
**Marked Agendas
Approved Minutes
Approved Reports**



MINOR SUBDIVISION APPROVAL LETTER

9-MD-2016

WaterView Mixed Use Development

STEP 1

APPROVAL NOTIFICATION

This letter is notification that your application to divide the property has been conceptually approved by Current Planning Services staff.

Submit a copy of this letter along with the Final Plan Review Submittal Requirements listed below to complete your request for a Minor Subdivision.

This approval expires two (2) years from date of approval if the final recording of Minor Subdivision has not been completed.

PROJECT INFORMATION

LOCATION: E CAMELBACK RD / N 73RD ST (Corner)
PARCEL(S): 000-00-000
Q.S.: 17-45
CODE VIOLATION #: N/A


APPLICANT: Boyce O'Brien
COMPANY: David Evans and Associates, Inc.
ADDRESS: 4600 E Washington St Ste 250 Phoenix, AZ 85034
PHONE: 602-474-9261

Request: Request by applicant to consolidate the existing parcels of the development project into four distinct parcels in support of the City Council approved Development Plan.

STIPULATIONS

1. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.
2. The Final Plat shall be in substantial conformance with the "Minor Subdivision Plat for: WaterView" submitted with the application and approved by staff on 8/22/2016.
3. With the Final Plat submittal, the plat shall be modified to clearly identify tract locations and provide a table of tracts and their purposes.
4. With the Final Plat submittal, the plat shall be modified to ensure all easement references are provided.
5. Submit for final plat approval at the City of Scottsdale One-Stop-Shop. Provide a copy of this approval letter along with the items required in the Final Plan Review Submittal Requirements. Provide all relevant case numbers in the right-hand margin of the plat's cover sheet.

Related Cases: 9-MD-2016, 19-ZN-2015

SIGNATURE: 
Brad Carr, AICP, LEED-AP

DATE APPROVED: 8/22/2016

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter along with the following plans, reports, and documents to the One-Stop-Shop located at 7447 E. Indian School Road for plan review:

- 1 copy of this form
- 3 copies of the survey on 24" X 36" sheet size
- 1 copy of a Commitment for Title Insurance for the site (no older than 30 days)
- 1 copy of the ALTA survey (for reference)
- 1 copy of the Property Owners Association Agreement

The following plan review fee shall apply: (NOTE: Fees subject to change every July 1st)

Minor Subdivision

This plan set shall be reviewed by the following departments:

SURVEY:

Staff Reviewers

Dwayne Haught

PLANNING:

Brad Carr

CIVIL:

TBD

WATER RESOURCES:

Doug Mann

STORM WATER:

TBD

FIRE:

TBD

FINAL PLAT / MOD:

Greg Williams

GIS:

TBD

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input checked="" type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Waterview Mixed Use Development

Property's Address: 73rd St and Camelback Road, Scottsdale, AZ

Property's Current Zoning District Designation: D/OR-2

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Shawn Yari	Agent/Applicant: Boyce O'Brien
Company: Scottsdale Canal Holdings, LLC	Company: David Evans and Associates, Inc.
Address: 10850 Wilshire Blvd, Los Angeles, CA 90024	Address: 4600 E. Washington St, Suite 250 Phoenix, AZ
Phone: 310-234-2888 Fax:	Phone: 602-474-9261 Fax: 602-678-5155
E-mail: Shyari@stockdalecapital.com	E-mail: bho@deainc.com
Designer: Boyce O'Brien	Engineer: Boyce O'Brien
Company: David Evans and Associates, Inc	Company: David Evans and Associates, Inc.
Address: See right	Address: 4600 E. Washington St, Suite 250 Phoenix, AZ
Phone: Fax:	Phone: 602-474-9223 Fax: 602-678-5155
E-mail:	E-mail: bho@deainc.com

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

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

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

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



DAVID EVANS
AND ASSOCIATES INC.

MEMORANDUM

DATE: July 14, 2016

TO: Whom It May Concern

FROM: Boyce O'Brien

SUBJECT: WATERVIEW: Minor Land Division (MLD) Summary

PROJECT: SCPA0000-0003
Waterview

CC:

The intent of the Minor Land Division (MLD) for Waterview is to consolidate the parcels into four distinct parcels in support of the City Council approved master development plan. Three of the parcels (Lots 1-3) are for the sole purpose of the proposed hotel, with 73rd street and the public alley splitting it into the three separate parcels. The fourth parcel (Lot 4) is for the purpose of the multi-family residential and open space (private community park). 73rd Street is being rededicated as part of the plat in it's previously approved relocation to the west of the existing location. Each property will stand on its own for parking and circulation.

Attachments/Enclosures: List Items

File Path: P:\S\SCPA00000003\0300COM\0310Internal\0313Letters\Memo re Preliminary Plat Notification.docx

9-MD-2016
8/8/2016



City of Scottsdale Cash Transmittal

107413

107413
00924764
8/8/2016 PLN-1STOP
DHOL HPTC600512
8/8/2016 1:52 PM
\$1,272.00

Received From :

Scottsdale Canal Holdings, LLC
10850 WILSHIRE BLVD STE 1050
LOS ANGELES, CA 90024

Bill To :

Reference # 803-PA-2015
Address E CAMELBACK RD/N 73RD ST ()
Subdivision
Marketing Name
MCR
APN
Owner Information
Scottsdale Canal Holdings, LLC - Shawn Yari
4501 N SCOTTSDALE RD STE 201
SCOTTSDALE, AZ 85251
310-693-4400

Lot Number
County No
Gross Lot Area 0
NAOS Lot Area 0
Net Lot Area
Number of Units 1
Density

Issued Date 8/8/2016
Paid Date 8/8/2016
Payment Type CHECK
Cost Center
Metes/Bounds No
Water Zone
Water Type
Sewer Type
Meter Size QS

Code	Description	Additional	Qty	Amount	Account Number
3194	MINOR SUBDIVISION PLAT FEES		1	\$1,272.00	100-21300-44221

City of Scottsdale
7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 8/8/2016 Cashier: DHOL
Office: PLN-1STOP Mach ID: HPTC6005125
Tran #: 2 Batch #: 55931
Receipt: 00924764 Date: 8/8/2016 1:52 PM
107413
3194 MINOR SUBDV PLAT FEES \$1,272.00

TENDERED AMOUNTS:

Chk #: 128 Check Tendered: \$1,272.00
SCOTTSDALE CANAL HOLDINGS
Transaction Total: \$1,272.00

Thank you for your payment,
Have a nice day!

ANGELA MCDONALD
SIGNED BY ANGELA MCDONALD ON 8/8/2016

Total Amount **\$1,272.00**

(When a credit card is used as payment I agree to pay the above total amount according to the C
TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANS

9-MD-2016
8/8/2016



Minor Subdivision (MD)

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Preliminary Plat Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 10 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Preliminary Plat Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,200 + \$18 per lot</u> (subject to change every July) <u>4 LOTS</u>
<input type="checkbox"/>	<input type="checkbox"/>	3. Checklist for Minimal Information to be Accepted for Review – Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>4. Completed Development Application Form (form provided)</p> <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology. <p>Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.</p>

Planning, Neighborhood & Transportation Division

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

Minor Subdivision Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Request to Submit Concurrent Development Applications (form provided)
MIA MIA <input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Appeals of Required Dedications or Exactions (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided) <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Legal Description: (if not provided in Commitment for Title Insurance) <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Results of ALTA Survey (24" x 36") FOLDED <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Preliminary Plat Notification Affidavit (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Request for Site Visits and/or Inspections Form (form provided)
		14. Addressing Requirements and Addressing Request Application (forms provided)
		15. Design Guidelines <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Environmentally Sensitive Land Ordinance (see Zoning Ordinance) <input checked="" type="checkbox"/> MAG Supplements • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Neighborhood Notification Process Requirements: (form provided) <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Request for Neighborhood Group Contact information (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (example provided) <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • See the attached Photo Exhibit of Existing Conditions graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy

Planning, Neighborhood & Transportation Division

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

Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	20. Historic Property <input type="checkbox"/> Historic Property Certificate of No Effect Application (form provided) <input type="checkbox"/> Historic Property Certificate of Appropriateness Application (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	21. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000-foot radius of the runway; information packet provided. Short form)
<input type="checkbox"/>	<input type="checkbox"/>	22. ESLO Wash Modifications Development Application (application provided) The ESLO Wash Modifications Development Application is to be submitted concurrently with this Preliminary Plat Application.

PART II -- REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		23. Plan & Report Requirements For Preliminary Plat Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. The application narrative shall provide and explanation and justification for any proposed amended development standard(s) 3. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Proposed Development Standards / Amended Development Standards (Example provided) (Must adhere to the Maricopa County Recorder requirements) <ul style="list-style-type: none"> • 8 ½" x 11" – 2 copies (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) <p>Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:</p> <p>_____ 750 foot radius from site</p> <p>_____ 1/4 mile radius from site</p> <p>_____ Other: _____</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	27. Preliminary Plat <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the PDF format)

Planning, Neighborhood & Transportation Division

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

Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	28. Construction Envelope Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	29. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	30. Site Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) <p>(A site plan for non-residential subdivision shall include information to demonstrate that each lot complies with its Property Development Standard of its associated zoning district.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	31. Open Space Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format) <p>(An Open Space Plan for non-residential subdivision shall include information to demonstrate that each lot complies with its open space Property Development Standard of its associated zoning district.)</p>
<input type="checkbox"/>	<input type="checkbox"/>	32. Topography and slope analysis plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	33. Landscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	34. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	35. Exterior Lighting Site Plan (including exterior building mounted fixtures) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)

Planning, Neighborhood & Transportation Division

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

Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	36. Exterior Lighting Photometric Analysis <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	37. Manufacturer Cut Sheets of All Proposed Lighting <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	38. Drainage Report (information provided) See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	39. Basis of Design Report for Water and Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Water including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	40. Basis of Design Report for Wastewater See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans. <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Basis of Design Report for Wastewater including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	41. Expansion of Participation for Water and Wastewater (form provided)
<input type="checkbox"/>	<input type="checkbox"/>	42. Native Plant Submittal: (information provided) <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded. (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <ul style="list-style-type: none"> • See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	43. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	44. Landform Types Maps <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded

Planning, Neighborhood & Transportation Division

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

Minor Subdivision Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	45. Cuts and Fills Site Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	46. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	47. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	48. Bedrock & Soils Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	49. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	50. Other: <hr/> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	51. Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input type="checkbox"/>	<input type="checkbox"/>	52. Other <hr/> <hr/>


PART IV – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	53. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>803</u> -PA- <u>2015</u>.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	54. Submit all items indicated on this checklist pursuant to the submittal requirements.

Planning, Neighborhood & Transportation Division

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

Minor Subdivision Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	55. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon
<input checked="" type="checkbox"/>	<input type="checkbox"/>	56. Delayed Submittal. Additional copies of all or certain required submittal indicated items above will be require at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.
<input type="checkbox"/>	<input type="checkbox"/>	57. Other
<input checked="" type="checkbox"/>		<p>58. If you have any question regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>BRAD CARR</u> Phone Number: <u>480.312.7713</u></p> <p>Coordinator email: <u>bcarr@scottsdaleaz.gov</u> Date: <u>6-28-2016</u></p> <p>Coordinator Signature: <u></u></p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application need a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning, Neighborhood and Transportation Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning, Neighborhood & Transportation Administrator. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning, Neighborhood and Transportation Division's One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/bldgresources/forms.</p> <p>Planning, Neighborhood and Transportation Division One Stop Shop Planning, Neighborhood & Transportation Administrator 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

Simulations
Photos
All Graphics (no plans)

DEDICATION

SCOTTSDALE CANAL HOLDINGS, OWNER HEREBY SUBDIVIDES MARICOPA COUNTY, ARIZONA, UNDER THE NAME "WATERVIEW" AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS

SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SCOTTSDALE REVISED CODE, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGEWAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

EASEMENTS

SCOTTSDALE CANAL HOLDINGS, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

DRAINAGE AND FLOOD CONTROL:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS, CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- 1. GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY.
2. GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
3. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
4. AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
5. IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
6. GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

EMERGENCY AND SERVICE ACCESS:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY AND OTHER SERVICE PERSONNEL AND VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO ACCESS.

PUBLIC UTILITY:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ELECTRICITY, TELECOMMUNICATIONS, DATA TRANSMISSION, AND ALL OTHER UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF IMPROVEMENTS RELATED TO UTILITIES. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY (1) TREES, HEDGES, SHRUBS OR OTHER PLANTS WHICH CAN GROW LARGER THAN 18 INCHES TALL, OR (2) HARDSCAPE, SWIMMING POOLS, SHEDS OR OTHER VERTICAL OR HORIZONTAL STRUCTURES.

SIGHT DISTANCE:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

VEHICULAR NON-ACCESS:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS

MINOR SUBDIVISION PLAT FOR : WATERVIEW

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR:

DNA, INC.
340 E. WILLETTA ST.
PHOENIX, AZ 85004
(602)271-9911
CONTACT: DAVID NYKORCHUK
EMAIL: dnaengr@aol.com

OWNER/DEVELOPER:

SCOTTSDALE CANAL HOLDINGS, LLC
4343 N. SCOTTSDALE RD.
#180
SCOTTSDALE, AZ 85251
CONTACT: SHAWN YARI
PHONE: (480)949-3200

SHEET INDEX

COVER SHEET 1
PLAT SHEET 2,3

DEDICATION (CON'T)

WATER AND SEWER FACILITIES: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON AS TRACT UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPE, MANHOLES, PUMPS, VALVES, ACCESS VAULTS AND OTHER RELATED FACILITIES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

REFERENCE DOCUMENTS

"SCOTTSDALE TERRACE UNIT TWO" BOOK 70 OF MAPS, PAGE 4. MCR.

"MAGDALENA APARTMENTS" DECLARATION OF HORIZONTAL PROPERTY REGIME DOCKET 14486, PAGE 1371, PLAT-BOOK 224 OF MAPS, PAGE 5. MCR.

"SAFARI SHADOWS" DECLARATION OF HORIZONTAL PROPERTY REGIME DOCKET 15673, PAGE 460 PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4. MCR.

"DARYL ESTATES" BOOK 54 OF MAPS, PAGE 44. MCR

"DARYL ESTATES UNIT TWO" BOOK 61 OF MAPS, PAGE 48. MCR
PARCEL NO. 3:

"CHEZ FRED CONDOMINIUMS" BOOK 229 OF MAPS, PAGE 35. MCR.

ALTA SURVEY PART OF DARYL ESTATES AND DARYL ESTATES UNIT TWO AND PART OF SCOTTSDALE TERRACE UNIT TWO PREPARED BY DNA, INC.

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___DAY OF ___, 20___, FOR AND ON BEHALF OF _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.

ZONING DATA

PARCEL 1:
LOT 117: R1-7 & R-5
LOTS 114-116: R1-7
PARCELS 2-14:
D/OR-2 PBD DO

(PBD/DO) ALLOWS LARGE-SCALE DEVELOPMENT THAT INCLUDES RESIDENTIAL, COMMERCIAL AND MIXED-USE DEVELOPMENTS.

R1-7 PERMITTED USES. BUILDINGS, STRUCTURES OR PREMISES SHALL BE USED AND BUILDINGS AND STRUCTURES SHALL HEREAFTER BE ERRECTED, ALTERED OR ENLARGED ONLY FOR THE FOLLOWING USES:

- 1. ANY USE PERMITTED IN THE (R1-43) SINGLE-FAMILY RESIDENTIAL DISTRICT. (SEE SECTION 5.102A).

R-5 PERMITTED USES. BUILDINGS, STRUCTURES OR PREMISES SHALL BE USED AND BUILDINGS AND STRUCTURES SHALL HEREAFTER BE ERRECTED, ALTERED OR ENLARGED ONLY FOR THE FOLLOWING USES:

- 1. ACCESSORY BUILDINGS; SWIMMING POOL; HOME OCCUPATIONS; AND OTHER ACCESSORY USES. THE LANDING AND TAKING-OFF OF AIRCRAFT IS NOT A VALID ACCESSORY USE IN RESIDENTIAL DISTRICTS AND IS PROHIBITED.
2. BOARDINGHOUSE OR LODGINGHOUSE.
3. DAY CARE HOME.
4. DWELLING, SINGLE-FAMILY DETACHED.
5. DWELLING, MULTIPLE FAMILY.
6. MUNICIPAL USES.
7. WIRELESS COMMUNICATIONS FACILITIES; TYPES 1, 2, AND 3, SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.906, 3.100 AND 7.200.
8. SCHOOL: PUBLIC AND CHARTER, ELEMENTARY AND HIGH.
9. TEMPORARY BUILDINGS FOR USES INCIDENTAL TO CONSTRUCTION WORK, WHICH BUILDINGS SHALL BE REMOVED UPON THE COMPLETION OR ABANDONMENT OF CONSTRUCTION WORK.
10. TEMPORARY SALES OFFICE BUILDINGS AND MODEL HOMES.
11. CHURCHES AND PLACES OF WORSHIP.

LEGEND OF SYMBOLS:

- PROPERTY LINE
CENTER LINE
EASEMENT
RIGHT OF WAY EASEMENT
FOUND PIN
BRASS CAP IN HANDHOLE
BRASS CAP FLUSH



FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE 'X' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C1770L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY #045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

BASIS OF BEARING:

MONUMENT LINE OF BUCKBOARD TRAIL PER THE PLAT OF DARYL ESTATES RECORDED IN BOOK 51 OF MAPS, PAGE 44 AND DARYL ESTATES UNIT TWO RECORDED IN BOOK 61 OF MAPS, PAGE 48: NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

APPROVALS

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___DAY OF ___, 20___, FOR AND ON BEHALF OF _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVED BY THE GENERAL MANAGER OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE ___ DAY OF _____

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CAS No. ___ AND STAFF APPROVAL CASE(S) No. ___. AND ALL CASE RELATED STIPULATIONS.

BY: _____ DATE _____
PLAT COORDINATOR

LAND SURVEYOR'S CERTIFICATION

- THIS IS TO CERTIFY THAT
1. I AM A LAND SURVEYOR REGISTER TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF ___, 20___;
5. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. NYKORCHUK
NAME
REGISTERED LAND SURVEYOR # 13016



CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

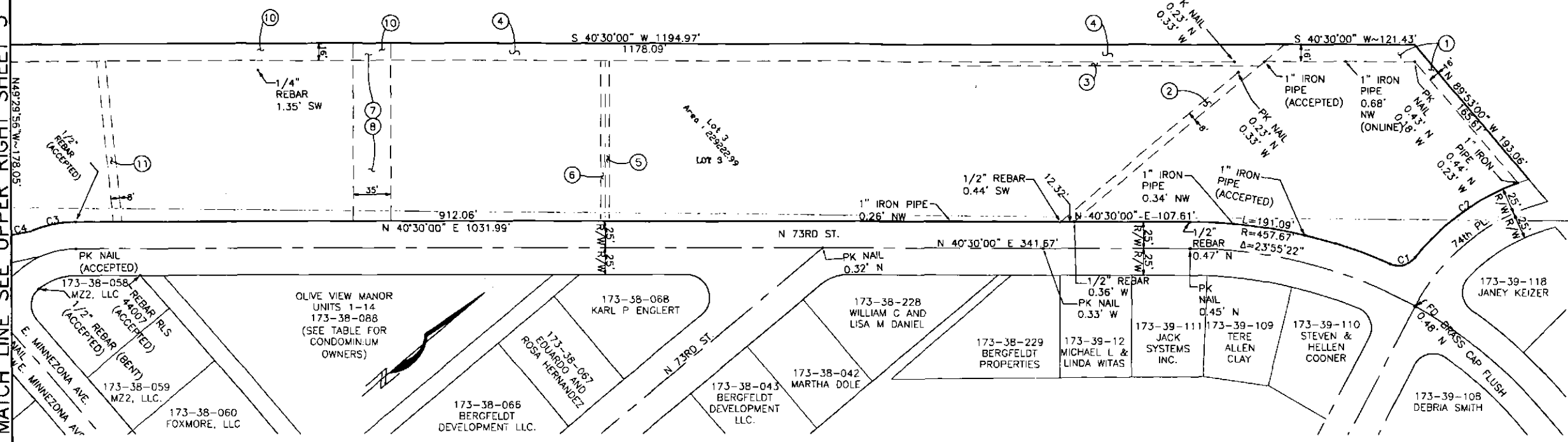
MINOR LAND DIVISION FOR WATERVIEW
ARIZONA
SCOTTSDALE
PREPARED FOR:
SCOTTSDALE CANAL HOLDINGS, LLC
4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

340 E. WILLETTA STREET, PHOENIX, AZ 85004
514 E. 8th STREET, CASA GRANDE, AZ 85922
CASA GRANDE
PHONE: (602) 271-9911 (602) 808-5501
FAX: (602) 271-9985
D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING



JOB NO.
15-162
DATE
8/3/16
DRAWN
Alexis
SCALE
as shown
REVISIONS
SHEET
1 of 3

MATCH LINE SEE UPPER RIGHT SHEET 3



- EXIST. R.O.W. AND EASEMENTS**
- ① EAST PLAZA ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
 - ② 8' ALLEY ABANDONED TO P.U.E. PER BOOK 224, PAGE 5 & DKT. 13099, PG. 508
 - ③ 4' R/W DEDICATION PER BOOK 224, PAGE 5 & DKT. 13527, PG. 1314
 - ④ EAST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
 - ⑤ 4' DRAINAGE ESMT. PER DKT. 7083, PG. 690
 - ⑥ 4' DRAINAGE ESMT. PER DKT. 7083, PG. 691
 - ⑦ CENTER WALKWAY ESMT. PER 2010-74415
 - ⑧ CENTER ALLEY CHIP WALKWAY ESMT. PER 2010-74415
 - ⑨ CENTER ALLEY CHIP ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
 - ⑩ WEST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
 - ⑪ 8' PUE PER BOOK 61, PAGE 48

LOT AREAS:
 LOT 1-26,023.17 S.F., 0.5974 AC
 LOT 2-52,783.07 S.F., 1.2117 AC
 LOT 3-229,222.99 S.F., 5.2622 AC
 LOT 4-5,677.78 S.F., 0.1303 AC

OLIVE VIEW MANOR OWNERS*

173-38-075	KOREY A BOALS
173-38-076	CHRISTOPHER RHETT & GREGORY SCHUBERT
173-38-077	LAGRANT ENTERPRISES
173-38-078	STEVE H MACIA, TR.
173-38-079	KARL PENGLERT
173-38-080	RORY D HARDESTY
173-38-081	HUGO VILLAVICENCIO
173-38-082	JUSTIN SONG
173-38-083	ROGER A. COX
173-38-084	ROGER A. COX
173-38-085	WILLIAM & DEBBIE CRAWFORD
173-38-086	LISA YAHRAUS
173-38-087	KATHLEEN A & DAVID GEIGER
173-38-088	JANET E. SHAW

*EACH OWNER HAS A 1/4 INTEREST IN OPEN SPACE

CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	26.42'	20.00'	75°41'16"
C2	130.87'	218.87'	34°15'35"
C3	41.58'	102.93'	23°08'35"
C4	19.28'	525.00'	02°06'13"

LINE DATA

No.	BEARING	DISTANCE
L1	N00°27'00"E	5.00'
L2	S89°53'00"E	64.46'
L3	S89°53'59"E	37.69'

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOTS 114 THROUGH 117, INCLUSIVE, SCOTTSDALE TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 70 OF MAPS, PAGE 4.

PARCEL NO. 2:
 UNITS 1 THROUGH 14, INCLUSIVE, MAGDALENA APARTMENTS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 14486, PAGE 1371 AND PLAT RECORDED IN BOOK 224 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;
 TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT (FORMERLY LOT 18, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 3:
 UNITS 1 THROUGH 8, INCLUSIVE, CHEZ FRED CONDOMINIUMS, ACCORDING TO BOOK 229 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;
 TOGETHER WITH THE ENTIRE INTEREST IN THE COMMON ELEMENTS (FORMERLY LOT 13, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 4:
 LOTS 12, 14, 16 AND 17, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

LEGAL DESCRIPTION (CONT.)

PARCEL NO. 5:
 LOT 15, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48;
 EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:
 THAT PORTION OF LOT 15, DARYL ESTATES UNIT TWO, A SUBDIVISION RECORDED IN BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;
 THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;
 THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;
 THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

MINOR LAND DIVISION FOR WATERVIEW
 ARIZONA
 PREPARED FOR:
 SCOTTSDALE CANAL HOLDINGS, LLC
 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

340 E. WILLETTA STREET, PHOENIX, AZ 85004
 314 E. 8th STREET, CABA GRANDE, AZ 85122
D.A.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 PHONE: (602) 271-9171 FAX: (602) 271-9986
 CELL: (602) 271-9986

JOB NO.
 15-162
 DATE
 8/3/16
 DRAWN
 Alexis
 SCALE
 as shown
 REVISIONS

SHEET
 2 of 3

LEGAL DESCRIPTION (CONT.)

PARCEL NO. 4:
 LOTS 12 DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 7:
 UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14, SAFARI SHADOWS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 15673, PAGE 460 AND PLAT RECORDED IN BOOK 238 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH AN UNDIVIDED INTEREST IN AN TO THE GENERAL COMMON AREA AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT.

PARCEL NO. 8:
 LOTS 7 AND 8, DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 9:
 LOT TEN (10), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 10:
 THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 10, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 10.

PARCEL NO. 11:
 THE SOUTH 6.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48;

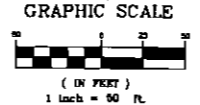
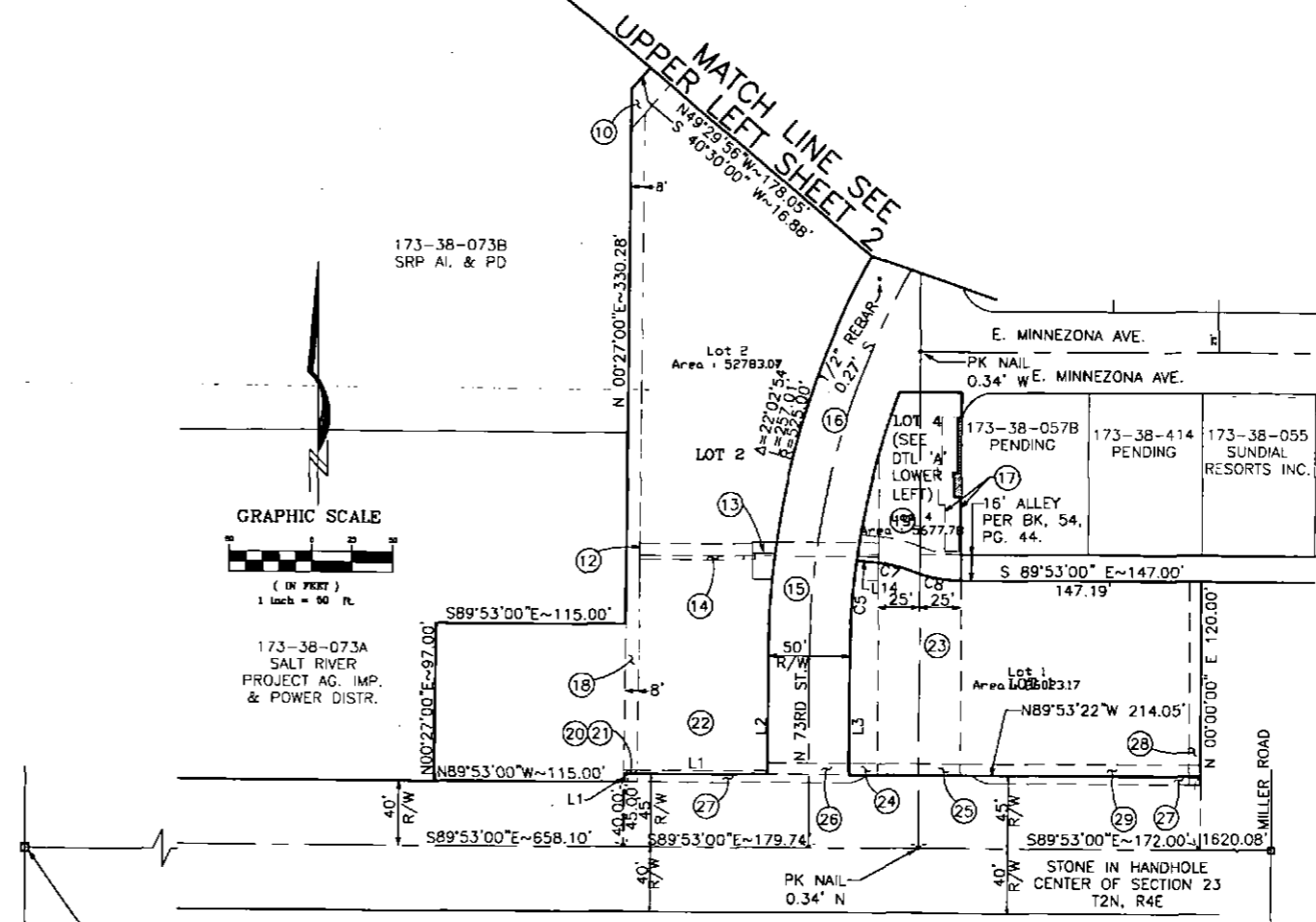
EXCEPT THE EAST 77.00 FEET THEREOF.

PARCEL NO. 12:
 LOT NINE (9), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 13:
 THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9.

PARCEL NO. 14:
 THE SOUTH 7.00 FEET OF THE EAST 77.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 15:
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 658.10 FEET TO A POINT FROM WHENCE A FOUND STONE IN A HANDHOLE AT THE CENTER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 1971.82 FEET;
 THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST FROM SAID POINT A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;
 THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 97.00 FEET;
 THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG A LINE 137 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;
 THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 97.00 FEET TO THE TRUE POINT OF BEGINNING.



BRASS CAP IN HANDHOLE W 1/4 COR SECTION 23 T2N, R4E

CURVE DATA

No.	LENGTH	RADIUS	DELTA
C1	26.42	20.00	75°41'16"
C2	130.87	218.87	34°15'35"
C3	41.58	102.93	23°08'35"
C4	36.61	525.00	03°59'45"
C5	47.17	475.00	5°41'22"
C6	119.29	475.00	14°23'22"
C7	24.36	84.00	16°36'54"
C8	30.64	82.00	21°24'29"

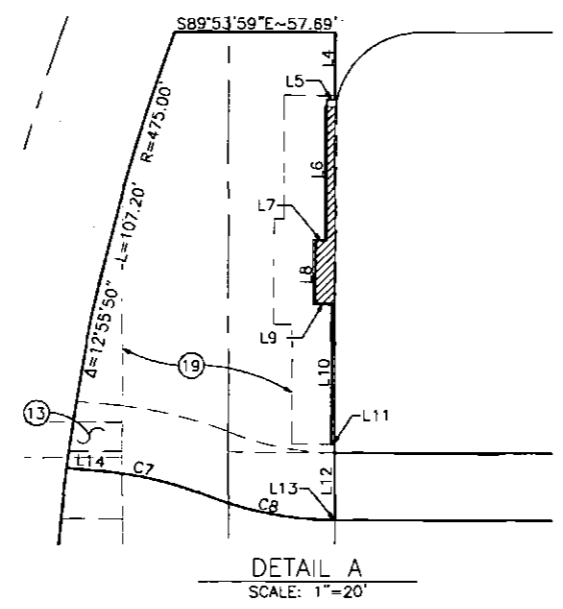
LINE DATA

No.	BEARING	DISTANCE
L1	N89°53'59"W	87.35
L2	N00°07'07"E	72.91
L3	N00°07'23"E	72.93
L4	S00°00'00"E	15.92
L5	N89°35'38"W	1.93
L6	S00°24'22"W	33.50
L7	N89°35'38"W	2.33
L8	S00°24'22"W	15.00
L9	S89°35'38"E	4.17
L10	S00°24'22"W	33.50
L11	S89°35'38"E	0.67
L12	S00°00'00"E	18.07
L13	N89°53'00"W	0.19
L14	N85°01'22"W	9.39

LOT AREAS:

LOT 1	26,023.17 S.F., 0.5974 AC
LOT 2	52,783.07 S.F., 1.2117 AC
LOT 3	229,222.99 S.F., 5.2622 AC
LOT 4	5,677.78 S.F., 0.1303 AC

- EXIST. R.O.W. AND EASEMENTS**
- 10 WEST ALLEY ABANDONMENT PER 2010-108517 HELD AS ACCESS & P.U.E.
 - 12 ALLEY ABANDONED PER BOOK 10 OF ROAD MAPS, PAGE 29 - P.U.E. PER DKT. 1889, PG. 285
 - 13 ELEC. ESMT. PER DKT. 1878, PG. 395
 - 14 4' TEL. ESMT. PER DKT. 2047, PG. 418
 - 15 TUNNEL PARCEL R/W DEDICATION PER 2010-74414
 - 16 R/W DEDICATION PER 2010-74414 CENTER 73RD
 - 17 MAINTENANCE ESMT 2015-0510525
 - 18 CAMELBACK ALLEY ABANDONMENT PER 2010-108517
 - 19 STREET ABANDONMENT PER 2010-108517 (NORTH BUCKBOARD) HELD AS STREET ESMT & P.U.E.
 - 20 CAMELBACK ALLEY CHIP ABANDONMENT PER 2010-108517
 - 21 CAMELBACK ALLEY CHIP ACCESS ESMT. PER 2010-74415 HELD AS ACCESS & P.U.E.
 - 22 CAMELBACK CENTER WALKWAY ACCESS ESMT. PER 2010-74415.
 - 23 STREET ABANDONMENT PER 2010-108517 (SOUTH BUCKBOARD) HELD AS STREET ESMT & P.U.E.
 - 24 CAMELBACK SOUTH CHIP WALKWAY ACCESS ESMT. PER 2010-74415
 - 25 CAMELBACK BUCKBOARD ABANDONMENT PER 2010-108517 HELD AS STREET ESMT. & P.U.E. WALKWAY ACCESS ESMT. PER 2010-74415.
 - 26 R/W DEDICATION PER 2010-74414
 - 27 5' R/W DEDICATION PER 2010-74414
 - 28 ELEC. ESMT. PER DKT. 1807, PG. 432.
 - 29 CAMELBACK EAST WALKWAY ACCESS ESMT. PER 2010-74415



CALL THE WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

MINOR LAND DIVISION FOR WATERVIEW ARIZONA
 SCOTTSDALE

PREPARED FOR:
 SCOTTSDALE CANAL HOLDINGS, LLC
 4343 N. SCOTTSDALE RD. #180 SCOTTSDALE, AZ 85251

340 E. WILLETTA STREET, PHOENIX, AZ 85004
 314 E. 6TH STREET, CASA GRANDE, AZ 85522

D.N.R. INC.
 CIVIL ENGINEERING
 LAND SURVEYING

PHOENIX (602) 274-9999
 CASA GRANDE (602) 848-6601
 FLAGSTAFF (928) 277-8885

3015 DAVIS L. NYKORCHUK
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 10003
 EXPIRES 9-30-2018

JOB NO. 15-162
 DATE 8/3/16
 DRAWN Alexis
 SCALE as shown
 REVISIONS

PLAT _____
 SHEET 3 of 3

**Correspondence Between
Staff and Applicant
Approval Letter**



**Community & Economic Development Division
Planning, Neighborhood & Transportation**

7447 East Indian School Road
Scottsdale, Arizona 85251

Date: 8-8-16
Contact Name: Boyce O'Brien
Firm name: David Evans & Associates, Inc.
Address: 4600 E. Washington St. Ste 250
City, State Zip: Phoenix, AZ 85034

RE: Application Accepted for Review.
803 - PA - 2015

Dear Mr. O'Brien:

It has been determined that your Development Application for WATERVIEW has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: Bryan Claff
Title: Sr. Planner
Phone number: 480-312-2258
Email address: BClaff@scottsdaleaz.gov

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest



Preliminary Plat Notification Affidavit

I, Boyce H. O'Brien, acting on behalf of Stockdale Canal Holdings, LLC, hereby affirm that a copy of the preliminary plat of Water View subdivision has been delivered to the following agencies for their review.

<u>AGENCY</u>	<u>DATE NOTIFIED</u>
X SALT RIVER PROJECT...(2).....	7/14/2016
X ARIZONA PUBLIC SERVICE	7/14/2016
X SOUTHWEST GAS CORPORATION.....	7/14/2016
X ARIZONA DEPARTMENT OF TRANSPORTATION.....	7/14/2016
X MARICOPA COUNTY ENVIRONMENTAL SERVICES.....	7/14/2016
X MARICOPA COUNTY PLANNING DEPARTMENT.....	7/14/2016
X MARICOPA COUNTY FLOOD CONTROL DISTRICT.....	7/14/2016
X SCOTTSDALE POSTMASTER.....	7/14/2016
X SCOTTSDALE SCHOOL DISTRICT.....	7/14/2016
X CAVE CREEK SCHOOL DISTRICT.....	7/14/2016
X PARADISE VALLEY SCHOOL DISTRICT.....	7/14/2016
X CENTRAL ARIZONA WATER CONSERVATION DISTRICT...	7/14/2016
X CENTURY LINK.....	7/14/2016
X OTHER <u>EPCOR Water - Paradise Valley</u>	7/14/2016

Boyce H. O'Brien
Signature Date 7/20/16

4600 E. WASHINGTON, PHX
Address Phone 602-678-5151

Planning, Neighborhood & Transportation Division

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

207 Waiver
Title
Legal Description
Policy or Appeals
Correspondence Between Legal & Staff
Letter of Authorization

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 DATESchedule 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 LANDon 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 Company National Commercial Services
3281 E Guasti Road, Suite 440, Ontario, California 91761

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:

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

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 Company
National Commercial Services**

SCHEDULE A

Effective Date: **June 20, 2016** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Standard Owner's Policy for \$0.00

Proposed Insured:

The City of Scottsdale, an Arizona municipal corporation

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:

Scottsdale Canal Holdings LLC, an Arizona limited liability company, as to Parcels 1, through 14, inclusive; and Salt River Agricultural Improvement and Power District, an agricultural improvement district, organized and existing under the laws of the State of Arizona, as to Parcel 15.

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

The City of Scottsdale, an Arizona municipal corporation

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: Wendy Hagen Bowen @ (909)510-6225/whagen@firstam.com.

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

EXHIBIT "A"

PARCEL NO. 1:

LOTS 114 THROUGH 117, INCLUSIVE, SCOTTSDALE TERRACE UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 70 OF MAPS, PAGE 4.

PARCEL NO. 2:

UNITS 1 THROUGH 14, INCLUSIVE, MAGDALENA APARTMENTS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 14486, PAGE 1371 AND PLAT RECORDED IN BOOK 224 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE ENTIRE INTEREST IN AND TO THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT (FORMERLY LOT 18, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 3:

UNITS 1 THROUGH 8, INCLUSIVE, CHEZ FRED CONDOMINIUMS, ACCORDING TO BOOK 229 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE ENTIRE INTEREST IN THE COMMON ELEMENTS (FORMERLY LOT 13, DARYL ESTATES UNIT TWO, ACCORDING TO BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA).

PARCEL NO. 4:

LOTS 12, 14, 16 AND 17, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 5:

LOT 15, DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;

THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;

THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:

THAT PORTION OF LOT 15, DARYL ESTATES UNIT TWO, A SUBDIVISION RECORDED IN BOOK 61 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 40 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT, A DISTANCE OF 80.00 FEET;

THENCE NORTH 49 DEGREES 30 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE NORTHWEST LINE OF SAID LOT;

THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 49 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 7:

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 14, SAFARI SHADOWS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED IN DOCKET 15673, PAGE 460 AND PLAT RECORDED TO BOOK 238 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE ENTIRE INTEREST IN AND TO THE GENERAL COMMON AREA AS SET FORTH IN SAID DECLARATION AND AS DESIGNATED ON SAID PLAT.

PARCEL NO. 8:

LOTS 7 AND 8, DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 9:

LOT TEN (10), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 10:

THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 54 OF MAPS, PAGE 44, LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 10 AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 10.

PARCEL NO. 11:

THE SOUTH 6.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 61 OF MAPS, PAGE 48;

EXCEPT THE EAST 77.00 FEET THEREOF.

PARCEL NO. 12:

LOT NINE (9), DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 54 OF MAPS, PAGE 44.

PARCEL NO. 13:

THAT PART OF THE ABANDONED 16.00 FOOT ALLEY IN DARYL ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 54 OF MAPS, PAGE 44 LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9 AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 9.

PARCEL NO. 14:

THE SOUTH 7.00 FEET OF THE EAST 77.00 FEET OF LOT ELEVEN (11), DARYL ESTATES UNIT TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 61 OF MAPS, PAGE 48.

PARCEL NO. 15:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 658.10 FEET TO A POINT FROM WHENCE A FOUND STONE IN A HANDHOLE AT THE CENTER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 1971.82 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST FROM SAID POINT A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN THE EAST LINE OF TRACT 37 AS DESCRIBED IN BOOK 316 OF DEEDS PAGE 115;

THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 97.00 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG A LINE 137 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.00 FEET TO A POINT IN SAID EAST LINE OF TRACT 37;

THENCE SOUTH 00 DEGREES 27 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 97.00 FEET TO THE TRUE POINT OF BEGINNING.

**First American Title Company
National Commercial Services**

SCHEDULE B

PART TWO:

The Following Matters Affect Parcel 1 through 14:

1. Taxes for the full year of 2016.
(The first half is due October 1, 2016 and is delinquent November 1, 2016. The second half is due March 1, 2017 and is delinquent May 1, 2017 .)
2. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land.
3. All matters as set forth in City of Scottsdale Public Right-of-Way Dedication Deed, recorded January 28, 2010 as 2010-0074414 of Official Records.
4. All matters as set forth in City of Scottsdale Public Non-Motorized Access Easement, recorded January 28, 2010 as 2010-0074415 of Official Records.
5. All matters as set forth in Covenant to Provide Public Plazas, recorded January 28, 2010 as 2010-0074416 of Official Records.
6. All matters as set forth in Covenant to Maintain Landscaping and Improvements, recorded January 28, 2010 as 2010-0074417 of Official Records.
7. No Coverage is given for that encroachment identified as the Gorman Property Encroachment.
8. Water rights, claims or title to water, whether or not shown by the public records.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Daryl Estates, as recorded in Book 54 of Maps, Page(s) 44, 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).
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Daryl Estates Unit Two, as recorded in Plat Book 61 of Maps, Page(s) 48, 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 Nos. 2, 3, 4, 5, 6, 7, 11 and 14)

11. An easement for electric lines and incidental purposes in the document recorded as Docket 1807, Page 432.

(Affects Lot No. 7 of Parcel No. 8)
12. An easement for electric lines and incidental purposes in the document recorded as Docket 1878, Page 395.
13. An easement for utilities and incidental purposes in the document recorded as Docket 1889, Page 285.
14. An easement for telephone, telegraph lines and incidental purposes in the document recorded as Docket 2047, Page 418.
15. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Scottsdale Terrace Unit Two, as recorded in Plat Book 70 of Maps, Page(s) 4, 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. 1)
16. Covenants, Conditions and Restrictions as set forth in document recorded December 19, 1956 in Docket 2059, Page 276, 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. 1)
17. A plat recorded in Book 10, Page 29 of Road Maps, purporting to show a county roadway.
18. An easement for drainage and incidental purposes in the document recorded as Docket 7083, Page 690.

(Affects Parcel No. 6)
19. An easement for drainage and incidental purposes in the document recorded as Docket 7083, Page 691.

(Affects Parcel No. 5)
20. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Magdalena Apartments, as recorded in Plat Book 224 of Maps, Page(s) 5, 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. 2)

21. Covenants, Conditions and Restrictions as set forth in document recorded June 17, 1980 in Docket 14486, Page 1371, which contains provisions for private liens or assessments, 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. 2)

22. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chez Fred Condominiums, as recorded in Book 229 of Maps, Page(s) 35, 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. 3)

23. Covenants, Conditions and Restrictions as set forth in document recorded January 27, 1981 in Docket 14985, Page 1100 and recorded January 28, 1981 as Docket 14988, Page 606, 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. 3)

24. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Safari Shadows, as recorded in Plat Book 238 of Maps, Page(s) 4, 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. 7)

25. Covenants, Conditions and Restrictions as set forth in document recorded December 01, 1981 in Docket 15673, Page 460, which contains provisions for private liens or assessments, and Amendment recorded December 10, 1981 as Docket 15694, Page 61, 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. 7)

26. The terms and provisions contained in the document entitled "Resolution No. 3722" recorded October 05, 1994 as 94-726168 of Official Records.

27. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded September 29, 2003 as 2003-1365498 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, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

(Affects Parcel No. 3)

28. The terms and provisions contained in the document entitled "Release and Covenant Not to Sue" recorded May 06, 2005 as 2005-600916 of Official Records.

(Affects Parcel No. 5)

29. All matters as set forth in Record of Survey, recorded as Book 884 of Maps, Page 6.
30. All matters as set forth in Record of Survey, recorded as Book 898 of Maps, Page 29.
31. All matters as set forth in Right-of-Way Map, recorded as Book 1166 of Maps, Page 22.
32. The terms and provisions contained in the document entitled "Development Agreement" recorded February 06, 2009 as 2009-102652 of Official Records.

- A document entitled "Resolution No. 7671" recorded January 28, 2010 as 2010-0074413 of Official Records.

Document re-recorded February 09, 2010 as 2010-0108517 of Official Records.

(Affects Parcel Nos. 1 through 14)

33. The terms and provisions contained in the document entitled "Memorandum of New Legal Descriptions" recorded February 06, 2009 as 2009-102337 of Official Records.
- A document entitled "Resolution No. 7671" recorded January 28, 2010 as 2010-0074413 of Official Records.

Document re-recorded February 09, 2010 as 2010-0108517 of Official Records.

34. Covenants, conditions, easements and restrictions in a Easement and Declaration of Restrictions recorded July 15, 2015, as Instrument No. 2015-0510525 of Official Records.

The Following Matters Affect Parcel 15:

35. Taxes for the full year of 2016.
(The first half is due October 1, 2016 and is delinquent November 1, 2016. The second half is due March 1, 2017 and is delinquent May 1, 2017 .)
36. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land.
37. A plat recorded in Book 2, Page 5 of Road Maps, purporting to show a county roadway.
38. An easement for electric line and incidental purposes in the document recorded as Docket 1789, Page 68.
39. An easement for public roadway and incidental purposes in the document recorded as Docket 3175, Page 293.

40. The terms and provisions contained in the document entitled "Intergovernmental Agreement" recorded July 16, 1996 as 96-496995 of Official Records.
41. All matters as set forth in Record of Survey Scottsdale Waterview, recorded February 6, 2007 as Book 898 of Maps, Page 29.
42. The terms and provisions contained in the document entitled "License for Operation and Maintenance" recorded May 4, 2010 as 2010-379592 of Official Records.
43. All matters as set forth in Results of Survey, recorded September 6, 2013 as Book 1159 of Maps, Page 24.
44. All matters as set forth in Right of Way Map, recorded November 4, 2013 as Book 1166 of Maps, Page 22
45. Water rights, claims or title to water, whether or not shown by the public records.

End of Schedule B

**First American Title 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. All of 2015 taxes are paid in full.

NOTE: See attached tax sheets for the following 52 Parcel Numbers:

173-38-029 8; 173-38-030A 8; 173-38-0318 4; 173-38-0328 1; 173-38-034A 7; 173-38-036A 1; 173-38-037C 7; 173-38-0370 6; 173-38-038A 6; 173-38-039A 3; 173-38-040C 2; 173-38-089 6 through 173-38-123 0; 173-38-226 7; 173-38-227 4; 173-39-114 5; 173-39-115A 1; 173-39-116A 9; 173-39-117A 6

3. Record Partial release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$14,000,000.00, recorded December 31, 2014 as 20140861234 of Official Records.

Dated: December 31, 2014

Trustor: Scottsdale Canal Holdings LLC, an Arizona limited liability company

Trustee: First American Title Insurance Company

Beneficiary: AZ-Waters Edge, LLC, an Arizona limited liability company

The beneficial interest in the Deed of Trust was assigned to Calmwater Capital 3, LLC, a California limited liability company and MMRF Investment 1, LLC, a California limited liability company by assignment by Assignment recorded March 31, 2015 as 2015-0218954 of Official Records.

Thereafter Partial Release recorded July 15, 2015 in 2015-510526 of Official Records and Partial Subordination of Lien Agreement (Permanent Easement) recorded July 16, 2015 in 2015-510989 of Official Records.

Affects Parcels 1 through 14 and other property

4. Furnish a copy of the Articles of Organization, stamped "filed" by the Arizona Corporation Commission; a fully executed copy of the Operating Agreement, and any amendments thereto; and a list of the current members of Scottsdale Canal Holdings LLC, a limited liability company.
5. Approval by all parties to this transaction of the description used herein.

Note: Created ties to record description for Parcel 15.

Referenced 'entire interest in the common area' for Parcels 2 and 7.

6. Proper showing that this transaction regarding the sale of Parcel 15 has been approved by Salt River Project Agricultural Improvement and Power District, the Arizona Corporation Commission and/or the United States Department of Interior Bureau of Reclamation, if required.

7. Record Warranty, Deed from Salt River Project Agricultural Improvement and Power District, an agricultural improvement district, organized and existing under the laws of the State of Arizona to Scottsdale Canal Holdings LLC, an Arizona limited liability company.

(Affects Parcel No. 15)

8. Record Warranty Deed from Scottsdale Canal Holdings LLC, an Arizona limited liability company to Buyer.

(Affects Parcel No. all)

9. 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

**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:

NWC of Camelback Road and 73rd Street, Scottsdale, AZ

(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

Shawn Yari for
Scottsdale Canal Holdings, LLC

Date

7/19/16

**No Documents in
this Category**

Case Research

**No Documents in
this Category**

Drainage Reports

Abbreviated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application

Exterior Building Color & Material Samples
Color Drawdowns
Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan



DAVID EVANS
AND ASSOCIATES INC.

MEMORANDUM

DATE: July 14, 2016

TO: Whom It May Concern

FROM: Boyce O'Brien

SUBJECT: WATERVIEW: Minor Land Division (MLD) Summary

PROJECT: SCPA0000-0003
Waterview

CC:

The intent of the Minor Land Division (MLD) for Waterview is to consolidate the parcels into four distinct parcels in support of the City Council approved master development plan. Three of the parcels (Lots 1-3) are for the sole purpose of the proposed hotel, with 73rd street and the public alley splitting it into the three separate parcels. The fourth parcel (Lot 4) is for the purpose of the multi-family residential and open space (private community park). 73rd Street is being rededicated as part of the plat in it's previously approved relocation to the west of the existing location. Each property will stand on its own for parking and circulation.

Attachments/Enclosures: List Items

File Path: P:\S\SCPA00000003\0300COM\0310Internal\0313Letters\Memo re Preliminary Plat Notification.docx

9-MD-2016
8/8/2016