

Drainage Reports

Abbreviated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application



ACCEPTED
CITY OF SCOTTSDALE
TRANSPORTATION DEPARTMENT

J2 Engineering and Environmental Design, LLC
4649 E. Cotton Gin Loop
Suite B2
Phoenix, Arizona 85040
Phone: 602.438.2221
Fax: 602.438.2225

DATE: 8/29/16

REVIEWER: [Signature]

Date: Aug 17, 2016

To: Main Street Scottsdale III P

From: Jamie Blakeman, PE, PTOE

Job Number: 16.0935.001

RE: Main Street Scottsdale Condos & Townhomes
Traffic Impact & Mitigation Analysis

Location: SE Corner of Main Street & 69th Street in Scottsdale, AZ



EXPIRES 6-30-19

INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Traffic Impact and Mitigation Analysis for the proposed Main Street Scottsdale Condos & Townhomes, located on the southeast corner of Main Street and 69th Street in Scottsdale, Arizona. The site is located to the south of Indian School Road and to the east of 68th Street. See **Figure 1** for a vicinity map.

The proposed development will include 45 condominiums and 9 townhomes. See **Attachment A** and **Figure 2** for the site map.

The objective of this Traffic Impact and Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.

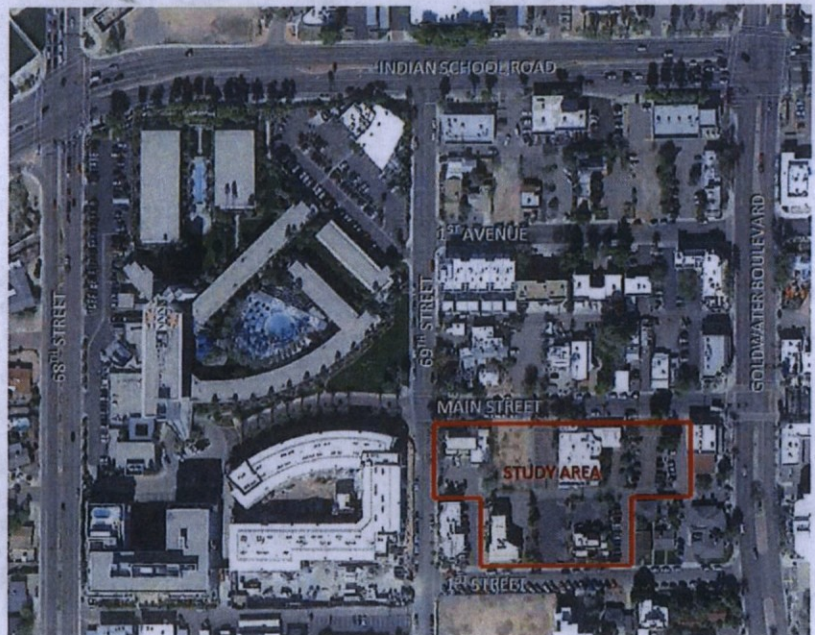
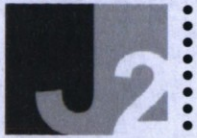


Figure 1- Vicinity Map

21-ZN-2016
08/19/16



EXISTING CONDITIONS

Of the 16 existing parcels, one is currently undeveloped. There are a total of 13 parcels or 88% (74,777 square feet) with a current zoning of C-2, and 2 parcels or 12% (9,778 square feet) with a current zoning of P-2. The existing development consists of three office buildings and a retail/beauty shop. The two parcels with P-2 zoning are paved lots adjacent to 1st Street. The land uses to the north of the proposed site include restaurants; to the south are offices and a vacant lot; to the west is a multi-family development; and to the east are retail, restaurant, and multi-family developments.

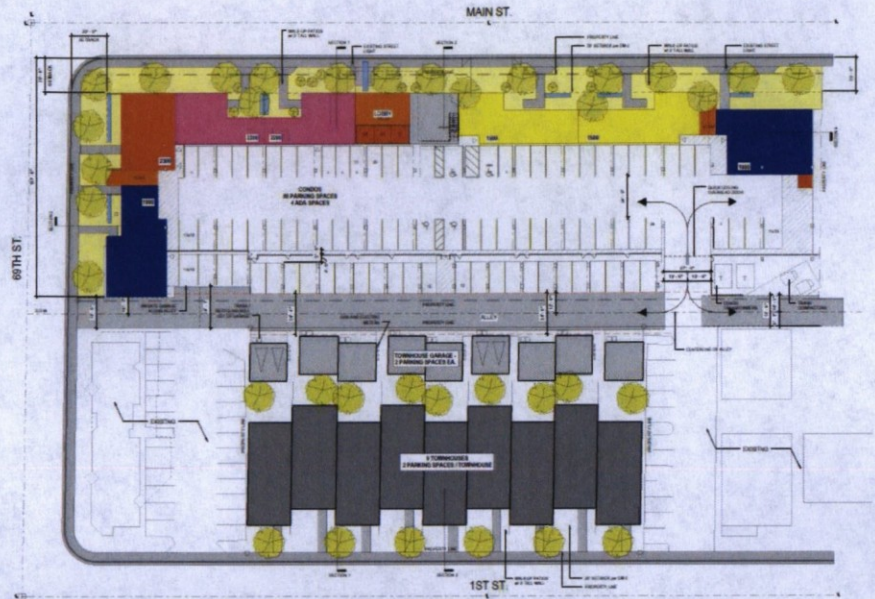


Figure 2- Site Map

ADJACENT ROADWAY SEGMENTS

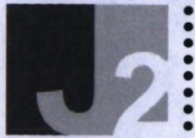
Goldwater Boulevard is a north-south roadway within the vicinity of the proposed development. Goldwater Boulevard provides two (2) northbound lanes and three (3) southbound lanes, with a raised median. The intersection of 1st Street and Goldwater Boulevard is stop controlled in the eastbound and westbound directions. The intersection of Main Street and Goldwater Boulevard is a signalized intersection. The 2008 City of Scottsdale Street Classification map classifies Goldwater Boulevard as a major arterial – urban. There is a posted speed limit of 35 mph. Per the City of Scottsdale, the 2014 Average Daily Traffic (ADT) along Goldwater Boulevard between Indian School Road and Osborn Road is 12,000 vehicles per day.

Main Street is an east-west roadway adjacent and to the north of the proposed development. Main Street provides one (1) lane for each direction of travel with on-street parking along both sides of the roadway. There is an unposted speed limit of 25 mph.

1st Street is an east-west roadway adjacent and to the south of the proposed development. 1st Street provides one (1) lane for each direction of travel with on-street parking along both sides of the roadway. There is an unposted speed limit of 25 mph.

69th Street is a north-south roadway adjacent and to the west of the proposed development. 69th Street provides one (1) lane for each direction of travel with on-street parking along both sides of the roadway. There is an unposted speed limit of 25 mph.

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EXISTING TRAFFIC COUNTS

A local traffic data collection firm, Field Data Services of Arizona, Inc was utilized to collect traffic counts. On Thursday, August 11, 2016, bi-directional tube counts for 24-hours in 15-minute intervals were collected at the following locations:

- Main Street, east of 69th Street
- 69th Street, south of Main Street
- 1st Street, east of 69th Street

See **Attachment B** for traffic count data.

The daily traffic along Main Street, east of 69th Street was 1,207 vehicles per day. The AM peak hour occurred from 7:45 am to 8:45 am, with 32 (65%) eastbound and 17 (35%) westbound vehicles. The PM peak hour occurred from 5:00 pm to 6:00 pm, with 57 (43%) eastbound and 75 (57%) westbound vehicles.

The daily traffic along 69th Street, south of Main Street was 1,421 vehicles per day. The AM peak hour occurred from 7:00 am to 8:00 am, with 37 (53%) northbound and 33 (47%) southbound vehicles. The PM peak hour occurred from 4:15 pm to 5:15 pm, with 51 (43%) northbound and 68 (57%) southbound vehicles.

The daily traffic along 1st Street, east of 69th Street was 589 vehicles per day. The AM peak hour occurred from 8:00 am to 9:00 am, with 11 (55%) eastbound and 9 (45%) southbound vehicles. The PM peak hour occurred from 4:00 pm to 5:00 pm, with 35 (40%) eastbound and 53 (60%) westbound vehicles.

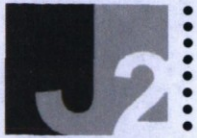
PROPOSED DEVELOPMENT ACCESS

The proposed Main Street Scottsdale Condos & Townhomes site plan indicates that this development will utilize the existing east-west alley to provide access to the garage and parking spaces for the condominiums, as well as access to each of the townhome garages. The existing alley terminates at 69th Street to the west and Goldwater Boulevard to the east, where there is a raised median restricting movements to right-in and right-out only.

TRIP GENERATION (EXISTING ZONING)

The existing parcels are currently zoned for C-2 and P-2 land uses. The trip generation for the existing C-2 and P-2 zoning was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 9th Edition*. This publication is considered the standard for the transportation engineering profession. The ITE trip rates and equations are based on studies that measured the trip generation characteristics for various types of land uses. The rates and equations are expressed in terms of trips per unit of land use type

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The Maricopa County Assessor's Website reports the C-2 parcels to have a combined lot size of 74,777 square feet, with the P-2 lot size of 9,778 square feet. See **Attachment C**. For C-2 zoning, a maximum floor area ratio (FAR) of 0.8 is permitted. However, the existing parcels are built out with an approximate FAR of 0.3. Therefore, an FAR of 0.3 was assumed for the existing 74,777 square feet, resulting in a 22,000 square foot shopping center. The trip generation was calculated utilizing the ITE Land Use 820. See **Table 1** below for Trip Generation based on existing zoning.

Table 1 – Trip Generation for C-2 Land Use (22,000 sq ft Shopping Center)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	22	1000 SF GLA	2538	62	38	24	217	104	113

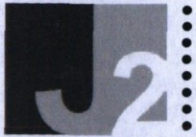
TRIP GENERATION (PROPOSED DEVELOPMENT)

The proposed residential development includes 45 condominiums and 9 townhomes. The proposed development trip generation was calculated utilizing the ITE Land Use 230 Residential Condominiums/Townhouses. See **Table 2** below. See **Attachment D** for detailed trip generation calculations.

Table 2 – Trip Generation for Proposed Development (54 Condos/Townhouses)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Residential Condominium/ Townhouse	230	54	Dwelling Units	376	32	5	27	36	24	12

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TRIP GENERATION COMPARISON

A comparison between the trips generated by a 22,000 sq ft shopping center versus the proposed 54 unit Main Street Scottsdale Condos & Townhomes is shown in **Table 3** below.

Table 3 - Trip Generation Comparison (22,000 sq ft Shopping Center vs. 54 Condos/Townhomes)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Shopping Center	820	22	1000 SF GLA	2538	62	38	24	217	104	113
Residential Condominium / Townhouse	230	54	Dwelling Units	376	32	5	27	36	24	12
Difference				-2162	-30	-33	3	-181	-80	-101

SUMMARY

The proposed Main Street Scottsdale Condos & Townhomes development will consist of 45 condominiums and 9 townhomes. It will be located on the southeast corner of Main Street and 69th Street in Scottsdale, Arizona. The site is located to the south of Indian School Road and to the east of 68th Street. The proposed development is anticipated to generate a total of 376 weekday trips, with 32 and 36 occurring during the AM and PM peak hours, respectively.

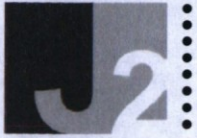
The proposed development's trip generation was compared to the potential trip generation with the existing C-2 and P-2 zoning. Although the maximum FAR for the C-2 zoning is 0.8, a more realistic FAR of 0.3 was assumed, resulting in a 22,000 square foot shopping center.

The Main Street Scottsdale Condos & Townhomes is anticipated to generate 2,162 fewer weekday trips, 30 fewer AM peak hour trips, and 181 fewer PM peak hour trips than the potential C-2 and P-2 zoning land uses. This is an approximate trip reduction of 85% during the average weekday.

Per the City of Scottsdale, the 2014 ADT along Goldwater Boulevard between Indian School Road and Osborn Road is 12,000 vehicles per day, and along Indian School Road is 27,800 and 22,600 vehicles per day to the west and east of Goldwater Boulevard, respectively. Additionally with the limited right-in and right-out only access off of Goldwater Boulevard, it is assumed that 70% of the proposed Main Street Scottsdale Condos & Townhomes development will access the site via 69th Street for a total of 263 vehicles per day. Therefore, 30% of the proposed Main Street Scottsdale Condos & Townhomes development will access the site via Goldwater Boulevard for a total of 113 vehicles per day.

Due to the limited right-in and right-out movements and based on the existing traffic counts collected on August 11, 2016, of the 30% accessing the proposed site via Goldwater Boulevard, 10% are assumed to also utilize Main Street and 5% are assumed to also utilize 1st Street. This results in a total of 38 vehicles

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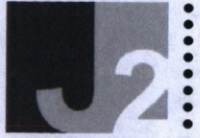


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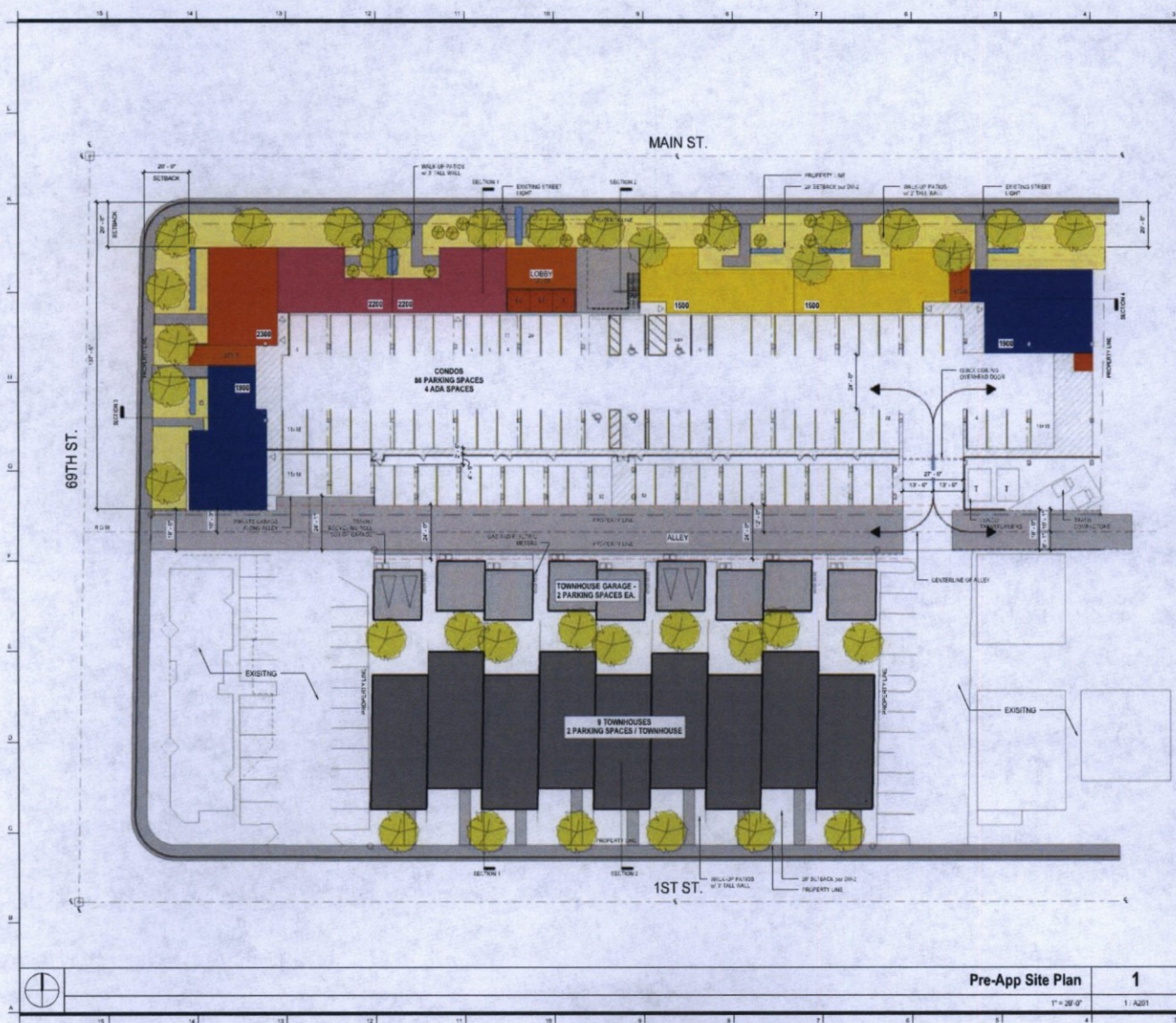
per day on Main Street and 19 vehicles per day on 1st Street generated by the proposed Main Street Scottsdale Condos & Townhomes development.

In conclusion, the proposed Main Street Scottsdale Condos & Townhomes will have significantly less traffic related impacts to the adjacent roadway network.

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Attachment A Proposed Site Plan



PROJECT STATISTICS	
CONDO UNITS	88
TOWNHOME UNITS	16
TOTAL UNITS	104
TOTAL SQ. FT.	100,000
TOTAL LOT AREA	100,000
TOTAL LOT AREA	100,000

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**Main Street
Scottsdale Condos
& Townhomes**

E. MAIN STREET & E. 1ST
STREET, SCOTTSDALE AZ
85251

Prepared by:
Gould Evans Architects
10000 N. 10th Ave.
Suite 200, Phoenix, AZ 85020
www.gould-evans.com

Number: Revision: Description: Date:

Project No: 05102-10
Date: July 18, 2016
Sheet:

Architectural Site Plan

AS100

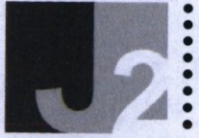
PRE-APP CONCEPT

Pre-App Site Plan

1

1" = 20' 0"

1 AUGUST 2016



Attachment B Count Data

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Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Thursday, August 11, 2016

City: Scottsdale

Project #: 16-1284-001

Location: Main St. east of 69th St.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			2	2	12:00			5	9
00:15			0	1	12:15			9	12
00:30			0	1	12:30			8	14
00:45			1	3	12:45			9	31
01:00			0	0	13:00			11	14
01:15			0	1	13:15			10	8
01:30			1	0	13:30			5	14
01:45			0	1	13:45			9	35
02:00			0	0	14:00			10	8
02:15			1	0	14:15			3	12
02:30			1	0	14:30			9	9
02:45			0	2	14:45			4	26
03:00			0	0	15:00			11	14
03:15			0	0	15:15			7	3
03:30			2	0	15:30			5	10
03:45			0	2	15:45			2	25
04:00			0	0	16:00			20	20
04:15			1	0	16:15			11	15
04:30			0	0	16:30			4	14
04:45			0	1	16:45			13	48
05:00			1	1	17:00			8	12
05:15			0	1	17:15			24	23
05:30			2	2	17:30			12	20
05:45			2	5	17:45			13	57
06:00			3	3	18:00			10	12
06:15			0	5	18:15			16	16
06:30			1	2	18:30			13	17
06:45			2	6	18:45			8	47
07:00			6	1	19:00			12	13
07:15			6	2	19:15			12	15
07:30			4	3	19:30			11	13
07:45			13	29	19:45			14	49
08:00			10	1	20:00			9	18
08:15			5	4	20:15			4	7
08:30			4	8	20:30			3	9
08:45			2	21	20:45			10	26
09:00			7	6	21:00			6	10
09:15			3	8	21:15			3	5
09:30			5	4	21:30			14	15
09:45			5	20	21:45			10	33
10:00			10	12	22:00			6	9
10:15			4	10	22:15			2	5
10:30			2	6	22:30			5	4
10:45			10	26	22:45			4	17
11:00			4	6	23:00			1	3
11:15			2	5	23:15			2	2
11:30			6	9	23:30			2	3
11:45			15	27	23:45			1	6

Total Vol. 143 137 **280**

GPS Coordinates: 33.493118, -111.931580

Daily Totals

NB	SB	EB	WB	Combined
		543	664	1207

AM

PM

Split %	51.1%	48.9%	23.2%	43.1%	56.9%	76.8%
Peak Hour	11:45	11:45	11:45	17:15	17:00	17:15
Volume	37	48	85	59	75	134
P.H.F.	0.62	0.86	0.76	0.61	0.82	0.71

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Thursday, August 11, 2016

City: Scottsdale

Project #: 16-1284-002

Location: 69th St. south of Main St.

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00	1	1			12:00	12	8		
00:15	0	2			12:15	14	12		
00:30	0	2			12:30	7	9		
00:45	0	1	0	5	12:45	13	46	11	40
01:00	0	4			13:00	8	4		
01:15	0	2			13:15	10	16		
01:30	3	4			13:30	8	5		
01:45	1	4	4	14	13:45	12	38	7	32
02:00	0	2			14:00	5	14		
02:15	0	0			14:15	10	8		
02:30	1	2			14:30	9	12		
02:45	1	2	0	4	14:45	10	34	9	43
03:00	0	1			15:00	6	19		
03:15	1	1			15:15	10	14		
03:30	3	1			15:30	3	9		
03:45	0	4	1	4	15:45	17	36	10	52
04:00	1	0			16:00	16	8		
04:15	2	2			16:15	15	11		
04:30	2	2			16:30	13	26		
04:45	1	6	1	5	16:45	12	56	13	58
05:00	5	2			17:00	11	18		
05:15	1	1			17:15	11	13		
05:30	4	2			17:30	10	12		
05:45	6	16	2	7	17:45	13	45	26	69
06:00	12	2			18:00	12	19		
06:15	0	3			18:15	8	13		
06:30	3	5			18:30	7	14		
06:45	9	24	8	18	18:45	13	40	17	63
07:00	9	6			19:00	10	18		
07:15	12	8			19:15	8	14		
07:30	7	8			19:30	15	17		
07:45	9	37	11	33	19:45	6	39	10	59
08:00	7	9			20:00	10	6		
08:15	6	7			20:15	15	15		
08:30	7	10			20:30	7	7		
08:45	13	33	10	36	20:45	8	40	11	39
09:00	6	7			21:00	5	13		
09:15	6	9			21:15	4	13		
09:30	4	10			21:30	3	14		
09:45	9	25	5	31	21:45	6	18	7	47
10:00	5	11			22:00	8	8		
10:15	6	10			22:15	2	2		
10:30	8	7			22:30	3	3		
10:45	14	33	11	39	22:45	4	17	5	18
11:00	12	11			23:00	4	7		
11:15	12	6			23:15	4	2		
11:30	7	12			23:30	3	5		
11:45	8	39	11	40	23:45	3	14	4	18
Total Vol.	224	236		460		423	538		961

GPS Coordinates: 33.492283, -111.932463

Daily Totals

NB	SB	EB	WB	Combined
647	774			1421

AM

PM

Split %	48.7%	51.3%	32.4%	44.0%	56.0%	67.6%
Peak Hour	10:30	11:30	10:45	15:45	17:45	16:15
Volume	46	43	85	61	72	119
P.H.F.	0.82	0.90	0.85	0.90	0.69	0.76

Prepared by: Field Data Services of Arizona/Veracity Traffic Group (520) 316-6745

Volumes for: Thursday, August 11, 2016

City: Scottsdale

Project #: 16-1284-003

Location: 1st St. east of 69th St.

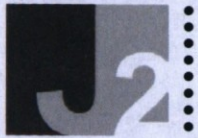
AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
00:00			0	0	12:00			3	5
00:15			0	0	12:15			11	7
00:30			0	0	12:30			10	4
00:45			0	0	12:45			1	25
01:00			0	0	13:00			0	6
01:15			0	0	13:15			0	6
01:30			0	0	13:30			6	3
01:45			1	1	13:45			6	12
02:00			0	0	14:00			10	3
02:15			0	0	14:15			6	12
02:30			0	0	14:30			4	3
02:45			0	0	14:45			5	25
03:00			0	0	15:00			1	2
03:15			0	0	15:15			10	6
03:30			0	0	15:30			7	3
03:45			0	0	15:45			8	26
04:00			0	0	16:00			14	15
04:15			0	0	16:15			4	16
04:30			0	0	16:30			12	13
04:45			0	0	16:45			5	35
05:00			0	0	17:00			3	5
05:15			0	0	17:15			7	9
05:30			0	0	17:30			8	6
05:45			0	0	17:45			5	23
06:00			0	0	18:00			0	2
06:15			1	3	18:15			7	6
06:30			0	0	18:30			5	3
06:45			0	1	18:45			0	12
07:00			4	3	19:00			0	4
07:15			0	2	19:15			8	5
07:30			1	1	19:30			13	6
07:45			1	6	19:45			6	27
08:00			8	1	20:00			5	3
08:15			0	4	20:15			12	3
08:30			0	2	20:30			1	5
08:45			3	11	20:45			8	26
09:00			1	5	21:00			1	1
09:15			2	0	21:15			0	0
09:30			1	1	21:30			1	3
09:45			3	7	21:45			2	4
10:00			3	2	22:00			1	3
10:15			2	4	22:15			2	0
10:30			3	1	22:30			2	0
10:45			4	12	22:45			2	7
11:00			9	2	23:00			2	2
11:15			6	7	23:15			0	1
11:30			11	4	23:30			0	2
11:45			16	42	23:45			1	3

Total Vol. 80 60 **140** 225 224 **449**

GPS Coordinates: 33.492158, -111.931846

NB	SB	EB	WB	Combined
		305	284	589

AM				PM			
Split %	57.1%	42.9%	23.8%	Split %	50.1%	49.9%	76.2%
Peak Hour	11:00	11:15	11:30	Peak Hour	15:15	15:45	15:45
Volume	42	20	61	Volume	39	58	96
P.H.F.	0.66	0.71	0.76	P.H.F.	0.70	0.91	0.83



Attachment C

Parcel Information

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130-11-003 Commercial Parcel

This is a commercial parcel located at 6939 E MAIN ST 20 SCOTTSDALE 85251. and the current owner is MAIN STREET SCOTTSDALE LLLP. Its current year full cash value is \$907,400.

Property Information**6939 E MAIN ST 20 SCOTTSDALE 85251**

MCR #	<u>3419</u>
Description:	DUHAME HEIGHTS UNIT 1 LOT 3 W2 BLK 1 EX S 2'
Associated Parcels	<u>130-11-003 130-11-004 130-11-005 130-11-006 130-11-007 130-11-008</u>
Lat/Long	<u>33.49304268 -111.93103946</u>
Lot Size	3,212 sq ft.
Zoning	C-2
Lot #	3
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (0 Parcels)	

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	<u>160369186</u>
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$907,400	\$828,400	\$439,606	\$379,100	\$304,670
Limited Property Value	\$739,347	\$704,140	\$351,894	\$335,137	\$304,670
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$72,029	\$59,411
Assessed LPV	\$133,082	\$126,745	\$65,100	\$63,676	\$59,411
Property Use Code	8971	8971	2020	2020	2020
PU Description	Office	Office	Restaurant	Restaurant	Restaurant
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Decision	Notice	Notice

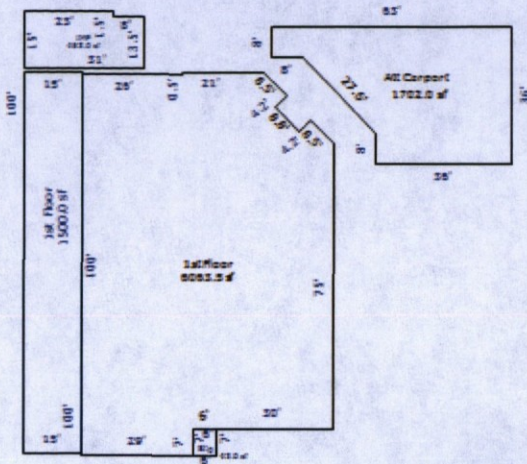
Additional Property Information

Additional commercial property data.

Description	Imp #	Model	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2.5	C	36	8,016
Commercial Yard Improvements	000201	353	2	D	36	1

Building Sketches

Sketches that illustrate the external dimensions of a property.



Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-004 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$297,100.

Property Information

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 4 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003 130-11-004 130-11-005 130-11-006 130-11-007 130-11-008
Lat/Long	
Lot Size	6,523 sq ft.
Zoning	C-2
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$297,100	\$189,687	\$189,687	\$219,900	\$176,667
Limited Property Value	\$199,171	\$189,687	\$189,687	\$194,334	\$176,667
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$41,781	\$34,450
Assessed LPV	\$35,851	\$34,144	\$35,092	\$36,923	\$34,450
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Decision	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-005 Commercial Parcel

This is a commercial parcel located at [6939 E MAIN ST SCOTTSDALE 85251](#). and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$445,700.

Property Information

[6939 E MAIN ST SCOTTSDALE 85251](#)

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 5 & E2 LOT 6 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003 130-11-004 130-11-005 130-11-006 130-11-007 130-11-008
Lat/Long	33.49304268 -111.93103946
Lot Size	9,785 sq ft.
Zoning	C-2
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information

[MAIN STREET SCOTTSDALE LLLP](#)

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$445,700	\$284,571	\$284,571	\$329,900	\$265,326
Limited Property Value	\$298,800	\$284,571	\$284,571	\$291,859	\$265,326
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$62,681	\$51,739
Assessed LPV	\$53,784	\$51,223	\$52,646	\$55,453	\$51,739
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Decision	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$148,500	\$94,802	\$94,802	\$109,900	\$88,334
Limited Property Value	\$99,542	\$94,802	\$94,802	\$97,167	\$88,334
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$20,881	\$17,225
Assessed LPV	\$17,918	\$17,064	\$17,538	\$18,462	\$17,225
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Decision	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-007 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$296,900.

Property Information

MCR #	3419
Description:	DUHAME HGHTS UNIT 1 LOT 7 BLOCK 1 EX S 2F TH/OF
Associated Parcels	130-11-003 130-11-004 130-11-005 130-11-006 130-11-007 130-11-008
Lat/Long	
Lot Size	6,519 sq ft.
Zoning	C-2
Lot #	7
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$296,900	\$189,605	\$189,605	\$219,800	\$176,667
Limited Property Value	\$199,085	\$189,605	\$189,605	\$194,334	\$176,667
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$41,762	\$34,450
Assessed LPV	\$35,835	\$34,129	\$35,077	\$36,923	\$34,450
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Decision	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-008 Commercial Parcel

This is a commercial parcel located at [6921 E MAIN ST SCOTTSDALE 85251](#), and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duhamel Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$148,500.

Property Information**6921 E MAIN ST SCOTTSDALE 85251**

MCR #	3419
Description:	DUHAME HGHTS LOT 8 BLOCK 1 E2 EX S 2F TH/OF
Associated Parcels	130-11-003 130-11-004 130-11-005 130-11-006 130-11-007 130-11-008
Lat/Long	33.49302287 -111.93177024
Lot Size	3,260 sq ft.
Zoning	C-2
Lot #	8
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

130-11-006 Commercial Parcel

This is a commercial parcel and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$148,500.

Property Information

MCR #	<u>3419</u>
Description:	DUHAME HEIGHTS UNIT 1 LOT 6 W2 BLK 1 EX S 2'
Associated Parcels	<u>130-11-003</u> <u>130-11-004</u> <u>130-11-005</u> <u>130-11-006</u> <u>130-11-007</u> <u>130-11-008</u>
Lat/Long	
Lot Size	3,262 sq ft.
Zoning	C-2
Lot #	6
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	<u>DUHAME HTS. 1</u>

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	<u>160369186</u>
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$148,500	\$94,802	\$94,802	\$109,900	\$88,334
Limited Property Value	\$99,542	\$94,802	\$94,802	\$97,167	\$88,334
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$20,881	\$17,225
Assessed LPV	\$17,918	\$17,064	\$17,538	\$18,462	\$17,225
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Decision	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-009 Land Parcel

This is a land parcel located at [6915 E MAIN ST SCOTTSDALE 85251](#). and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights. 1 subdivision and MCR 3419. Its current year full cash value is \$478,300.

Property Information**6915 E MAIN ST SCOTTSDALE 85251**

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 9 & W2 LOT 8 BLK 1
Lat/Long	33.49302287 -111.93198004
Lot Size	9,779 sq ft.
Zoning	C-2
Lot #	9
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	160369186
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

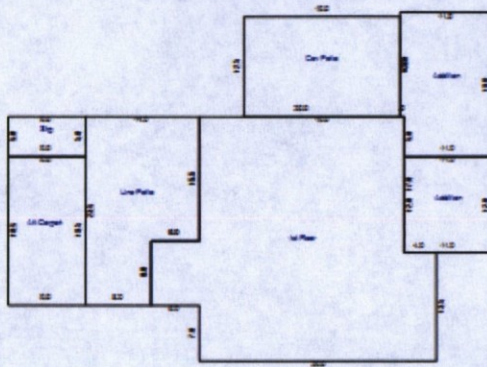
Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$478,300	\$292,300	\$333,400	\$317,500	\$334,000
Limited Property Value	\$306,915	\$292,300	\$333,375	\$317,500	\$334,000
Legal Class	2	2	2	2	2
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	16%	16%	16%
Assessed FCV	n/a	n/a	n/a	\$50,800	\$53,440
Assessed LPV	\$46,037	\$43,845	\$53,340	\$50,800	\$53,440
Property Use Code	0011	0011	0011	0011	0011
PU Description	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land	Vacant Residential Land
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Building Sketches

Sketches that illustrate the external dimensions of a property.



Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-010 Commercial Parcel

This is a commercial parcel located at [6909 E MAIN ST SCOTTSDALE 85251](#), and the current owner is 212 34 027 LLC. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$502,800.

Property Information

6909 E MAIN ST SCOTTSDALE 85251

MCR #	3419
Description:	DUHAME HEIGHTS 1 LOT 10 BLK 1 EX S 2'
Associated Parcels	130-11-010 130-11-011
Lat/Long	33.49302287 -111.93213971
Lot Size	6,419 sq ft.
Zoning	C-2
Lot #	10
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information

212 34 027 LLC

Mailing Address	14555 N SCOTTSDALE RD STE 340, SCOTTSDALE, AZ 85254
Deed Number	100059179
Last Deed Date	01/25/2010
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$502,800	\$501,200	\$583,300	\$535,500	\$558,000
Limited Property Value	\$502,800	\$501,200	\$562,275	\$535,500	\$558,000
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$101,745	\$108,811
Assessed LPV	\$90,504	\$90,216	\$104,021	\$101,745	\$108,810
Property Use Code	1512	1512	1512	1512	1512
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

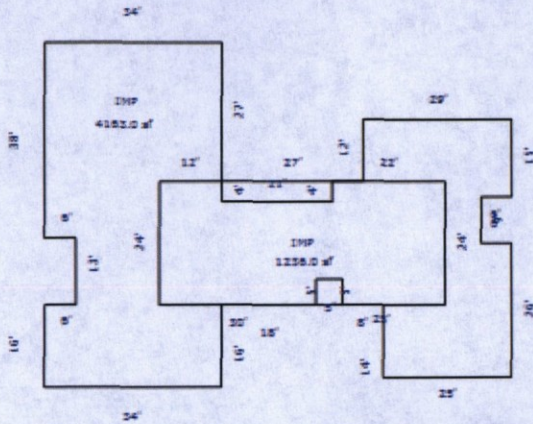
Additional Property Information

Additional commercial property data.

Description	Imp #	Model	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2	C	26	5,397
Commercial Yard Improvements	000201	353	2	D	33	1

Building Sketches

Sketches that illustrate the external dimensions of a property.



Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN	Address	Sale Info	FCV	Size	Livable	Sq Ft	Year Built	Pool	Foreclosed
001 001 001 001	123 Main St	2023-01-15	100	1500	1200	1500	2018	Y	N
002 002 002 002	456 Oak Ave	2022-11-01	100	1800	1400	1800	2015	N	Y
003 003 003 003	789 Pine Rd	2023-03-10	100	2000	1600	2000	2020	Y	N
004 004 004 004	101 Elm St	2022-09-20	100	1200	1000	1200	2010	N	Y
005 005 005 005	234 Maple Dr	2023-02-05	100	1600	1300	1600	2019	Y	N
006 006 006 006	567 Birch Ln	2022-12-15	100	1400	1100	1400	2012	N	Y
007 007 007 007	890 Cedar Ct	2023-04-01	100	1700	1450	1700	2021	Y	N
008 008 008 008	112 Willow Way	2022-10-10	100	1300	1050	1300	2011	N	Y
009 009 009 009	345 Spruce St	2023-01-25	100	1900	1550	1900	2022	Y	N
010 010 010 010	678 Ash Ave	2022-08-30	100	1100	900	1100	2008	N	Y

No similar parcels found.

130-11-011 Commercial Parcel

This is a commercial parcel located at 6903 E MAIN ST SCOTTSDALE 85251. and the current owner is 212 34 027 LLC. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$310,800.

Property Information**6903 E MAIN ST SCOTTSDALE 85251**

MCR #	<u>3419</u>
Description:	DUHAME HEIGHTS 1 LOT 11 BLK 1 EX TRI IN NW COR PER DKT 4657/248 EX S 2'
Associated Parcels	<u>130-11-010 130-11-011</u>
Lat/Long	<u>33.49301355 -111.93229007</u>
Lot Size	6,459 sq ft.
Zoning	C-2
Lot #	11
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	<u>DUHAME HTS. 1</u>

Owner Information**212 34 027 LLC**

Mailing Address	14555 N SCOTTSDALE RD STE 340, SCOTTSDALE, AZ 85254
Deed Number	<u>100059179</u>
Last Deed Date	01/25/2010
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$310,800	\$280,700	\$287,800	\$274,100	\$288,500
Limited Property Value	\$294,735	\$280,700	\$287,800	\$274,100	\$288,500
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$52,079	\$56,258
Assessed LPV	\$53,052	\$50,526	\$53,243	\$52,079	\$56,258
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-014A Commercial Parcel

This is a commercial parcel located at 6920 E 1ST ST SCOTTSDALE 85251. and the current owner is MAIN STREET SCOTTSDALE LLLP. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$661,500.

Property Information**6920 E 1ST ST SCOTTSDALE 85251**

MCR #	<u>3419</u>
Description:	DUHAME HEIGHTS 1 MCR 34-19 LOT 14 & W2 LOT 15
Lat/Long	<u>33.49217787 -111.93178073</u>
Lot Size	9,778 sq ft.
Zoning	C-2
Lot #	15
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	<u>DUHAME HTS. 1</u>

Owner Information**MAIN STREET SCOTTSDALE LLLP**

Mailing Address	1401 17TH ST SUITE 700 , DENVER, CO 80202
Deed Number	<u>160369186</u>
Last Deed Date	05/27/2016
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$661,500	\$778,500	\$645,300	\$599,200	\$625,903
Limited Property Value	\$661,500	\$660,618	\$629,160	\$599,200	\$625,903
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$113,848	\$122,052
Assessed LPV	\$119,070	\$118,911	\$116,395	\$113,848	\$122,051
Property Use Code	1512	1512	1512	1512	1512
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	SBOE	Decision	Notice	Notice

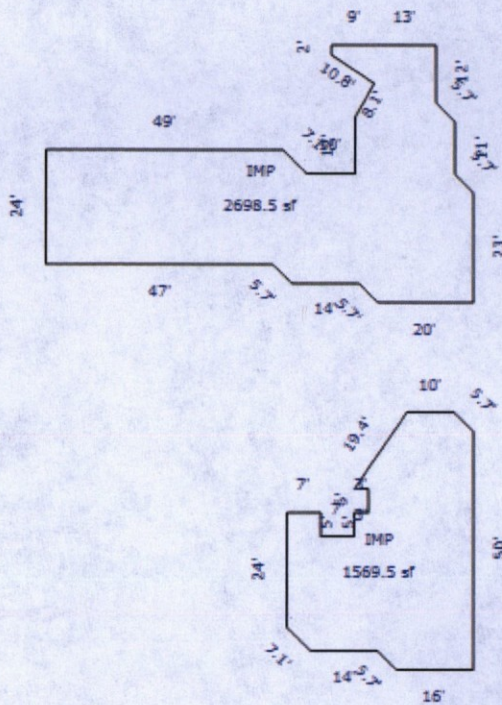
Additional Property Information

Additional commercial property data.

Description	Imp #	Model	Rank	CCI	Age	Sq Ft.
Office Building	000101 344	2	D	26	4,321	
First Floor Parking	000102 577	2	D	31	1,176	
Commercial Yard Improvements	000201 353	2	D	31	1	

Building Sketches

Sketches that illustrate the external dimensions of a property.



Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-015A Commercial Parcel

This is a commercial parcel located at [6920 E 1ST ST SCOTTSDALE 85251](#), and the current owner is RAIN SCOTT INVESTMENTS LLC. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$162,200.

Property Information**6920 E 1ST ST SCOTTSDALE 85251**

MCR #	3419
Description:	DUHAME HEIGHTS 1 MCR 34/19 LOT 15 E2
Associated Parcels	130-11-017 130-11-015A 130-11-016 130-11-018
Lat/Long	33.49217787 -111.93178073
Lot Size	3,259 sq ft.
Zoning	P-2
Lot #	15
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**RAIN SCOTT INVESTMENTS LLC**

Mailing Address	4514 COLE AVE STE 1100 , DALLAS, TX 75205
Deed Number	110260603
Last Deed Date	03/28/2011
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$162,200	\$143,400	\$132,800	\$125,900	\$131,838
Limited Property Value	\$145,745	\$138,805	\$132,195	\$125,900	\$131,838
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$23,921	\$25,709
Assessed LPV	\$26,234	\$24,985	\$24,456	\$23,921	\$25,708
Property Use Code	2640	2640	2640	2640	2640
PU Description	Parking	Parking	Parking	Parking	Parking
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Additional Property Information

Additional commercial property data.

Description Imp # Model Rank CCI Age Sq Ft.

Parking Lot 000101 504 2 D 41 1

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-016 Commercial Parcel

This is a commercial parcel located at [6930 E 1ST ST SCOTTSDALE 85251](#), and the current owner is RAIN SCOTT INVESTMENTS LLC. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$306,000.

Property Information

6930 E 1ST ST SCOTTSDALE 85251

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1
Associated Parcels	130-11-017 130-11-015A 130-11-016 130-11-018
Lat/Long	33.49217787 -111.93149052
Lot Size	6,519 sq ft.
Zoning	P-2
Lot #	16
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information

RAIN SCOTT INVESTMENTS LLC

Mailing Address	4514 COLE AVE STE 1100 , DALLAS, TX 75205
Deed Number	110260603
Last Deed Date	03/28/2011
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$306,000	\$270,000	\$248,900	\$237,000	\$241,177
Limited Property Value	\$274,358	\$261,293	\$248,850	\$237,000	\$241,177
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$45,030	\$47,030
Assessed LPV	\$49,384	\$47,033	\$46,037	\$45,030	\$47,030
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-017 Commercial Parcel

This is a commercial parcel located at [6930 E 1ST ST SCOTTSDALE 85251](#). and the current owner is RAIN SCOTT INVESTMENTS LLC. It is located in the Duham Heights 1 subdivision and MCR 3419. Its current year full cash value is \$590,700.

Property Information**6930 E 1ST ST SCOTTSDALE 85251**

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1
Associated Parcels	130-11-017 130-11-015A 130-11-016 130-11-018
Lat/Long	33.49217787 -111.93149052
Lot Size	6,519 sq ft.
Zoning	C-2
Lot #	17
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**RAIN SCOTT INVESTMENTS LLC**

Mailing Address	4514 COLE AVE STE 1100 , DALLAS, TX 75205
Deed Number	110260603
Last Deed Date	03/28/2011
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$590,700	\$539,100	\$438,300	\$406,500	\$420,882
Limited Property Value	\$470,574	\$448,166	\$426,825	\$406,500	\$420,882
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$77,235	\$82,072
Assessed LPV	\$84,703	\$80,670	\$78,963	\$77,235	\$82,072
Property Use Code	1512	1512	1512	1512	1512
PU Description	Office	Office	Office	Office	Office
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

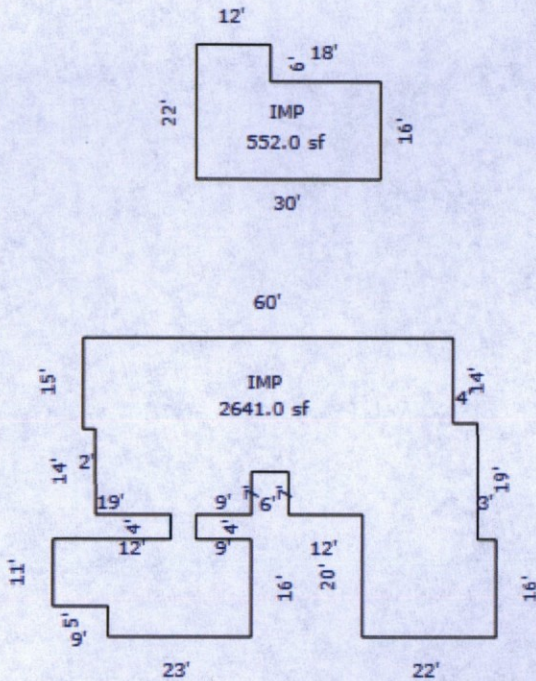
Additional Property Information

Additional commercial property data.

Description	Imp #	Model	Rank	CCI	Age	Sq Ft.
Office Building	000101	344	2	C	27	3,257
Commercial Yard Improvements	000201	353	2	D	32	1

Building Sketches

Sketches that illustrate the external dimensions of a property.



Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.

130-11-018 Commercial Parcel

This is a commercial parcel and the current owner is RAIN SCOTT INVESTMENTS LLC. It is located in the Duham Hts. 1 subdivision and MCR 3419. Its current year full cash value is \$153,100.

Property Information

MCR #	3419
Description:	DUHAME HEIGHTS UNIT 1 LOT 18 W2 BLK 1
Associated Parcels	130-11-017 130-11-015A 130-11-016 130-11-018
Lat/Long	
Lot Size	3,262 sq ft.
Zoning	C-2
Lot #	18
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	27 2N 4E
Market Area/Neighborhood	19/005
Subdivision (33 Parcels)	DUHAME HTS. 1

Owner Information**RAIN SCOTT INVESTMENTS LLC**

Mailing Address	4514 COLE AVE STE 1100 , DALLAS, TX 75205
Deed Number	110260603
Last Deed Date	03/28/2011
Sale Date	n/a
Sale Price	n/a

Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

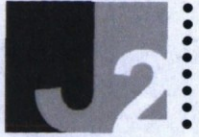
Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$153,100	\$135,100	\$124,500	\$118,600	\$120,383
Limited Property Value	\$137,261	\$130,725	\$124,500	\$118,600	\$120,383
Legal Class	1	1	1	1	1
Description	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P	COMMERCIAL / OTHER R/P
Assessment Ratio	18%	18%	18.5%	19%	19.5%
Assessed FCV	n/a	n/a	n/a	\$22,534	\$23,475
Assessed LPV	\$24,707	\$23,531	\$23,033	\$22,534	\$23,475
Property Use Code	1074	1074	1074	1074	1074
PU Description	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial	Associated Commercial
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN Address Sale Info FCV Size Livable Sq Ft Year Built Pool Foreclosed

No similar parcels found.



Attachment D

Trip Generation

.....



Main St & 69th St
Main Street, Scottsdale Condos & Townhomes

engineering and
environmental design Trip Generation Calculations

Compared EG 8/1/2016
Checked GJ 8/1/2016

Existing C-2 Zoning

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center	820	22	1000 SF GLA	$\ln(T)=0.65\ln(X)+5.83$	50%	50%	$\ln(T)=0.61\ln(X)+2.24$	62%	38%	$\ln(T)=0.67\ln(X)+3.31$	48%	52%	2538	1269	1269	62	38	24	217	104	113
TOTAL													2538	1269	1269	62	38	24	217	104	113

-----VS-----

Proposed R-5 Zoning - Condos

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Fitted Curve	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential Condominiums/Townhouse	230	54	Dwelling Units	$\ln(T)=0.87\ln(X)+2.46$	50%	50%	$\ln(T)=0.80\ln(X)+0.26$	17%	83%	$\ln(T)=0.82\ln(X)+0.32$	67%	33%	376	188	188	32	5	27	36	24	12
TOTAL													376	188	188	32	5	27	36	24	12

_____, 200__

Draft Dated 11/20/07

FORM OPINION LETTER

[Name and Address of Opinion Recipient]

Re: Loan (the "Transaction") by _____ ("Lender") to _____, a
_____ corporation (the "Company")[, and _____ ("Guarantor")]

Ladies and Gentlemen:

We have acted as special counsel to the Company in connection with the Transaction contemplated by the Documents (as defined below). Capitalized terms used and not otherwise defined in this letter shall have the meanings ascribed to them in the Documents (as defined below).

As used in this opinion, the phrase "to our knowledge," or words of similar import, mean, as to matters of fact, that, to the actual knowledge of the attorneys within our firm principally responsible for the Transaction, but without any independent factual investigation or verification of any kind other than inquiries of certain officers of the Company, such matters are factually correct.

This opinion incorporates by reference, and is to be interpreted in accordance with, the First Amended and Restated Report of the State Bar of Arizona Business Law Section Committee on Rendering Legal Opinions in Business Transactions, dated October 20, 2004.

For purposes of this opinion, we have examined such questions of law and fact as we have deemed necessary or appropriate. We have examined only the following documents and have made no other investigation or inquiry:

I. Transaction Documents and Other Documents Examined.

A. We have reviewed the following documents (collectively, the "Documents") which we received **[in draft form]** from _____ on **[date]**. Each of the Documents **[is to be]** **[has been]** executed by each of the signatory parties thereto and dated as of the date hereof.

1. ***[List all Loan Documents reviewed]***

B. In addition, we have reviewed the following documents (the “Organizational Documents”).

1. *[List all Organizational documents, including articles, bylaws, resolutions, certificates from officers, etc.]*

C. As to certain matters of fact bearing upon the opinions expressed herein, we have relied on:

1. A Certificate of the [officer title] of the Company, dated _____, 20__;
2. A Certificate of Good Standing with respect to the Company, dated _____, 20__, issued by _____, and our opinions with respect to such matters are rendered as of the date of such certificate and limited accordingly; and
3. Information in public authority documents.

II. Opinions.

Based on the foregoing, and subject to the assumptions, qualifications and limitations set forth below, it is our opinion that:

A. **[If the Company is a corporation]** The Company is a corporation **[duly formed]** **[duly organized]**, validly existing, and in good standing under the laws of the State of Arizona.

[If the Company is a general partnership] The Company is a validly existing Arizona partnership.

[If the Company is a limited partnership] The Company is a limited partnership duly organized and validly existing under the Arizona Uniform Limited Partnership Act.

[If the Company is a LLP] The Company is a validly existing **[general]** **[limited]** partnership which has qualified as a limited liability partnership.

[If the Company is a LLC] The Company is a limited liability company validly existing under the laws of the State of Arizona.

[If the Company is a foreign corporation] The Company **[is a corporation duly organized, validly existing, and in good standing under the laws of the State of _____ and]** is qualified to do business as a foreign corporation under the laws of the State of Arizona.

[If the Company is a foreign limited partnership] Based solely on the [certificate of limited partnership filing dated _____, 20__], issued by the Arizona Secretary of State [statement of foreign qualification filed with the Arizona Secretary of State on _____, 20 __], the Company is qualified to do business as a foreign limited [liability] [liability limited] partnership under the laws of the State of Arizona.

[If the Company is a foreign limited liability company] Based solely on the Certificate of Registration issued by the Arizona Corporation Commission on _____, 20 __, the Company is qualified to do business as a foreign limited liability company under the laws of the State of Arizona.

B. **[If the Company is a corporation]** The Company's authorized capital consists of _____ common shares, of which _____ shares are issued and outstanding. The shares issued **[pledged]** in the Transaction have been duly authorized and are validly issued, fully paid, and nonassessable.

[If the Company is a LLC] The Company has received all required capital contributions, and there are no outstanding obligations of the members to make additional capital contributions to the Company.

C. The execution, delivery, and performance of the Documents by the Company have been duly authorized by all requisite **[corporate]** **[limited liability company]** **[partnership]** action on the part of the Company.

D. The Documents have been duly executed and delivered by the Company.

E. The Company has the requisite **[corporate]** **[limited liability company]** **[partnership]** power and authority to: (i) own and operate its properties and assets as described in the Documents; (ii) conduct its business as such business is currently being conducted as described in the Documents; and (iii) carry out the terms and conditions applicable to it under the Documents.

F. **[If an opinion recipient requests a more in depth examination of pending litigation or ADR proceedings than is reflected in the definition of "knowledge," then an opinion giver can state one of the following phrases before the opinion]:**

Based solely upon our knowledge and the representations of the Company [in the Agreement] [in an officer's certificate delivered to us dated _____], OR

Based solely upon our examinations as of _____, _____, of the records of the filings in the Superior Court of _____ and United States District Court for the District of Arizona from _____ through _____, our knowledge, and the representations of the Company, OR

Based solely upon our review of [the results of the litigation search dated _____, performed by _____][an affidavit of the Clerk of the _____ County Superior Court/United States District Court for the District of Arizona],

we have no knowledge of any [material] pending [or overtly threatened (in writing and delivered to opinion lawyer)] litigation, arbitration, mediation, or other alternative dispute resolution proceeding against the Company that will negatively affect the transaction or that will have a materially adverse effect on the Company [except _____].

G. No consent, approval, authorization, or other action by, or filing with, any federal, state, or local governmental authority is required in connection with the execution and delivery by the Company of the Documents and the consummation of the Transaction [or, if any of the foregoing is required, it has been obtained].

H. The execution and delivery of the Documents and consummation of the Transaction by the Company will not violate the Company's Organizational Documents or any other governing documents.

I. [Based solely upon our knowledge,] the execution and delivery of the Documents and consummation of the Transaction by the Company will not violate any judgment, order, or decree of any court or governmental agency to which the Company is a party or by which it is bound.

J. [Based solely upon our knowledge,] [and a review of those material agreements disclosed to us by the Company in the [attached] officer's certificate dated _____, _____,] (the "Material Agreements"), the execution and delivery of the Documents and consummation of the Transaction by the Company will not cause a breach or default of such Material Agreements.

K. The execution and delivery of the Documents and consummation of the Transaction by the Company will not violate any applicable law, rule or regulation affecting the Company.

L. The Documents are valid, binding, and enforceable obligations of the Company.

M. [If an opinion recipient requests a separate choice of law opinion, then an opinion giver can use either one of these two opinions. The longer opinion incorporates all of Restatement § 187]

Based upon decisions of the Supreme Court of Arizona and applicable Arizona statutes, we believe the courts in Arizona will honor the choice of law clause(s) in the Documents. See Restatement (Second) Of Conflict Of Laws, §§ 187, 188, 203 and 229, comment e (1971); *Cardon v. Cotton Lane Holdings, Inc.*, 173 Ariz. 203, 205-09, 841 P.2d 198, 200-04 (1992); *Burr v. Renewal Guar. Corp.*, 105 Ariz. 549, 550, 468 P.2d 576, 581 (1970); Ariz. Rev. Stat. §§ 47-1105(A) and 47-9301 through 47-9307 (UCC RA9). **OR**

You have requested that we advise you whether an Arizona court would give effect to the choice of law provision in the Documents in favor of the law of the [State of _____.] The Supreme Court of Arizona has consistently ruled that where it is not bound by a previous decision or by legislative enactment, it will follow the rules in the Restatements of the Law, including, without limitation, the Restatements of Conflict of Laws. *Smith v. Normart*, 51 Ariz. 134, 75 P.2d 38 (1938); *W. Coal & Min. Co. v. Hilvert*, 63 Ariz. 171, 160 P.2d 331 (1945); *Burr v. Renewal Guar. Corp.*, 105 Ariz. 549, 468 P.2d 576, (1970); *Taylor v. Sec. Nat'l Bank*, 20 Ariz. App. 504, 514 P.2d 257 (1973); *In re Levine*, 145 Ariz. 185, 700 P.2d 883 (Ct. App. 1985); and *Cardon v. Cotton Lane Holdings, Inc.*, 173 Ariz. 203, 841 P.2d 198 (1992). Section 187 of the Restatement (Second) Conflict of Laws provides that the parties to a contract may stipulate their choice of law to govern the contract and that the laws of the state chosen will be applied unless (i) the particular issue is one that the parties could not have resolved by an explicit provision in their agreement directed to that issue and (ii) either:

(a) The chosen state has no substantial relationship to the parties or the transaction and there is no other reasonable basis for the parties' choice; or

(b) Application of the law of the chosen state would be contrary to a fundamental policy of a state that has a materially greater interest than the chosen state in the determination of the particular issue and that, under the rule of Section 188 of the Restatement (Second) Conflict of Laws, would be the state of applicable law in the absence of an effective choice of law by the parties.

Based on the facts concerning the negotiation of the Documents, [such as the place of negotiation and execution of the Documents being the State of _____] and the terms thereof and considering such other matters as we have deemed relevant, we believe that an Arizona court would give effect to the choice of law provisions in the Documents in favor of the law of the [State of _____.] (subject to the application of Arizona law with respect to the enforcement of rights and remedies against [real] property located in Arizona).

N. The Guaranty as drafted is enforceable against the Guarantor's sole and separate property, but is not enforceable against the marital community or the community property pursuant to A.R.S. Section 25-214. **[Need form for standard deals]**

O. The Deed of Trust is sufficient to create in favor of the Lender a security interest in any rights of the Company in the described collateral in which a security interest can be created under Article 9 of the Uniform Commercial Code ("UCC").

P. The Deed of Trust is in proper form for recording in the Official Records of _____, County, Arizona (the "Recorder's Office") and, upon due recording in such office, will constitute a "fixture filing" under the UCC with respect to any fixtures described therein. The Financing Statement is in proper Arizona form for filing with the Arizona Secretary of State, and upon due filing in such office, will perfect a security interest in that collateral described therein as to which a security interest has been duly granted to Lender by the Company and to the extent a security interest can be perfected in such collateral under the Arizona UCC by the filing of a financing statement with the Arizona Secretary of State.

Q. The Deed of Trust is sufficient in form to create a valid lien in favor of the Lender upon the Company's interest in the real property described therein and to be recorded with the Recorder's Office, and upon recordation will impart constructive notice of the lien to third parties.

R. The provisions of the security agreement are effective to create a valid security interest in that portion of the collateral consisting of federally-registered copyrights, common law copyrights, trademarks or service marks, or applications for any such marks, and patents, to the extent that (a) the borrower has rights in such collateral, and (b) a security interest in such collateral may be granted pursuant to Article 9 of the UCC. Under current law, upon the filing of the Financing Statement in the manner described above, it appears that all action necessary to perfect a security interest in such collateral (with the exception of federally-registered copyrights) will have been taken. Regarding federally-registered copyrights, under current law, upon the recording of the transfer with the United States Copyright Office, it appears that all action necessary to perfect a security interest in federally-registered copyrights will have been taken. The federal statutes governing trademarks and patents do not set forth the procedure for perfection and priority of liens encumbering trademarks and patents in the same detail as in the United States Copyright Act. Accordingly, certain courts have reached the conclusion that the Lanham Act and the Patent Act do not preempt state law and that recordation of a security interest with the United States Patent and Trademark Office is not required to perfect an otherwise valid security interest. *In re Cybernetic Systems*, 239 B.R. 917, 920 (B.A.P. 9th Cir. 1999); *In re Together Dev. Corp.*, 227 B.R. 439, 441 (Bankr. D. Mass. 1988); *In re TR-3 Indus.*, 41 B.R. 128, 131 (Bankr. C.D. Cal. 1984). However, there is no guarantee that filing the Financing Statement in the manner described above alone will be sufficient in the future to maintain a perfected security interest in patents, federally-registered trademarks or service marks or applications for such marks.

S. We have been asked to render our opinion as to whether, in the event that [Non-SPE Affiliate] (the "Affiliate") were to become a debtor in a case under Title 11 of the United States Code (the "Bankruptcy Code"), a court of competent jurisdiction, exercising reasonable judgment after full consideration of all relevant factors, in a properly presented and argued case, would recognize the separate existence of the Borrower, on the one hand, and the Affiliate, on the other hand, and accordingly, would not order the substantive consolidation of the assets and liabilities of the Borrower with those of the Affiliate.

T. Based on the foregoing, and subject to the assumptions, qualifications and discussions contained herein and the reasoned analysis of analogous case law, it is our opinion that, in the event that Affiliate were to become a debtor in a case under the Bankruptcy Code, in a properly presented and argued case, a court of competent jurisdiction would recognize the separate existence of Borrower and Affiliate, and, accordingly, would not order the substantive consolidation of the assets and liabilities of Borrower and Affiliate.

III. Assumptions.

With your permission, in rendering the foregoing opinions, we have made the following assumptions. We have made these assumptions without independent verification, and with the understanding that we are under no duty to inquire or investigate regarding such matters. **[however, we have no knowledge of any facts that we know to be inaccurate or any factual representations that we know to have been provided under circumstances making reliance unwarranted.]**

A. The genuineness of all signatures not witnessed, the authenticity of documents submitted as originals, and the conformance to originals of documents submitted as copies.

B. Each natural person who is executing any of the Documents or is otherwise involved in the Transaction possesses the legal competency and capacity necessary for such individual to execute such documents and/or to carry out such individual's role in the Transaction.

C. The Documents are valid, binding, and enforceable obligations of the parties thereto in accordance with their respective terms. **[For use when another lawyer renders an enforceability opinion about the Documents]**

D. The Documents accurately and completely describe and contain the parties' mutual intent, understanding, and business purposes, and there are no oral or written statements, agreements, understandings, or negotiations, nor any usage of trade or course of prior dealing among the parties, that directly or indirectly modify, define, amend, supplement, or vary, or purport to modify, define, amend, supplement, or vary, any of the terms of the Documents or any of the parties' rights or obligations thereunder, by waiver or otherwise.

E. The applicable Documents, immediately after delivery, will be properly filed or recorded in the appropriate governmental offices, that Lender will timely file all necessary continuation statements, and that all fees, charges, and taxes due and owing as of this date have been paid. **[For use when the opinion lawyer is not responsible for recordation or filing]**

F. The result of the application of Arizona law as specified in the Documents will not be contrary to a fundamental policy of the law of any other state with which the parties may have material or relevant contact in connection with the Transaction and as to which there is a materially greater interest in determining an issue of choice of law. **[For use in an enforceability opinion, when the documents contain an express choice of Arizona law]**

G. The Lender will receive no interest, charges, fees, or other benefits or compensation in the nature of interest in connection with the Transaction other than those that the Company (and, where applicable, the Guarantor) has agreed in writing in the Documents to pay. **[For use in a loan transaction, in light of the language of A.R.S. Sections 44-1201, 44-1202]**

H. In connection with our opinion in Section ____ above concerning the due authorization of the shares, our investigation revealed that certain corporate records concerning [specify the missing records and describe their relevance] were either missing or incomplete. As a result, we have relied on the presumption of regularity and continuity to the extent necessary to enable us to provide that opinion. **[For use with the opinion in Section ____ about duly authorized shares when corporate records are missing]**

I. The Company has paid all income taxes, fines, jeopardy, or fraud assessments, and interest due from it and payable to the State of Arizona.

J. Where tangible personal property is to be acquired after the date hereof, that a security interest is created under the after-acquired property clause of the security agreement. **[For use in a personal property secured loan transaction]**

K. The Note will be duly delivered for value and for the consideration provided for in or contemplated by the Documents and that value has been given for the creation of any security interest.

L. The Company (and, where applicable, the Guarantor) holds the requisite title and rights to any real or personal property involved in the transaction or otherwise purported to be owned by it.

IV. Qualifications and Limitations.

The opinions set forth above are subject to the following qualifications and limitations:

A. The enforceability of the Documents may be subject to or limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, and other similar laws relating to or affecting the rights of creditors generally and to general principles of equity.

B. The enforceability of the Documents is subject to the qualification that certain waivers, procedures, remedies, and other provisions of the Documents may be unenforceable under or limited by the law of the State of Arizona; however, such possible unenforceability or limitations will not render the Documents invalid as a whole or substantially prevent the practical realization of the principal benefits **[or security]** intended by the Documents (except for the economic consequences of procedural or other delay). **OR**

The enforceability of the Documents is further subject to the qualification that certain waivers, procedures, remedies, and other provisions of the Documents may be unenforceable under or limited by the law of the State of Arizona; however, such law does not in our opinion, substantially prevent the practical realization of the benefits intended by the Documents **[other than the Guaranty] [except that the application of principles of guaranty and suretyship to the acts or omissions of the Lender after execution and delivery of the Guaranty may prevent the practical realization of the benefits intended by the Guaranty through a release or discharge of Guarantor].**

C. Our engagement did not extend to, and we render no opinion about, any federal, or state tax, securities, environmental, public health, labor or land use and subdivision laws, rules or regulations, zoning matters, or applicable building codes or ordinances or the effect of such matters, if any, on the opinions expressed herein.

D. We express no opinion as to matters of title, priority, or perfection of liens or priority or perfection of security interests except as specifically set forth herein.

E. Our opinion as to fixtures and personal property cover only (i) security interests created under Chapter 9 (Revised Article 9) of the Arizona UCC, (ii) UCC collateral or transactions, and (iii) UCC perfection methods that are limited to filing a financing statement.

F. We are qualified to practice law in the State of Arizona, and we do not purport to be experts on, or to express any opinion concerning, any law other than the law of the State of Arizona and applicable federal law and, with respect to the opinions expressed in Section ____ above, solely the statutory provisions of the **[corporate], [partnership], or [limited liability company]** laws of the State of Delaware. Insofar as our opinion pertains to matters of _____ law, we have relied upon the opinion of Messrs. **[firm name], of [city], [state]** dated _____, a copy of which is attached. We do not purport to express any opinion concerning any law other than the law of the State of Arizona. **[Although certain members of**

this firm are admitted to practice in other states, we have not examined the laws of any state other than the State of Arizona [and _____ and federal law] nor have we consulted with members of the firm who are admitted in other jurisdictions with respect to the laws of such jurisdictions.] OR

The Documents indicate that they are to be governed by the laws of the State of _____. We have no knowledge of those laws and express no opinion thereon. Irrespective of the law which is ultimately determined to apply to the Documents, however, if the Documents were governed by Arizona law, then our opinions set forth above would remain unchanged.

G. The opinions expressed in this letter are based upon the law and facts in effect on the date hereof, and we assume no obligation to update, revise or supplement this opinion.

H. This opinion is being furnished only for the purpose contemplated in the Transaction and only to and for the benefit of Lender and its successors and assigns, participants in the Loan, and rating agencies that rate the Loan in connection with the Transaction. Accordingly, it may not be: (i) used or relied upon by, or quoted or delivered to, any person or entity, or (ii) used or relied upon for any purpose other than the purpose contemplated in the Transaction without, in each instance, our prior written consent. **[The primary opining lawyer may rely on the opinions set forth in paragraphs ____, ____, and ____ of this letter in rendering its opinion furnished pursuant to Section ____ of the _____ Agreement.]**

I. We express no opinion about the effect on the corporation or the Transaction, if any, of the provisions of Arizona Revised Statutes Section 43-1152 et seq.

J. Although the opinion set forth in Section ____ above is based upon an analysis of the assumed facts in the light of current applicable law, all as set forth above, we can give no assurance that a creditor or trustee of **[the SPE]** in a federal bankruptcy proceeding would not attempt to have the assets and liabilities of **[the SPE]** substantively consolidated with those of an equity holder or Affiliate. Further, we express no opinion with respect to the availability of a preliminary injunction or other temporary relief pursuant to broad equitable powers granted to a federal bankruptcy court pending a final determination on the merits. **[For use with the opinion in Section ____ about bankruptcy-remote entities]**

K. We advise you that there are a number of inherent limitations in an opinion of this nature, including the pervasive equitable powers and discretionary judgment of the bankruptcy judge reviewing the facts and circumstances as they may exist at a future time, the overriding congressional goal of promoting reorganizations to which other legal rights and policies may be subordinated, the interplay of facts, circumstances, relationships and other considerations, some of which may not now exist, and the nature of the bankruptcy process. Further, an opinion is not a guaranty of what a court would hold, rather an informed judgment as to a specific question of law. Thus, this opinion is not a prediction of what a court would actually hold, but an opinion as to the decision a court would reach if the issue were properly presented to it and the court

followed existing legal precedents applicable to the subject matter of this opinion. **[For use with the opinion in Section ____ about bankruptcy-remote entities]**

L. We express no opinion as to _____.

Very truly yours,



KLAND CIVIL ENGINEERS

**Preliminary Drainage Report
Main Townhouses**

#K15140

CASE No. 21-ZN-2016

Prepared by:

KLAND Civil Engineers, L.L.C.
7227 North 16th Street, Suite 217
Scottsdale, Arizona 85020

Submitted to:

City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251



Revised October 4, 2016
August 10, 2016

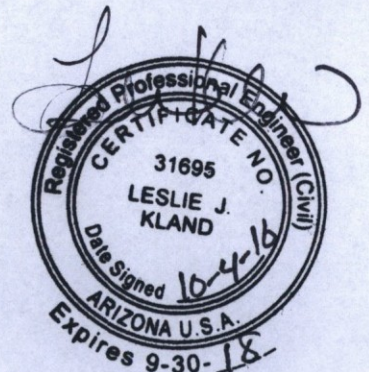
21-ZN-2016
10/7/2016

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Appendix	2	Existing Aerial
Appendix	3	Preliminary Grading and Drainage Plan
Appendix	4	French Drain Details and Calculation

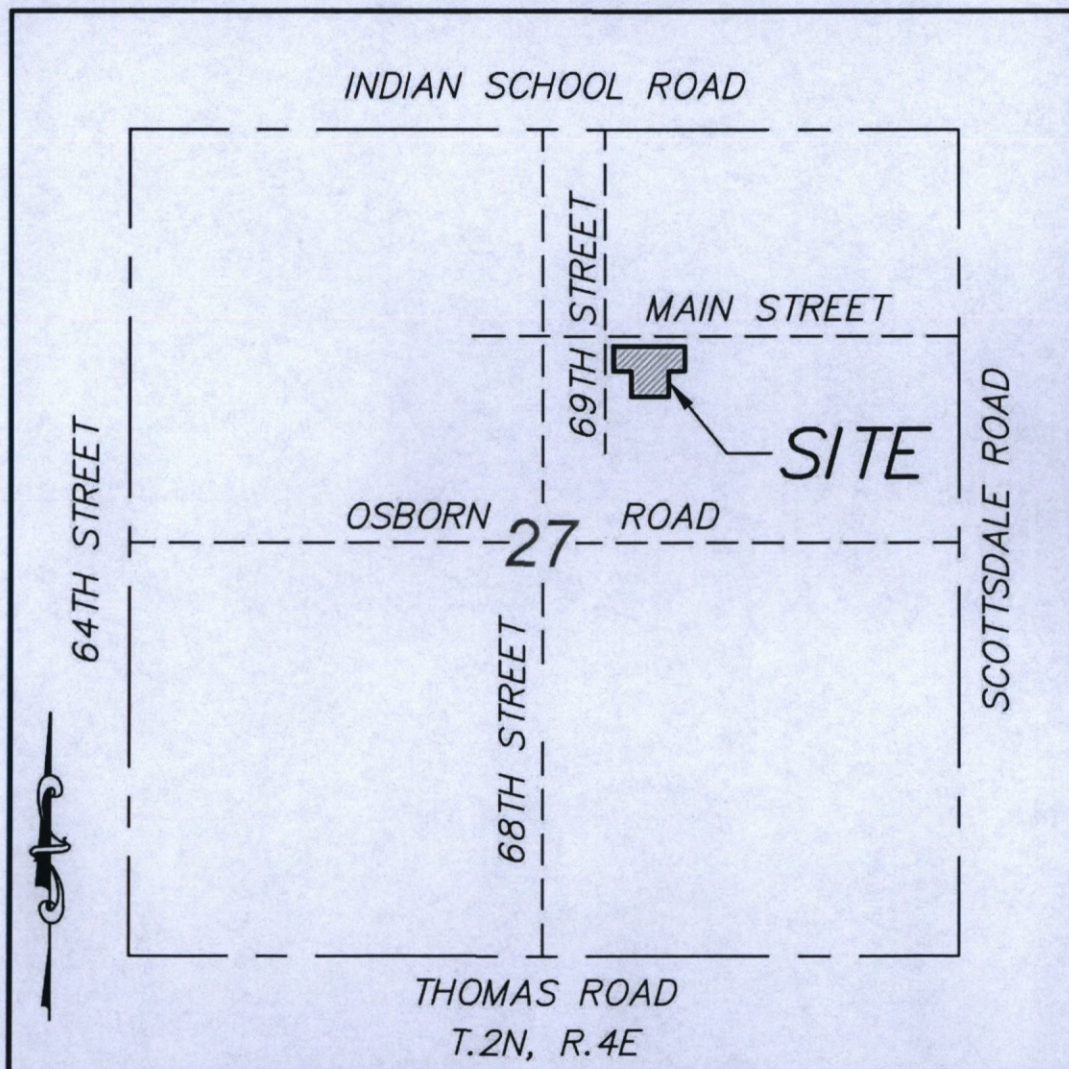


Revised October 4, 2016
August 10, 2016

INTRODUCTION

The purpose of this report is to present the existing and proposed onsite drainage concept for the project Main Townhouses. The site is located at 6939 E. Main Street in Scottsdale, Arizona.

The property is bounded on the south by East 1st Street, on the west by N 69th Street, on the east by commercial development and on the north by East Main Street. All of the streets are fully improved with curb and sidewalk. An alley cuts through the site.



VICINITY MAP

N.T.S.

1.0 SECTION I – OVERALL DRAINAGE

1.1.0 DESCRIPTION OF EXISTING DRAINAGE CONDITIONS

1.1.1 Existing Site

The site is currently multiple lots that are commercial developments with parking lots. One parcel APN 130-11-009 has been demolished and is a vacant lot. The existing alley is paved, 16 feet wide and has an existing 4" water line and 8" sewer line running through it. There are also dry utilities in the alley.

1.1.2 Existing On-Site Drainage

The existing sites currently drain towards the perimeter streets and the alley. The streets and alley drain towards the east. There are existing inlets at the intersection of Main Street and Goldwater and at 1st street and Goldwater. There is also an inlet on Goldwater between 1st street and Main Street. No onsite retention exist on the current development. See Appendix 2 for Existing Aerial Exhibit.

1.1.3 Existing Off-Site Flows

There are no known offsite flows that impact the site. The perimeter streets are fully developed with curb, gutter and sidewalk. There are existing curb inlets the intersections of Main Street and Goldwater and 1st Street and Goldwater.

1.1.4 FEMA Floodplain

The project site lies in a Federal Emergency Management Agency (FEMA) designated Flood Area Zone "X" (shaded) per FIRM Map Number 04013C2235L, effective date October 16, 2013 (See Appendix 1).

The FIRM Panel defines a Zone "X" (shaded) designation as follows:

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1-foot or with drainage area less than 1 square mile; and areas protected by levees from 1% chance flood.

1.2.0 PROPOSED DRAINAGE CONDITIONS

1.2.1 Proposed Site

The proposed development will demolish the existing buildings and parking lots. The new site will consist of a condominium building facing Main Street with parking on the ground floor. Site amenities will be built with the condominiums. The alley will be the main access for the parking garage. The alley will be expanded to be 18 feet wide. On the south side 9 townhouses will be built facing 1st Street. The townhouses will have garages that are accessed from the alley.

1.2.2 ADEQ Water Quality Requirements

The proposed disturbed area of this project exceeds 1 acre and is required to be submitted to ADEQ for a Notice of Intent (NOI) Certification. The approved NOI Certification with the AZCON permit number shall be included in the construction document submittal and the Final Drainage Report.

1.2.3 Proposed Drainage

For this redevelopment we are designing for first-flush retention as defined in City of Scottsdale Design Standards and Policies Manual and Ordinance Section 37.50(c). The required retention has been calculated for the separate Condominium and Townhome development. Both developments will provide storm water storage in a 12-inch French Drain system. The French Drain system will utilize a gravel section contained in filter fabric to mitigate soil migration and allow storm water to percolate. To determine the volume of storm water storage we have used a 30% void ratio in the gravel section and the volume of the perforated pipe. Roof drains will connect directly to the 12inch perforated pipe.

In addition to the French drain, the Condominium development provides surface retention basins along the frontage of 69th Street and Main Street. The retention basins are limited to 1' deep and are connected to the French Drain system via inlets. Based on the 30% void ration the equivalent depth of water for the French drain along the

condominium is roughly 7 inches and the depth along the town homes is 14 inches. During final design we will provide percolation results from the soils report that will support that the stored storm water will drain within 36-hours via percolation.

The Site will not provide retention for the alley and perimeter streets. Main Street and 1st Street will continue to drain as they have historically. The alley will continue to drain from west to east. We are proposing to re-pave and grade the alley for the section between the developments. The minimum longitudinal slope will be 0.5% and the minimum cross slope will be 1%. The alley will have an inverted crown. See appendix 3 for the Preliminary Grading and Drainage Plan.

1.2.4 Proposed Off-Site Drainage

There are no offsite drainage improvements proposed as a part of this development.

2.0 SECTION 2 - METHOD OF ANALYSIS

2.1.0 HYDROLOGY

2.1.1 Retention

No retention was provided on the existing development. For the proposed development we have calculated retention for the first flush. The first flush is calculated as the volume for the first half inch of rainfall over the site with a weighted runoff coefficient. The retention is provided in surface basins and a French drain system with a 12 inch perforated pipe. The surface basins were modeled using Auto Cad 3D. The volume of the French Drain is a combination of the volume in the 12 inch perforated pipe and the volume in the voids between the rocks. See Appendix 3 for Preliminary Grading and Drainage Plan and Appendix 4 for French Drain Exhibit. Retention will dissipate via percolation.

2.1.2 Roadway Drainage

There are no proposed street improvements with this project. See Appendix 2 for Concept Grading and Drainage Plan.

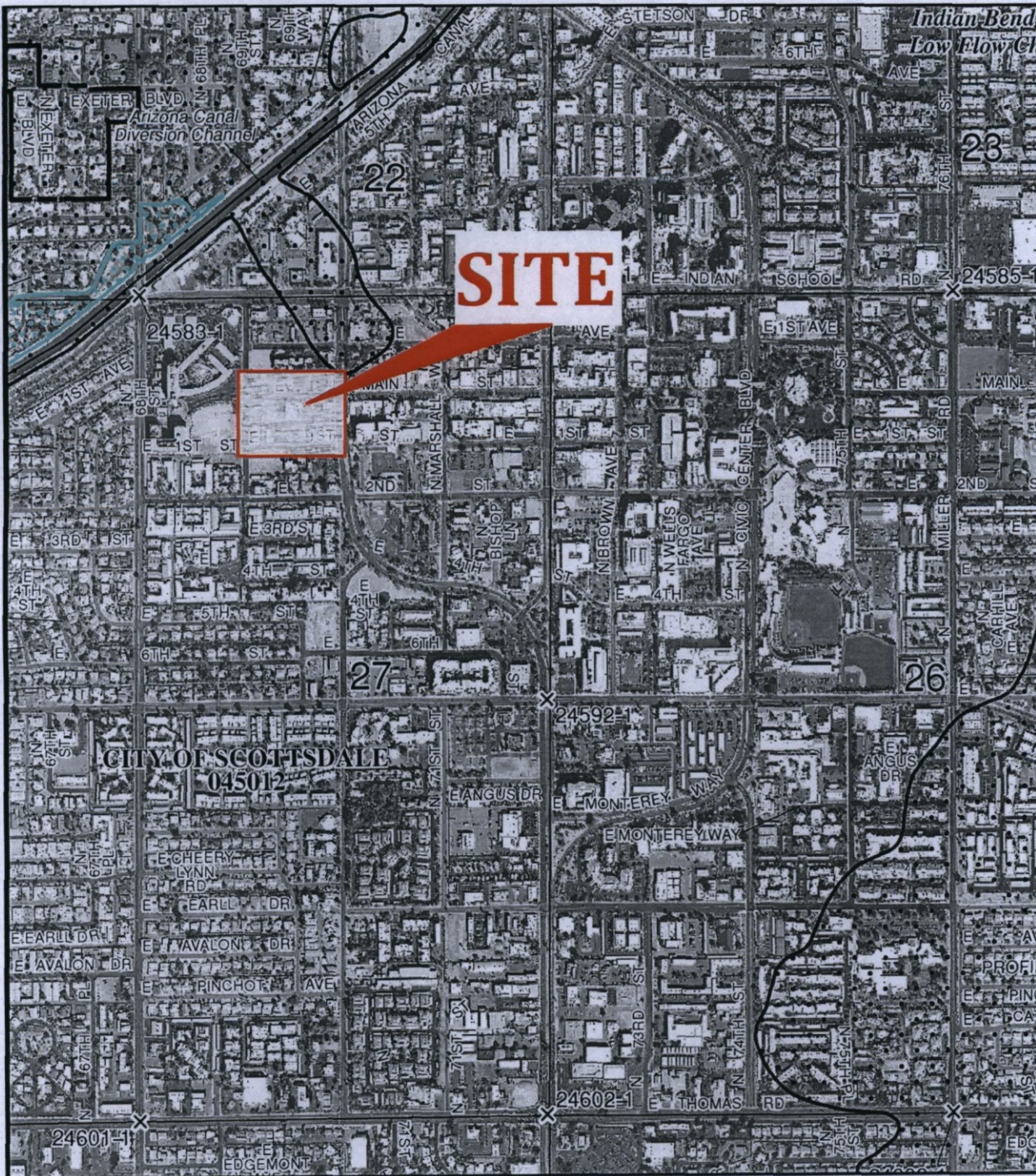
3.0 SECTION 3 - CONCLUSIONS

Based on our understanding of the applicable City of Scottsdale requirements and design standards associated with drainage, it can be concluded that:

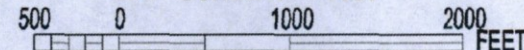
- This drainage report is prepared in accordance with the recommendations and design parameters within the City of Scottsdale requirements.
- The finish floor elevations will be set above the anticipated 100-year high water elevation.

APPENDIX 1

FEMA Map



MAP SCALE 1" = 1000'



NFIP

PANEL 2235L

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 2235 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	2235	L
MESA, CITY OF	040048	2235	L
SCOTTSDALE, CITY OF	045012	2235	L
TEMPE, CITY OF	040054	2235	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
04013C2235L

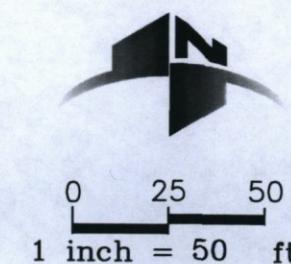
MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX 2

Existing Aerial



KLAND
CIVIL ENGINEERS

CIVIL ENGINEERING

LAND DEVELOPMENT
SERVICES

LAND SURVEYING

7227 N. 16th St. Suite 217

Phoenix, Arizona 85020

PHONE: (480) 344-0480

FAX: (480) 393-8825

www.klandeng.com

MAIN TOWNHOUSES

EXISTING AERIAL

Call at least two full working days
before you begin excavation.

ARIZONA811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

SCALE: 1"=50'

PROJECT NO: K15140

DATE: 8-9-16

ENGINEER: L. Kland

DESIGNER: L. Kland

CAD TECH: M. Fitzgerald

APPENDIX 3

Preliminary Grading and Drainage Plan

DRAINAGE CALCULATIONS

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT						
P - RAINFALL DEPTH=0.5" (FIRST-FLUSH) A - TRIBUTARY AREA, SF Cw - WEIGHTED RUNOFF COEFFICIENT						
$V = (P/12)(A)(Cw)$						
DRAINAGE AREA	AREA	WEIGHTED RUNOFF COEFFICIENT	VOLUME REQUIRED	SURFACE VOLUME	UNDERGROUND VOLUME	TOTAL VOLUME
	S.F.	Cw	C.F.			
A	55,409	0.88	2,032	1,670	620	2,290
B	29,331	0.91	1,112	0	1,189	1,189
TOTAL			3,144			

PROPOSED AREA 'A' RUN-OFF

PROPOSED WEIGHTED RUNOFF COEFFICIENT, Cw				
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	
IMPERVIOUS	0.95	47,721	45,335	
LANDSCAPE	0.45	7,688	3,460	
TOTAL		55,409	48,795	
$Cw = C * AREA / TOTAL AREA$				0.88

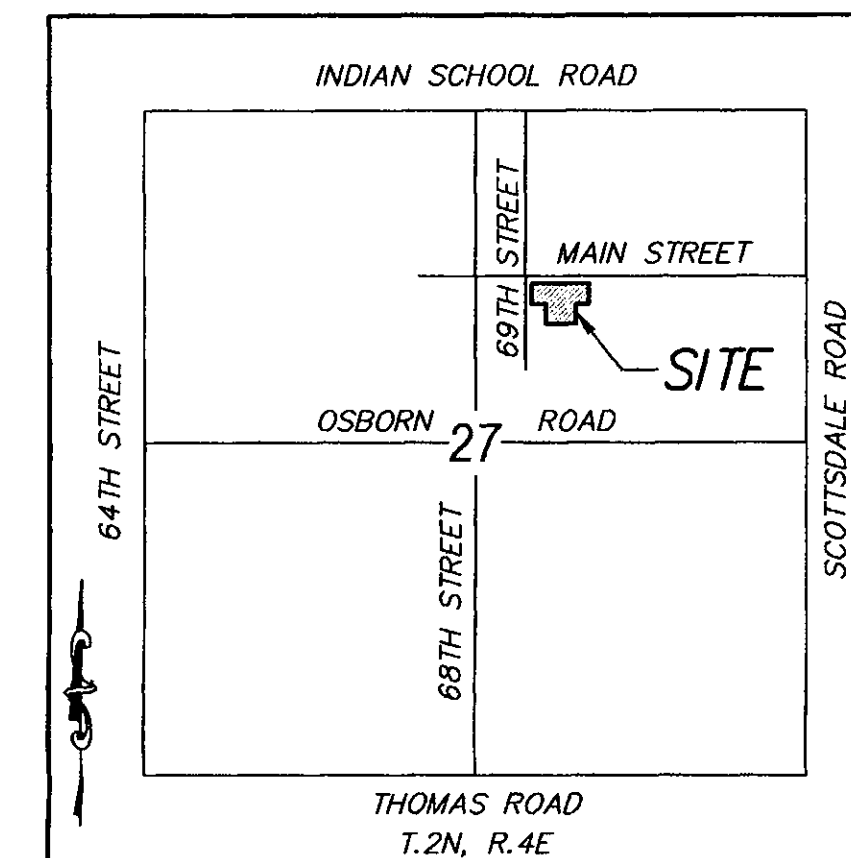
PROPOSED AREA 'B' RUN-OFF

PROPOSED WEIGHTED RUNOFF COEFFICIENT, Cw				
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	
IMPERVIOUS	0.95	26,815	25,474	
LANDSCAPE	0.45	2,516	1,132	
TOTAL		29,331	26,606	
$Cw = C * AREA / TOTAL AREA$				0.91

PRELIMINARY GRADING & DRAINAGE PLAN

MAIN TOWNHOUSES

6939 EAST MAIN STREET SCOTTSDALE, AZ 85251
A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

N.T.S.

ENGINEER

KLAND CIVIL ENGINEERS
7227 N. 16TH ST., STE 217
PHOENIX, AZ 85020
PH: (480) 344-0480
CONTACT: LESLIE KLAND, PE

ARCHITECT

GOULD EVANS
521 S. 3RD ST., STE 100
PHOENIX, AZ 85004
PH: (602) 650-7612
CONTACT: EDUARDO PEREZ

BASIS OF BEARING

THE MONUMENT LINE OF MAIN STREET, SAID LINE BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AS SHOWN IN BOOK 34, PAGE 19 MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OSBORN ROAD AND 68TH STREET (DOWN 0.7'). ELEVATION 1255.76 (NAVD 88)

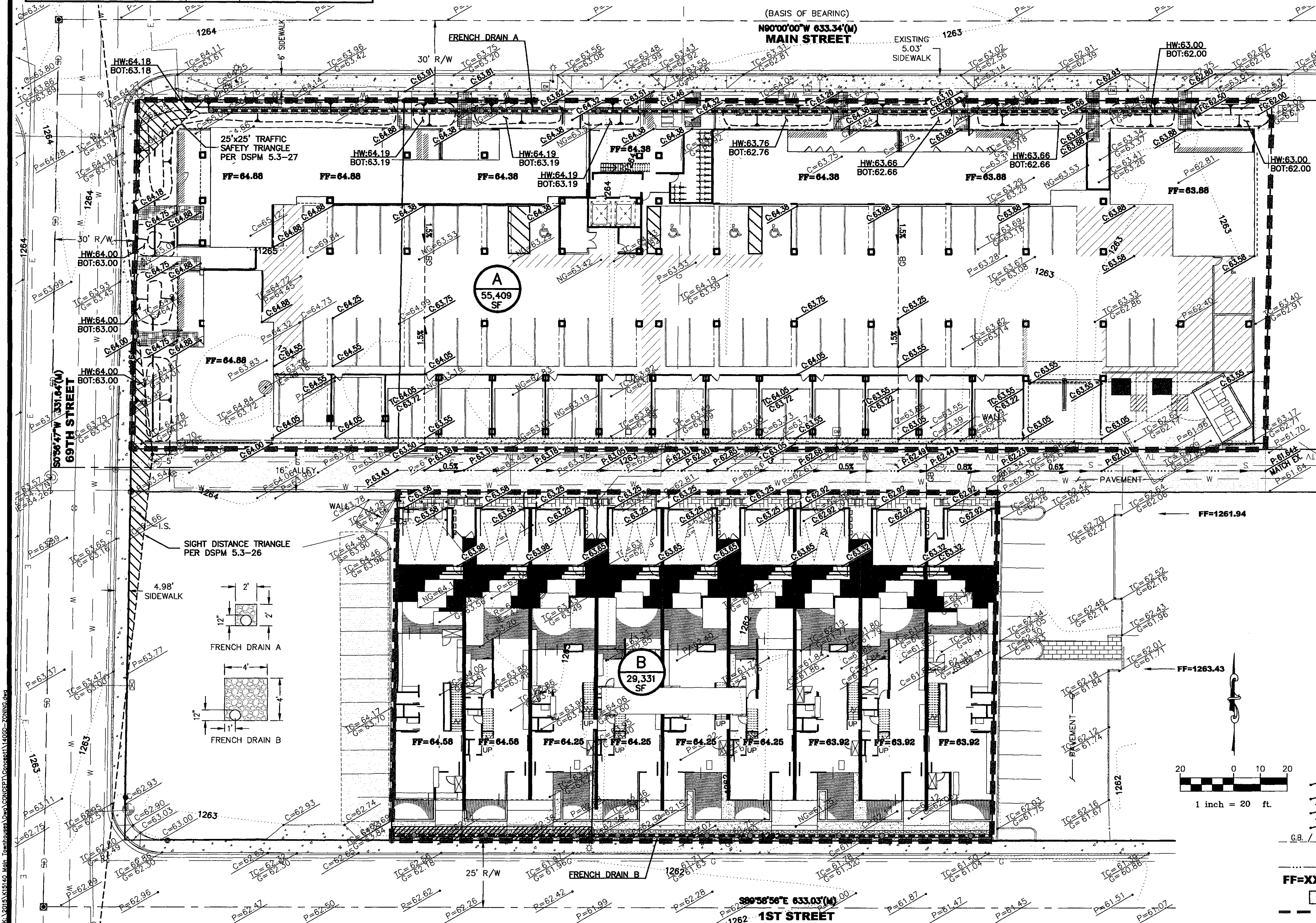
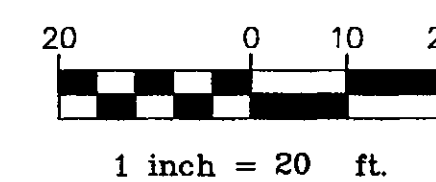
LEGEND

EXISTING

- BRASS CAP IN HANDHOLE
- G.L.O. CAP
- BRASS CAP FLUSH
- LIGHT POLE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE
- DRY WELL
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- TELEPHONE MANHOLE
- SIGN
- GAS MARKER
- IRONWOOD TREE
- SAGUARO
- BARREL CACTUS
- PALO VERDE
- MESQUITE TREE
- SEWERLINE
- WATERLINE
- OHE OVERHEAD ELECTRIC
- WROUGHT IRON FENCE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- CENTER LINE

PROPOSED

- CATCH BASIN
- STORM DRAIN PIPE
- CONCRETE ELEV
- PAVEMENT ELEV
- TOP OF CURB ELEV
- TOP OF GRADE ELEV
- GRADE BREAK/RIDGE
- DIRECTION OF FLOW
- FLOWLINE
- FINISHED FLOOR ELEV.
- A.C. PAVEMENT
- TRIBUTARY AREA



MAIN TOWNHOUSES 6939 E. MAIN STREET, SCOTTSDALE, AZ PRELIMINARY GRADING & DRAINAGE PLAN

KLAND CIVIL ENGINEERS
CIVIL ENGINEERING
LAND DEVELOPMENT SERVICES
LAND SURVEYING
7227 N. 16th St., Suite 217
Phoenix, Arizona 85020
PHONE: (480) 344-0480
www.klandeng.com

ENGINEER: L. KLAND
DESIGNER: L. KLAND
CAD TECH: M. FITZGERALD



Project No.
K15140

10-04-16

Sheet No.

PGD1

OF 1

APPENDIX 4

French Drain Details and Calculations

C/L

**EXISTING
MAIN STREET**EX. CURB
AND GUTTER

NEW S/W

P/L

INLET

FILTER
FABRIC

2'x2'

GRAVEL

12" PIPE

RETENTION VOLUME CALCULATION

Area	length of Pipe (ft)	Volume Provided in Pipe (cf)	Area of Gravel Section (sf)	Gravel Void Ratio	Volume Provided in Gravel Section (cf)	Surface Volume Provided (cf)	Total Underground Volume Provided (cf)
A	370	291	3	30%	333	1670	2294

**KLAND****CIVIL ENGINEERS**7227 N. 16th Street, Suite 217
Phoenix, Arizona 85020
Ph: 480.344.0480
Ex: 480.393.8875**FRENCH DRAIN A****MAIN TOWNHOUSES
SCOTTSDALE, AZ**

1"=5'

K15140

09-30-16

ENGINEER: L. Kland

DESIGNER: C. Haderly

CAD TECH: M. Fitzgerald



KLAND

CIVIL ENGINEERS
7227 N. 16th Street, Suite 217
Phoenix, Arizona 85020
Ph: 480.344.0480
Fax: 480.393.8825

FRENCH DRAIN B

**MAIN TOWNHOUSES
SCOTTSDALE, AZ**

1"=5'

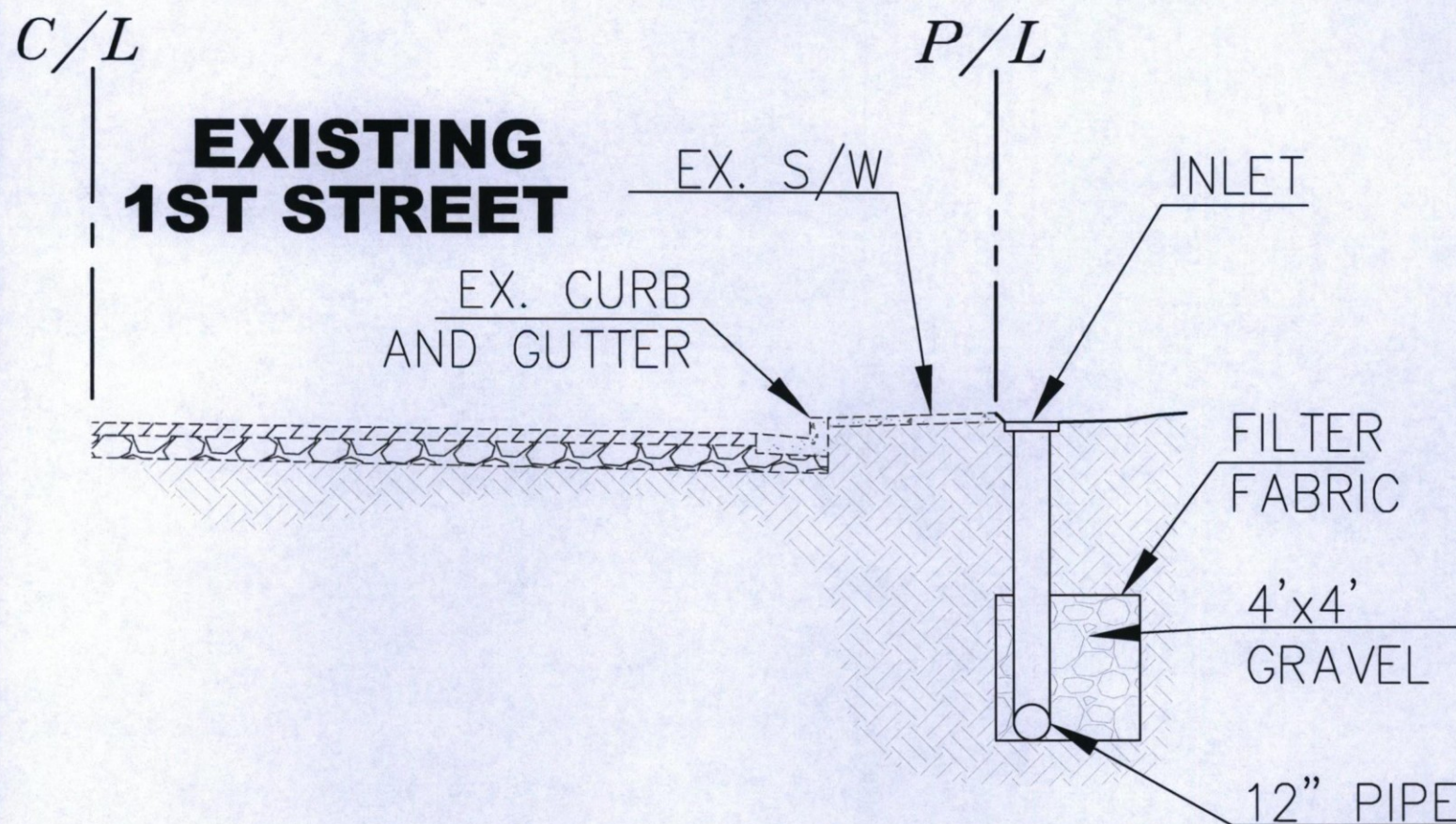
K15140

09-30-16

ENGINEER: L. Kland

DESIGNER: C. Haderly

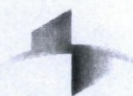
CAD TECH: M. Fitzgerald



RETENTION VOLUME CALCULATION

Area	length of Pipe (ft)	Volume Provided in Pipe (cf)	Area of Gravel Section (sf)	Gravel Void Ratio	Volume Provided in Gravel Section (cf)	Surface Volume Provided (cf)	Total Underground Volume Provided (cf)
B	225	177	15	30%	1013	0	1189

Case file copy



KLAND CIVIL ENGINEERS

Preliminary Drainage Report

Main Townhouses

#K15140

CASE No. 21-ZN-2016

Prepared by:

KLAND Civil Engineers, L.L.C.
7227 North 16th Street, Suite 217
Scottsdale, Arizona 85020

Submitted to:

City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251

Plan #	
Case #	21-ZN-2016
Q-S #	
<input checked="" type="checkbox"/> Accepted	
<input type="checkbox"/> Corrections	
Reviewed By	10/24/16
	Date



Revised October 4, 2016
August 10, 2016

21-ZN-2016
10/7/2016

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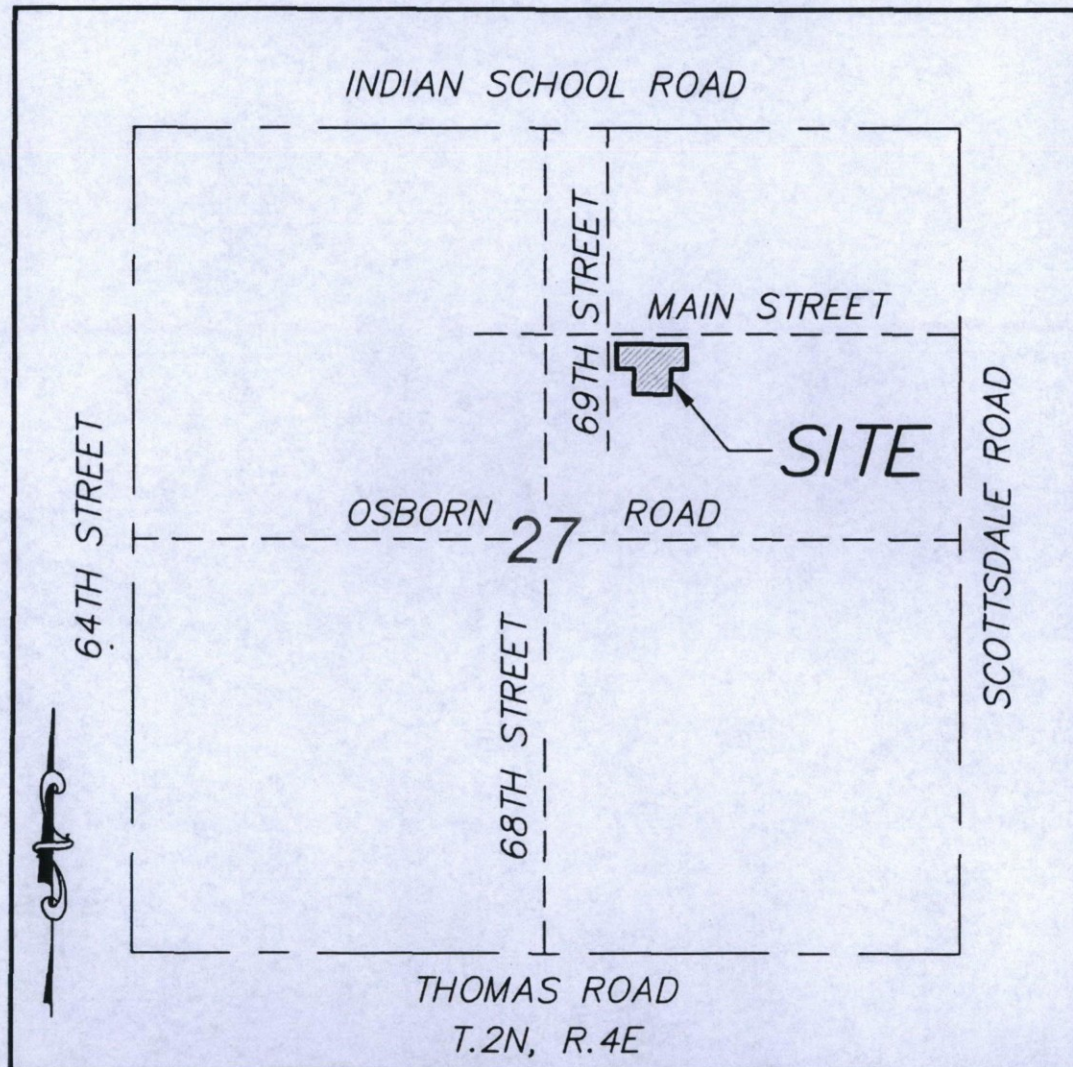


Revised October 4, 2016
August 10, 2016

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In addition to the French drain, the Condominium development provides surface retention basins along the frontage of 69th Street and Main Street. The retention basins are limited to 1' deep and are connected to the French Drain system via inlets. Based on the 30% void ration the equivalent depth of water for the French drain along the

condominium is roughly 7 inches and the depth along the town homes is 14 inches. During final design we will provide percolation results from the soils report that will support that the stored storm water will drain within 36-hours via percolation.

The Site will not provide retention for the alley and perimeter streets. Main Street and 1st Street will continue to drain as they have historically. The alley will continue to drain from west to east. We are proposing to re-pave and grade the alley for the section between the developments. The minimum longitudinal slope will be 0.5% and the minimum cross slope will be 1%. The alley will have an inverted crown. See appendix 3 for the Preliminary Grading and Drainage Plan.

Cashy?

1.2.4 Proposed Off-Site Drainage

There are no offsite drainage improvements proposed as a part of this development.

2.0 SECTION 2 - METHOD OF ANALYSIS

2.1.0 HYDROLOGY

2.1.1 Retention

No retention was provided on the existing development. For the proposed development we have calculated retention for the first flush. The first flush is calculated as the volume for the first half inch of rainfall over the site with a weighted runoff coefficient. The retention is provided in surface basins and a French drain system with a 12 inch perforated pipe. The surface basins were modeled using Auto Cad 3D. The volume of the French Drain is a combination of the volume in the 12 inch perforated pipe and the volume in the voids between the rocks. See Appendix 3 for Preliminary Grading and Drainage Plan and Appendix 4 for French Drain Exhibit. Retention will dissipate via percolation.

2.1.2 Roadway Drainage

There are no proposed street improvements with this project. See Appendix 2 for Concept Grading and Drainage Plan.

3.0 SECTION 3 - CONCLUSIONS

Based on our understanding of the applicable City of Scottsdale requirements and design standards associated with drainage, it can be concluded that:

- This drainage report is prepared in accordance with the recommendations and design parameters within the City of Scottsdale requirements.
- The finish floor elevations will be set above the anticipated 100-year high water elevation.

APPENDIX 1

FEMA Map



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

NFIP

PANEL 2235L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY,

ARIZONA

AND INCORPORATED AREAS

PANEL 2235 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	2235	L
MESA, CITY OF	040048	2235	L
SCOTTSDALE, CITY OF	045012	2235	L
TEMPE, CITY OF	040054	2235	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
04013C2235L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX 2

Existing Aerial



0 25 50
1 inch = 50 ft.

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Phoenix, Arizona 85020
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FAX: (480) 393-8825
www.klandeng.com

MAIN TOWNHOUSES EXISTING AERIAL

Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

SCALE:	1"=50'
PROJECT NO:	K15140
DATE:	8-9-16
ENGINEER:	L. Kland
DESIGNER:	L. Kland
CAD TECH:	M. Fitzgerald

APPENDIX 3

Preliminary Grading and Drainage Plan

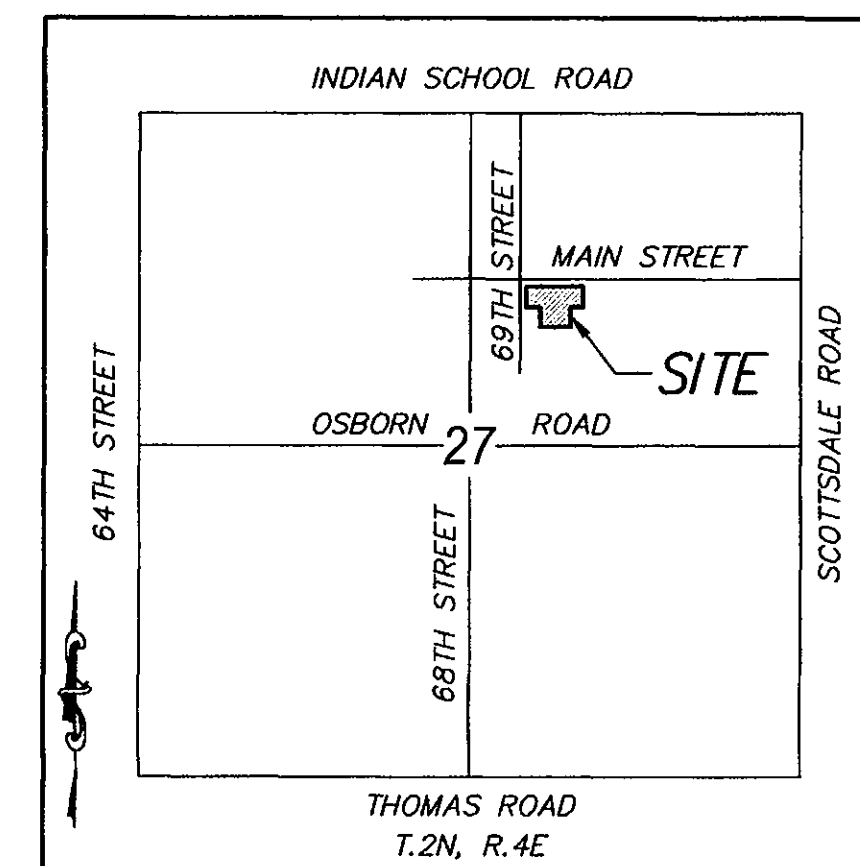
ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT						
P - RAINFALL DEPTH=0.5" (FIRST-FLUSH) A - TRIBUTARY AREA, SF Cw - WEIGHTED RUNOFF COEFFICIENT $V = (P/12)(X)(A)(Cw)$						
DRAINAGE AREA	AREA	WEIGHTED RUNOFF COEFFICIENT	VOLUME REQUIRED	SURFACE VOLUME	UNDERGROUND VOLUME	TOTAL VOLUME
	S.F.	Cw	C.F.			
A	55,409	0.88	2,032	1,670	620	2,290
B	29,331	0.91	1,112	0	1,189	1,189
TOTAL			3,144			

PROPOSED WEIGHTED RUNOFF COEFFICIENT, C _w			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
IMPERVIOUS	0.95	47,721	45,335
LANDSCAPE	0.45	7,688	3,460
TOTAL		55,409	48,795
C _w = C * AREA / TOTAL AREA			0.88

PROPOSED WEIGHTED RUNOFF COEFFICIENT, C _w			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
IMPERVIOUS	0.95	26,815	25,474
LANDSCAPE	0.45	2,516	1,132
TOTAL		29,331	26,606
C _w = C * AREA / TOTAL AREA			0.91

MAIN TOWNHOUSES

6939 EAST MAIN STREET SCOTTSDALE, AZ 85251
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



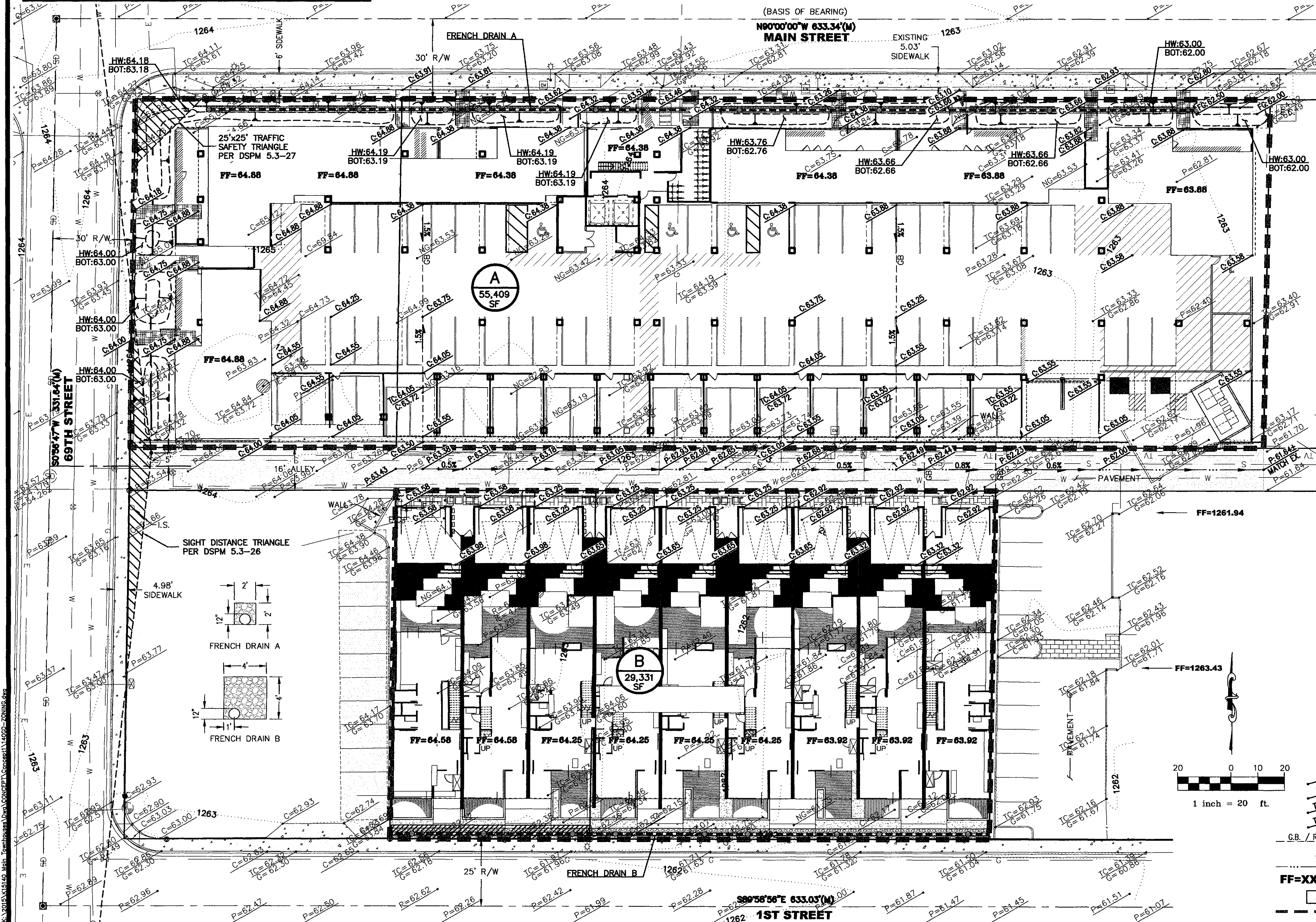
N.T.S.

KLAND CIVIL ENGINEERS
7227 N. 16TH ST., STE 217
PHOENIX, AZ 85020
PH: (480) 344-0480
CONTACT: LESLIE KLAND, PE


























GOULD EVANS
521 S. 3RD ST., STE 100
PHOENIX, AZ 85004
PH: (602) 650-7612
CONTACT: EDUARDO PEREZ

THE MONUMENT LINE OF MAIN STREET. SAID LINE BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AS SHOWN IN BOOK 34, PAGE 19 MARICOPA COUNTY RECORDS.

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF OSBORN ROAD AND 68TH STREET (DOWN 0.7').
ELEVATION 1255.76 (NAVD 88)



EXISTING

- | | | | |
|---|-----------------------|---|---------------|
|  | BRASS CAP IN HANDHOLE |  | SIGN |
|  | G.L.O. CAP |  | GAS MARKER |
|  | BRASS CAP FLUSH |  | IRONWOOD TREE |
|  | LIGHT POLE |  | SAGUARO |
|  | UTILITY POLE |  | BARREL CACTUS |
|  | LIGHT POLE |  | PALO VERDE |
|  | ELECTRIC MANHOLE |  | MESQUITE TREE |
|  | ELECTRIC JUNCTION BOX | _____ S _____ S _____ | |
|  | ELECTRIC TRANSFORMER | SEWERLINE | |
|  | WATER METER | _____ W _____ W _____ | |
|  | WATER VALVE | WATERLINE | |
|  | FIRE HYDRANT | _____ GHE _____ GHE _____ | |
|  | WATER MANHOLE | OVERHEAD ELECTRIC | |
|  | DRY WELL | —○— WROUGHT IRON FENCE | |
|  | STORM DRAIN MANHOLE | _____ BOUNDARY LINE _____ | |
|  | SEWER MANHOLE | _____ ADJACENT BOUNDARY LINE _____ | |
|  | SEWER CLEANOUT | EASEMENT LINE | |
|  | TELEPHONE MANHOLE | _____ CENTER LINE _____ | |

	CATCH BASIN
	STORM DRAIN PIPE
	CONCRETE ELEV
	PAVEMENT ELEV
	TOP OF CURB ELEV
	TOP OF GRADE ELEV
	GRADE BREAK/RIDGE
	DIRECTION OF FLOW
	FLOWLINE
	FINISHED FLOOR ELEV.
	A.C. PAVEMENT
	TRIBUTARY AREA

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348) in Maricopa County; (502) 263-1100 elsewhere.

[illegible]

MAIN TOWNHOUSES
6939 E. MAIN STREET, SCOTTSDALE, AZ
PRELIMINARY GRADING & DRAINAGE PLAN



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LAND SURVEYING

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Phoenix, Arizona 85020
PHONE: (480) 344-0480
www.klandeng.com

ENGINEER:	L. KLAND
DESIGNER:	L. KLAND
CAD TECH:	M. FITZGERALD



Project No.
K15140

10-04-16

Sheet No. _____

PGD1

OF 1

APPENDIX 4

French Drain Details and Calculations

C/L

**EXISTING
MAIN STREET**

EX. CURB
AND GUTTER

NEW S/W

P/L

INLET

FILTER
FABRIC

2'x2'

GRAVEL

12" PIPE

RETENTION VOLUME CALCULATION

Area	length of Pipe (ft)	Volume Provided in Pipe (cf)	Area of Gravel Section (sf)	Gravel Void Ratio	Volume Provided in Gravel Section (cf)	Surface Volume Provided (cf)	Total Underground Volume Provided (cf)
A	370	291	3	30%	333	1670	2294



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CIVIL ENGINEERS

7227 N. 16th Street, Suite 217
Phoenix, Arizona 85020
Ph: 480.344.0480
Fax: 480.393.8825

FRENCH DRAIN A

**MAIN TOWNHOUSES
SCOTTSDALE, AZ**

1"=5'

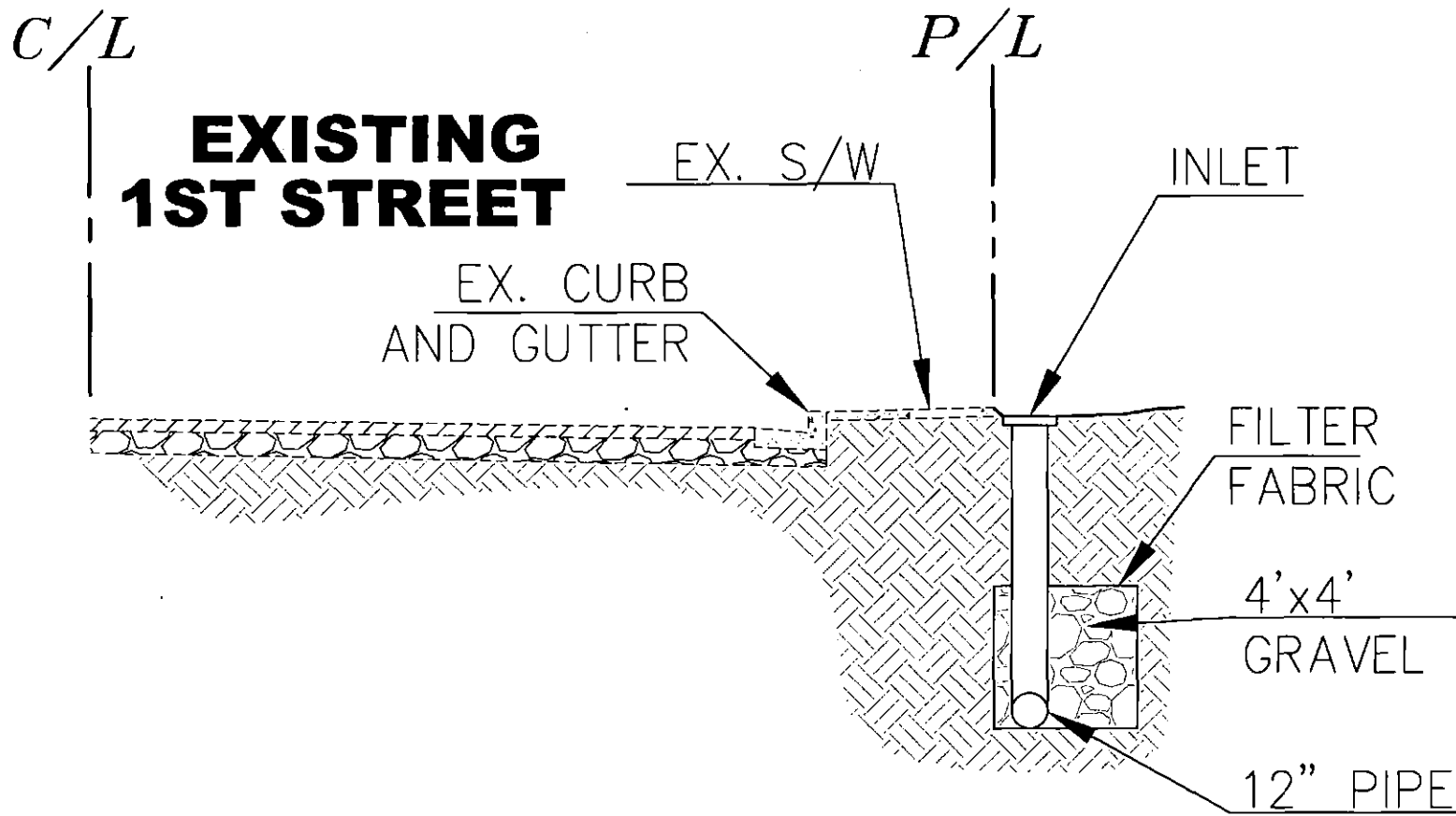
K15140

09-30-16

ENGINEER: L. Kland

DESIGNER: C. Haderly

CAD TECH: M. Fitzgerald



RETENTION VOLUME CALCULATION

Area	length of Pipe (ft)	Volume Provided in Pipe (cf)	Area of Gravel Section (sf)	Gravel Void Ratio	Volume Provided in Gravel Section (cf)	Surface Volume Provided (cf)	Total Underground Volume Provided (cf)
B	225	177	15	30%	1013	0	1189

FRENCH DRAIN B

MAIN TOWNHOUSES
SCOTTSDALE, AZ

1"=5'		
K15140		
09-30-16		
ENGINEER: L. Kland		
DESIGNER: C. Haderly		
CAD TECH: M. Fitzgerald		