or her health, maintenance, support, education and best interests, adding to principal any income not so paid (except that after the beneficiary has reached the age of 21 years, trustee shall pay to him or her all the income from the share in convenient installments, at least quarterly), and distributing the balance to the beneficiary when he or she reaches the age of 25 years or to the estate of the beneficiary if he or she dies before receiving the share in full.

ARTICLE X
ADMINISTRATIVE PROVISIONS

Unless otherwise expressly provided under this instrument, the following administrative provisions shall govern administration of the trusts held hereunder:

10.1 Facility of Payment. If income or discretionary amounts of principal become payable to a minor or to a person under legal disability or to a person who, by reason of illness or mental or physical disability, or drug or alcohol use or addiction, is in the opinion of trustee unable properly to manage his or her affairs, then that income or principal shall be paid or expended only in such of the following ways as trustee deems best:

- A. to the beneficiary directly;
- B. to the legally appointed guardian or conservator of the beneficiary;
- C. to a custodian for the beneficiary under a Uniform Transfer to Minors Act Account;
- D. by trustee directly for the benefit of the beneficiary; or
- E. to an adult relative or friend with whom the beneficiary is then living and in reimbursement for amounts properly advanced for the benefit of the beneficiary.

10.2 Spendthrift. The interest of beneficiaries in principal or income shall not be subject to the claims of any creditor, any spouse for alimony or support, or others, or to legal process, and may not be voluntarily or involuntarily alienated or encumbered. This provision shall not limit the exercise of any power of appointment.

10.3 Use and Occupancy of Residential Real Estate. Trust assets consisting of residential real estate may be occupied by any beneficiary rent free as part of the current benefits to which such beneficiary is entitled; provided, however, the beneficiary shall have responsibility for, and trustee shall have no responsibility for, the payment of taxes, insurance coverage, maintenance costs and general running and upkeep expenses; and trustee is relieved from liability for losses resulting from the failure of the beneficiary to meet such responsibilities. The foregoing notwithstanding, if a beneficiary fails to meet his or her responsibilities with respect to such residential real estate, trustee may make such payments from income and principal, as determined by trustee in trustee's discretion.

10.4 Payment of Expenses of Deceased Beneficiary. Trustee's discretion to distribute principal to or for the benefit of a beneficiary shall include authority to pay expenses of last illness, funeral and burial expenses of that beneficiary after death, provided that any calculations of successor interests shall be made as if any such payments had been made from principal prior to the death of such beneficiary.

10.5 Assets Received by Trust on Death of Beneficiary. For purposes of dividing the trust estate upon the death of any beneficiary, the trust estate shall include any assets paid to the trust because of the death of such beneficiary, whether payable by contract or by provisions of the beneficiary's last Will.

10.6 Treatment of Accrued Income on Death of Beneficiary. On the death of a beneficiary entitled to income payments, any accrued or undistributed income shall continue to be treated as income and shall be held and accounted for, or distributed, in the same manner as if the income had been received and accrued after the beneficiary's death.

10.7 Perpetuity. Trustor does not intend for any provision of this trust instrument to violate the doctrine of law known as "the rule against perpetuities". Therefore, and notwithstanding any provision of this instrument to the contrary, at the end of twenty-one (21) years after the death of the last to die of trustor and all descendants of trustor who are living at trustor's death or, if longer, and permitted by applicable law, the date that is ninety (90) years after the date of execution of this instrument by trustor, the trustee shall distribute the principal and all accrued or undistributed net income of the trust to the beneficiary for whom the trust is named.

10.8 Small Trust Termination. If at any time trustee determines that the value of any trust under this instrument is such that the cost of continuance thereof will substantially impair accomplishment of the purposes of the trust, trustee may, in trustee's sole and absolute discretion, distribute that trust as then constituted to the beneficiary or beneficiaries at that time of the current income; and, if there is more than one beneficiary, in the proportions they are entitled to receive income, or if distribution of income is within the trustee's discretion, then in proportions which trustee, in trustee's sole and absolute discretion, considers appropriate after taking into consideration trustor's intent as such intent is reflected in the dispositive provisions of this trust.

10.9 Common Trust Fund. For convenience of administration or investment, trustee may hold several trusts as a common fund, divide the income proportionately among them, assign undivided interests to the several trusts, and make joint investments of the funds belonging to them. Trustee may consolidate any separate trust with any other trust with similar provisions for the same income beneficiary or income beneficiaries.

10.10 Discretionary Distributions. Whenever trustee shall be herein authorized to distribute all or any part of either the net income or the principal, or both, of a separate trust, such authority may be exercised in the sole and absolute discretion of trustee, by distributions in cash or kind at any time and from time to time, but the exercise of such authority shall not require trustee to make any distribution to any person; such authority shall permit trustee to terminate such trust by such distributions. The determination of the amount of income or principal of a separate trust which is in the best interests or necessary for the health, maintenance, support or education of the beneficiary or beneficiaries of the trust shall be in the sole and absolute discretion of the trustee of the trust. If there shall be more than one beneficiary of the trust, any distribution may be made to all or any one or more of such beneficiaries in equal or unequal proportions and amounts as trustee, in trustee's sole discretion, may determine, and there shall be no adjustment among the beneficiaries by reason of any such distribution. Any net income of a separate trust which shall not be distributed by reason of trustee's exercise of discretion shall be accumulated and added to the principal of the trust and become a part thereof. In making discretionary distributions to any descendant of trustor, trustee shall have discretion to consider all of the facts and circumstances which trustor would have reasonably considered if living, including (i) the nature and size of the trust estate; (ii) the maturity of such descendant (iii) the particular situation of the descendant in his or her personal life; and (iv) other income and assets available to such descendant.

10.11 Certificate of Trust Existence and Authority. Trustee may, at any time, record, file or deliver a Certificate of Trust Existence and Authority with or to any clerk, recorder of deeds, transfer agent, or other similar agency or office or to any person dealing with trustee. Such certificate may contain such synopsis of certain provisions of this instrument as trustee shall determine to be appropriate and shall be signed and acknowledged by trustee. Any purchaser or person dealing with trustee shall be entitled to rely on the certificate as a full statement of the provisions of this instrument as are summarized in the certificate and pertinent to the particular transaction. Photocopies of the executed certificate shall have the same effect and authority as the executed certificate.

10.12 Generation-Skipping Transfers.

A. It is trustor's intention to encourage trustee to administer separate trusts under this trust instrument in ways that, in the long run, are likely to reduce unnecessary income and transfer taxation among trusts and their beneficiaries and they are likely to make efficient utilization of available tax privileges, such as generation-skipping exemptions. Consistent with these objectives, trustee of any trust may consult with other trustees and may in reasonable ways coordinate decisions and actions of the trust with those of other trusts